

ORIGINAL

2354 దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ M/s Vista Homes Rp. by K. prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				6/2
దస్తావేజు విలువ	2379000				25/3
స్థాంపు విలువ రూ.	100				Flat
దస్తావేజు నెంబరు	1128/15				Kapra
రిజిస్ట్రేషన్ రుసుము	11895				
లోటు స్థాంపు (D.S.D.)	95060				
GHMC (T.D.)	35685				
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x					
మొత్తం	142740/-				

DD No 001249
Date 24/2/15

HDFC Bank

Sec-bid

Vat 29738/-

(అక్షరాల) One Lakh forty two Thousand Seven hundred en forty only

తేది 25/3/15

వాపసు తేది _____

Sub-Registrar
Shamiraj
Ranga Reddy

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


SCANNED

Doc NO 1128/2015

100
85
150



తెలంగాణ తేలంగానా TELANGANA

 B 580277

S.No. 2128 Date: 06-02-2015

CH. SHRAVANI
LICENSED STAMP VENDOR
LIC.No.15-31-029/2013,
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

Sold to: MAHENDAR

S/o. MALLESH

For Whom: VISTA HOMES

SALE DEED

This Sale Deed is made and executed on this 25th day of March 2015 at SRO, Shamirpet, Ranga Reddy District by:

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

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11895/- paid between the hours of 1 and 2 on the 25th day of MAR, 2015 by Sri K Prabhakar 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		 THAKUR JITENDER S [1516-1-2015-1150]	THAKUR JITENDER SINGH, S/O. MAHENDER SINGH, 2-2-1106/F/11 LAKNAGAR, NEW NALLAKUNTA, HYD	
2	EX		 K PRABHAKAR REDDY [1516-1-2015-1150]	K PRABHAKAR REDDY (PRESENTING SPA) VIDE SPA NO.BK IV 87/2014 OF SRO KAVADIGUDA[RISOHAM MODI (AUTHORISED SIGNATORY OF SUMMIT H PVT LTD) . SATISH MODI	

Bk - 1, CS No 1150/2015 & Doct No 128/2015. Sheet 1 of 12
 Joint SubRegistrar15 Shamirpet



In favour of

Mr. Thakur Jitender Singh, Son of Mr. Mahender Singh, aged about 37 years, Occupation: Service, residing at H. No: 2-2-1106/f, Tilaknagar, New Nallakunta, Hyderabad - 500 044, hereinafter referred to as the 'Vendee'

The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

WHEREAS:

A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac. 5-25 Gts., by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

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

B. The total land admeasuring Ac. 5-25 Gts, in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.

C. The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:

- Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
- Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
- Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
- M/s. Sana Estates Limited, represented by Sana Yadi Reddy, S/o. Sri Gopaiah.
- Smt. Sana Bhagya Laxmi, W/o. Shri. Sana Yadi Reddy.
- Shri. Shiva Srinivas, S/o. late. S. Ramulu.
- Shri. P. Ramsunder Reddy, S/o Shri. P. Lakshminarsimha.
- Shri. Pathi Venkat Reddy, S/o. Shri. Veera Reddy.
- Shri. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

For VISTA HOMES



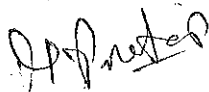




Partner

For VISTA HOMES


Partner

5-4-187/3 & 4, IIND FLOOR,,
SOHAM MANSION,
M.G.ROAD,SEC-BAD

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MAHENDER PRATAP: [1516-1-2015-1150]	MAHENDER PRATAP TILAKNAGAR, HYD	
2		 KAVITHA JITENDER S [1516-1-2015-1150]	KAVITHA JITENDER SINGH TILAKNAGAR, HYD	

25th day of March, 2015


Signature of Joint SubRegistrar15
Shamirpet

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0		95060	95160
Transfer Duty	NA	0	0		35685	35685
Reg. Fee	NA	0	0		11895	11895
User Charges	NA	0	0		100	100
Total	100	0	0		142740	142840

Rs. 130745/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11895/- towards Registration Fees on the chargeable value of Rs. 2379000/- was paid by the party through DD No ,1249 dated ,24-MAR-15 of ,HDFC BANK/RP ROAD, SEC-BAD

