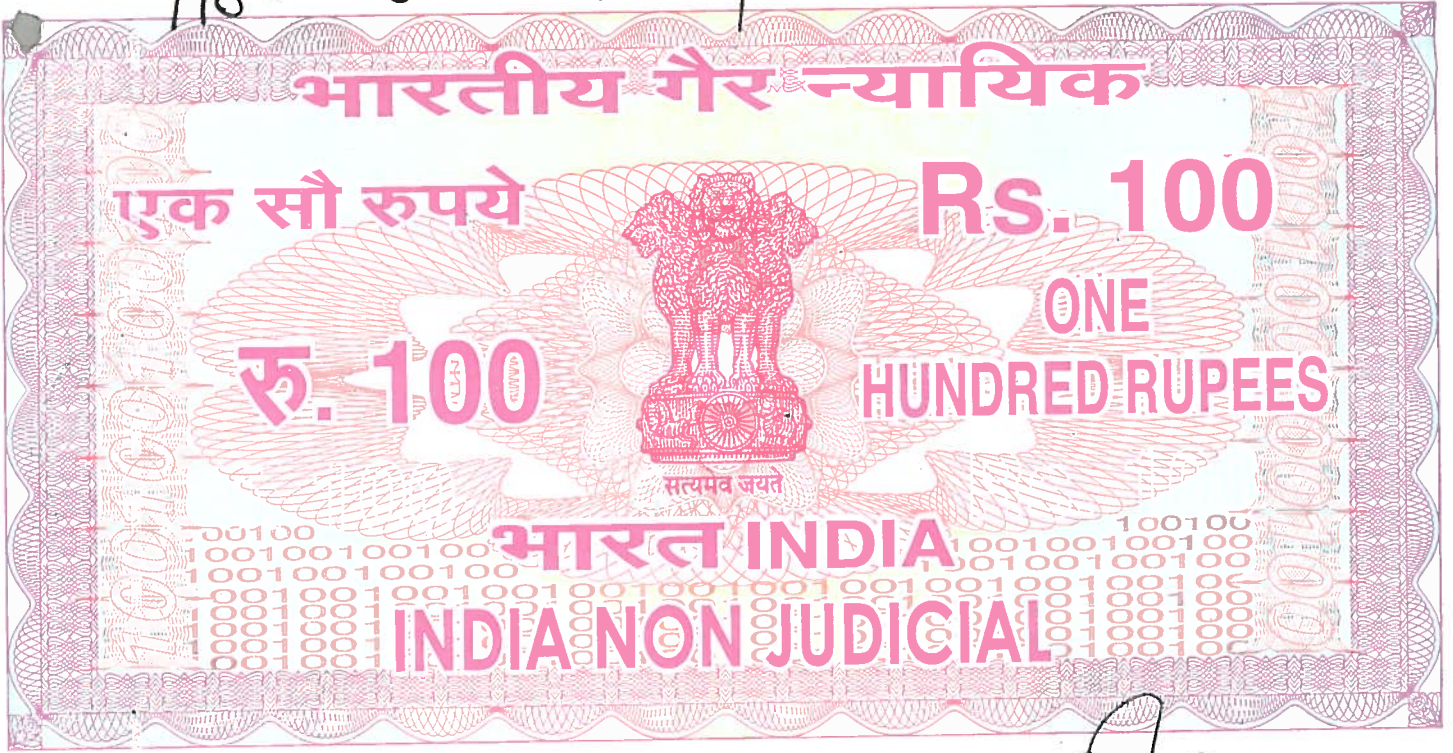


710. 2.20. 254/2012

F-106

SCANNED



తెలంగాణ తేలంగానా TELANGANA

D 903608

S.No. 865 Date:05-02-2016
Sold to: P. CHANDRA SEKHAR REDDY
S/o.: Late P. PRATAP REDDY
For Whom: SELF

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

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of February 2017, at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Shri P. Chandra Sekhar Reddy, Son of Late P. Pratap Reddy, aged 57 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No.AEJPP5651P}, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

IN FAVOUR OF



Smt. P. Hymavathi, Wife of Shri. P. Chandra Sekhar Reddy, aged about 47 years, residing at resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No. AEJPP5658N}, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.



Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 7375/- paid between the hours of 3 and 4 on the 23rd day of FEB, 2017 by Sri P.Chandra Sekhar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
-------	------	------------------	-------	---------	--------------------------------

1	DE		 P.HYMAVATHI::23/02/17 [1526-1-2017-770]	P.HYMAVATHI W/O. P.CHANDRA SEKHAR REDDY PLOTNO.14 ANUPURAM CLY. ECIL POST HYD	<i>P.Hymavathi</i>
---	----	-----------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------	--------------------

2	DR		 P.CHANDRA SEKHAR [1526-1-2017-770]	P.CHANDRA SEKHAR REDDY S/O. LATE.P.PRATAP REDDY PLOTNO.14 ANUPURAM CLY. ECIL POST HYD	<i>[Signature]</i>
---	----	------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------	--------------------



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
-------	------------------	-------	----------------	-----------

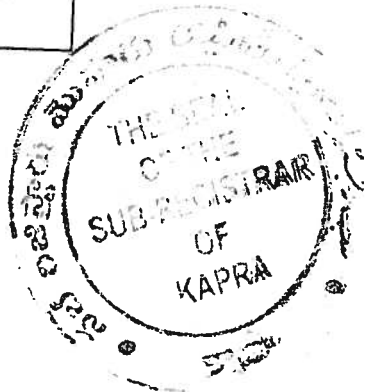
1		 P AKHILA: 23/02/2017 [1526-1-2017-770]	P AKHILA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	<i>Akhila</i>
---	-------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------	---------------

2		 P NIKHITHA: 23/02/17 [1526-1-2017-770]	P NIKHITHA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	<i>Nikhitha</i>
---	-------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------	-----------------

23rd day of February, 2017

Signature of *[Signature]* Sub-Registrar Kapra

Bk-1, CS No 770/2017 & Doct No 754 / 2017. Sheet 1 of 9 Sub Registrar Kapra

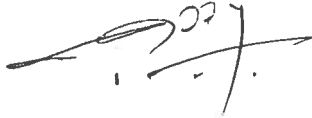


WHEREAS:

- A. The **DONOR** is the absolute owner of apartment bearing flat no.406 on the fourth floor, in block no. 'F' in the project known as 'Vista Homes' situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Scheduled Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1054.64 sq. yds, in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no.1542/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 16 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 25.03.2013 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift the said Property to the Donne.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner is the absolute owners, possessors and in peaceful enjoyment of the land situated at Sy. Nos.193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 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	SRO
1	1426/2007	19.02.2007	Ac.3-01 gts.	Malkajgiri
2	3000/2007	21.04.2007	Ac.1-10 gts.	Malkajgiri
3	4325/2007	16.06.2007	Ac.0-12 gts.	Malkajgiri
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts	Kapra
		TOTAL	Ac.5-25 dts.	

- G. The total land is admeasuring Ac. 5-25 Gts, and is situated 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.



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	14650	0	0	0	14750
Transfer Duty	NA	0	7375	0	0	0	7375
Reg. Fee	NA	0	7375	0	0	0	7375
User Charges	NA	0	100	0	0	0	100
Total	100	0	29500	0	0	0	29600

Rs. 22025/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7375/- towards Registration Fees on the chargeable value of Rs. 1475000/- was paid by the party through E-Challan/BC/Pay Order No ,785Z1R220217 dated ,23-FEB-17 of ,SBH/KAVADIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 29500/-, DATE: 23-FEB-17, BANK NAME: SBH, BRANCH NAME: KAVADIGUDA HYDERABAD, BANK REFERENCE NO: 001871223,REMITTER NAME: P. CHANDRA SEKHAR REDDY,EXECUTANT NAME: P. CHANDRA SEKHAR REDDY,CLAIMANT NAME: P. HYMAVATHI)

Date:
23rd day of February,2017

Signature of Registering Officer
Kapra

Bk-1, CS No 770/2017 & Doct No 254/2017. Sheet 2 of 9
 Sub Registrar Kapra

7 వ ముద్రకము 2017 సం/ఫిబ్రవరి 23
 పం. 754 నెంబరుగా రిజిస్ట్రేషన్ చేయబడి
 స్టాంపు ధర రు. 1526.
 పం. 754 /2017 గా యిచ్చబడినది
 2017 ఫిబ్రవరి 23 వ తేది

సబ్ రిజిస్ట్రార్
 కపరా
 మేడ్చల్, మల్కాజ్గిరి



H.M/s. Vista Homes, the immediate previous owner 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.

I. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

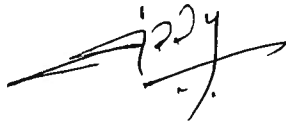
- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

J. The **DONOR** out of love and affection which he has towards his wife Smt P. Hymavathi, the Donee herein, is desirous to gift flat no. 406 on the fourth floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. The Donor has accepted the gift from the Donor.

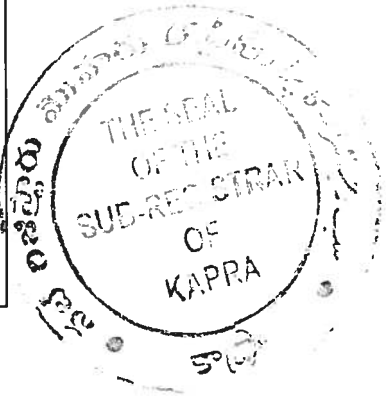
K. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** flat no. 406 on the fourth floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft., and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That now or in future the Donor or any of his legal representative, successor, or any other person have no interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
3. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



Bk-1, CS No 770/2017 & Doct No
254 / 2017 - Sheet 3 of 9
Sub Registrar
Kapra



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4. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
5. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
6. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
7. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
8. The Market the Scheduled Property hereby gifted is Rs. 14,75,000/-

SCHEDULE 'A'

SCHEDULE OF LAND

All that part and parcel of undivided share of land admeasuring about 1054.64 sq.yds, 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 now under Kapra Mandal, Medchal-Malkajgiri District and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

WITNESS:

1. *Abide*

2. *Sidy*

P. Chandra Sekhar Reddy
P. Chandra Sekhar Reddy
(Donor)

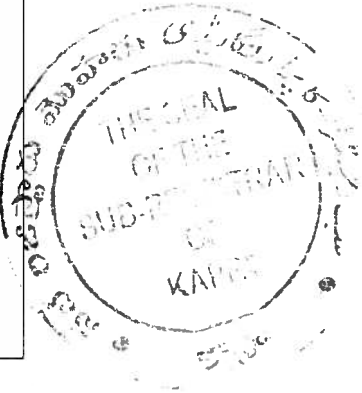
P. Hymavathi
P. Hymavathi
(Donee)

Bk - 1, CS No 770/2017 & Doct No

754 / 2017. Sheet 4 of 9

Sub Registrar

Kapra



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SCHEDULE 'B'

SCHEDULE OF THE PROPERTY

All that flat no.406 on the fourth floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, admeasuring 950 sft, of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

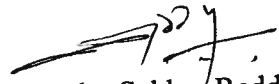
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor


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

WITNESS:

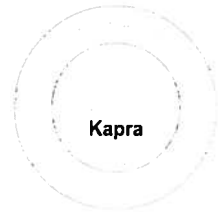
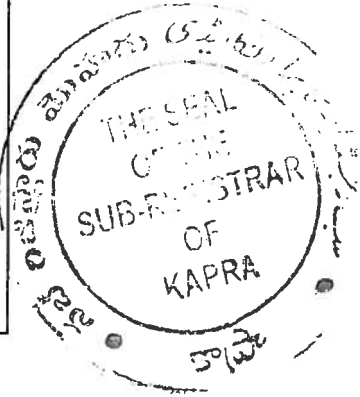
1. *Ahile*

2. *Zidy*


P. Chandra Sekhar Reddy
(Donor)


P. Hymavathi
(Donee)

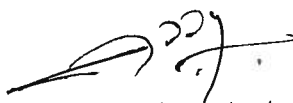
Bk - 1, CS No 770/2017 & Doct No
754 / 2017 - Sheet 5 of 9 / Sub-Registrar
/ Kapra



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 406 on the fourth floor, in block no. 'F' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 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 : 100 sft. Parking space for one car
- b) In the Fourth Floor : 950 sft.
5. Annual Rental Value : --
6. Municipal Taxes per Annum : --
7. Executant's Estimate of the MV of the Building : Rs. 14,75,000/-

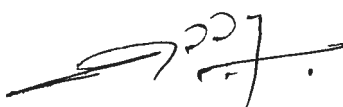
Date: 23.02.2017


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: 23.02.2017


Signature of the Executants
P. Hymavathi

Bk-1, CS No 770/2017 & Doct No

254-1217. Sheet 6 of 9 Sub Registrar
Kapra



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OK 02 REGISTRATION PLAN SHOWING FLAT NO.406 IN BLOCK NO. 'F' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA
NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

MANDAL, R.R. DIST.

DONOR: SHRI P. CHANDRA SEKHAR REDDY, SON OF LATE P. PRATAP REDDY

DONEE: SMT. P. HYMAVATHI, WIFE OF SHRI. P. CHANDRA SEKHAR REDDY

REFERENCE:
AREA: 57.71

SCALE:
SQ. YDS. OR

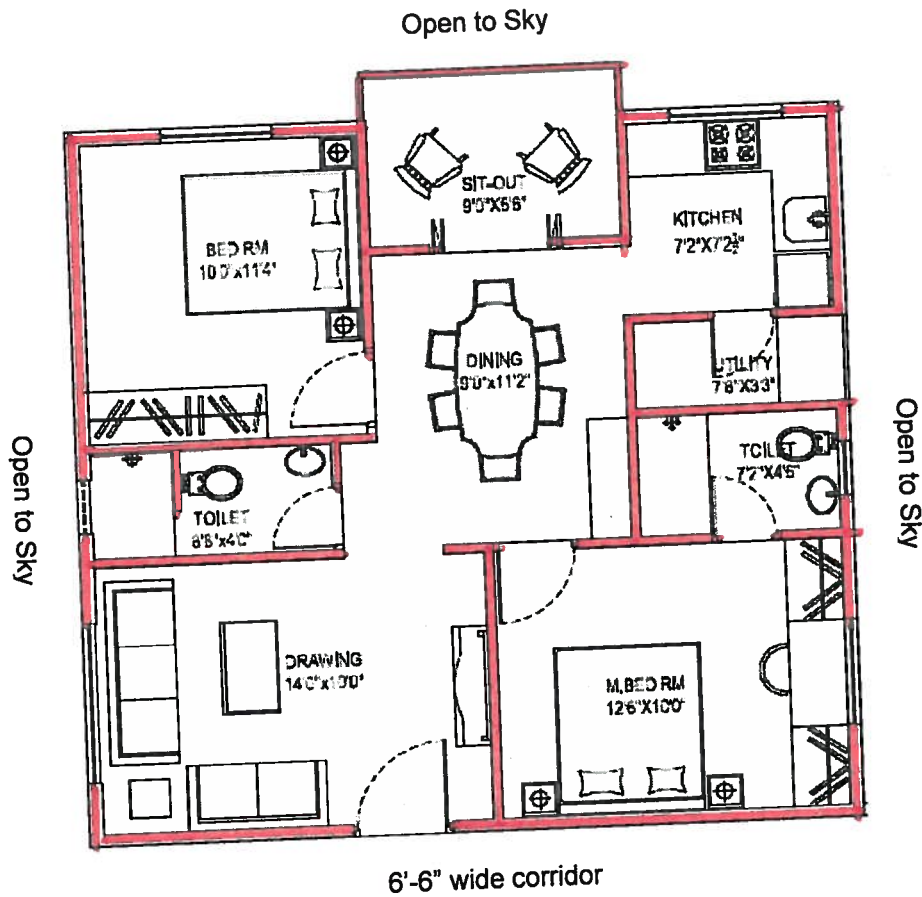
INCL:
SQ. MTRS.



EXCL:



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



WITNESSES:

1. *Handwritten signature*
2. *Handwritten signature*

Handwritten signature of the donor

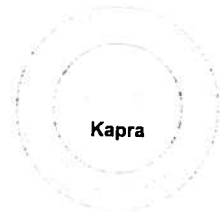
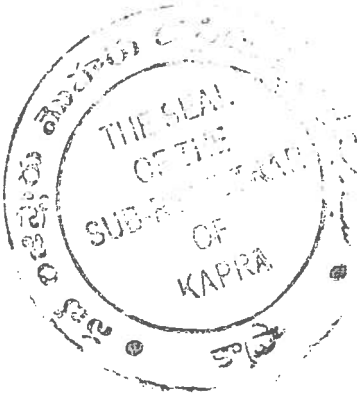
SIGNATURE OF THE DONOR

Handwritten signature of the donee





SIGNATURE OF THE DONEE

Bk-1, CS No 770/2017 & Doct No



704 / 2017. Sheet 7 of 9 Sub Registrar
Kapra




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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			DONOR: SHRI P. CHANDRA SEKHAR REDDY S/O. LATE P. PRATAP REDDY R/O. PLOT NO. 14 ANUPURAM COLONY E.C.I.L POST HYDERABAD – 500 062.
			DONEE SMT. P. HYMAVATHI W/O. SHRI. P. CHANDRA SEKHAR REDDY R/O. R/O. PLOT NO. 14 ANUPURAM COLONY E.C.I.L POST HYDERABAD – 500 062.

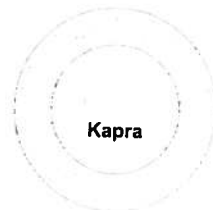
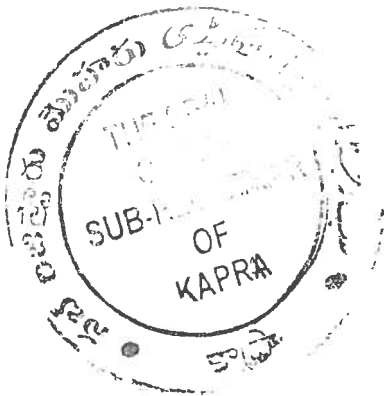
SIGNATURE OF WITNESSES:

1. 
2. 


SIGNATURE OF THE DONOR


SIGNATURE OF THE DONEE

Bk-1, CS No 770/2017 & Doct No
754/2017. Sheet 8 of 9
Sub Registrar
Kapra




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHANDRA SEKAR REDDY POREDDY
PRATAP REDDY POREDDY

01/06/1960
Permanent Account Number
AEJPP5651F

Signature



27102006

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HYMAVATHI POREDDY
AYODYARAM REDDY BOYA

05/07/1969
Permanent Account Number
AEJPP5658N

P. Hymanathi
Signature




27092006

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పొరెడ్డి అఖిల
Poreddy Akhila

జన్మనామ సంవత్సరం Year of Birth 1990
స్త్రీ Female

5729 1081 6411



అధికారి - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: D/O Poreddy
Chandra Sekar Reddy,
1-6-44/14, Anupuram Colony,
ECIL Post, Kapra Ranga
Reddy, Hyderabad, Andhra
Pradesh, 500062

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సేవల కొరతను 1947
సంఖ్యను-560001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POREDDY NIKHITHA
POREDDY CHANDRA SHEKAR REDDY

08/12/1993
Permanent Account Number
ARSPN8531E

Signature



06122012

आन्धा बैंक *Andhra Bank* Overdraw INR. 1,475.00

KAPRA SAINIKPURI

DD M M Y Y Y Y

आदेश के लिए
On Demand Pay

COMMISSIONER, GHMC, HYDERABAD

or Order
या उनके आदेश पर प्राप्त मूल्य के लिए

रुपये/Rupees One Thousand Four Hundred Seventy Five ₹

*****T.475.00*****

अदा करें
For Value Received

कृपे आन्धा बैंक For Andhra Bank

एक OT 944895

प्रति हस्ताक्षरित/ Countersigned
Please sign above

प्रबंधक / Manager

AB/DD/CTS/H

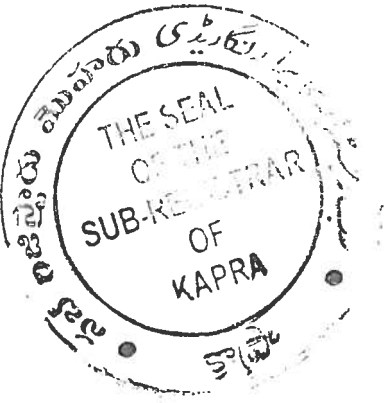
⑈ 544695⑈ 0000 1 10000⑈

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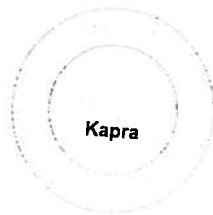
Bk-1, CS No 770/2017 & Doct No

754/2017. Sheet 9 of 9


Sub Registrar
Kapra



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771

2.30.255/2012

D. 105

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

D 903609

S.No. 866 Date:05-02-2016

Sold to: P. CHANDRA SEKHAR REDDY

S/o.: Late P. PRATAP REDDY

For Whom: SELF

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

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of February 2017, at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Shri P. Chandra Sekhar Reddy, Son of Late P. Pratap Reddy, aged 57 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No.AEJPP5651P}, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;





IN FAVOUR OF

Smt. P. Hymavathi, Wife of Shri. P. Chandra Sekhar Reddy, aged about 47 years, residing at resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No. AEJPP5658N}, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.

Presentation Endorsement:





Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 7375/- paid between the hours of 3 and 4 on the 23rd day of FEB, 2017 by Sri P.Chandra Sekhar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb impression
1	DE		 P.HYMAVATHI::23/02/2017 [1526-1-2017-771]	P.HYMAVATHI W/O. P.CHANDRA SEKHAR REDDY PLOTNO.14 ANUPURAM CLY, ECIL POST HYD	<i>P. Hymavathi</i>
2	DR		 P.CHANDRA SEKHAR [1526-1-2017-771]	P.CHANDRA SEKHAR REDDY S/O. LATE.P.PRATAP REDDY PLOTNO.14 ANUPURAM CLY, ECIL POST HYD	<i>[Signature]</i>



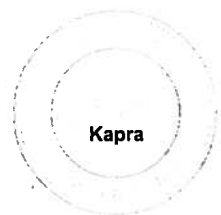
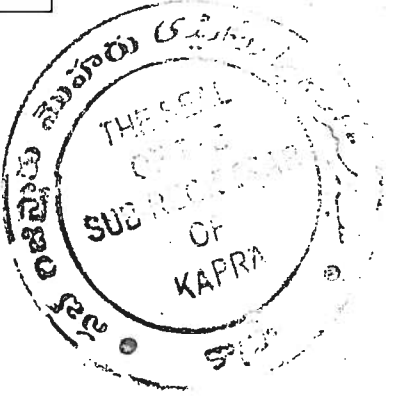
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 P AKHILA::23/02/2017 [1526-1-2017-771]	P AKHILA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	<i>Akhila</i>
2		 P NIKHITHA::23/02/2017 [1526-1-2017-771]	P NIKHITHA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	<i>Nikhitha</i>

23rd day of February, 2017

Signature of Sub Registrar Kapra

Bk-1, CS No 771/2017 & Doct No 755/2017. Sheet 1 of 9 Sub Registrar Kapra



WHEREAS:

- A. The **DONOR** is the absolute owner of apartment bearing flat no.103 on the first floor, in block no. 'D' in the project known as 'Vista Homes' situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Scheduled Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1054.64 sq. yds, in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no. 1542/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 16 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 25.03.2013 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift the said Property to the Donee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner is the absolute owners, possessors and in peaceful enjoyment of the land situated at Sy. Nos.193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 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.
- G. The total land is admeasuring Ac. 5-25 Gts, and is situated 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.

S. No	Deed Doc. No	Dated	Extent of Land	SRO
1	1426/2007	19.02.2007	Ac.3-01 gts.	Malkajgiri
2	3000/2007	21.04.2007	Ac.1-10 gts.	Malkajgiri
3	4325/2007	16.06.2007	Ac.0-12 gts.	Malkajgiri
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts	Kapra
		TOTAL	Ac.5-25 dts.	



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	14650	0	0	0	14750
Transfer Duty	NA	0	7375	0	0	0	7375
Reg. Fee	NA	0	7375	0	0	0	7375
User Charges	NA	0	100	0	0	0	100
Total	100	0	29500	0	0	0	29600

Rs. 22025/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7375/- towards Registration Fees on the chargeable value of Rs. 1475000/- was paid by the party through E-Challan/BC/Pay Order No ,916IF7220217 dated ,23-FEB-17 of ,SBH/KAVADIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 29500/-, DATE: 23-FEB-17, BANK NAME: SBH, BRANCH NAME: KAVADIGUDA HYDERABAD, BANK REFERENCE NO: 001895762, REMITTER NAME: P. HYMAVATHI, EXECUTANT NAME: P. CHANDRASEKHAR REDDY, CLAIMANT NAME: P. HYMAVATHI).