Date

25th day of March, 2015


Signature of Registering Officer

Shamirpet

Joint SubRegistrar15 Shamirpet
Sheet 2 of 12
128/1/2015

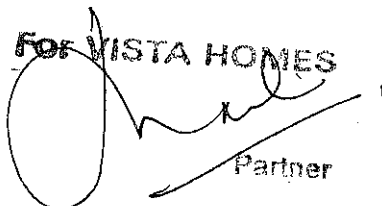


- D. The Vendor has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- E. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- F. The Vendee is desirous of purchasing a luxury apartment bearing flat no. 007 on the ground floor, in block no. 'B' admeasuring 950 sft. of super built-up area together with proportionate undivided share of land to the extent of 57.71 sq. yds., and reserved parking space for single car in the basement, admeasuring about 100 sft., in the proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- H. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 23,79,000/- (Rupees Twenty Three Lakhs Seventy Nine Thousand Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the luxury apartment bearing flat no.007 on the ground floor, in block no. 'B', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:
- a) An undivided share in the Schedule Land to the extent of 57.71 sq. yds.
- b) A reserved parking space for single car on the basement admeasuring about 100 sft.

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 23,79,000/- (Rupees Twenty Three Lakhs Seventy Nine Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

15 వ పుస్తకము 20/5వం|| (ఛ.స. 1937) నం|| పు
 : 1128- వివాహం రిజిస్టరు చేయబడినది. స్కానింగ్
 విమర్శన రిజిస్టరు నెంబరు 1816-I..... 1128.....20/5
 అనుబంధము.
 20/5వం|| మార్చి నెంబరు..... 25.....వ తేదీ

(Handwritten Signature)

సబ్-రిజిస్ట్రార్ అధికారి

1128 / 2015
 Joint SubRegistrar 15
 Shamirpet

DR. J. CS NO 1150/2015 & Doct No
 1128 / 2015 Sheet 3 of 12



- i. Rs.9,00,000/-(Rupees Nine Lakhs Only) paid by way of cheque no.556559, dated 27.01.2014 drawn Corporation Bank, Nallakunta Branch, Hyderabad
 - ii. Rs.5,71,200/-(Rupees Five Lakhs Seventy One Thousand and Two Hundred Only) paid by way of cheque no.757710, dated 14.07.2014 drawn on Corporation Bank, Nallakunta Branch, Hyderabad
 - iii. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.124570, dated 10.01.2015 drawn on Corporation Bank, Nallakunta Branch, Hyderabad.
 - iv. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.556560, dated 27.01.2014 drawn on Corporation Bank, Nallakunta Branch, Hyderabad.
 - v. Rs.2,50,000/-(Rupees Two Lakhs Fifty Thousand Only) paid by way of cheque no.073257, dated 29.06.2013 drawn on ~~HDFC Bank~~.
 - vi. Rs.2,54,000/-(Rupees Two Lakhs Fifty Four Thousand Only) paid by way of cheque no.00004, dated 23.03.2015 drawn on HDFC Bank.
 - vii. Rs.1,03,800/-(Rupees One Lakhs Three Thousand and Eight Hundred Only) (Part Payment) paid by way of cheque no. 073256, dated 29.06.2013 drawn on ~~HDFC Bank~~.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
 3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
 6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.

For VISTA HOMES

Partner

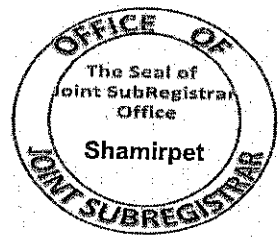
For VISTA HOMES

Partner

DK - 1, CS NO 1150/2015 & Doct No
1128 / 2015
Joint SubRegistrar15
Shamirpet



Generated On:25/03/2015 01:54:36 PM



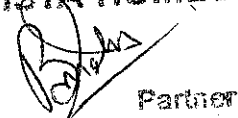
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
- i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
 - ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
 - iii. That the Vendee shall become a member of the Vista Homes Owners Association that has been / shall be formed by / for the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Vendee ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
 - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
 - v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.

For VISTA HOMES



Partner

For VISTA HOMES



Partner

Bk-1, CS No 1150/2015 & Doct No
1128 / 2015
Joint SubRegistrar15
Shamirpet




Generated On:25/03/2015 01:54:36 PM



- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the Flats.
- x. That the Vendee or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Vista Homes. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Vista Homes (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner



Bk - 1, CS No 1150/2015 & Doct No
178/2015. Sheet 6 of 12
Joint SubRegistrar15
Shamirpet

PSB

Generated On:25/03/2015 01:54:36 PM



SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac.5-25 Gts., in survey nos.193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199 & 40 ft. wide approach road
West By	Sy. No. 199

SCHEDULE 'B'

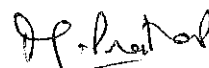
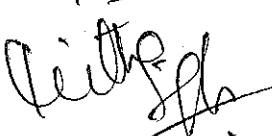
SCHEDULE OF FLAT


All that portion forming a luxury apartment bearing flat no. 007 on the ground floor, in block no. 'B' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds, and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District marked in red in the plan enclosed and bounded as under:


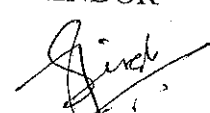
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky & 6' wide corridor
West By	Open to Sky

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

WITNESSES:

1. 
2. 