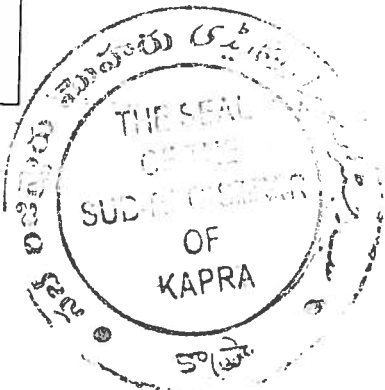
Date:
23rd day of February, 2017

[Signature]
Signature of Registering Officer
Kapra

Bk - 1, CS No 771/2017 & Doct No 755 / 2017 Sheet 2 of 9 Sub Registrar Kapra

వ పుస్తకము 2017 పం/రా.న.1934
 పు.....755.....నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంపింగ్ నిమిత్తం రస్తవేళ నెంబరు 1526
 755 / 2017 గా యివ్వబడినది
 2017 సం. ఫిబ్రవరి నెల 23 వ తేది

[Signature]
సబ్-రిజిస్ట్రార్
కాప్రా
మేడ్చల్, మల్కాజ్ గిరి



H. M/s. Vista Homes, the immediate previous owner 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.

I. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

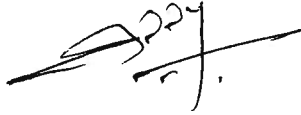
- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

J. The **DONOR** out of love and affection which he has towards his wife Smt P. Hymavathi, the Donee herein, is desirous to gift flat no. 103 on the first floor, in block no. 'D' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. The Donne has accepted the gift from the Donor.

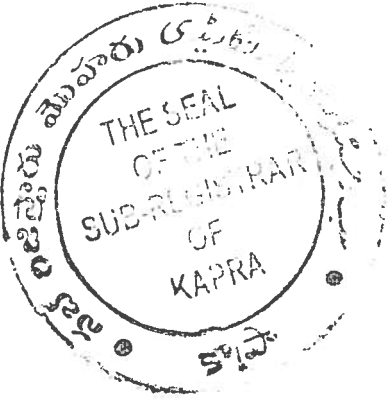
K. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

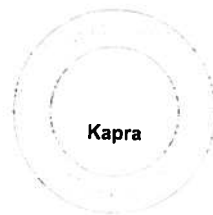
1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** flat no. 103 on the first floor, in block no. 'D' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft., and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That now or in future the Donor or any of his legal representative, successor, or any other person have no interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
3. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



Bk-1, CS No 771/2017 & Doct.No
755 / 2017. Sheet 3 of 9
Sub Registrar
Kapra



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4. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
5. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
6. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
7. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
8. The Market the Scheduled Property hereby gifted is Rs. 14,75,000/-

SCHEDULE 'A'

SCHEDULE OF LAND

All that part and parcel of undivided share of land admeasuring about 1054.64 sq.yds, 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 now under Kapra Mandal, Medchal-Malkajgiri District and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

WITNESS:

1. *Abide*

2. *Sidy*

[Signature]
P. Chandra Sekhar Reddy
(Donor)

[Signature]
P. Hymavathi
(Donee)

Bk - 1, CS No 771/2017 & Doct No
255 / 2017. Sheet 4 of 9

Sub Registrar
Katra



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SCHEDULE 'B'

SCHEDULE OF THE PROPERTY

All that flat no.103 on the first floor, in block no. 'D' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajiri District, admeasuring 950 sft, of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:


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

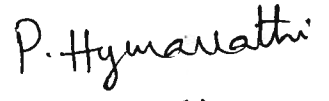
IN WITNESSES WHEREOF this Gift Settlement Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. *Shide*

2. *Sidy*


P. Chandra Sekhar Reddy
(Donor)


P. Hymavathi
(Donee)

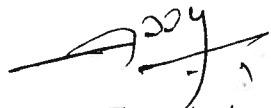
Bk-1, CS No 771/2017 & Doct No
755 / 2017. Sheet 5 of 9
Sub Registrar
Kapra



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 103 on the first floor, in block no. 'D' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 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 : 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. 14,75,000/-


Date: 23.02.2017


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: 23.02.2017


Signature of the Executants

P. Hymavathi

Bk - 1, CS No 771/2017 & Doct No
755 / 2017 Sheet 6 of 9
Sub Registrar
Kapra



REGISTRATION PLAN SHOWING

FLAT NO.103 IN BLOCK NO. 'D' ON THE FIRST FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA
NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

MANDAL, R.R. DIST.

DONOR: SHRI P. CHANDRA SEKHAR REDDY, SON OF LATE P. PRATAP REDDY

DONEE: SMT. P. HYMAVATHI, WIFE OF SHRI. P. CHANDRA SEKHAR REDDY

REFERENCE:
AREA: 57.71

SCALE:
SQ. YDS. OR

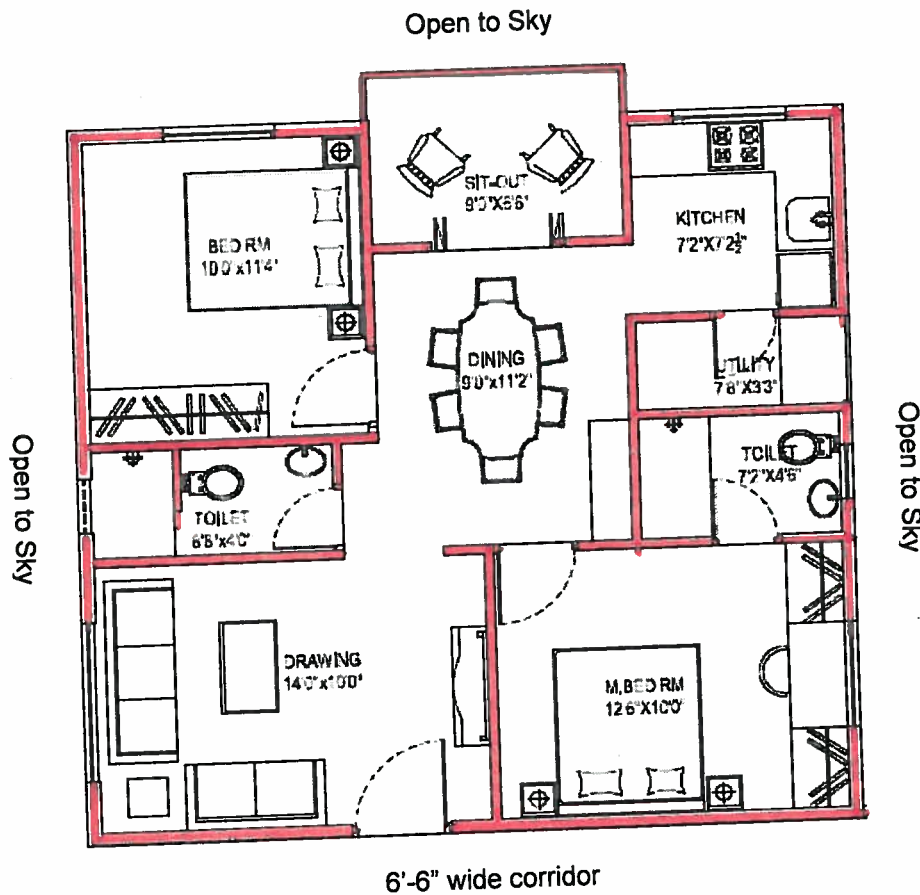
INCL:
SQ. MTRS.



EXCL:



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



WITNESSES:

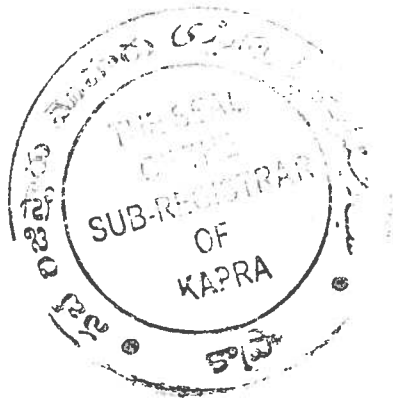
- 1. *Ahile*
- 2. *idk*

SIGNATURE OF THE DONOR

P. Hymavathi

SIGNATURE OF TE DONEE

Bk-1, CS No 771/2017 & Doct No
755 / 2017. Sheet 7 of 9
Sub Registrar
Kapra



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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
---------------	---------------------------------------------------	-----------------------------------------------------------	-----------------------------------------------------------------------------------



DONOR:

SHRI P. CHANDRA SEKHAR REDDY
S/O. LATE P. PRATAP REDDY
R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD - 500 062.



DONEE

SMT. P. HYMAVATHI
W/O. SHRI. P. CHANDRA SEKHAR REDDY
R/O. R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

1. *Shide*
2. *Richy*

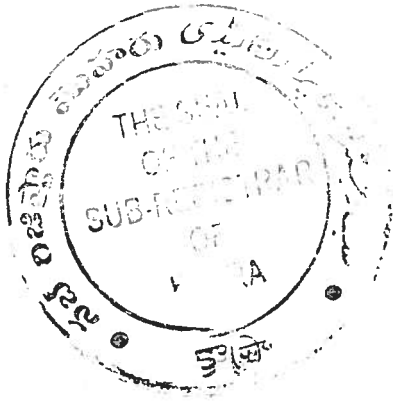

SIGNATURE OF THE DONOR

P. Hymavathi
SIGNATURE OF THE DONEE

BK-1, CS No 771/2017 & Doct No

755 / 2017. Sheet 8 of 9

Sub Registrar
Kapra



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHANDRA SEKAR REDDY POREDDY
PRATAP REDDY POREDDY

01/06/1960
Permanent Account Number
AEJPP5651F

Signature

271082006

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HYMAVATHI POREDDY
AYODYARAM REDDY BOYA

05/07/1969
Permanent Account Number
AEJPP5658N

P. Hymanaltri
Signature

271082006

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పోరెడ్డి ఆఖిల
Poreddy Akhila

పుట్టిన సంవత్సరం Year of Birth: 1990
స్త్రీ Female

5729 1081 6411

ఆధార్ - సామాన్యని హక్కు

Akhila

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: D/O Poreddy
Chandra Sekar Reddy,
1-6-44/14, Anupuram Colony,
ECIL Post, Kapra Ranga
Reddy, Hyderabad, Andhra
Pradesh, 500062

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.సి.ఆర్.నెం. 1947.
కే.ఎం.ఎం.-560801

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POREDDY NIKHITHA
POREDDY CHANDRA SHEKAR REDDY

08/12/1993
Permanent Account Number
ARSPN8531E

Nikhitha
Signature

08122012

आन्धा बैंक Andhra Bank Not Over INR. 1,475.00

KAPRA SAINIKPURI

DD M M ZY ZY Y Y

मम जज्ञ पर
On Demand Pay

COMMISSIONER, GHMC, HYDERABAD

or Order
या उनके आदेश पर प्राप्त मूल्य के लिए

रुपय/Rupees

One Thousand Four Hundred Seventy Five ₹

1,475.00

अदा करें
For Value Received
कृते आन्धा बैंक For Andhra Bank

SC-HYDERABAD आन्धा बैंक Andhra Bank

एह दह एला दला
OT 04 48

प्रति हस्ताक्षरित/ Countersigned
Please sign above

प्रबंधक/ Manager

AB/DD/CTS/H

544694 0000110000

66

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①

Bk - 1, CS No 771/2017 & Doct No

7557 2017 Sheet 9 of 9

Sub Registrar
Kapra



272

2.90. 756/2012

201

SCANNED



తెలంగాణ తేలంగానా TELANGANA

S.No. **867** Date:05-02-2016

Sold to: P. CHANDRA SEKHAR REDDY

S/o.: Late P. PRATAP REDDY

For Whom: SELF

D 903610

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

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IN FAVOUR OF

Smt. P. Hymavathi, Wife of Shri. P. Chandra Sekhar Reddy, aged about 47 years, residing at resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No. AEJPP5658N}, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.

Presentation Endorsement:







Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 7375/- paid between the hours of 3 and 4 on the 23rd day of FEB, 2017 by Sri P.Chandra Sekhar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

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1	DE		 P.HYMAVATHI::23/02/2017 [1526-1-2017-772]	P.HYMAVATHI W/O. P.CHANDRA SEKHAR REDDY PLOTNO.14 ANUPURAM CLY. ECIL POST HYD	
2	DR		 P.CHANDRA SEKHAR [1526-1-2017-772]	P.CHANDRA SEKHAR REDDY S/O. LATE.P.PRATAP REDDY PLOTNO.14 ANUPURAM CLY. ECIL POST HYD	



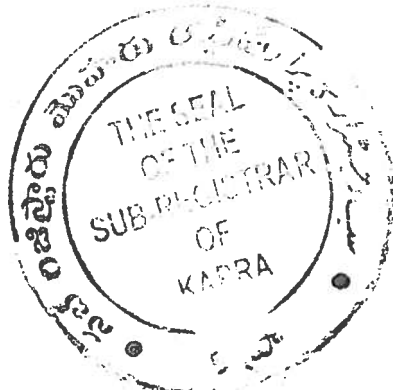
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 P AKHILA::23/02/2017 [1526-1-2017-772]	P AKHILA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	
2		 P NIKHITHA::23/02/2017 [1526-1-2017-772]	P NIKHITHA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	

23rd day of February, 2017

Signature of  Sub Registrar Kapra

Bk - 1, CS No 772/2017 & Doct No 256/2017 Sheet 1 of 9 Sub Registrar Kapra



WHEREAS:

- A. The **DONOR** is the absolute owner of apartment bearing flat no.305 on the third floor, in block no. 'B' in the project known as 'Vista Homes' situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Scheduled Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1054.64 sq. yds, in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no.1542/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 16 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 25.03.2013 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift the said Property to the Donnee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner is the absolute owners, possessors and in peaceful enjoyment of the land situated at Sy. Nos.193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 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	SRO
1	1426/2007	19.02.2007	Ac.3-01 gts.	Malkajgiri
2	3000/2007	21.04.2007	Ac.1-10 gts.	Malkajgiri
3	4325/2007	16.06.2007	Ac.0-12 gts.	Malkajgiri
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts	Kapra
		TOTAL	Ac.5-25 dts.	

- G. The total land is admeasuring Ac. 5-25 Gts, and is situated 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.



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	14650	0	0	0	14750
Transfer Duty	NA	0	7375	0	0	0	7375
Reg. Fee	NA	0	7375	0	0	0	7375
User Charges	NA	0	100	0	0	0	100
Total	100	0	29500	0	0	0	29600

Rs. 22025/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7375/- towards Registration Fees on the chargeable value of Rs. 1475000/- was paid by the party through E-Challan/BC/Pay Order No .755ETF220217 dated ,23-FEB-17 of ,SBH/KAVADIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 29500/-, DATE: 23-FEB-17, BANK NAME: SBH, BRANCH NAME: KAVADIGUDA HYDERABAD, BANK REFERENCE NO: 001950996,REMITTER NAME: P. HYMAVATHI,EXECUTANT NAME: P. CHANDRASEKHAR REDDY,CLAIMANT NAME: P. HYMAVATHI).

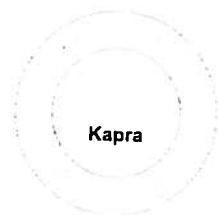
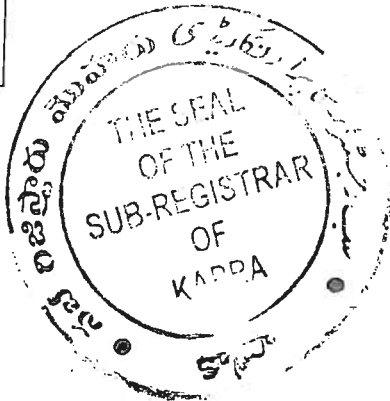
Date:
23rd day of February, 2017

Signature of Registering Office
Kapra

Bk-1, CS No 772/2017 & Doct No
256 / 2017. Sheet 2 of 9
Sub Registrar
Kapra

వివేకము 2017 సం./శా.శ.1938
పు. 756 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంప్ నిమిత్తం దస్తవేజు నెంబరు 1526
756 / 2017 గా యివ్వడమైనది
2017 సం. ఫిబ్రవరి నెం. 23 వ తేది

నవ-రిజిస్ట్రార్
కాప్రా
మేడ్చల్, మల్కాజ్గిరి



H. M/s. Vista Homes, the immediate previous owner 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.

I. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

J. The **DONOR** out of love and affection which he has towards his wife Smt P. Hymavathi, the Donee herein, is desirous to gift flat no. 305 on the third floor, in block no. 'B' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. The Donne has accepted the gift from the Donor.

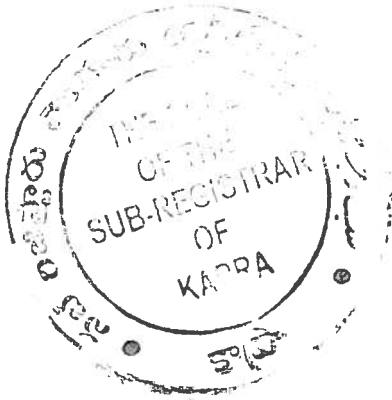
K. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** flat no. 305 on the third floor, in block no. 'B' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That now or in future the Donor or any of his legal representative, successor, or any other person have no interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.



Bk-1, CS No 772/2017 & Doct No
256 / 2017. Sheet 3 of 9 Sub Registrar-
Kapra



3. That the DONOR herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.
4. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
5. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
6. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
7. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
8. The Market the Scheduled Property hereby gifted is Rs. 14,75,000/-

SCHEDULE 'A'

SCHEDULE OF LAND

All that part and parcel of undivided share of land admeasuring about 1054.64 sq.yds, 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 now under Kapra Mandal, Medchal-Malkajgiri District and bounded by:


North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

WITNESS:

1. Abide

2.


P. Chandra Sekhar Reddy
(Donor)


P. Hymavathi
(Donee)

Bk-1, CS No 772/2017 & Doct No

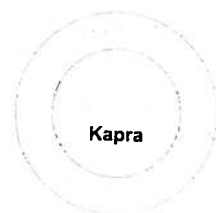
206/2017. Sheet 4 of 9

Sub Registrar

Kapra



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SCHEDULE 'B'

SCHEDULE OF THE PROPERTY

All that flat no.305 on the third floor, in block no. 'B' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, admeasuring 950 sft, of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

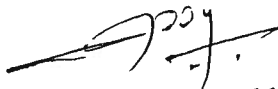
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor

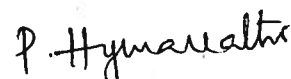
IN WITNESSES WHEREOF this Gift Settlement Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

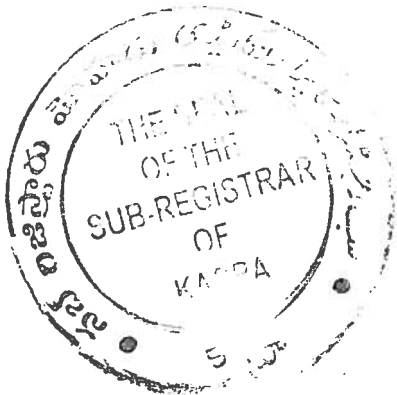
1. *Shide*

2. *Sichy*


P. Chandra Sekhar Reddy
(Donor)


P. Hymavathi
(Donee)


Bk - 1, CS No 772/2017 & Doct No
756/2017 Sheet 5 of 9 Sub Registrar
Kapra



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 305 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 now under Kapra Mandal, Medchal-Malkajgiri 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 : 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 : 100 sft. Parking space for one car
- b) In the Third Floor : 950 sft.
5. Annual Rental Value : --
6. Municipal Taxes per Annum : --
7. Executant's Estimate of the MV of the Building : Rs. 14,75,000/-


Date: 23.02.2017


Signature of the Executants

C E R T I F I C A T E

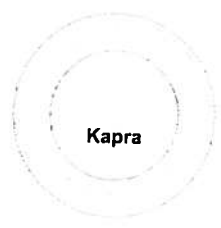
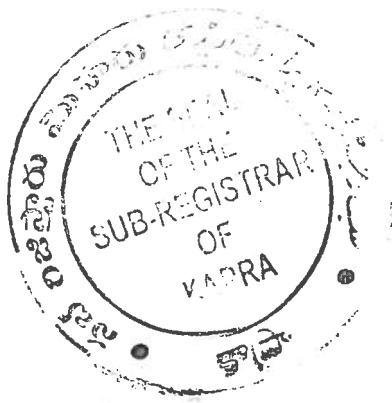
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 23.02.2017


Signature of the Executants

P. Hymavathi

Bk-1, CS No 772/2017 & Doct No
256/2017. Sheet 6 of 9 Sub Registrar
Kapra



OK 02 REGISTRATION PLAN SHOWING

FLAT NO.305 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.

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

DONOR:

SHRI P. CHANDRA SEKHAR REDDY, SON OF LATE P. PRATAP REDDY

DONEE:

SMT. P. HYMAVATHI, WIFE OF SHRI. P. CHANDRA SEKHAR REDDY

REFERENCE:
AREA:

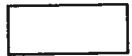
57.71

SCALE:
SQ. YDS. OR

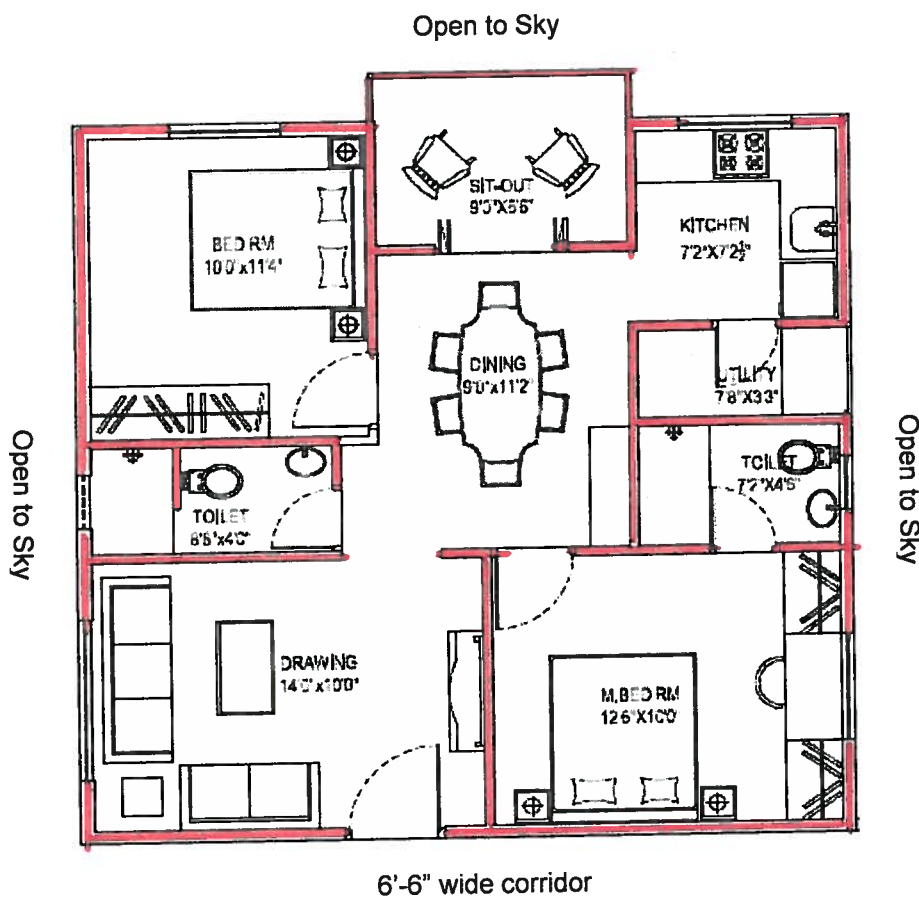
INCL:
SQ. MTRS.



EXCL:



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



WITNESSES:

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

SIGNATURE OF THE DONOR

P. Hymavathi

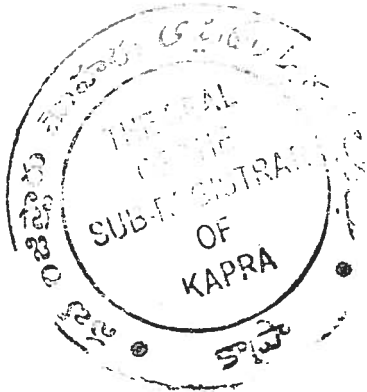
SIGNATURE OF THE DONEE

Bk - 1, CS No 772/2017 & Doct No

256-2017 - Sheet 7 of 9

Sub Registrar

Kapra



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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
---------------	---------------------------------------------------	-----------------------------------------------------------	-----------------------------------------------------------------------------------



DONOR:

SHRI P. CHANDRA SEKHAR REDDY
S/O. LATE P. PRATAP REDDY
R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD – 500 062.



DONEE

SMT. P. HYMAVATHI
W/O. SHRI. P. CHANDRA SEKHAR REDDY
R/O. R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD – 500 062.

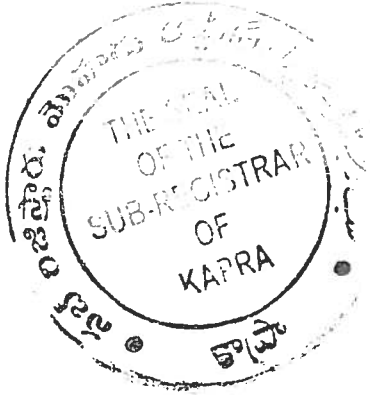
SIGNATURE OF WITNESSES:

1. *Shile*
2. *Sidy*

SIGNATURE OF THE DONOR

SIGNATURE OF THE DONEE

Bk-1, CS No 772/2017 & Doct No
756/2017. Sheet 8 of 9
Sub Registrar
Kapra




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHANDRA SEKAR REDDY POREDDY
PRATAP REDDY POREDDY

01/06/1960
Permanent Account Number
AEJPP5651F

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HYMAVATHI POREDDY
AYODYARAM REDDY BOYA

05/07/1969
Permanent Account Number
AEJPP5658N

Signature





భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పోరెడ్డి ఆఖిల
Poreddy Akhila

పుట్టిన సంవత్సరం / Year of Birth: 1990
స్త్రీ / Female

5729 1081 6411

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: D/O పోరెడ్డి చంద్ర శేఖర్
1-6-44/14, అనుపూరం కాలనీ
ECIL Post, Kapra Ranga
Reddy, Hyderabad, Andhra
Pradesh, 500062

Address: D/O Poreddy
Chandra Sekar Reddy,
1-6-44/14, Anupuram Colony,
ECIL Post, Kapra Ranga
Reddy, Hyderabad, Andhra
Pradesh, 500062

1947
800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సంఖ్య. 30. 1947.
బుక్ నెంబర్-560001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POREDDY NIKHITHA
POREDDY CHANDRA SHEKAR REDDY

08/12/1993
Permanent Account Number
ARSPN8531E

Signature



आन्धा बैंक Andhra Bank

Not Over INR: ₹ 1,475.00

22-02-2017
D D M M Y Y Y Y

मांगे जाने पर
On Demand Pay

रुपये/Rupees
₹ 1,475.00

COMMISSIONER, GHMC

One Thousand Four Hundred Seventy Five

या उनके आदेश पर प्राप्त मूल्य के लिए
or Order

अदा करें
For Value Received

कृते आन्धा बैंक For Andhra Bank

SC-HYDERABAD
आन्धा बैंक Andhra Bank

एह
OT

कृ
OL

एल
TL

प्रति हस्ताक्षर / Countersigned
Please sign above

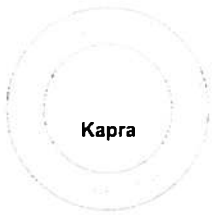
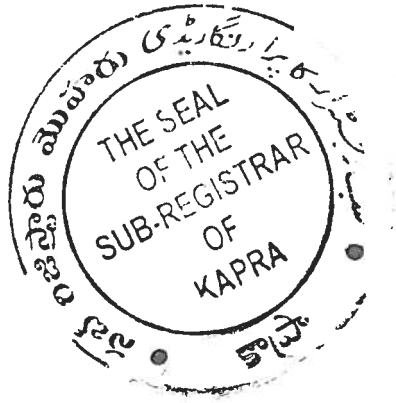
प्रबंधक / Manager

AB/DD/CTS/H

⑈ 544692⑈ 0000110001⑈

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Bk - 1, CS No 772/2017 & Doct No
256/2017. Sheet 9 of 9
Sub Registrar
Kapra

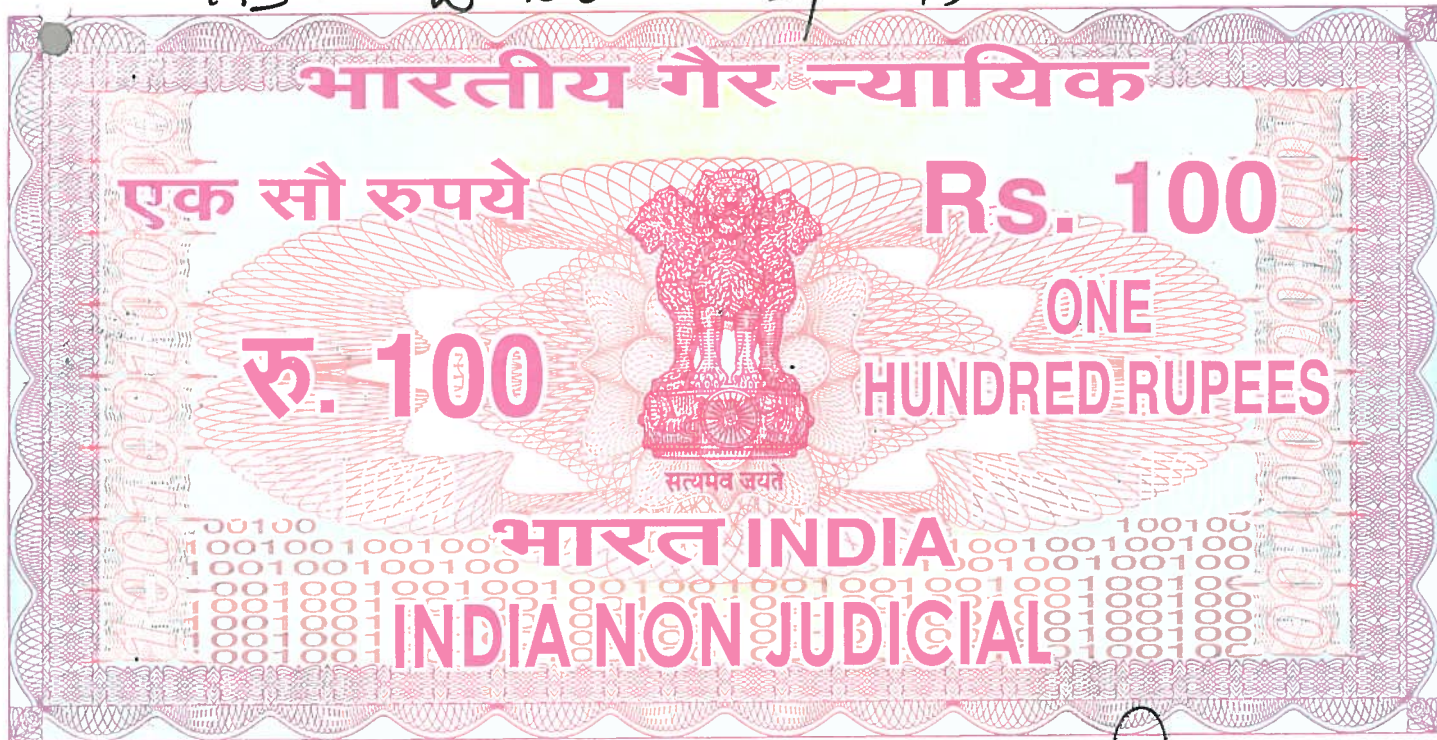


773


2.20. 757/2017

106

SCANNED



తెలంగాణ తేలంగానా TELANGANA

 D 903607

S.No. 864 Date:05-02-2016

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

Sold to: P. CHANDRA SEKHAR REDDY

S/o.: Late P. PRATAP REDDY

For Whom: SELF

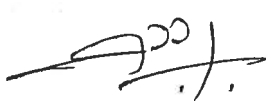
GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of February 2017, at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Shri P. Chandra Sekhar Reddy, Son of Late P. Pratap Reddy, aged 57 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No.AEJPP5651P}, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

IN FAVOUR OF

Smt. P. Hymavathi, Wife of Shri. P. Chandra Sekhar Reddy, aged about 47 years, residing at resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No. AEJPP5658N}, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.



Presentation Endorsement:



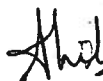



Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 7375/- paid between the hours of 3 and 4 on the 23rd day of FEB, 2017 by Sri P.Chandra Sekhar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

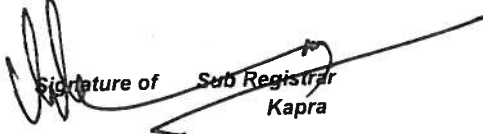
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE		 P. HYMAVATHI::23/02/2017 [1526-1-2017-773]	P. HYMAVATHI W/O. P.CHANDRA SEKHAR REDDY PLOTNO.14 ANUPURAM CLY. ECIL POST HYD	
2	DR		 P. CHANDRA SEKHAR [1526-1-2017-773]	P. CHANDRA SEKHAR REDDY S/O. LATE.P.PRATAP REDDY PLOTNO.14 ANUPURAM CLY. ECIL POST HYD	



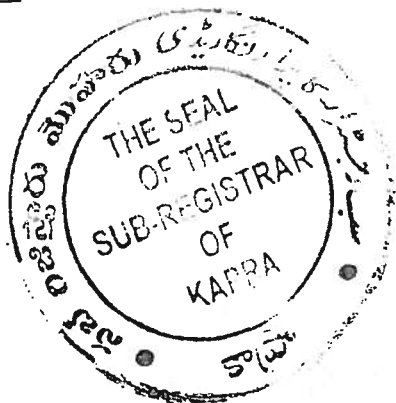
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 P. AKHILA::23/02/2017 [1526-1-2017-773]	P. AKHILA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	
2		 P NIKHITHA::23/02/2017 [1526-1-2017-773]	P NIKHITHA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	

23rd day of February, 2017


Signature of Sub Registrar Kapra

Bk-1, CS No 773/2017 & Doct No 757/2017. Sheet 1 of 9 Sub Registrar Kapra

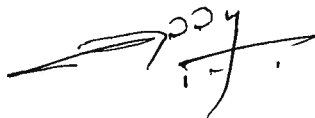


WHEREAS:

- A. The **DONOR** is the absolute owner of apartment bearing flat no.106 on the first floor, in block no. 'E' in the project known as 'Vista Homes' situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Scheduled Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1054.64 sq. yds, in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no. 1542/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 16 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 25.03.2013 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift the said Property to the Donne.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner is the absolute owners, possessors and in peaceful enjoyment of the land situated at Sy. Nos.193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 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	SRO
1	1426/2007	19.02.2007	Ac.3-01 gts.	Malkajgiri
2	3000/2007	21.04.2007	Ac.1-10 gts.	Malkajgiri
3	4325/2007	16.06.2007	Ac.0-12 gts.	Malkajgiri
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts	Kapra
		TOTAL	Ac.5-25 dts.	

- G. The total land is admeasuring Ac. 5-25 Gts, and is situated 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.



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	14650	0	0	0	14750
Transfer Duty	NA	0	7375	0	0	0	7375
Reg. Fee	NA	0	7375	0	0	0	7375
User Charges	NA	0	100	0	0	0	100
Total	100	0	29500	0	0	0	29600

Rs. 22025/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7375/- towards Registration Fees on the chargeable value of Rs. 1475000/- was paid by the party through E-Challan/BC/Pay Order No ,668YN0220217 dated ,23-FEB-17 of ,SBH/KAVADIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 29500/-, DATE: 23-FEB-17, BANK NAME: SBH, BRANCH NAME: KAVADIGUDA HYDERABAD, BANK REFERENCE NO: 001827631,REMITTER NAME: P. CHANDRA SEKHAR REDDY,EXECUTANT NAME: P. CHANDRA SEKHAR REDDY,CLAIMANT NAME: P. HYMAVATHI).

Date:
23rd day of February,2017

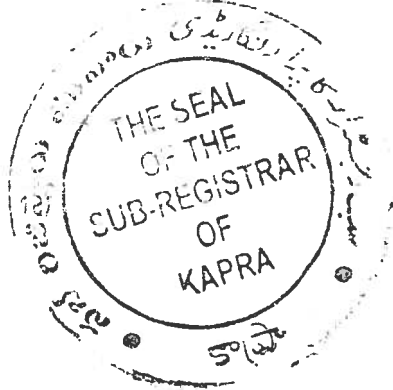
Signature of Registering Officer
Kapra

Bk - 1, CS No 773/2017 & Doct No 757/2017. Sheet 2 of 9

Sub Registrar
Kapra

వ పుస్తకము 2017 సం./శా.శ.1938
పు. 757... సెంటరుగా రిజిస్టరు చేయబడి
స్టానింగ్ నిమిత్తం దస్తవీరి సెంటరు 1526
757/2017... యివ్వడమైనది
2017 ఫంక్షనరీ... వ తేది

పబ్-రిజిస్ట్రార్
కాప్రా
మేడ్చల్, మల్కాజ్గిరి



H. M/s. Vista Homes, the immediate previous owner 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.

I. M/s Vista Homes purchased the above entire Land for a consideration from its previous owners, possessors and pattedars namely:

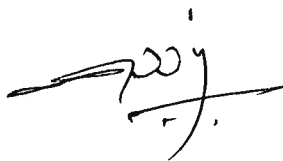
- a) Smt. Singireddy Chilakamma, w/o. Late Shri. Sathi Reddy;
- b) Shri. Singireddy Dhanpal Reddy, s/o. Late Shri. Sathi Reddy;
- c) Shri. Singireddy Madhusudhan Reddy, s/o. Late Shri. Sathi Reddy;
- d) Shri. Singireddy Anji Reddy, s/o. Late Sathi Reddy;
- e) Shri. Singireddy Srinivas Reddy, s/o. Late Sathi Reddy;
- f) M/s. Sana Estates Limited, represented by Sana Yadi Reddy, s/o. Sri Gopaiah;
- g) Smt. Sana Bhagya Laxmi, w/o. Shri. Sana Yadi Reddy;
- h) Shri. Shiva Srinivas, s/o. late. S. Ramulu;
- i) Shri. P. Ramsunder Reddy, s/o Shri. P. Lakshminarsimha;
- j) Shri. Pathi Venkat Reddy, s/o. Shri. Veera Reddy;
- k) Shri. Nareddy Kiran Kumar, s/o. Shri. Madhusudhan Reddy.

J. The **DONOR** out of love and affection which he has towards his wife Smt P. Hymavathi, the Donee herein, is desirous to gift flat no. 106 on the first floor, in block no. 'E' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. The Donne has accepted the gift from the Donor.

K. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

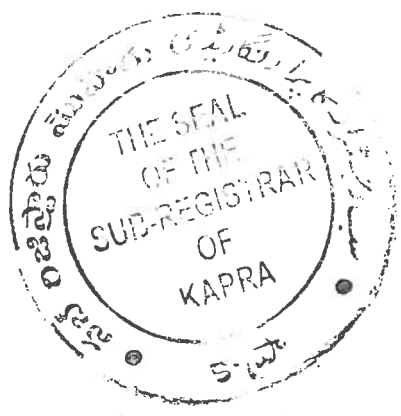
NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** flat no. 106 on the first floor, in block no. 'E' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft., and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That now or in future the Donor or any of his legal representative, successor, or any other person have no interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
3. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



Bk-1, CS No 773/2017 & Doct No
757/2017. Sheet 3 of 9

Sub Registrar
Kapra



4. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
5. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
6. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
7. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
8. The Market the Scheduled Property hereby gifted is Rs. 14,75,000/-

SCHEDULE 'A'

SCHEDULE OF LAND


All that part and parcel of undivided share of land admeasuring about 1054.64 sq.yds, 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 now under Kapra Mandal, Medchal-Malkajgiri District and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

WITNESS:

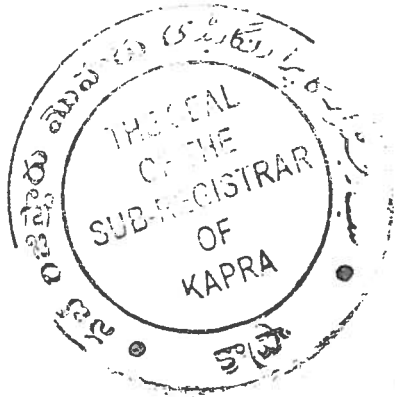
1. *Abide*

2. *Sidy*


P. Chandra Sekhar Reddy
(Donor)

P. Hymavathi
P. Hymavathi
(Donee)

Bk-1, CS No 773/2017 & Doct No
257/2017. Sheet 4 of 9 Sub Registrar
Kapra



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SCHEDULE 'B'

SCHEDULE OF THE PROPERTY


All that flat no.106 on the first floor, in block no. 'E' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, admeasuring 950 sft, of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. and bounded on:

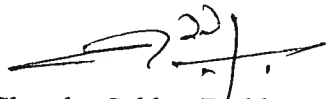
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor


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

WITNESS:

1. 

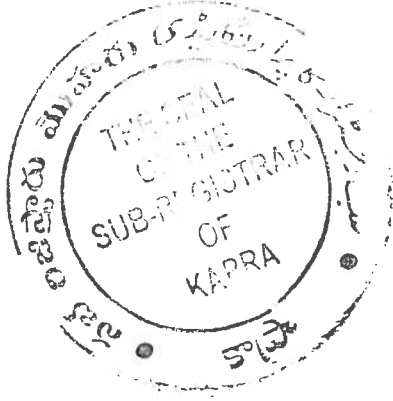
2. 


P. Chandra Sekhar Reddy
(Donor)


P. Hymavathi
(Donee)

Bk-1, CS No 773/2017 & Doct No
752/2012. Sheet 5 of 9

[Signature]
Sub-Registrar
Kapra




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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 106 on the first floor, in block no. 'E' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 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 : 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. 14,75,000/-


Date: 23.02.2017


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.

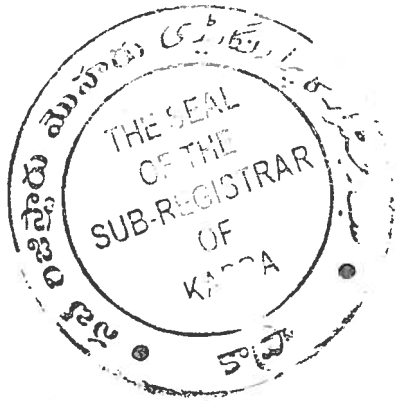
Date: 23.02.2017


Signature of the Executants
P. Hymavathi

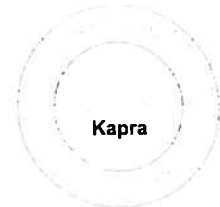
Bk-1, CS No 773/2017 & Doct No

757/2017 . Sheet 6 of 9

Sub Registrar
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OK 02 REGISTRATION PLAN SHOWING

FLAT NO. 106 IN BLOCK NO. 'E' 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.

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

DONOR: SHRI P. CHANDRA SEKHAR REDDY, SON OF LATE P. PRATAP REDDY

DONEE: SMT. P. HYMAVATHI, WIFE OF SHRI. P. CHANDRA SEKHAR REDDY

REFERENCE:

AREA: 57.71

SCALE: SQ. YDS. OR

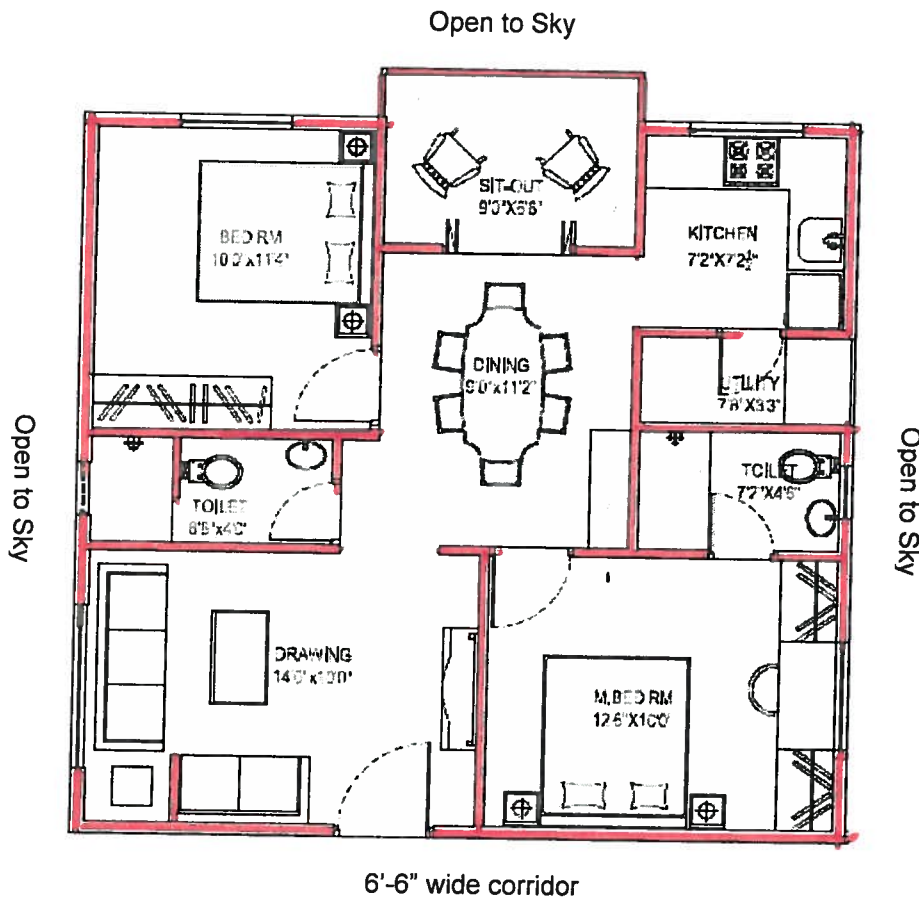
INCL: SQ. MTRS.



EXCL:



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



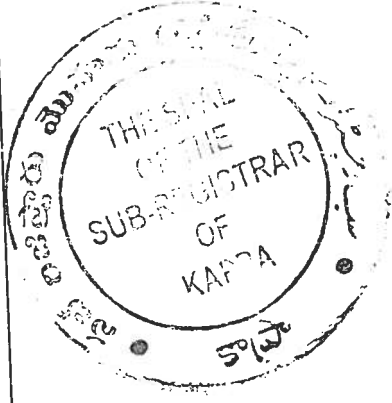
WITNESSES:

1. *Shri*
2. *Richy*

SIGNATURE OF THE DONOR

SIGNATURE OF TE DONEE

Bk - 1, CS No 773/2017 & Doct No
757/2017. Sheet 7 of 9
Sub Registrar
Kapra



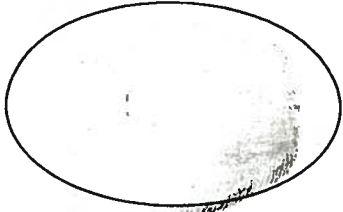
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



DONOR:

SHRI P. CHANDRA SEKHAR REDDY
S/O. LATE P. PRATAP REDDY
R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD – 500 062.

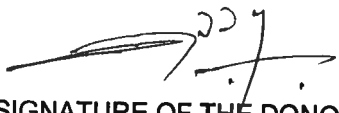


DONEE

SMT. P. HYMAVATHI
W/O. SHRI. P. CHANDRA SEKHAR REDDY
R/O. R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD – 500 062.