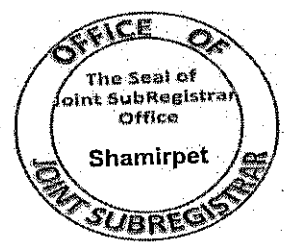
For VISTA HOMES

Partner

For VISTA HOMES

Partner
VENDOR

VENDEE

BK - 1, CS No 1150/2015 & Doct No
1128/12015. Sheet 7 of 12
Joint SubRegistrar
Shamirpet





Generated On:25/03/2015 01:54:36 PM



ANNEXURE-1-A

1. Description of the Building : LUXURY Apartment bearing flat no.007 on the ground floor, in block no. 'B' of "Vista Homes", Residential Localities, forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 57.71 sq. yds, U/s Out of Ac. 5-25 Gts.
4. Built up area Particulars:
- a) In the Basement Floor : 100 sft. Parking space for one car
- b) In the Ground Floor : 950 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 23,79,000/-

Date: 25.03.2015

For VISTA HOMES

Partner
For VISTA HOMES

Partner

Signature of the Executants

C E R T I F I C A T E

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

For VISTA HOMES

Partner

For VISTA HOMES

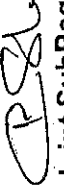
Partner

Date: 25.03.2015

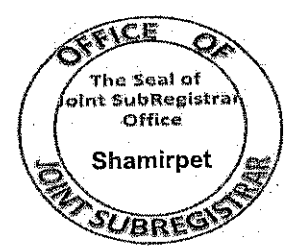
Signature of the Executants



Bk - 1, CS No 1150/2015 & Doct No
128/2015 Sheet 8 of 12
Joint SubRegistrar15
Shamirpet



Generated On:25/03/2015 01:54:36 PM



REGISTRATION PLAN SHOWING

FLAT NO. 007 IN BLOCK NO. 'B' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

VENDOR:

M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

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

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

BUYER:

MR. THAKUR JITENDER SINGH, SON OF MR. MAHENDER SINGH

REFERENCE:

AREA:

57.71

SCALE:

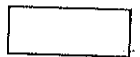
SQ. YDS. OR

INCL:

SQ. MTRS.



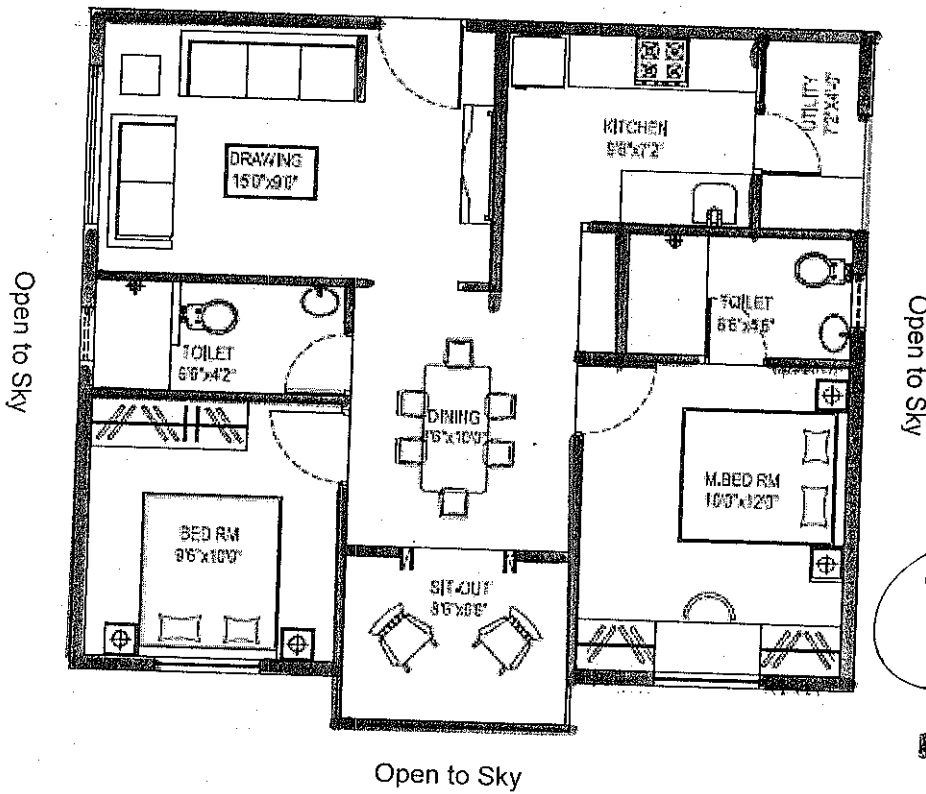
EXCL:



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



6'-6" wide corridor &
open to sky.