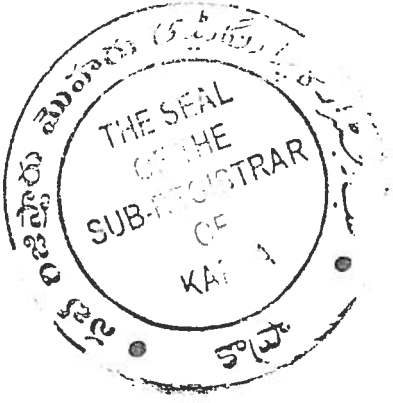
SIGNATURE OF WITNESSES:

1. *Shide*
2. *Zidy*

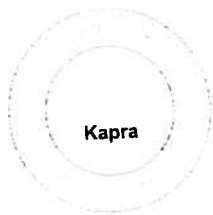

SIGNATURE OF THE DONOR

P. Hymavathi
SIGNATURE OF THE DONEE

Bk - 1, CS No 773/2017 & Doct No
752 2017. Sheet 8 of 9
Sub-Registrar
Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHANDRA SEKAR REDDY POREDDY
PRATAP REDDY POREDDY

01/06/1960
Permanent Account Number
AEJPP5651F

Signature

27102006

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HYMAVATHI POREDDY
AYODYARAM REDDY BOYA

05/07/1969
Permanent Account Number
AEJPP5658N

Signature

27082006

भारत प्रभुत्व
GOVERNMENT OF INDIA

पोरुड अक्षिा
Poreddy Akhija

जन्म वर्ष, Year of Birth: 1990
लिंग, Gender: Female

5729 1081 6411

सामान्य - सामान्यनि हाकु

भारत विश्व गुरिंपु प्राधिकार संघ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: D/O Poreddy
Chandra Sekar Reddy,
1-6-44/14, Anupuram Colony,
ECIL Post, Kapra Ranga
Reddy, Hyderabad, Andhra
Pradesh, 500062

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

सं. गुरिंपु सं. 1947,
सं. सं. सं. 560001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POREDDY NIKHITHA
POREDDY CHANDRA SHEKAR REDDY

08/12/1993
Permanent Account Number
ARSPN8531E

Signature

06122012

आंध्रा बैंक Andhra Bank

BRACH: KAPRA SAINIKPURI

मांगे जाने पर
On Demand Pay

₹ 1,475.00

COMMISSIONER, GHMC, HYDERABAD

or Order
या उनके आदेश पर प्राप्त मूल्य के लिए

One Thousand Four Hundred Seventy Five

₹ 1,475.00

अदा करें
For Value Received

कृते आंध्रा बैंक For Andhra Bank

एह OT दल एला दला
344693

AB/DD/CTS/H

प्रति हस्ताक्षरित/ Countersigned
Please sign above

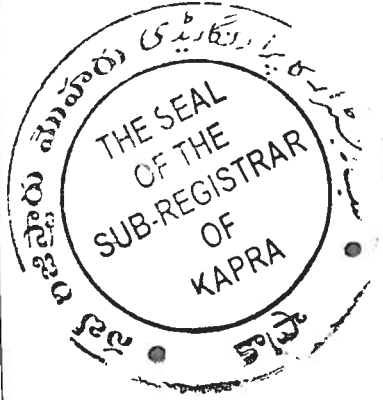
प्रबंधक/ Manager

9
8
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1

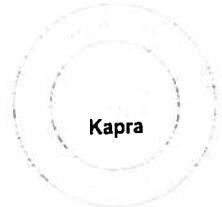
544693 0000 110000

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Bk - 1, CS No 773/2017 & Doct No
757/2017 Sheet 9 of 9 Sub Registrar
Kapra

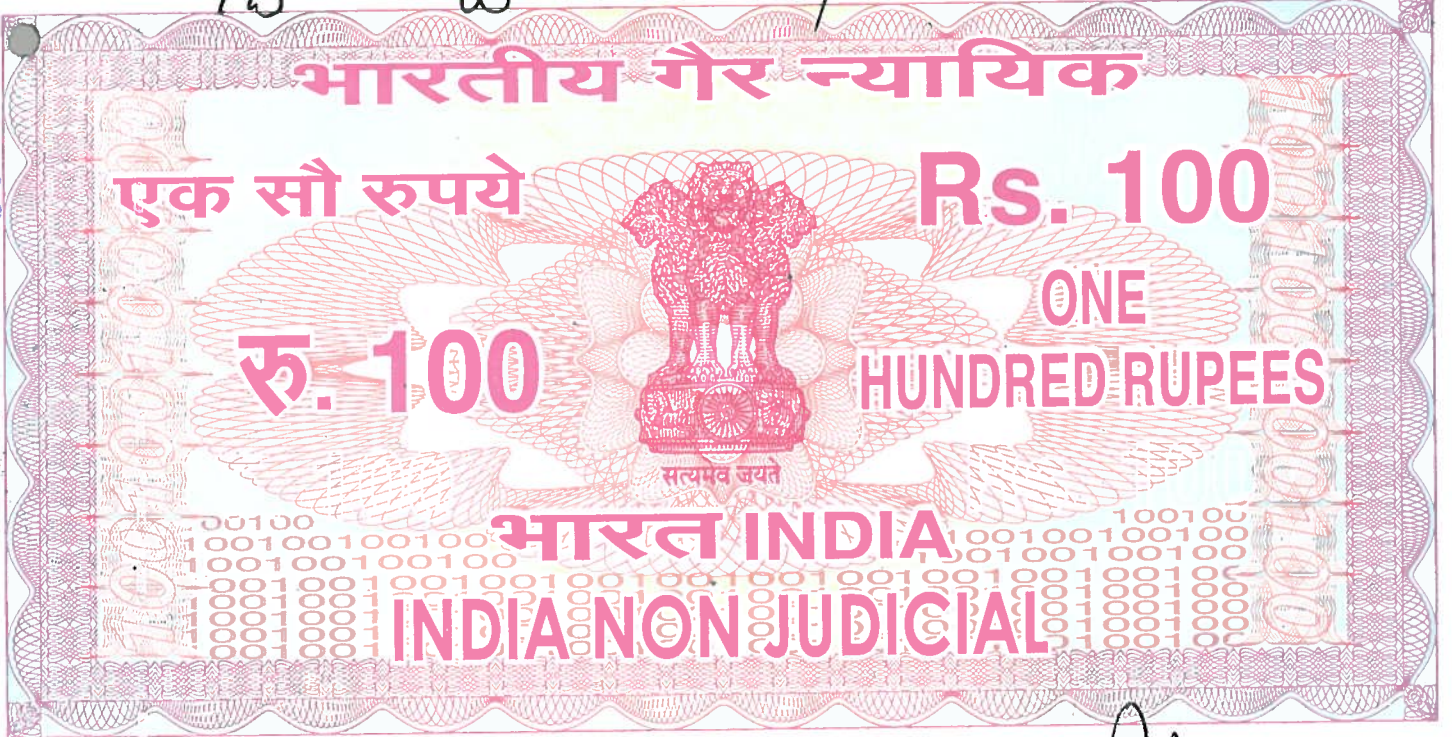


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8
75
S.No. 758/2012

SCANNED



తెలంగాణ తేలంగానా TELANGANA

S.No. **861** Date: **05-02-2016**

Sold to: P. CHANDRA SEKHAR REDDY

S/o.: Late P. PRATAP REDDY

For Whom: SELF

D 903604

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

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of February 2017, at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Shri P. Chandra Sekhar Reddy, Son of Late P. Pratap Reddy, aged 57 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No.AEJPP5651P}, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;






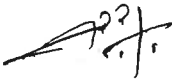
IN FAVOUR OF

Smt. P. Hymavathi, Wife of Shri. P. Chandra Sekhar Reddy, aged about 47 years, residing at resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No. AEJPP5658N}, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.

Presentation Endorsement:






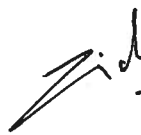
Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9400/- paid between the hours of 3 and 4 on the 23rd day of FEB, 2017 by Sri P.Chandra Sekhar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE		 P.HYMAVATHI::23/0. [1526-1-2017-775]	P.HYMAVATHI W/O. P.CHANDRA SEKHAR REDDY PLOTNO.14 ANUPURAM CLY, ECIL POST HYD	
2	DR		 P.CHANDRA SEKHAR [1526-1-2017-775]	P.CHANDRA SEKHAR REDDY S/O. LATE.P.PRATAP REDDY PLOTNO.14 ANUPURAM CLY, ECIL POST HYD	



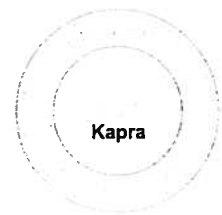
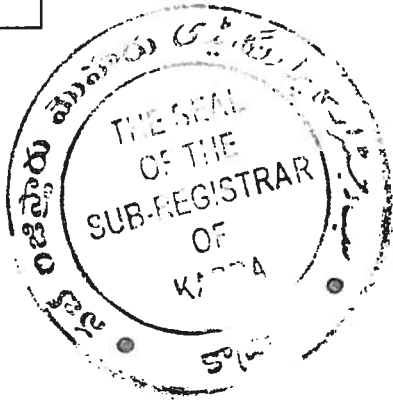
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 P AKHILA::23/02/201 [1526-1-2017-775]	P AKHILA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	
2		 P NIKHITHA::23/02/2 [1526-1-2017-775]	P NIKHITHA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	

23rd day of February, 2017

Signature of Sub Registrar Kapra

Bk-1, CS No 775/2017 & Doct No 758/2017. Sheet 1 of 9 Sub Registrar Kapra



WHEREAS:

- A. The **DONOR** is the absolute owner of apartment bearing flat no.305 on the third floor, in block no. 'D' in the project known as 'Vista Homes' situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District admeasuring 1220 sft of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Scheduled Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1054.64 sq. yds, in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no. 1542/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 16 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 25.03.2013 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift the said Property to the Donee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner is the absolute owners, possessors and in peaceful enjoyment of the land situated at Sy. Nos.193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 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	SRO
1	1426/2007	19.02.2007	Ac.3-01 gts.	Malkajgiri
2	3000/2007	21.04.2007	Ac.1-10 gts.	Malkajgiri
3	4325/2007	16.06.2007	Ac.0-12 gts.	Malkajgiri
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts	Kapra
		TOTAL	Ac.5-25 Gts.	

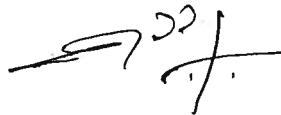
- G. The total land is admeasuring Ac. 5-25 Gts, and is situated in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District.



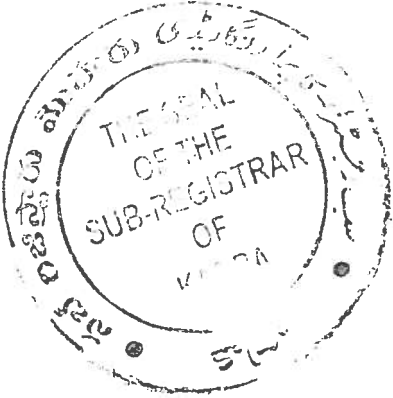
- H. M/s. Vista Homes, the immediate previous owner has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no.17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- I. M/s Vista Homes purchased the above entire 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.
- J. The **DONOR** out of love and affection which he has towards his wife Smt P. Hymavathi, the Donee herein, is desirous to gift flat no. 305 on the third floor, in block no. 'D' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. The Donne has accepted the gift from the Donor.
- K. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** flat no. 305 on the third floor, in block no. 'D' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That now or in future the Donor or any of his legal representative, successor, or any other person have no interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
3. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



Bk - 1, CS No 775/2017 & Doct No
7582017. Sheet 3 of 9
Sub Registrar
Kapra



4. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
5. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
6. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
7. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
8. The Market the Scheduled Property hereby gifted is Rs. 18,80,000/-

SCHEDULE 'A'

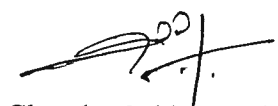
SCHEDULE OF LAND

All that part and parcel of undivided share of land admeasuring about 1054.64 sq.yds, 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 now under Kapra Mandal, Medchal-Malkajgiri District and bounded by:


North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

WITNESS:

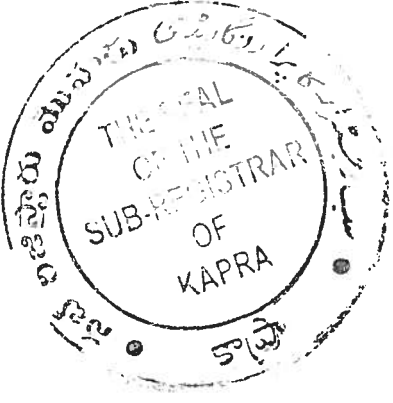
1. 


P. Chandra Sekhar Reddy
(Donor)

2. 


P. Hymavathi
(Donee)

Bk-1, CS No 775/2017 & Doct No
28/2017. Sheet 4 of 9
Sub-Registrar
Kapra



SCHEDULE 'B'

SCHEDULE OF THE PROPERTY


All that portion forming a deluxe apartment bearing flat no.305 on the third floor, in block no.'D' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

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

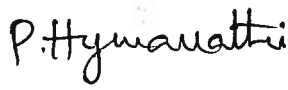
IN WITNESSES WHEREOF this Gift Settlement Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

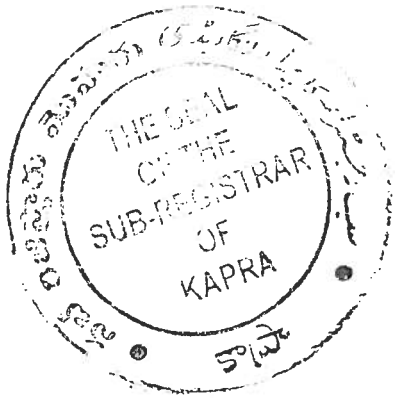

P. Chandra Sekhar Reddy
(Donor)

2. 


P. Hymavathi
(Donee)

Bk-1, CS No 775/2017 & Doct No
258 / Do 17. Sheet 5 of 9

Sub Registrar
Kapra



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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 305 on the third floor, in block no. 'D' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 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 : 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. 18,80,000/-

Date: 23.02.2.17

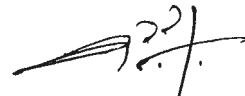


Signature of the Executants

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.

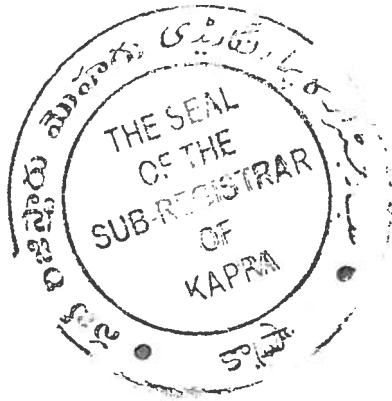
Date: 23.02.2017



Signature of the Executants

P. Hymanathi

Bk - 1, CS No 775/2017 & Doct No
785/2017. Sheet 6 of 9
Sub Registrar
Kapra



REGISTRATION PLAN SHOWING

FLAT NO. 305 IN BLOCK NO. 'D' ON THE THIRD FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

DONOR: SHRI. P. CHANDRA SEKHAR REDDY, SON OF LATE P. PRATAP REDDY

DONEE: SMT. P. HYMAVATHI, WIFE OF SHRI. P. CHANDRA SEKHAR REDDY

REFERENCE:

SCALE:

INCL:

EXCL:

AREA: 74.12

SQ. YDS. OR

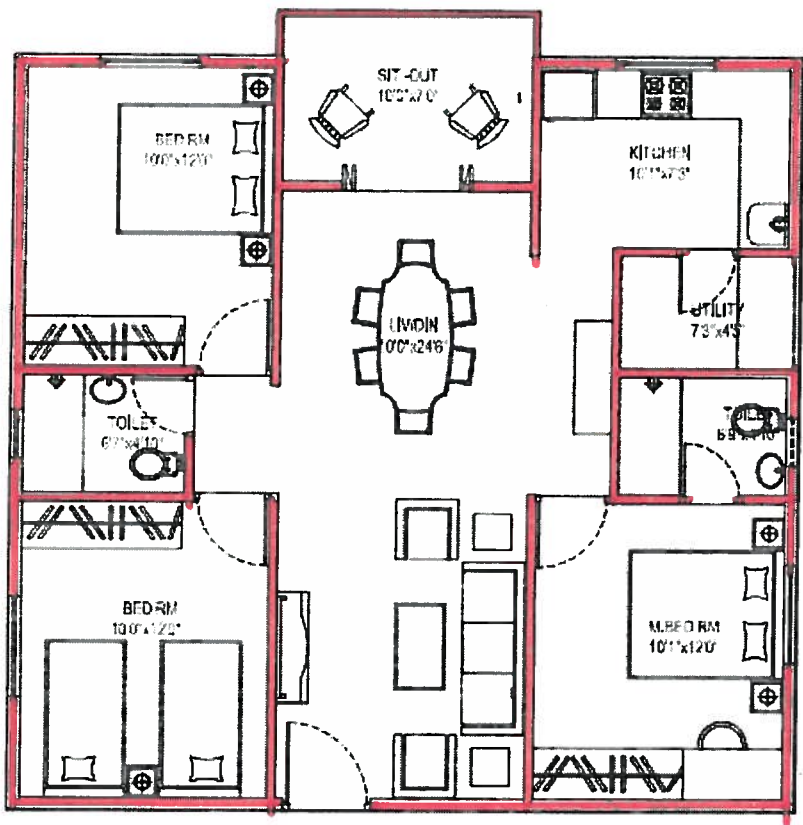
SQ. MTRS.



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



Open to Sky



Open to Sky

Open to Sky

Open to Sky & 6'-6" wide corridor

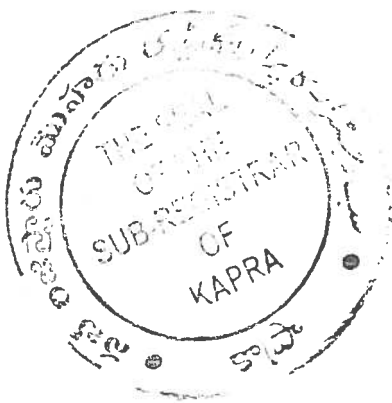
WITNESSES:

1. *Shikha*
2. *Sidh*

SIGNATURE OF THE DONOR

SIGNATURE OF THE DONEE

Bk-1, CS No 775/2017 & Doct No
258/2017. Sheet 7 of 9
Sub Registrar
Kapra



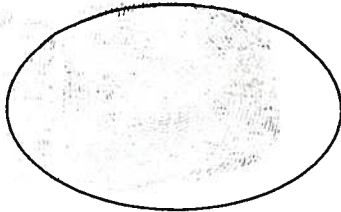
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
---------------	---------------------------------------------------	-----------------------------------------------------------	-----------------------------------------------------------------------------------



DONOR:

SHRI P. CHANDRA SEKHAR REDDY
S/O. LATE P. PRATAP REDDY
R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD – 500 062.




DONEE

SMT. P. HYMAVATHI
W/O. SHRI. P. CHANDRA SEKHAR REDDY
R/O. R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD – 500 062.

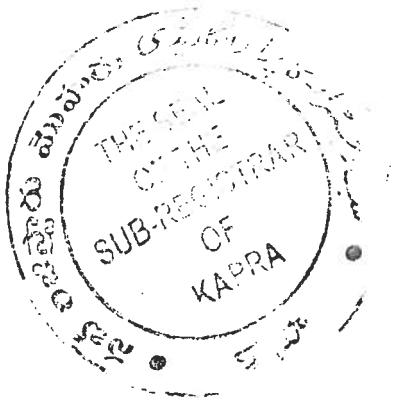
SIGNATURE OF WITNESSES:

1. *Abhily*
2. *Prady*


SIGNATURE OF THE DONOR

P. Hymanavathi
SIGNATURE OF THE DONEE

Bk-1, CS No 775/2017 & Doct No
258/2017. Sheet 8 of 9
Sub Registrar
Kapra




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHANDRA SEKAR REDDY POREDDY
PRATAP REDDY POREDDY

01/06/1960
Permanent Account Number
AEJPP5651F

Signature



27102006

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HYMAVATHI POREDDY
AYODYARAM REDDY BOYA

05/07/1969
Permanent Account Number
AEJPP5658N

Signature




27092006

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పోరెడ్డి ఆఖిలా
Porreddy Akhila

పుట్టిన తేదీ/సం. Year of Birth: 1990
♀ Female

5729 1081 6411



అధికారి - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: D/O పోరెడ్డి చంద్రశేఖర్
1-6-44/14, అనుపురం కాలనీ
ఎసిల్ పోస్ట్, కాపరా రంగా
రెడ్డి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500062

Address: D/O Poreddy
Chandra Sekar Reddy,
1-6-44/14, Anupuram Colony,
ECIL Post, Kapra Ranga
Reddy, Hyderabad, Andhra
Pradesh, 500062

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఓ. కార్యాలయం: 1947,
హైదరాబాద్-500062

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POREDDY NIKHITHA
POREDDY CHANDRA SHEKAR REDDY

08/12/1993
Permanent Account Number
ARSPN8531E

Signature



06122012

आंध्रा बँक Andhra Bank

BRACH: KAPRA SAINIKPURI

मांगे जाने पर
On Demand Pay

COMMISSIONER, GHMC, HYDERABAD

रुपये/Rupees

one thousand eight Hundred Eighty only

₹ 1,880.00

अदा करें
For Value Received

कृते आंध्रा बँक For Andhra Bank

प्रति हस्ताक्षरित/ Countersigned
Please sign above

प्रबंधक / Manager

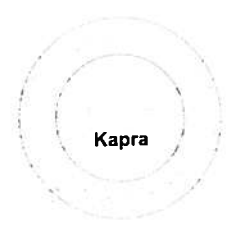
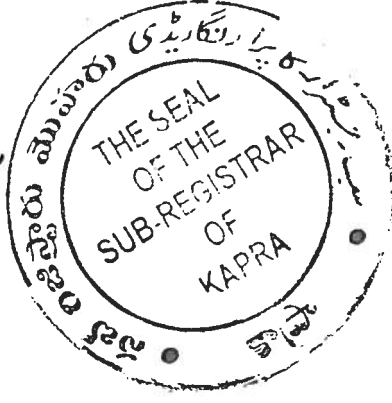
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Bk - 1, CS No 775/2017 & Doct No
258 / 2017 - Sheet 9 of 9 Sub Registrar
Kapra

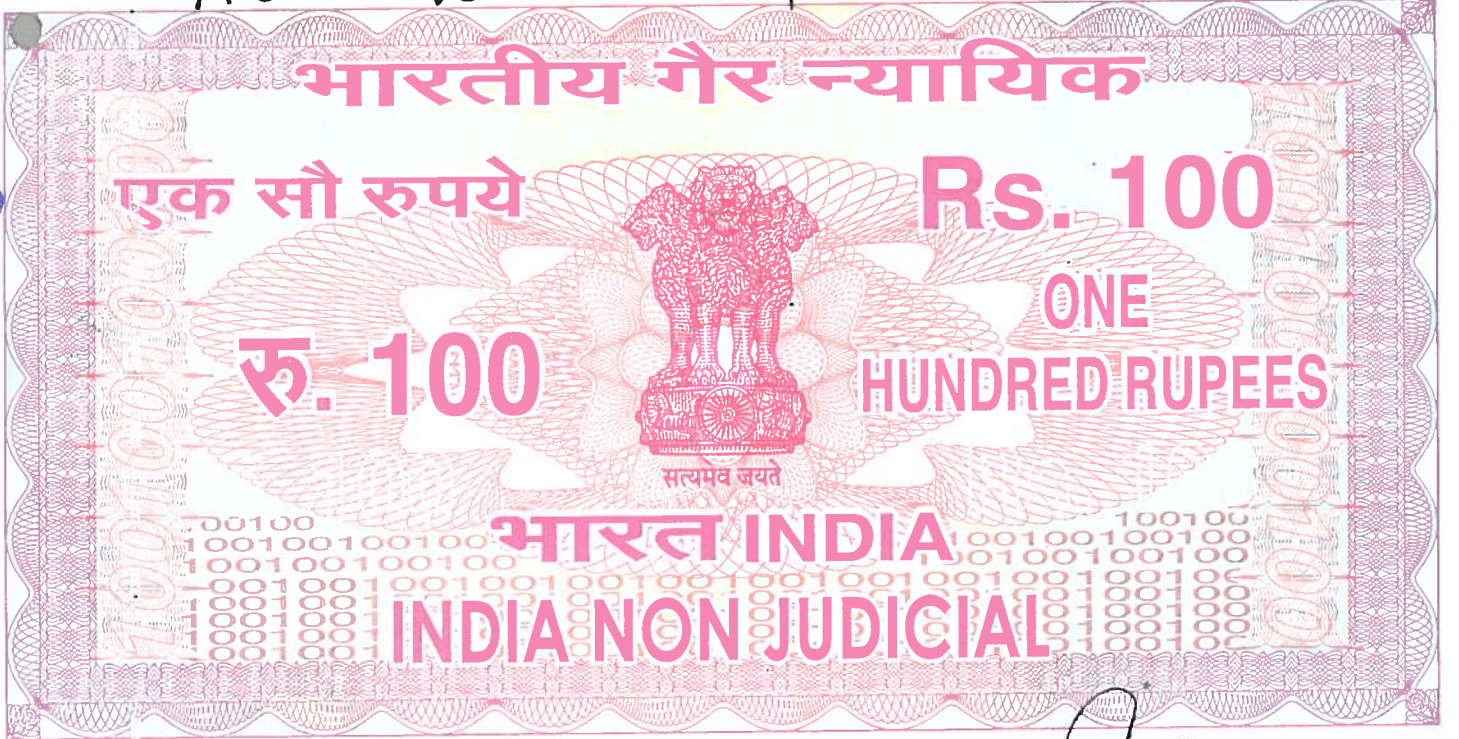


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2.30.759/2017

G-109

RECEIVED



తెలంగాణ తెలంగాణ TELANGANA

D 903605

S.No. **862** Date:**05-02-2016**

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

Sold to: P. CHANDRA SEKHAR REDDY

S/o.: Late P. PRATAP REDDY

For Whom: SELF

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of February 2017, at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Shri P. Chandra Sekhar Reddy, Son of Late P. Pratap Reddy, aged 57 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No.AEJPP5651P}, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

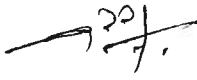
IN FAVOUR OF

Smt. P. Hymavathi, Wife of Shri. P. Chandra Sekhar Reddy, aged about 47 years, residing at resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No. AEJPP5658N}, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.

Presentation Endorsement:







Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9400/- paid between the hours of 3 and 4 on the 23rd day of FEB, 2017 by Sri P.Chandra Sekhar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):


SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE		 P. HYMAVATHI::23/02/2017 [1526-1-2017-776]	P. HYMAVATHI W/O. P. CHANDRA SEKHAR REDDY PLOTNO.14 ANUPURAM CLY, ECIL POST HYD	
2	DR		 P. CHANDRA SEKHAR [1526-1-2017-776]	P. CHANDRA SEKHAR REDDY S/O. LATE.P.PRATAP REDDY PLOTNO.14 ANUPURAM CLY, ECIL POST HYD	



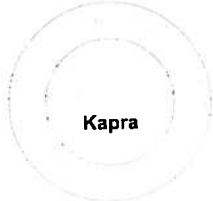
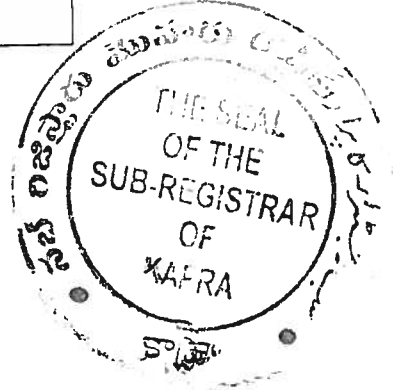
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 P AKHILA::23/02/2017 [1526-1-2017-776]	P AKHILA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	
2		 P NIKHITHA::23/02/2017 [1526-1-2017-776]	P NIKHITHA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	

23rd day of February, 2017


Signature of Sub-Registrar Kapra

Bk - 1, CS No 776/2017 & Doct No 259/2017. Sheet 1 of 9 Sub Registrar Kapra



WHEREAS:

- A. The **DONOR** is the absolute owner of apartment bearing flat no.409 on the fourth floor, in block no. 'G' in the project known as 'Vista Homes' situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District admeasuring 1220 sft of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Scheduled Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1054.64 sq. yds, in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no. 1542/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 16 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 25.03.2013 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift the said Property to the Donnee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner is the absolute owners, possessors and in peaceful enjoyment of the land situated at Sy. Nos.193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 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	SRO
1	1426/2007	19.02.2007	Ac.3-01 gts.	Malkajgiri
2	3000/2007	21.04.2007	Ac.1-10 gts.	Malkajgiri
3	4325/2007	16.06.2007	Ac.0-12 gts.	Malkajgiri
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts	Kapra
		TOTAL	Ac.5-25 Gts.	

- G. The total land is admeasuring Ac. 5-25 Gts, and is situated 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.



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	18700	0	0	0	18800
Transfer Duty	NA	0	9400	0	0	0	9400
Reg. Fee	NA	0	9400	0	0	0	9400
User Charges	NA	0	100	0	0	0	100
Total	100	0	37600	0	0	0	37700

Rs. 28100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9400/- towards Registration Fees on the chargeable value of Rs. 1880000/- was paid by the party through E-Challan/BC/Pay Order No ,874WTY220217 dated ,23-FEB-17 of ,SBH/SSI CHERLAPALLY HYDERABAD

E-Challan Details Received from Bank :

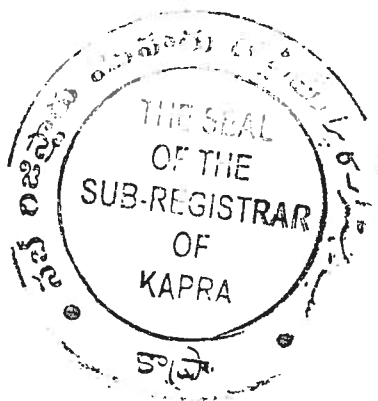
(1). AMOUNT PAID: Rs. 37600/-, DATE: 23-FEB-17, BANK NAME: SBH, BRANCH NAME: SSI CHERLAPALLY HYDERABAD, BANK REFERENCE NO: 003038596,REMITTER NAME: P. HYMAVATHI,EXECUTANT NAME: P. CHANDRASHEKAR REDDY,CLAIMANT NAME: P. HYMAVATHI).

Date:
23rd day of February,2017

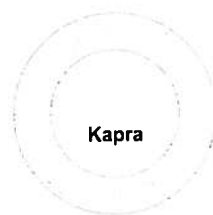
Signature of Registering Officer
Kapra

Bk-1, CS No 776/2017 & Doct No
759 / 2017 Sheet 2 of 9
Sub Registrar
Kapra

వివేకానందం రెడ్డి నం./శా.శ.1938
పు. 759 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంపు నిమిత్తం రిజిస్ట్రేషన్ నెంబరు 1526
759 / 2017 గా యివ్వబడినది
2017 ఫిబ్రవరి 23 వ తేదీ



సబ్-రిజిస్ట్రార్
కాప్రా
మధులే. మల్కాజ్ గిరి



- H. M/s. Vista Homes, the immediate previous owner 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.
- I. M/s Vista Homes purchased the above entire 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.
- J. The **DONOR** out of love and affection which he has towards his wife Smt P. Hymavathi, the Donee herein, is desirous to gift flat no. 409 on the fourth floor, in block no. 'G' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. The Donne has accepted the gift from the Donor.
- K. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

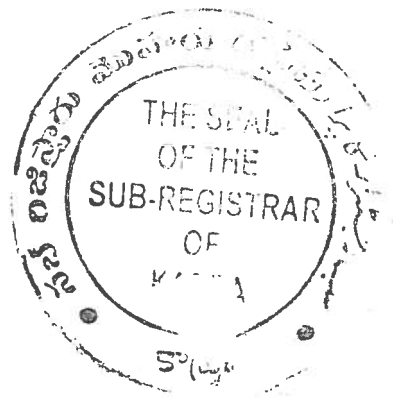
1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** flat no. 409 on the fourth floor, in block no. 'G' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That now or in future the Donor or any of his legal representative, successor, or any other person have no interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
3. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



Bk-1, CS No 776/2017 & Doct No

755 / 2017 Sheet 3 of 9

Sub Registrar
Kapra



- i
4. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
 5. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
 6. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
 7. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
 8. The Market the Scheduled Property hereby gifted is Rs. 18,80,000/-

SCHEDULE 'A'

SCHEDULE OF LAND

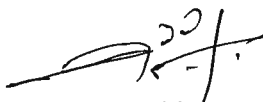
All that part and parcel of undivided share of land admeasuring about 1054.64 sq.yds, in survey nos.193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District now under Kapra Mandal, Medchal-Malkajgiri District and bounded by:


North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

WITNESS:

1. 

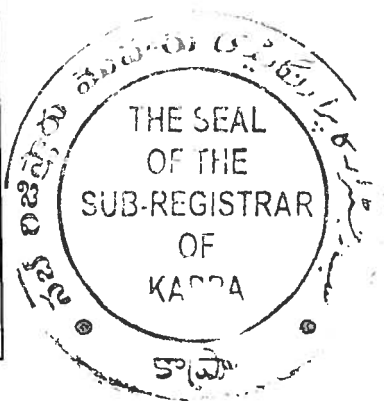
2. 


P. Chandra Sekhar Reddy
(Donor)


P. Hymavathi
(Donee)

Bk-1, CS No 776/2017 & Doct No
757/2017. Sheet 4 of 9

Sub Registrar
Kapura



SCHEDULE 'A'

SCHEDULE OF THE PROPERTY


All that portion forming a deluxe apartment bearing flat no.409 on the fourth floor, in block no. 'G' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:


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


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

WITNESS:

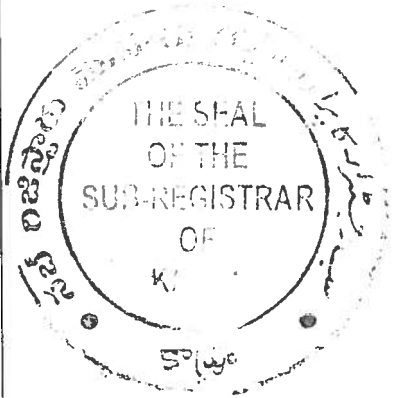
1. 


P. Chandra Sekhar Reddy
(Donor)

2. 


P. Hymavathi
(Donee)

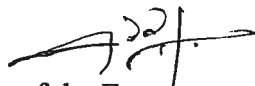
BK - 1, CS No 776/2017 & Doct No
754/2017 - Sheet 5 of 9
Sub Registrar
Kapra



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 409 on the fourth floor, in block no. 'G' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 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 : 100 sft. Parking space for one car
- b) In the Fourth Floor : 1220 sft.
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV of the Building : Rs. 18,80,000/-


Date: 23.02.2017


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: 23.02.2017


Signature of the Executants

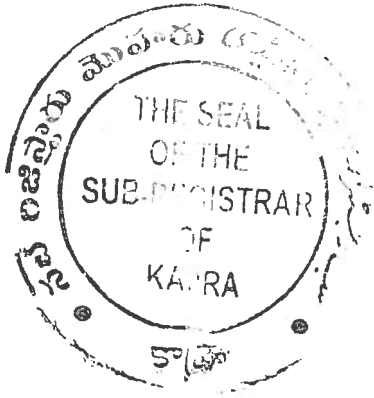
P. Hymavathi

Bk-1, CS No 776/2017 & Doct No

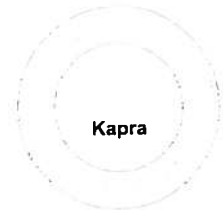
257/2017 - Sheet 6 of 9

Sub Registrar

Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 409 IN BLOCK NO. 'G' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

DONOR:

SHRI. P. CHANDRA SEKHAR REDDY, SON OF LATE P. PRATAP REDDY

DONEE:

SMT. P. HYMAVATHI, WIFE OF SHRI. P. CHANDRA SEKHAR REDDY

REFERENCE:

AREA:

74.12

SCALE:

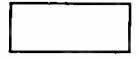
SQ. YDS. OR

INCL:

SQ. MTRS.



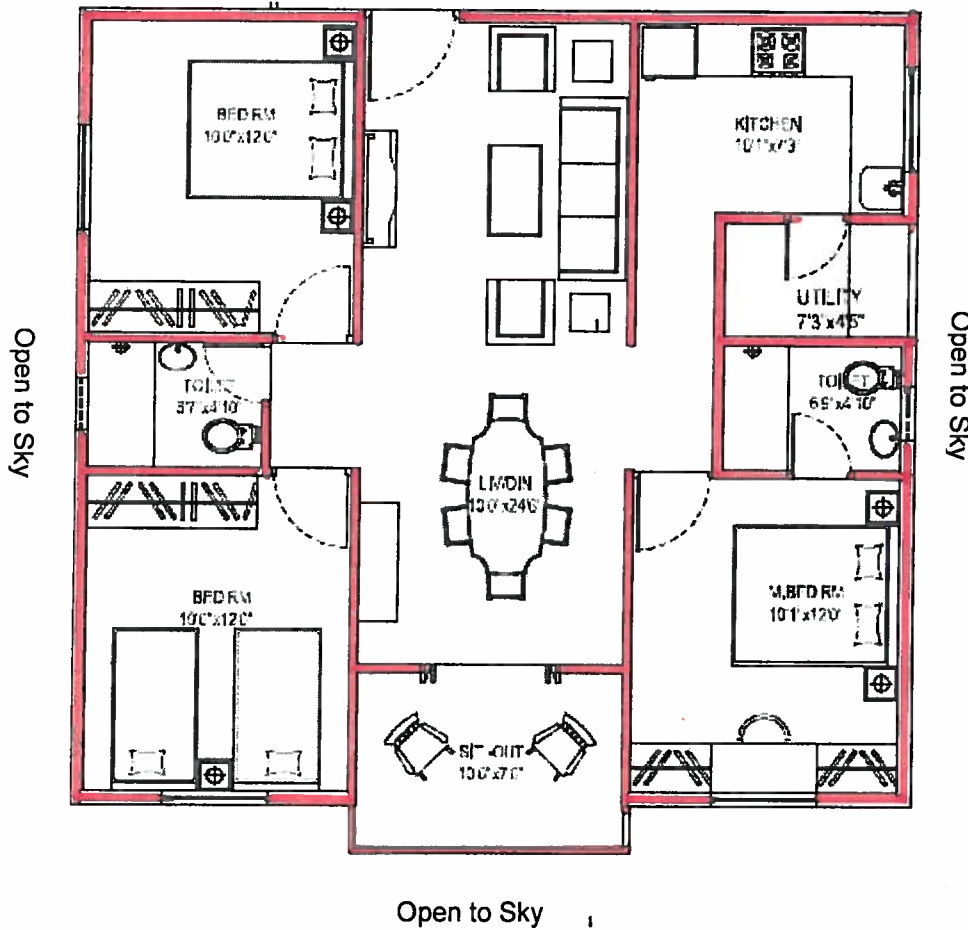
EXCL:



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



6'-6" wide corridor & Staircase



WITNESSES:

1. *Abile*
2. *Sidh*

SIGNATURE OF THE DONOR

SIGNATURE OF THE DONEE

Bk - 1, CS No 776/2017 & Doct No

259 / 2017. Sheet 7 of 9

Sub Registrar

Kapra



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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
---------------	---------------------------------------------------	-----------------------------------------------------------	-----------------------------------------------------------------------------------



DONOR:

SHRI P. CHANDRA SEKHAR REDDY
S/O. LATE P. PRATAP REDDY
R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD – 500 062.



DONEE

SMT. P. HYMAVATHI
W/O. SHRI. P. CHANDRA SEKHAR REDDY
R/O. R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD – 500 062.

SIGNATURE OF WITNESSES:

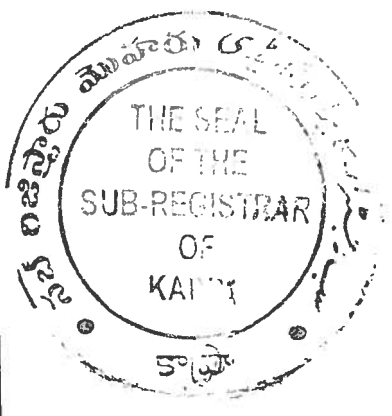
1. *Ahile*
2. *Zidly*

SIGNATURE OF THE DONOR

SIGNATURE OF THE DONEE

Bk - 1, CS No 776/2017 & Doct No
759/2017. Sheet 8 of 9

Sub Registrar
Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHANDRA SEKAR REDDY POREDDY
PRATAP REDDY POREDDY

01/06/1960
Permanent Account Number
AEJPP5651F

Signature

27102006

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HYMAVATHI POREDDY
AYODYARAM REDDY BOYA

05/07/1969
Permanent Account Number
AEJPP5658N

Signature

27082006

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పోరెడ్డి అఖిల
Poreddy Akhila

పుట్టిన తేదీ Year of Birth: 1990
సెక్స్ Female

5729 1081 6411

సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: D/O Poreddy Chandra Sekar Reddy, 1-6-44/14, Anupuram Colony, ECIL Post, Kapra Ranga Reddy, Hyderabad, Andhra Pradesh, 500062

1947 1090 180 1947
help@uidai.gov.in
www.uidai.gov.in
స.స. హాట్ లైన్: 1947, డి.స.స.పం-560001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POREDDY NIKHITHA
POREDDY CHANDRA SHEKAR REDDY

08/12/1993
Permanent Account Number
ARSPN8531E

Signature

06122012

आन्धा बैंक Andhra Bank Over

₹ 1,880.00

PAKKA SAINLEPURI

COMMISSIONER, GHMC, HYDERABAD

On Demand Pay

or Order

या उनके आदेश पर प्राप्त मूल्य के लिए

₹ 1,880.00

अदा करें
For Value Received

कृते आन्धा बैंक For Andhra Bank

एह OT एव्वा (OL) टिल (TL)

प्रति हस्ताक्षरित / Countersigned
Please sign above

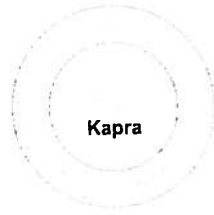
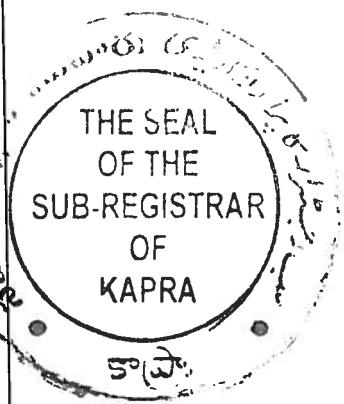
प्रबंधक / Manager

AB/DD/CTS/H

544697 0000110001

16

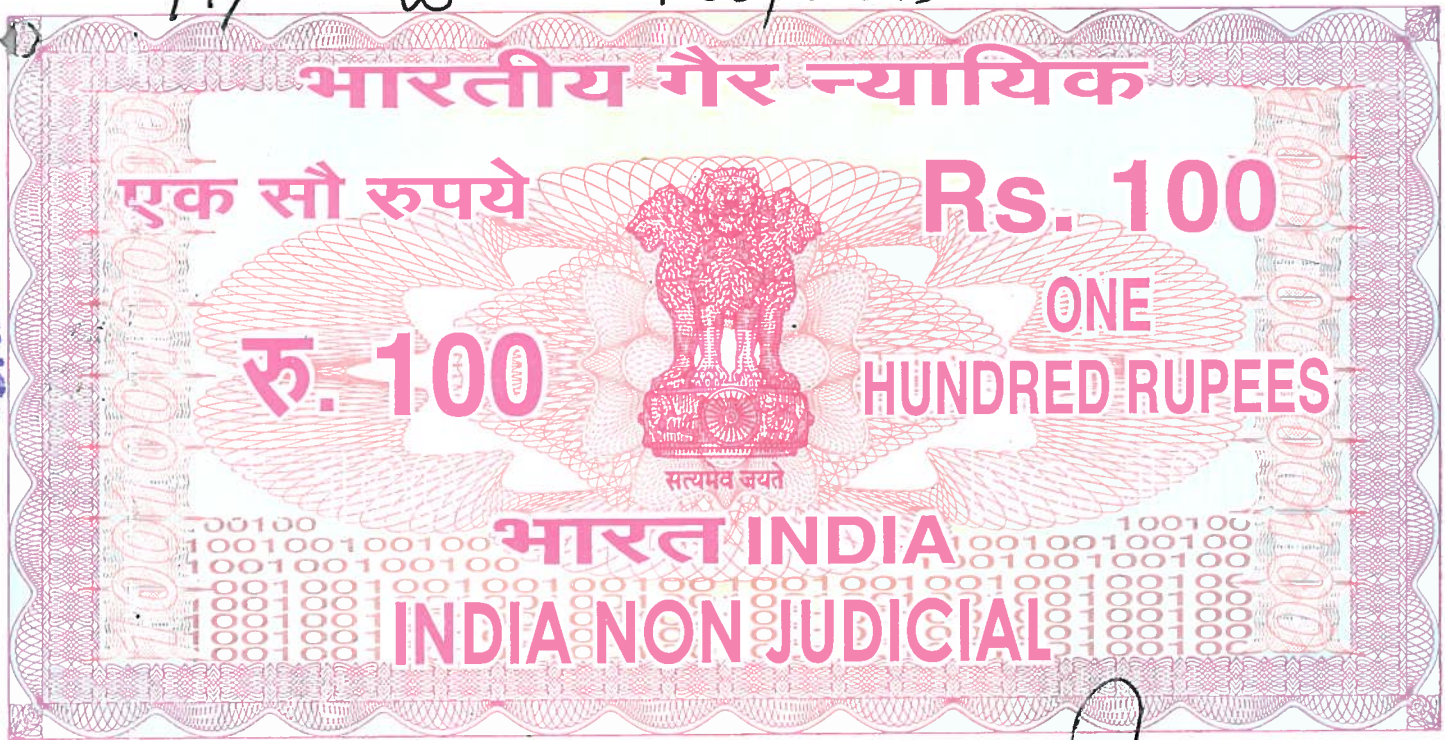
Bk - 1, CS No 776/2017 & Doct No
759 / 2017 Sheet 9 of 9
Sub Registrar
Kapra



5
77

2.30.760/2012

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. **863** Date: **05-02-2016**

Sold to: P. CHANDRA SEKHAR REDDY

S/o.: Late P. PRATAP REDDY

For Whom: SELF

D 903606

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

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of February 2017, at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Shri P. Chandra Sekhar Reddy, Son of Late P. Pratap Reddy, aged 57 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No.AEJPP5651P}, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;

IN FAVOUR OF





Smt. P. Hymavathi, Wife of Shri. P. Chandra Sekhar Reddy, aged about 47 years, residing at resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No. AEJPP5658N}, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9400/- paid between the hours of 3 and 4 on the 23rd day of FEB, 2017 by Sri P.Chandra Sekhar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):





Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address
1	DE		 P.HYMAVATHI::23/02/2017 [1526-1-2017-777]	P.HYMAVATHI W/O. P.CHANDRA SEKHAR REDDY PLOTNO.14 ANUPURAM CLY, ECIL POST HYD
2	DR		 P.CHANDRA SEKHAR [1526-1-2017-777]	P.CHANDRA SEKHAR REDDY S/O. LATE.P.PRATAP REDDY PLOTNO.14 ANUPURAM CLY, ECIL POST HYD

P. Hymavathi



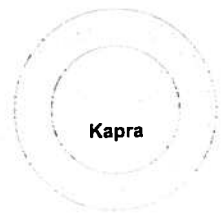
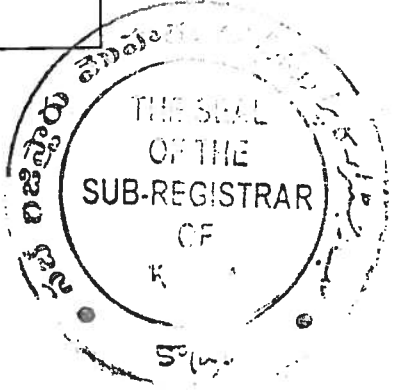
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 P AKHILA::23/02/2017 [1526-1-2017-777]	P AKHILA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	<i>Akhila</i>
2		 P NIKHITHA::23/02/2017 [1526-1-2017-777]	P NIKHITHA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	<i>Nikhitha</i>

23rd day of February, 2017

[Signature]
Signature of Sub Registrar Kapra

Bk - 1, CS No 777/2017 & Doct No 760 / 2017. Sheet 1 of 9 Sub Registrar Kapra

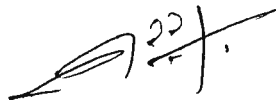


WHEREAS:

- A. The **DONOR** is the absolute owner of apartment bearing flat no.301 on the third floor, in block no. 'C' in the project known as 'Vista Homes' situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District admeasuring 1220 sft of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Scheduled Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1054.64 sq. yds, in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no. 1542/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 16 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 25.03.2013 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift the said Property to the Donor.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner is the absolute owners, possessors and in peaceful enjoyment of the land situated at Sy. Nos.193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 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	SRO
1	1426/2007	19.02.2007	Ac.3-01 gts.	Malkajgiri
2	3000/2007	21.04.2007	Ac.1-10 gts.	Malkajgiri
3	4325/2007	16.06.2007	Ac.0-12 gts.	Malkajgiri
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts	Kapra
		TOTAL	Ac.5-25 Gts.	

- G. The total land is admeasuring Ac. 5-25 Gts, and is situated 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.