For VISTA HOMES
[Signature]
Partner

For VISTA HOMES
[Signature]
Partner

WITNESSES:

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

SIGNATURE OF THE VENDOR

[Signature]
SIGNATURE OF THE BUYER

Bk - 1, CS No 1150/2015 & Doct No
128/12015 Sheet 9 of 12
Joint SubRegistrar15
Shamirpet



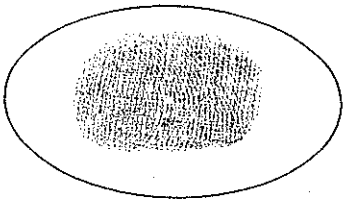
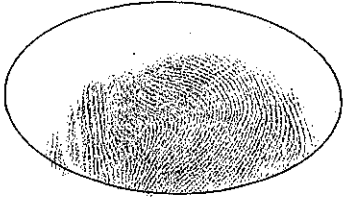
Generated On: 25/03/2015 01:54:36 PM



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

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

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



VENDORS:

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

1. MR. SOHAM MODI
S/O. MR. SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS
HYDERABAD- 500 034.

2. SHRI. BHAVESH V. MEHTA,
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
D. V. COLONY
P. G. ROAD
SECUNDERABAD - 500 003.

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

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M.G. ROAD
SECUNDERABAD -500 003.

BUYER:

MR. THAKUR JITENDER SINGH
S/O. MR. MAHENDER SINGH
R/O. H. NO: 2-2-1106/F
TILAKNAGAR
NEW NALLAKUNTA
HYDERABAD - 500 044

SIGNATURE OF WITNESSES:

- 1.
- 2.

For VISTA HOMES

Partner

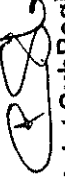
For VISTA HOMES

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

Bk - 1, CS No 1150/2015 & Doct No
1128 / 2015 Sheet 10 of 12


Joint SubRegistrar
Shamirpet



Generated On: 25/03/2015 01:54:36 PM



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VISTA HOMES
27/01/2007
Permanent Account Number
AAGFV2088P

For VISTA HOMES

[Signature]
Partner

आयकर विभाग / PERMANENT ACCOUNT NUMBER
ABMPM6725H
नाम / NAME
SOHAM SATISH MODI
पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH
18-10-1969
हस्ताक्षर / SIGNATURE
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग / PERMANENT ACCOUNT NUMBER
ABMPM6754C
नाम / NAME
BHAVESH VASANT MEHTA
पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA
जन्म तिथि / DATE OF BIRTH
02-03-1970
हस्ताक्षर / SIGNATURE
Chief Commissioner of Income-tax, Andhra Pradesh

For VISTA HOMES

[Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E
हस्ताक्षर / SIGNATURE
10/05/2008

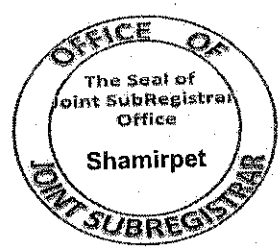
[Signature]

Bk - 1, CS No 1150/2015 & Doct No
1128 / 12015. Sheet 11 of 12
Joint SubRegistrar 15
Shamirpet

PS




Generated On: 25/03/2015 01:54:36 PM



భారత ఎన్నికల సంఘము
सुचिकरणकार्ड
ELECTION COMMISSION OF INDIA
IDENTIFY CARD

KGY3718503



ఇదియ పేరు : మహేంద్ర ప్రతాప
Elector's Name : Mahender Pratap

తండ్రి పేరు : లేల ప్రతాప సింహ
Father's Name : Late Pratap Singh

లింగము / Sex : పు / M
 పుట్టిన తేదీ / Date of Birth : XX/XX/1945

విన్నయ

KGY3716503

పరువా :
 2-2-1106/F
 ఇందిర నగర్ కలెక్టరీ , న్యూ నల్లకూట ,
 నందంబాదు

Address:
 2-2-1106/F
 Indira Nagar Tilaknagar, New
 Nallakunta, Hyderabad

Date: 07/11/2008

ప్రతిరూప సంకేతము
 ఓటరు రిజిస్ట్రేషన్ అధికారి
 59...అంబర్పేల పేట శాసనసభ నియోజక వర్గం