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	18700	0	0	0	18800
Transfer Duty	NA	0	9400	0	0	0	9400
Reg. Fee	NA	0	9400	0	0	0	9400
User Charges	NA	0	100	0	0	0	100
Total	100	0	37600	0	0	0	37700

Rs. 28100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9400/- towards Registration Fees on the chargeable value of Rs. 1880000/- was paid by the party through E-Challan/BC/Pay Order No .431JNH220217 dated ,23-FEB-17 of ,SBH/SSI CHERLAPALLY HYDERABAD

E-Challan Details Received from Bank :

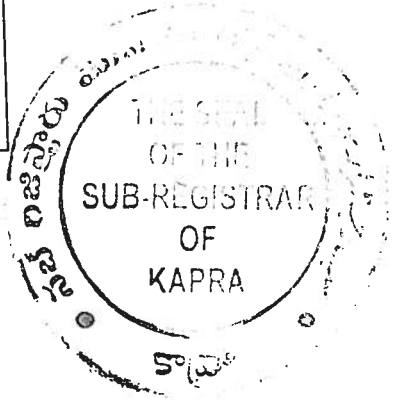
(1). AMOUNT PAID: Rs. 37600/-, DATE: 23-FEB-17, BANK NAME: SBH, BRANCH NAME: SSI CHERLAPALLY HYDERABAD, BANK REFERENCE NO: 003098509, REMITTER NAME: P. HYMAVATHI, EXECUTANT NAME: P. CHANDRASHEKAR REDDY, CLAIMANT NAME: P. HYMAVATHI).

Date:
23rd day of February, 2017

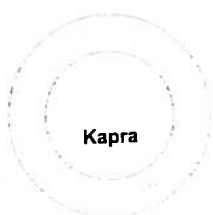
Signature of Registering Officer
Kapra

Bk-1, CS No 777/2017 & Doct No 760 / 2017. Sheet 2 of 9 Sub Registrar Kapra

వివరము 2017 సం./శా.శ. 1938
పు. 760 సెంటరుగా రిజిస్టరు చేయబడి
స్టాంప్ నిమిత్తం దస్తులు సెంటరు 1526
760 / 2017 గా యివ్వడమైనది
2017 ఫం. 23/2017. 23 వ తేది



సబ్-రిజిస్ట్రార్
కాప్రా
మేడ్చల్, మల్కాజ్గిరి



- H. M/s. Vista Homes, the immediate previous owner 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.
- I. M/s Vista Homes purchased the above entire 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.
- J. The **DONOR** out of love and affection which he has towards his wife Smt P. Hymavathi, the Donee herein, is desirous to gift flat no. 301 on the third floor, in block no. 'C' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. The Donne has accepted the gift from the Donor.
- K. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** flat no. 301 on the third floor, in block no. 'C' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That now or in future the Donor or any of his legal representative, successor, or any other person have no interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
3. That the **DONOR** herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



Bk - 1, CS No 777/2017 & Doct No
262/2017. Sheet 3 of 9

Sub Registrar
Kapra



4. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
5. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
6. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
7. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
8. The Market the Scheduled Property hereby gifted is Rs. 18,80,000/-

SCHEDULE 'A'

SCHEDULE OF LAND

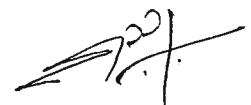
All that part and parcel of undivided share of land admeasuring about 1054.64 sq.yds, in survey nos.193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District now under Kapra Mandal, Medchal-Malkajgiri District and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

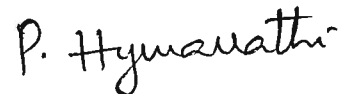
WITNESS:

1. 

2. 

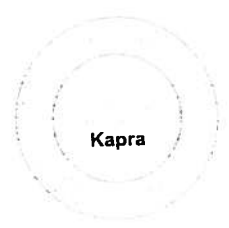
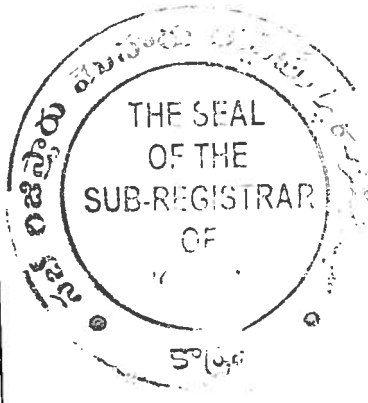


P. Chandra Sekhar Reddy
(Donor)



P. Hymavathi
(Donee)

Bk - 1, CS No 777/2017 & Doct No
762/2017. Sheet 4 of 9
Sub-Registrar
Kapra



SCHEDULE 'B'

SCHEDULE OF THE PROPERTY

All that portion forming a deluxe apartment bearing flat no.301 on the third floor, in block no.'C' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

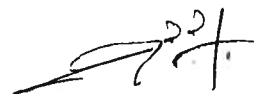
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	Open to Sky & 6'-6" wide corridor

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

WITNESS:

1. 

2. 



P. Chandra Sekhar Reddy
(Donor)



P. Hymavathi
(Donee)

Bk-1, CS No 777/2017 & Doct No
760/2012 Sheet 5 of 9 Sub Registrar
Kapra



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1

ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 301 on the third floor, in block no. 'C' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 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 : 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. 18,80,000/-

Date: 23.02.2.17


Signature of the Executants

1

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.

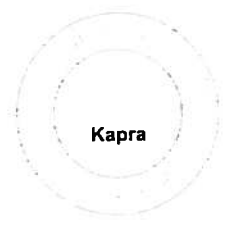
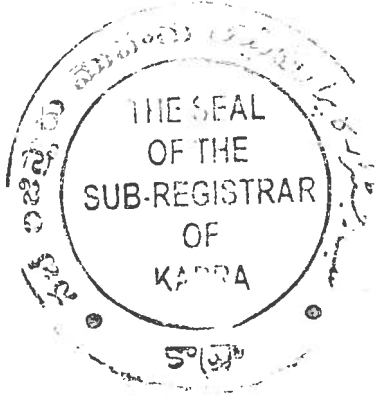
Date: 23.02.2017


Signature of the Executants

P. Hymavathi

Bk - 1, CS No 777/2017 & Doct No
760/2017. Sheet 6 of 9

Sub Registrar
Kapra



REGISTRATION PLAN SHOWING

FLAT NO. 301 IN BLOCK NO. 'C' ON THE THIRD FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

DONOR:

SHRI. P. CHANDRA SEKHAR REDDY, SON OF LATE P. PRATAP REDDY

DONEE:

SMT. P. HYMAVATHI, WIFE OF SHRI. P. CHANDRA SEKHAR REDDY

REFERENCE:

SCALE:

INCL:



EXCL:



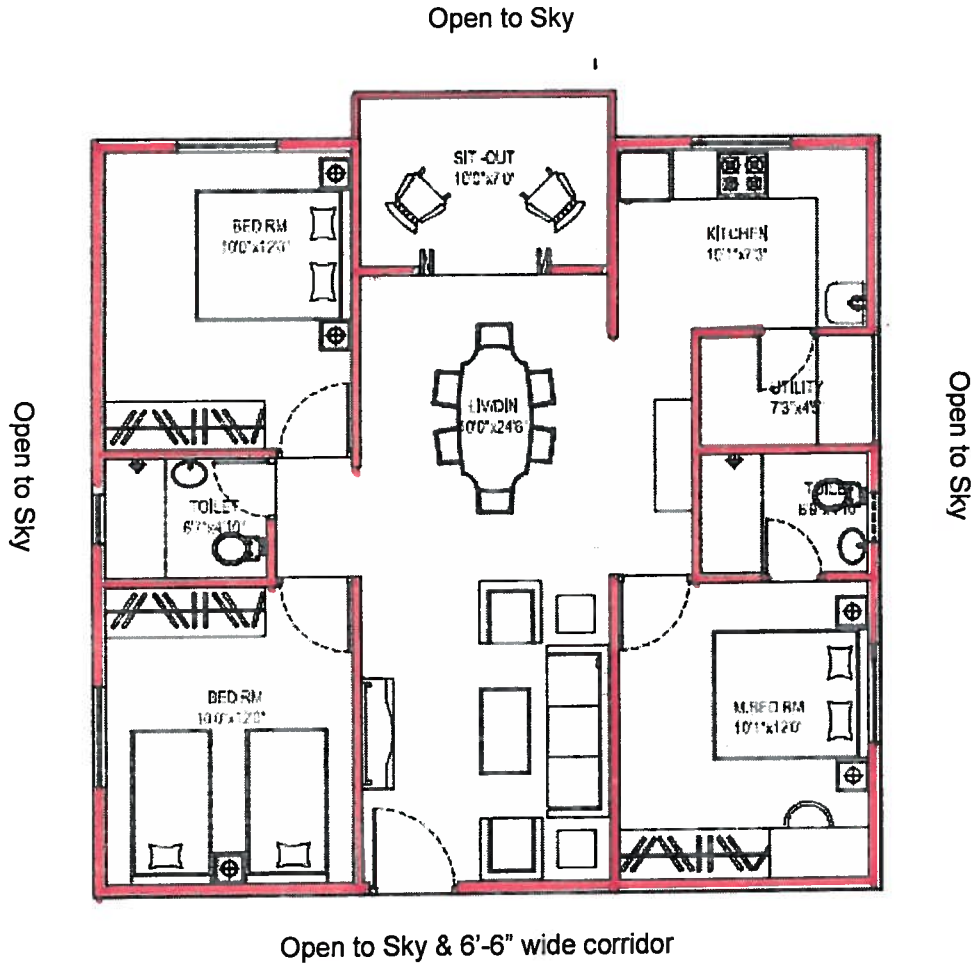
AREA:

74.12

SQ. YDS. OR

SQ. MTRS.

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



WITNESSES:

- 1. *Abhi*
- 2. *Sidy*

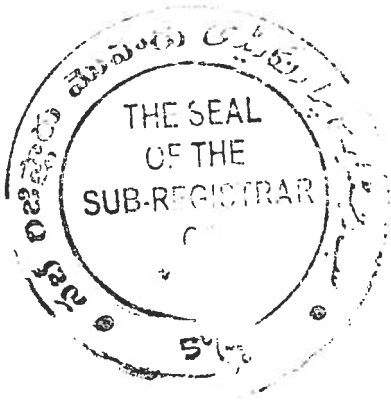
SIGNATURE OF THE DONOR

SIGNATURE OF THE DONEE

Bk-1, CS No 777/2017 & Doct No

762 / 2017. Sheet 7 of 9

~~Sub Registrar
Kapra~~



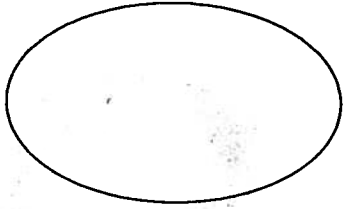
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



DONOR:

SHRI P. CHANDRA SEKHAR REDDY
S/O. LATE P. PRATAP REDDY
R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD – 500 062.



DONEE

SMT. P. HYMAVATHI
W/O. SHRI. P. CHANDRA SEKHAR REDDY
R/O. R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD – 500 062.

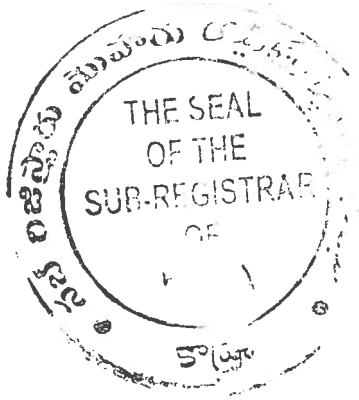
SIGNATURE OF WITNESSES:

- 1.
- 2.

SIGNATURE OF THE DONOR

SIGNATURE OF THE DONEE

Bk - 1, CS No 777/2017 & Doct No
762 / 2017. Sheet 8 of 9
Sub Registrar
Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHANDRA SEKAR REDDY POREDDY
PRATAP REDDY POREDDY

01/06/1960
Permanent Account Number
AEJPP5651F

Signature

27102006

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HYMAVATHI POREDDY
AYODYARAM REDDY BOYA

05/07/1969
Permanent Account Number
AEJPP5658N

P. Hymavathi
Signature

27082006

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పోరెడ్డి అఖిల
Poreddy Akhila

పుట్టిన తేదీ/సంవత్సరం Year of Birth 1990
లింగం Female

5729 1081 6411

ఆధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: D/O పోరెడ్డి చంద్ర సేకర్
1-6-44/14, అనుపురం కాలనీ
ECIL Post, Kapra Ranga
రెడ్డి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500062

Address: D/O Poreddy
Chandra Sekar Reddy,
1-6-44/14, Anupuram Colony,
ECIL Post, Kapra Ranga
Reddy, Hyderabad, Andhra
Pradesh, 500062

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

స.స. పోస్ట్ కె. 1947,
రెంజి.ప. - 560001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POREDDY NIKHITHA
POREDDY CHANDRA SHEKAR REDDY

08/12/1993
Permanent Account Number
ARSPN8531E

Signature

08122012

आन्धा बैंक Andhra Bank Over INR. 1,880.00
KAPRA SAINIKPURI

22-02-2017
D D M M Y Y Y Y

मांगे जाने पर
On Demand Pay

COMMISSIONER, GHMC, HYDERABAD

रुपये/Rupees One thousand Eight Hundred Eighty only

₹ 1,880.00

अदा करें
For Value Received

कृते आन्धा बैंक For Andhra Bank

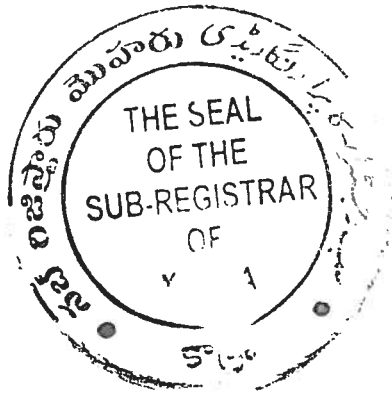
AB/DD/CTS/H

प्रति हस्ताक्षरित/ Countersigned
Please sign above

प्रबंधक/ Manager

⑈ 544696 ⑈ 0000 1 10000 ⑈ 16

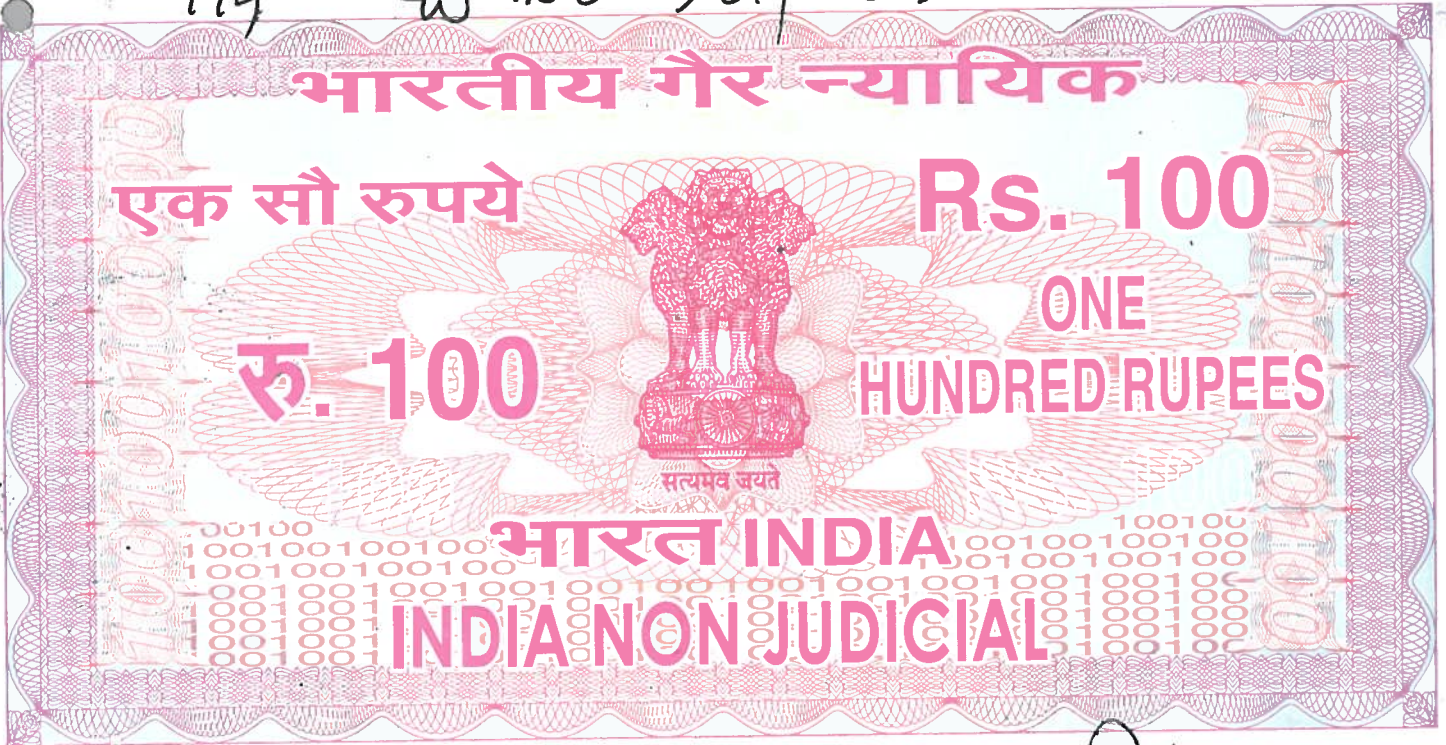
Bk - 1, CS No 777/2017 & Doct No
760 / 2017. Sheet 9 of 9
Sub Registrar
Kapra



8
774

చ.స.నె. 261/2017

SCANNED



తెలంగాణ తెలంగాణా TELANGANA

D 903603

S.No. 860 Date: 05-02-2016

Sold to: P. CHANDRA SEKHAR REDDY

S/o.: Late P. PRATAP REDDY

For Whom: SELF

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

GIFT SETTLEMENT DEED

This GIFT SETTLEMENT DEED is made and executed on this 23rd day of February 2017, at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Shri P. Chandra Sekhar Reddy, Son of Late P. Pratap Reddy, aged 57 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No.AEJPP5651P}, hereinafter referred to as the 'DONOR' which expression, unless it is repugnant to the context and meaning thereof, shall mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the First Part;





IN FAVOUR OF

Smt. P. Hymavathi, Wife of Shri. P. Chandra Sekhar Reddy, aged about 47 years, residing at resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No. AEJPP5658N}, hereinafter referred to as the 'DONEE', which expression, unless it is repugnant to the context and meaning thereof, shall mean and include, all her heirs, executors, administrators, legal representatives, successors-in-interest, nominee and assignees of the Second Part.

Presentation Endorsement:




Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9400/- paid between the hours of 3 and 4 on the 23rd day of FEB, 2017 by Sri P.Chandra Sekhar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE		 P. HYMAVATHI::23/02/2017 [1526-1-2017-774]	P. HYMAVATHI W/O. P. CHANDRA SEKHAR REDDY PLOTNO.14 ANUPURAM CLY, ECIL POST HYD	<i>P. Hymavathi</i>
2	DR		 P. CHANDRA SEKHAR [1526-1-2017-774]	P. CHANDRA SEKHAR REDDY S/O. LATE.P.PRATAP REDDY PLOTNO.14 ANUPURAM CLY, ECIL POST HYD	<i>[Signature]</i>



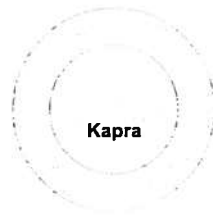
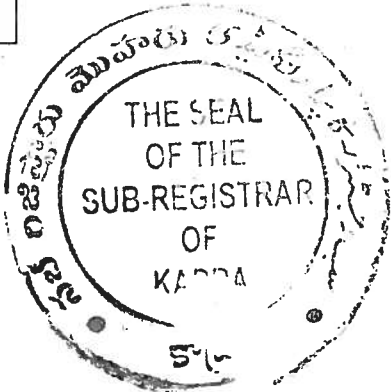
Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 P. AHKILA::23/02/2017 [1526-1-2017-774]	P. AHKILA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	<i>Ahkila</i>
2		 P NIKHITHA::23/02/2017 [1526-1-2017-774]	P NIKHITHA R/O.1-6- 44/14,KAPRA,ECIL,HYD.	<i>[Signature]</i>

23rd day of February, 2017

Signature of Sub Registrar Kapra

Bk - 1, CS No 774/2017 & Doct No 761/2017. Sheet 1 of 9 Sub Registrar Kapra

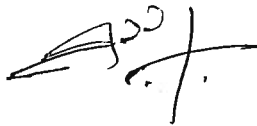


WHEREAS:

- A. The **DONOR** is the absolute owner of apartment bearing flat no.109 on the first floor, in block no. 'F' in the project known as 'Vista Homes' situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District admeasuring 1220 sft of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Scheduled Property and more fully described in the schedule given under.
- B. Whereas, the Donor has purchased undivided share of land admeasuring about 1054.64 sq. yds, in Sy. Nos. 193(Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195(Ac.2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, under SRO Kapra by virtue of Sale Deed dated 25.03.2013 registered as document no. 1542/2013 with the Office of the Sub-Registrar of Kapra from its original owner M/s. Vista Homes. The Donor had agreed to purchase the land from M/s. Vista Homes subject to the condition that M/s. Vista Homes shall construct 16 flats pertaining to the undivided share of land purchased by the Donor.
- C. Accordingly, the Donor has entered into an agreement of construction dated 25.03.2013 with M/s. Vista Homes for construction of the Scheduled Property.
- D. By way of the above referred documents the Donor is the absolute owner of the above referred Property and is absolutely entitled to gift the said Property to the Donnee.
- E. The immediate previous owners of the land on which a residential project known as Vista Homes consisting of 403 flats on Ac. 5-25 gts. M/s Vista Homes had become the owner of the land by virtue of various deeds, agreements, events as recited hereunder.
- F. M/s Vista Home, the immediate previous owner is the absolute owners, possessors and in peaceful enjoyment of the land situated at Sy. Nos.193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) and 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	SRO
1	1426/2007	19.02.2007	Ac.3-01 gts.	Malkajgiri
2	3000/2007	21.04.2007	Ac.1-10 gts.	Malkajgiri
3	4325/2007	16.06.2007	Ac.0-12 gts.	Malkajgiri
4	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts	Kapra
		TOTAL	Ac.5-25 Gts.	

- G. The total land is admeasuring Ac. 5-25 Gts, and is situated 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.



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	18700	0	0	0	18800
Transfer Duty	NA	0	9400	0	0	0	9400
Reg. Fee	NA	0	9400	0	0	0	9400
User Charges	NA	0	100	0	0	0	100
Total	100	0	37600	0	0	0	37700

Rs. 28100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9400/- towards Registration Fees on the chargeable value of Rs. 1880000/- was paid by the party through E-Challan/BC/Pay Order No .364EUC220217 dated .23-FEB-17 of ,SBH/SSI CHERLAPALLY HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 37600/-, DATE: 23-FEB-17, BANK NAME: SBH, BRANCH NAME: SSI CHERLAPALLY HYDERABAD, BANK REFERENCE NO: 003205073,REMITTER NAME: P. HYMAVATHI,EXECUTANT NAME: P. CHANDRASHEKAR REDDY,CLAIMANT NAME: P. HYMAVATHI).

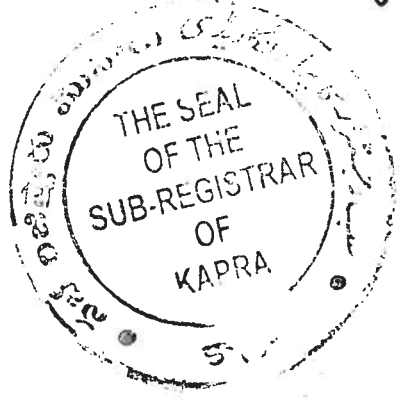
Date:
23rd day of February,2017

Signature of Registering Officer
Kapra

Bk - 1, CS No 774/2017 & Doct No
761/2017. Sheet 2 of 9
Sub Registrar
Kapra

విషయము 2017 సం./రా.శ.1938
పు. 761 వెంబయ్య గారి అమ్మల చేయబడి
స్టానింగ్ నిమిత్తం ఉన్నది వెంబయ్య 1526
పు. 761 /2017 అమ్మలదేమైనది
2017 సం./రా.శ. 2023 తేదీ

మేధ్యల్. మల్కాజ్ గిరి



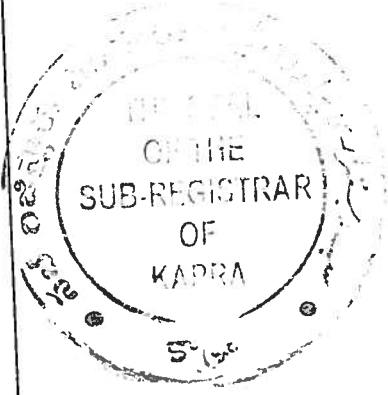
- H. M/s. Vista Homes, the immediate previous owner has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no.17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- I. M/s Vista Homes purchased the above entire 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.
- J. The **DONOR** out of love and affection which he has towards his wife Smt P. Hymavathi, the Donee herein, is desirous to gift flat no.109 on the first floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft. The Donne has accepted the gift from the Donor.
- K. The parties hereto are desirous of recording the Gift Settlement Deed into writing.

NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS FOLLOWS:-

1. That the **DONOR** out of love and affection which he has towards the **Donee** do hereby convey, transfer and releases by way of Gift to the **Donee** flat no. 109 on the first floor, in block no. 'F' in the project known as Vista Homes situated at survey nos. 193, 194 & 195 Kapra Village, Keesara Mandal, R. R. District, admeasuring 1220 sft of super built-up area along with undivided share of land to an extent of 74.12 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, and is more particularly described in the schedule given hereunder and specifically delineated in the plan annexed hereto.
2. That now or in future the Donor or any of his legal representative, successor, or any other person have no interests claim or demand in or over the Scheduled Property of whatsoever nature hereby gifted in favour of the above said Donee by the Donor.
3. That the DONOR herein by virtue of the various events and documents herein above recited in the preamble of this Gift Settlement Deed have absolute ownership rights, title and interest in respect of her undivided share in the Scheduled Property and is free from all sorts of encumbrances, charges, cess or attachments of whatsoever nature.



Bk-1, CS No 774/2017 & Doct No
761/2017. Sheet 3 of 9
Sub Registrar
Kapra



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4. That the DONEE shall hereafter enjoy her undivided share in the Scheduled Property as absolute owner without any let, hindrance, interruption or disturbance either from the DONOR or any other persons or persons claiming through or under him, and if any valid claims that may raise from any person(s), the DONOR at his own expense shall make good such claims and assure the DONEE quiet and peaceful enjoyment of the Scheduled Property.
5. This Gift Settlement Deed shall be registered at the cost and expense of DONEE herein.
6. The DONOR has today given the constructive possession of the Scheduled Property to the DONEE.
7. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.
8. The Market the Scheduled Property hereby gifted is Rs. 18,80,000/-

SCHEDULE 'A'

SCHEDULE OF LAND

All that part and parcel of undivided share of land admeasuring about 1054.64 sq.yds, 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 now under Kapra Mandal, Medchal-Malkajgiri District and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

WITNESS:

1. *Shik*



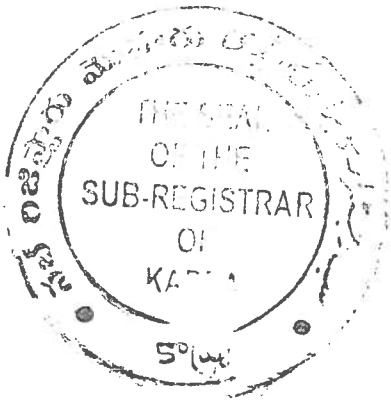
P. Chandra Sekhar Reddy
(Donor)

2. *Rich*



P. Hymavathi
(Donee)

Bk-1, CS No 774/2017 & Doct No
261/2017. Sheet 4 of 9
Sub Registrar
Kapra



SCHEDULE OF THE PROPERTY

All that portion forming a deluxe apartment bearing flat no.109 on the first floor, in block no.'F' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

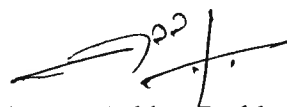
North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor & Staircase
West By	Open to Sky

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

WITNESS:

1. *Shide*

2. *Sich*


P. Chandra Sekhar Reddy
(Donor)

P. Hymavathi
P. Hymavathi
(Donee)

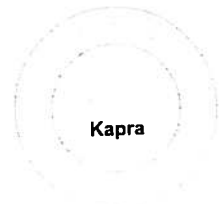
Bk-1, CS No 774/2017 & Doct No

261/2017. Sheet 5 of 9


Sub-Registrar
Kapra



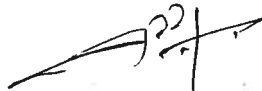
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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 109 on the first floor, in block no. 'F' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 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 : 100 sft. Parking space for one car
- b) In the First Floor : 1220 sft.
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV
of the Building : Rs. 18,80,000/-

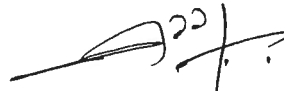
Date: 23.02.2017


Signature of the Executants

C E R T I F I C A T E

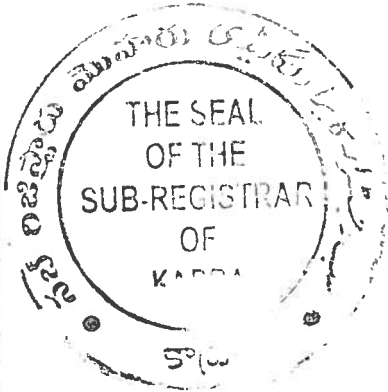
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 23.02.2017

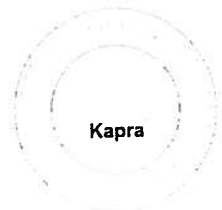

Signature of the Executants

P. Hymavathi

Bk-1, CS No 774/2017 & Doct No
261/2012. Sheet 6 of 9
Sub Registrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 109 IN BLOCK NO. 'F' 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.

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

DONOR:

SHRI. P. CHANDRA SEKHAR REDDY, SON OF LATE P. PRATAP REDDY

DONEE:

SMT. P. HYMAVATHI, WIFE OF SHRI. P. CHANDRA SEKHAR REDDY

REFERENCE:

AREA:

74.12

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.



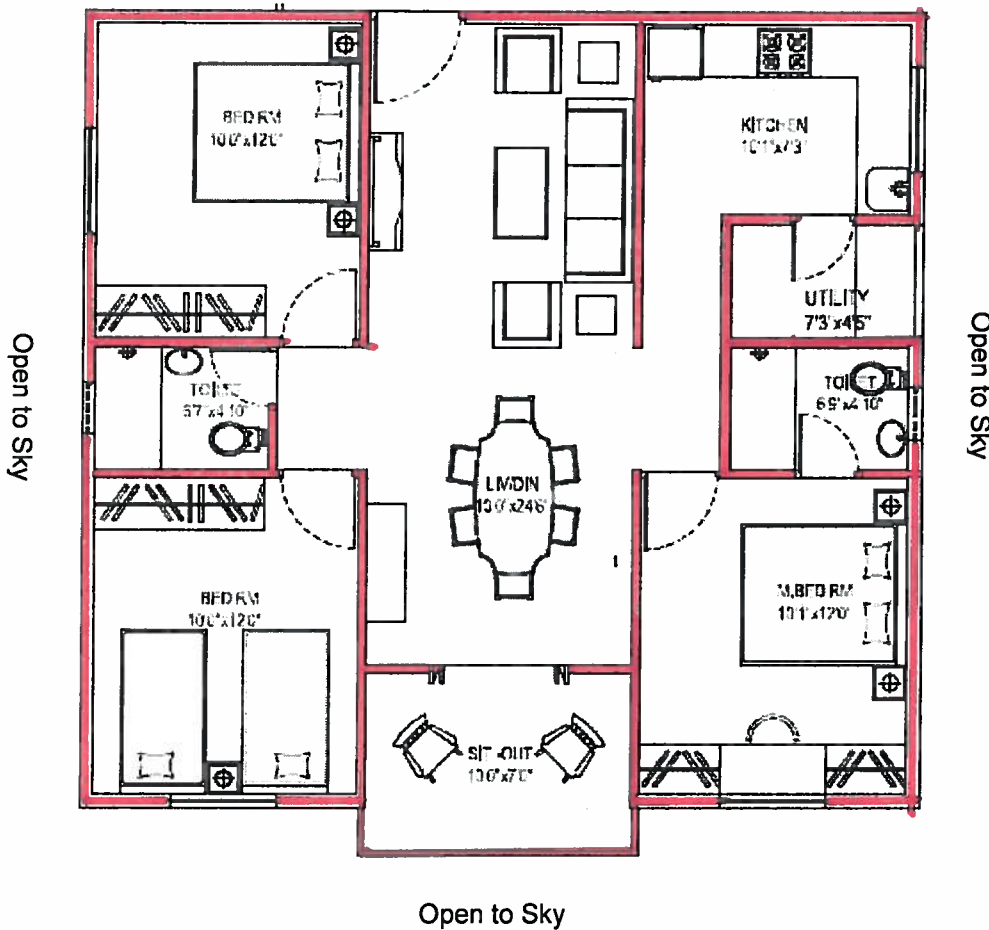
EXCL:



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



6'-6" wide corridor & Staircase



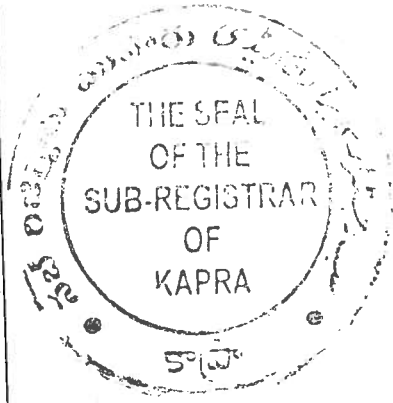
WITNESSES:

1. *Abhi*
2. *Sidy*



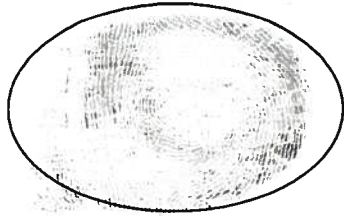

SIGNATURE OF THE DONOR

SIGNATURE OF THE DONEE

Bk - 1, CS No 774/2017 & Doct No
261 12017. Sheet 7 of 9 Sub Registrar
Kapura



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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>DONOR:</u> SHRI P. CHANDRA SEKHAR REDDY S/O. LATE P. PRATAP REDDY R/O. PLOT NO. 14 ANUPURAM COLONY E.C.I.L POST HYDERABAD – 500 062.
			<u>DONEE</u> SMT. P. HYMAVATHI W/O. SHRI. P. CHANDRA SEKHAR REDDY R/O. R/O. PLOT NO. 14 ANUPURAM COLONY E.C.I.L POST HYDERABAD – 500 062.

SIGNATURE OF WITNESSES:

1. 
2. 



SIGNATURE OF THE DONOR

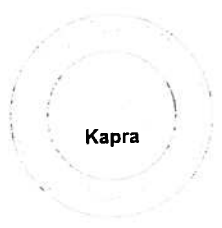
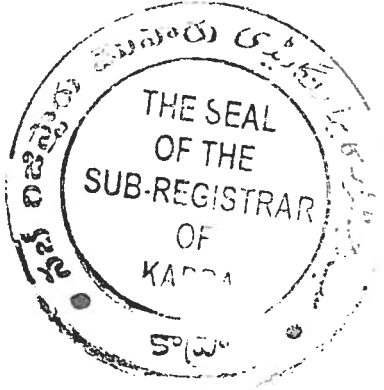


SIGNATURE OF THE DONEE

Bk-1, CS No 774/2017 & Doct No

261 PDL7. Sheet 8 of 9

Sub Registrar
Kapra



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHANDRA SEKAR REDDY POREDDY
PRATAP REDDY POREDDY

01/06/1960
Permanent Account Number
AEJPP5651F

Signature

27102006

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HYMAVATHI POREDDY
AYODYARAM REDDY BOYA

05/07/1969
Permanent Account Number
AEJPP5658N

Signature

27092006

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పోరెడ్డి అఖిల
Poreddy Akhila

పుట్టిన సంవత్సరం - Year of Birth 1990
స్త్రీ - Female

5729 1081 6411

ఆధార్ - సామాన్యని హక్కు

భారత ఏకీకృత గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: D/O Poreddy Chandra Sekar Reddy, 1-6-44/14, Anupuram Colony, ECIL Post, Kapra Ranga Reddy, Hyderabad, Andhra Pradesh, 500062

1947 1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
పి.ఎ. బోర్డు నెం. 1947, హైదరాబాద్-500001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POREDDY NIKHITHA
POREDDY CHANDRA SHEKAR REDDY

08/12/1993
Permanent Account Number
ARSPN8531E

Signature

06122012

आन्धा बैंक Andhra Bank Over INR. 1,880.00

KAPRA SAINIKPURI

मागे जाते पर On Demand Pay
COMMISSIONER, GHMC, HYDERABAD

रुपये/Rupees One Thousand Eight Hundred Eighty ONLY ₹ 1,880.00

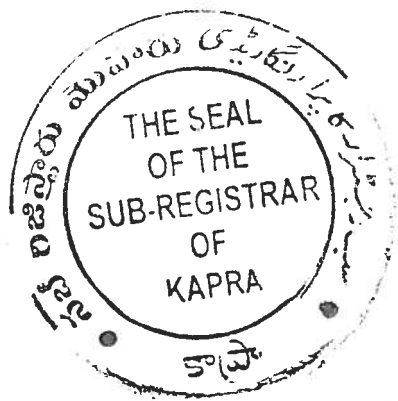
अदा करें For Value Received
कृते आन्धा बैंक For Andhra Bank

AB/DD/CTS/H प्रति हस्ताक्षरित/ Countersigned प्रबंधक/ Manager

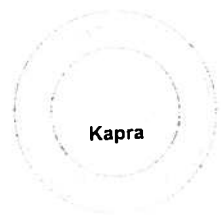
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Bk - 1, CS No 774/2017 & Doct No 761/2017 . Sheet 9 of 9
Sub Registrar
Kapra



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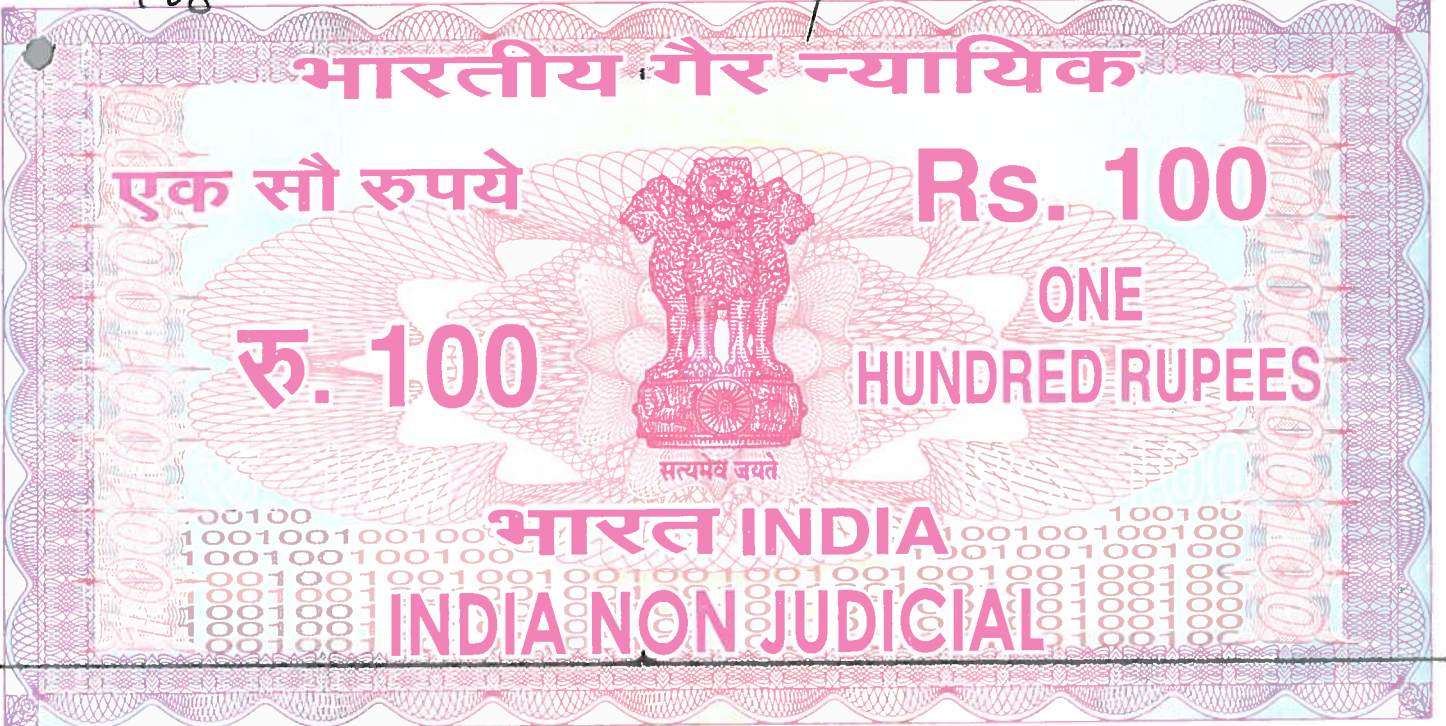


778

S.S.O. 762/2017

9-2017

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Sl.No.....590.....Date 23/2/17 Rs. 100/-
Sold to P. Chandra Sekhar Reddy
S/o. Who: D/o Late P. Pratap Reddy
For Whom.....Self..... 126MYL

G 938466
G. SURENDEEV
Licensed Stamp Vendor
Lic.No.16-06-042 of 2012
Renewal Lic.No.16-06-048/2015
H.No.6-6-124, Kavadiguda, Secunderabad
Ph.No:9885296636

SALE DEED

This Sale Deed is made and executed on this the 23rd day of February 2017 at S.R.O, Kapra, Medchal Malkajgiri District by and between:

Shri. P. Chandra Sekhar Reddy, Son of Late P. Pratap Reddy, aged about 53 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062 {Pan No.AEJPP5651P}, 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. Mukka Sai Vishal Reddy, Son of Mr. M. Rupananda Reddy, aged about 27 years, Occupation: Business resident of H. No: 3-6-57/14/2, Plot No. 5, Vivekananda Nagar Colony, Kukatapally, Hyderabad {Pan No.BOTPM2900K} 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.).

Copy

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 7375/- paid between the hours of 3 and 4 on the 23rd day of FEB, 2017 by Sri P.Chandra Sekhar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 MUKKA SAI VISHAL R [1526-1-2017-778]	MUKKA SAI VISHAL REDDY S/O. M.RUPANANDA REDDY HNO.3-6-57/14/2 PLOTNO.5 VIVEKANANDA NAGAR CLY. KUKATPALLY HYD	
2	EX		 P.CHANDRA SEKHAR [1526-1-2017-778]	P.CHANDRA SEKHAR REDDY S/O. LATE.P.PRATAP REDDY PLOTNO.14 ANUPURAM CLY. ECIL POST HYD	



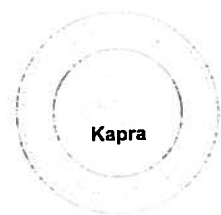
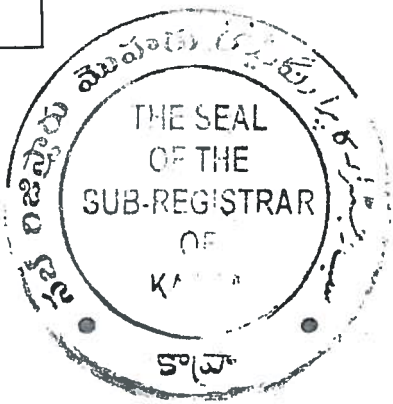
Identified by Witness:

SI No	Thumb impression	Photo	Name & Address	Signature
1		 K BHOOPATHI REDDY [1526-1-2017-778]	K BHOOPATHI REDDY R/O.SIDDIPET,MEDAK.	
2		 P NIKITHA::23/02/2017 [1526-1-2017-778]	P NIKITHA R/O.ECIL,HYD	

23rd day of February, 2017

Signature of Sub Registrar Kapra

Bk - 1, CS No 778/2017 & Doct No 762/2017. Sheet 1 of 10 Sub Registrar Kapra



WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no. 203 on the second floor, in block no. 'G' 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 floor 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 now under Kapra Mandal, Medchal-Malkajgiri 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. 1542/2013, 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 original owner M/s. Vista homes 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. The Project of development on the entire scheduled land is styled as 'Vista Homes'.
- D. The Buyer is desirous of purchasing flat no 203 on the second floor in block no. 'G', 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.14,75,000/- (Rupees Fourteen Lakhs Seventy Five Thousand 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.



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	58900	0	0	0	59000
Transfer Duty	NA	0	22125	0	0	0	22125
Reg. Fee	NA	0	7375	0	0	0	7375
User Charges	NA	0	100	0	0	0	100
Total	100	0	88500	0	0	0	88600

Rs. 81025/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7375/- towards Registration Fees on the chargeable value of Rs. 1475000/- was paid by the party through E-Challan/BC/Pay Order No ,527SCS230217 dated ,23-FEB-17 of ,SEH/KUSHAIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 88500/-, DATE: 23-FEB-17, BANK NAME: SBH, BRANCH NAME: KUSHAIGUDA HYDERABAD, BANK REFERENCE NO: 002388196, REMITTER NAME: MUKKA SAI VISHAL REDDY, EXECUTANT NAME: P. CHANDRA SEKHAR REDDY, CLAIMANT NAME: MUKKA SAI VISHAL REDDY)

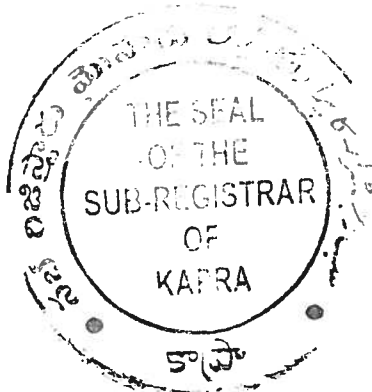
Date:
23rd day of February, 2017

Signature of Registering Officer
Kapra

Bk - 1, CS No 778/2017 & Doct No
762 / 2017. Sheet 2 of 10
Sub Registrar
Kapra

వివేకము 2017 సం./వా.న. 1938
పు. 762... గా యిచ్చుట చేయబడి
స్టాంప్ నిమిత్తం యిచ్చుట చేయబడినది.
762... గా యిచ్చడమైనది
2017 సం. ఫిబ్రవరి 23... వ తేది

సచి-లక్ష్మణ్
కాప్రా
మేధల్, మల్కాజ్గిరి



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.203 on the second floor, in block no. 'G', 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:

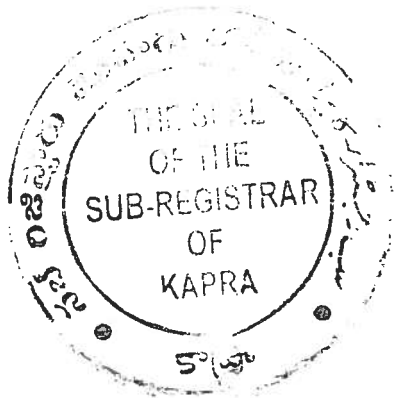
- a) An undivided share in the Schedule Land to the extent of 57.71 sq. yds.
- b) A reserved parking space for single car on the Basement, admeasuring about 100 sft.

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.14,75,000/-(Rupees Fourteen Lakhs Seventy Five Thousand Only).The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

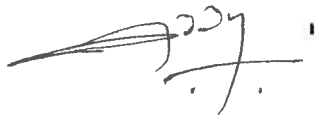
- i. Rs.4,70,000/-(Rupees Four Lakhs Seventy Thousand Only) paid way of cheque no.000055, dated 23.02.2017 drawn on HDFC Bank, Kukatpally Branch, Hyderabad.
 - ii. Rs.4,70,000/-(Rupees Four Lakhs Seventy Thousand Only) paid way of cheque no.000056, dated 23.02.2017 drawn on HDFC Bank, Kukatpally Branch, Hyderabad.
 - iii. Rs.4,70,000/-(Rupees Four Lakhs Seventy Thousand Only) paid way of cheque no.000057, dated 23.02.2017 drawn on HDFC Bank, Kukatpally Branch, Hyderabad.
 - iv. Rs.65,000/-(Rupees Sixty 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 778/2017 & Doct No
762/2017. Sheet 3 of 10 Sub Registrar
Kapra



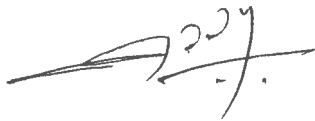
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Buyer in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, 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.



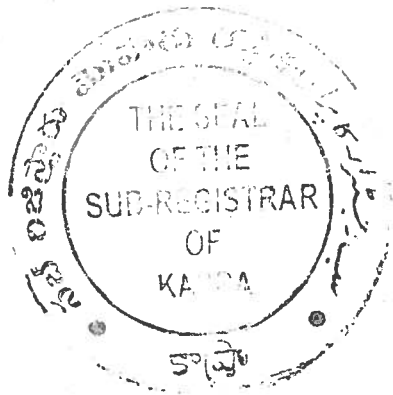
Bk - 1, CS No 778/2017 & Doct No
262/2017. Sheet 4 of 10 ~~Sub Registrar~~
Kapra



- 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 778/2017 & Doct No
762/2017 Sheet 5 of 10 Sub Registrar
Kapra



SCHEDULE 'A'

SCHEDULE OF LAND

All that part and parcel of undivided share of land admeasuring about 1054.64 sq.yds, 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 now under Kapra Mandal, Medchal-Malkajgiri District and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

SCHEDULE 'B'



SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.203 on the second floor, in block no.'G' 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 now under Kapra Mandal, Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

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

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

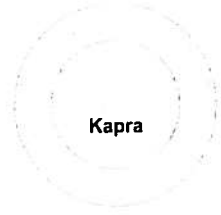
WITNESSES:

1. 
2. 


VENDOR


BUYER


Bk - 1, CS No 778/2017 & Doct No
762/2017 Sheet 6 of 10 Sub Registrar,
Kappa



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 203 on the second floor, in block no.'G' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 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 : 100 sft. Parking space for one car
- b) In the Second Floor : 950 sft.
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV of the Building : Rs. 14,75,000/-

Date: 23.02.2017


Signature of the Executants

C E R T I F I C A T E

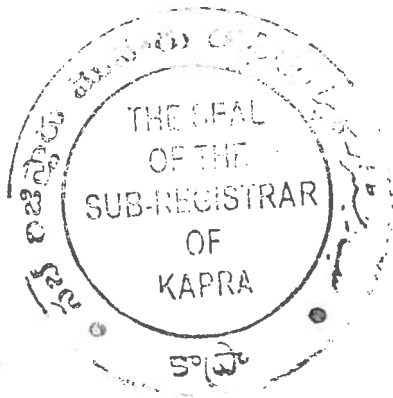
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 23.02.2017


Signature of the Executants



Bk - 1, CS No 778/2017 & Doct No
262 / 2017. Sheet 7 of 10 Sub Registrar
Kapra



OK 02 REGISTRATION PLAN SHOWING

FLAT NO. 203 IN BLOCK NO. 'G' ON THE SECOND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

VENDOR: SHRI P. CHANDRA SEKHAR REDDY, SON OF LATE P. PRATAP REDDY

BUYER: MR. MUKKA SAI VISHAL REDDY, SON OF MR. M. RUPANANDA REDDY

REFERENCE:
AREA: 57.71

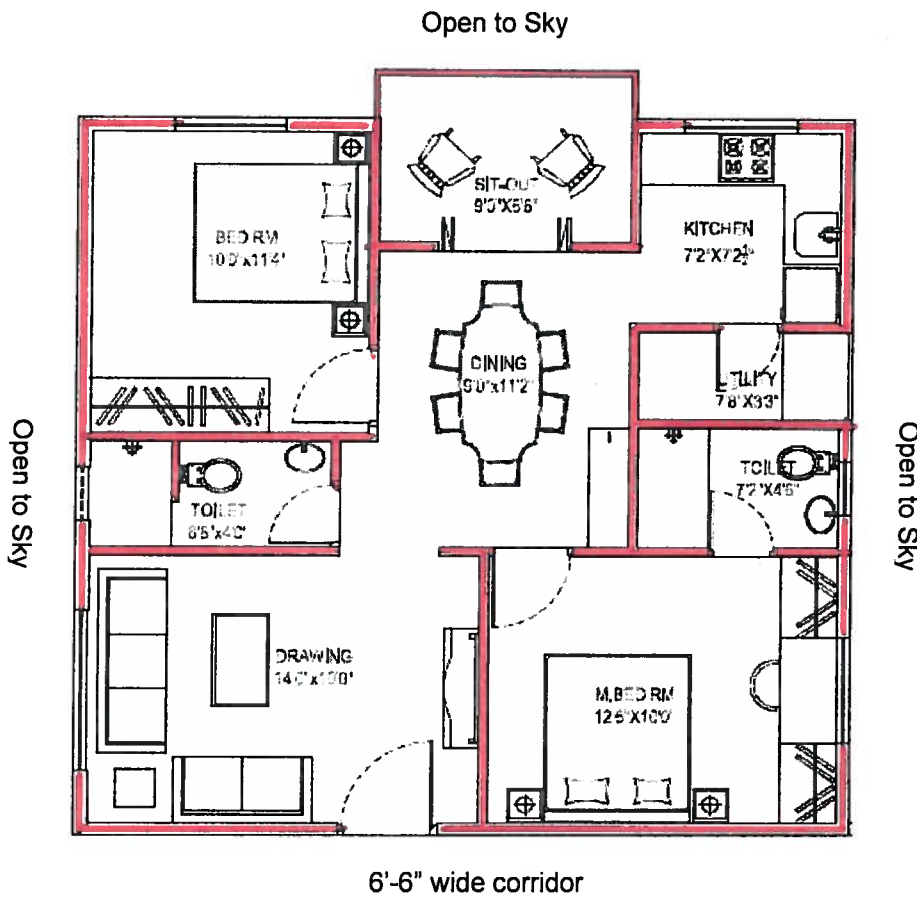
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

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



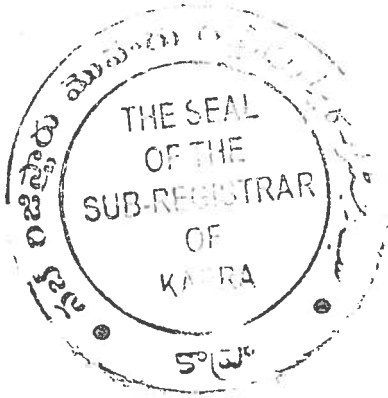
WITNESSES:

- 1.
- 2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

BK - 1, CS No 778/2017 & Doct No
262 / 2017. Sheet 8 of 10 Sub Registrar
Kapra



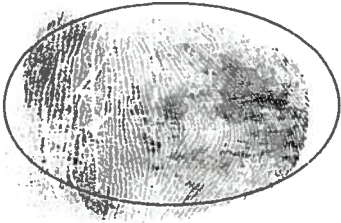
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

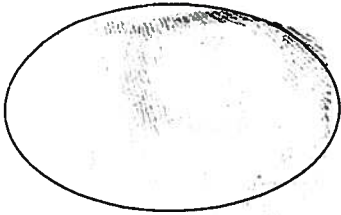
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

SHRI P. CHANDRA SEKHAR REDDY
S/O. LATE P. PRATAP REDDY
R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD – 500 062.



BUYER:

MR. MUKKA SAI VISHAL REDDY
S/O. MR. M. RUPANANDA REDDY
R/O. H. NO: 3-6-57/14/2
PLOT NO. 5, VIVEKANANDA NAGAR COLONY
KUKATPALLY
HYDERABAD

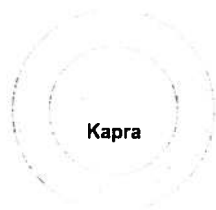
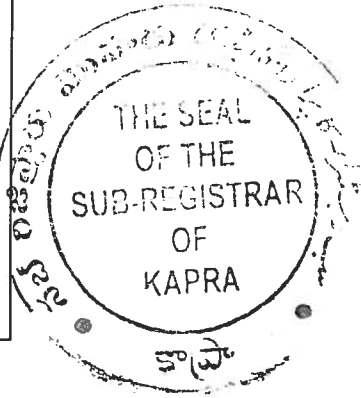
SIGNATURE OF WITNESSES:

- 1.
- 2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER


Bk-1, CS No 778/2017 & Doct No
762/2017 Sheet 9 of 10 Sub Registrar
Kapra




आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

CHANDRA SEKAR REDDY POREDDY
PRATAP REDDY POREDDY

01/06/1960
 Permanent Account Number
AEJPP5651F

Signature 



27102006


Handwritten signature

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

MUKKA SAI VISHAL REDDY
RUPANANDA REDDY MUKKA

22/02/1991
 Permanent Account Number
BOTPM2900K

Signature *M Sai Vishal Reddy*



09082011

M Sai Vishal Reddy

ANDHRA PRADESH
DRIVING LICENCE

BHOOPATHI REDDY -
RAM REDDY

SHAHAMNAGAR
SADAPET
MEDAK



Handwritten signature

	<u>Class Of Vehicle</u>	<u>Validity</u>
M263854 1/08	MCWG	23/11/2012
	HPV,T&T	19/06/2013
<u>Non-Transport</u>		
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>	221	
<u>Original No.</u>	5932/1983OD	
<u>Original LA.</u>	MEDAK , ANDHRA PRADESH	
<u>DOB</u>	24/04/1959	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	15/07/1983	

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

POREDDY NIKHITHA
POREDDY CHANDRA SHEKAR REDDY

08/12/1993
 Permanent Account Number
ARSPN8531E

Signature *Nikhitha*

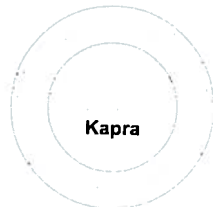


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Bk - 1, CS No 778/2017 & Doct No 262 / 2017 Sub Registrar Kapra



आन्ध्र बैंक

Andhra Bank



ANK. 1,475.00

मार्गे जाने पर
On Demand Pay

रुपये/Rupees

or Order
या उनके आदेश पर प्राप्त मूल्य के लिए

₹ 1,475.00

अदा करें
For Value Received

कृते आन्ध्र बैंक For Andhra Bank

0700 1 50-HYDERABAD

आन्ध्र बैंक Andhra Bank

AB/DD/CTS/H

प्रति हस्ताक्षरित/ Countersigned
Please sign above

प्रबंधक / Manager

110 54469010 0000 10000000

16

22-02-2017
D D M M Y Y Y Y

9 8 7 6 5 4 3 2 1

Valid for 3 months from the date of issue

13-2015

779

W. No. 763/2012

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIAN NON JUDICIAL

SCANNED

తెలంగాణ తెలంగాణ TELANGANA

Sl.No.....591.....Date 23/2/17 Rs. 100/-

Sold to...P. Chandra Sekhar Reddy

S/o. W/o. D/o. M. P. Pratap Reddy

For Whom.....self.....M. P. Pratap

G 938467

G. CRANJEEVI

Head Stamp Vendor

Lic.No.16-06-042 of 2012

Renewal Lic.No.16-06-048/2015

H.No.6-6-124, Kavadiguda, Secunderabad.

Ph.No:9885296636

SALE DEED

This Sale Deed is made and executed on this the 23rd day of February 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Shri. P. Chandra Sekhar Reddy, Son of Late P. Pratap Reddy, aged about 53 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad - 500 062 {Pan No.AEJPP5651P}, 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. Mukka Sai Vishal Reddy, Son of Mr. M. Rupananda Reddy, aged about 27 years, Occupation: Business resident of H. No: 3-6-57/14/2, Plot No. 5, Vivekananda Nagar Colony, Kukatpally, Hyderabad {Pan No.BOTPM2900K} 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.).

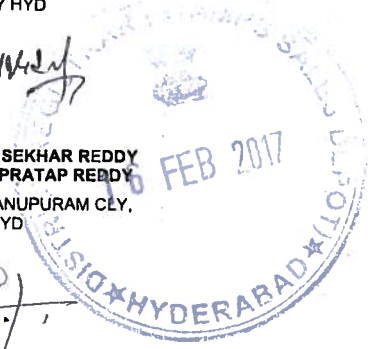
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 7375/- paid between the hours of 3 and 4 on the 23rd day of FEB, 2017 by Sri P.Chandra Sekhar Reddy



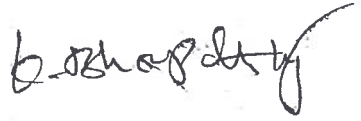



Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address
1	CL		 MUKKA SAI VISHAL R [1526-1-2017-779]	MUKKA SAI VISHAL REDDY S/O. M.RUPANANDA REDDY HNO.3-6-57/14/2 PLOTNO.5 VIVEKANANDA NAGAR CLY, KUKATPALLY HYD
2	EX		 [1526-1-2017-779]E:	P.CHANDRA SEKHAR REDDY S/O. LATE.P.PRATAP REDDY PLOTNO.14 ANUPURAM CLY, ECIL POST HYD



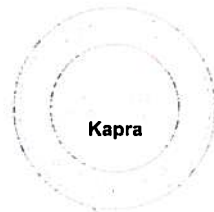
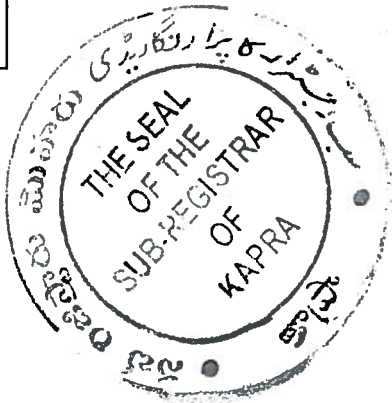
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2017-779]w	K BHOOPATHI REDDY R/O.SIDDIPET,MEDAK.	
2		 [1526-1-2017-779]w	P NIKITHA R/O.ECIL,HYD	

23rd day of February, 2017

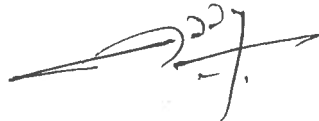
Signature of Sub-Registrar
Kapra

Bk-1, CS No 779/2017 & Doct No 763/2017. Sheet 1 of 10, Sub Registrar Kapra



WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no. 306 on the third floor, in block no. 'G' 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 floor 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 now under Kapra Mandal, Medchal-Malkajgiri 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.1542/2013, 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 original owner M/s. Vista homes 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. The Project of development on the entire scheduled land is styled as 'Vista Homes'.
- D. The Buyer is desirous of purchasing flat no 306 on third floor in block no. 'G', 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.14,75,000/-(Rupees Fourteen Lakhs Seventy Five Thousand 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.



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	58900	0	0	0	59000
Transfer Duty	NA	0	22125	0	0	0	22125
Reg. Fee	NA	0	7375	0	0	0	7375
User Charges	NA	0	100	0	0	0	100
Total	100	0	88500	0	0	0	88600

Rs. 81025/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7375/- towards Registration Fees on the chargeable value of Rs. 1475000/- was paid by the party through E-Challan/BC/Pay Order No .934HBM230217 dated ,23-FEB-17 of .SBH/KUSHAIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 88500/-, DATE: 23-FEB-17, BANK NAME: SBH, BRANCH NAME: KUSHAIGUDA HYDERABAD, BANK REFERENCE NO: 002599896, REMITTER NAME: P. CHANDRA SEKHAR REDDY, EXECUTANT NAME: P. CHANDRA SEKHAR REDDY, CLAIMANT NAME: MUKKA SAI VISHAL REDDY).

Date: 23rd day of February, 2017

Signature of Registering Officer
Kapra

Bk - 1, CS No 779/2017 & Doct No 763/2017. Sheet 2 of 10 Sub-Registrar Kapra

ప పుస్తకము 2017 సం./రా.స. 10 38
పు. 763 వెంకట గారి లింగయ్య వీధి నుండి
స్టాంప్ నిమిత్తం దస్తావేజు వెంకట గారి
763 /2017 గా యివ్వడమైనది
2017 సం. ఫిబ్రవరి 23 వ తేది

సహ-రజిస్ట్రార్
కాపా
మేధ్వల్. మల్కాజీగిరి



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 306 on the third floor, in block no. 'G', 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.14,75,000/-(Rupees Fourteen Lakhs Seventy Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.4,70,000/-(Rupees Four Lakhs Seventy Thousand Only) paid way of cheque no.000058, dated 23.02.2017 drawn on HDFC Bank, Kukatpally Branch, Hyderabad.
 - ii. Rs.4,70,000/-(Rupees Four Lakhs Seventy Thousand Only) paid way of cheque no.000059, dated 23.02.2017 drawn on HDFC Bank, Kukatpally Branch, Hyderabad.
 - iii. Rs.4,70,000/-(Rupees Four Lakhs Seventy Thousand Only) paid way of cheque no.000060, dated 23.02.2017 drawn on HDFC Bank, Kukatpally Branch, Hyderabad.
 - iv. Rs.65,000/-(Rupees Sixty 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.
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.



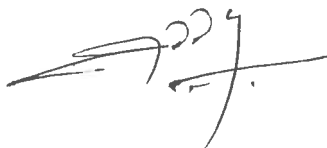
Bk - 1, CS No 779/2017 & Doct No
263/2017. Sheet 3 of 10

[Signature]
Sub Registrar
Kapra

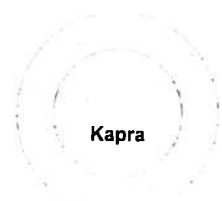


Kapra

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.



Bk - 1, CS No 779/2017 & Doct No
763/2017. Sheet 4 of 10
Sub Registrar
Kapra



- 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 779/2017 & Doct No
763/2017 Sheet 5 of 10

Sub Registrar
Kapra



SCHEDULE 'A'

SCHEDULE OF LAND

All that part and parcel of undivided share of land admeasuring about 1054.64 sq.yds, 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 now under Kapra Mandal, Medchal-Malkajgiri District and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

SCHEDULE 'B'

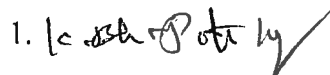
SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.306 on the third floor, in block no.'G' 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 now under Kapra Mandal, Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

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

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

WITNESSES:

1. 

2. 



VENDOR



BUYER

Bk - 1, CS No 779/2017 & Dact No

763 / 2017. Sheet 6 of 10 Sub Registrar
Kapra

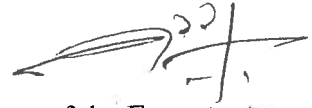


Kapra

ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 306 on the third floor, in block no. 'G' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 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 : 100 sft. Parking space for one car
- b) In the Third Floor : 950 sft.
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV of the Building : Rs. 14,75,000/-

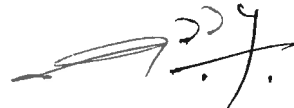
Date: 23.02.2017


Signature of the Executants

C E R T I F I C A T E

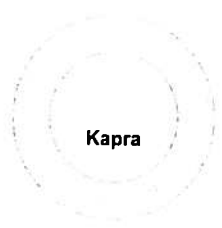
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 23.02.2017


Signature of the Executants

M. Srinivas Reddy

Bk - 1, CS No 779/2017 & Doct No
763 / 2017. Sheet 7 of 10 Sub Registrar
Kapra



OK 02 REGISTRATION PLAN SHOWING FLAT NO. 306 IN BLOCK NO. 'G' ON THE THIRD FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

VENDOR: SHRI P. CHANDRA SEKHAR REDDY, SON OF LATE P. PRATAP REDDY

BUYER: MR. MUKKA SAI VISHAL REDDY, SON OF MR. M. RUPANANDA REDDY

REFERENCE:
AREA: 57.71

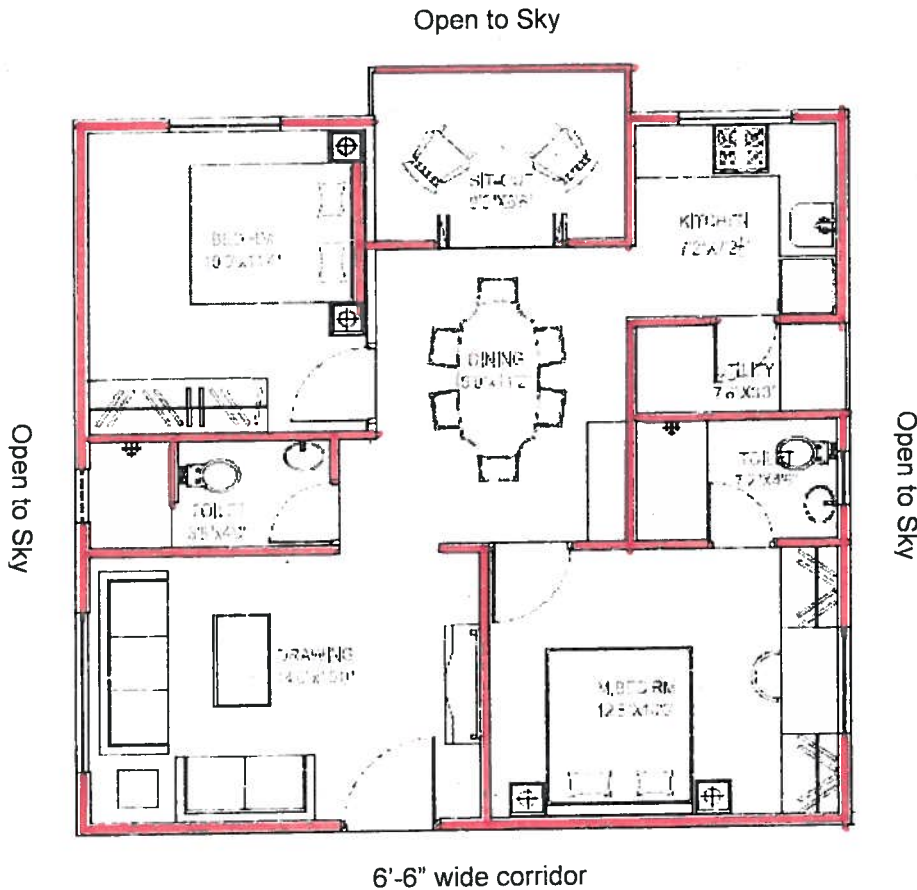
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

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



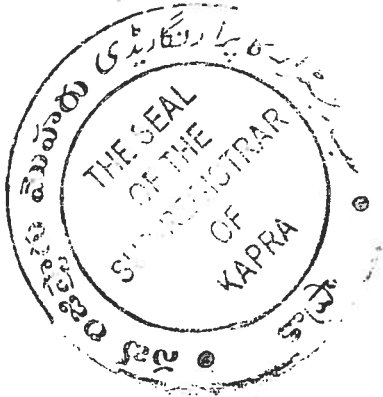
WITNESSES:

1. *K. Bhopala*
2. *Sidy*

P. Chandra Sekhar Reddy
SIGNATURE OF THE VENDOR

M. Sai Vishal Reddy
SIGNATURE OF THE BUYER

Bk - 1, CS No 779/2017 & Doct No
763 / 2017. Sheet 8 of 10
Sub Registrar
Kapra



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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
---------------	---------------------------------------------------	-----------------------------------------------------------	-----------------------------------------------------------------------------------



VENDOR:

SHRI P. CHANDRA SEKHAR REDDY
S/O. LATE P. PRATAP REDDY
R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD – 500 062.



BUYER:

MR. MUKKA SAI VISHAL REDDY
S/O. MR. M. RUPANANDA REDDY
R/O. H. NO: 3-6-57/14/2
PLOT NO. 5, VIVEKANANDA NAGAR COLONY
KUKATPALLY
HYDERABAD

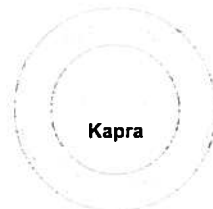
SIGNATURE OF WITNESSES:

- 1.
- 2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

Bk - 1, CS No 779/2017 & Doct No
763 / 2017. Sheet 9 of 10 Sub Registrar
(Kapra)



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHANDRA SEKAR REDDY POREDDY
PRATAP REDDY POREDDY

01/06/1960
Permanent Account Number
AEJPP5651F

Signature

27102006

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MUKKA SAI VISHAL REDDY
RUPANANDA REDDY MUKKA

22/02/1991
Permanent Account Number
BOTPM2900K

Signature

09092011

[Handwritten signature]

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLRAP12356762008

BHOOPATHI REDDY
RAM REDDY

IBRAHIMNAGAR
SIDDIPET
MEDAK

20/06/2007

Issuing Authority
RTO-SIDDIPET

[Handwritten signature]

M263854 1/08	Class Of Vehicle	Validity
<u>Non-Transport</u>	MCWG	23/11/2012
<u>Transport</u>	HPV,T&T	19/06/2013
<u>Hazardous Validity</u>		
<u>Badge No.</u>	221	
<u>Original No.</u>	5932/1983OD	
<u>Original LA.</u>	MEDAK , ANDHRA PRADESH	
<u>DOB</u>	24/04/1959	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	15/07/1983	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POREDDY NIKHITHA
POREDDY CHANDRA SHEKAR REDDY

08/12/1993
Permanent Account Number
ARSPN8531E

Signature

08122012

[Handwritten signature]