Facsimile Signature of
 Electoral Registration Officer
 59 - Amberpet Assembly Constituency

ఇదనామాలో మార్పు ఉన్నట్లయితే మరల చదునామాతో పాటు పేరు కార్డులో, చేరుకున్న మరలను అదే సంఖ్యలో కాగితం తో సహా సబ్ కలెక్టరీ కార్యాలయం నుండి పొందాలి.
 In case of change in address, mention this Card No. in the relevant form for including your name in the Roll at the changed address and to obtain the card with same number

[Handwritten signature]

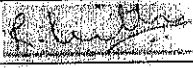
విన్నయ

స్థానిక లెఖా సంఖ్య / PERMANENT ACCOUNT NUMBER
AEIPR9509M

నామ / NAME
KAVITHA RAMCHANDER

పితా కా నామ / FATHER'S NAME
RAMCHANDER SINGH

జన్మ తిథి / DATE OF BIRTH
20-09-1979

హస్తాక్షర / SIGNATURE


ముఖ్య ఆయకర్ ఆఫీసర్, ఆంధ్ర ప్రదేశ్
 Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 मुख्य आयकर आयुक्त,
 आयकर भवन,
 बशीर बाग,
 हैदराबाद - 500 004.

[Handwritten signature]

In case this card is lost/found, kindly inform/return to the issuing authority :
 Chief Commissioner of Income-tax,
 Aayakar Bhavan,
 Basheerbagh,
 Hyderabad - 500 004.


Bumer

స్థానిక లెఖా సంఖ్య / PERMANENT ACCOUNT NUMBER
ADEPT9913A

నామ / NAME
JITENDERSINGH MAHINDERSINGH THAKUR

పితా కా నామ / FATHER'S NAME
MAHINDERSINGH PRATAPSINGH THAKUR

జన్మ తిథి / DATE OF BIRTH
16-05-1976

హస్తాక్షర / SIGNATURE


ఆయకర్ ఆఫీసర్ (కంప్యూటర్ కేంద్రం)
 Commissioner of Income-tax (Computer Operations)

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 आयकर आयुक्त (कम्प्यूटर केन्द्र),
 सी-13, प्रत्यक्षकर भवन,
 बान्द्रा-कुर्ला कॉम्प्लेक्स,
 मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Commissioner of Income-Tax (Computer Operations),
 C-13, Pratyakshakar Bhavan,
 Bandra-Kurla Complex,
 Mumbai - 400 051.

[Handwritten signature]

Bk - 1, CS No 1150/2015 & Doct No
1128 / 2015 Sheet 12 of 12
Joint SubRegistrar15
Shamirpet



Generated On:25/03/2015 01:54:36 PM



00YY50614521

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

App No : 277257

MeeSeva App No : ECM021501603587

Date : 04-Apr-15

Statement No : 10124263

Bri/Smt.: JITENDER SINGH : having searched for a statement giving particulars of registered acts and encumbrances on any, in respect of the under mentioned property
VILLAGE: KHAPRA (M) ,House No: , , Flat No: 7 ,Apartment: VISTA HOMES ,Ward : 1-Block :
VILLAGE: KHAPRA (M) ,Survey No : ,193,194,195, East: 6-6 WIDE CORRIDOR West: OPEN TO SKY South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KAPRA relating there to for 8 years from 01-10-2007 To 01-04-2015 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exc.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No/Year {Scher
1 5	VILL/COL: KHAPRA (M)/REST ALL-1 W-B: 1-10 SURVEY: 193 194 195 APARTMENT: VISTA HOMES FLAT: 007 EXTENT: 57.71SQ.Yds BUILT: 1050SQ. FT BLOCK NO.B Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6'-6" WIDE CORRIDOR [W]: OPEN TO SKY This document Link Doct,Link Doct,Link Doct,Link Doct 1516, 3000/2007 of SRO 1512;1842/2009 of SRO 1526;4325/2007 of SRO 1512;1426/2007 of SRO 1512;/ 2007	(R) 25-03-2015 (E) 25-03-2015 (P) 25-03-2015		0101 (Sale Deed) Mkt.Value:Rs. 715000 Cons.Value:Rs. 2379000	1 .1.(CL)THAKUR JITENDER SINGH 2.(EX)M/S VISTA HOMES. REP BY ITS PARTNER BHAVESH V MEHTA 3.(EX)M/S VISTA HOMES REP BY M/S SUMMIT HOUSING PVT LTD. REP BY 4.(EX)SOHAM MODI (AUTHORISED SIGNATORY) 5.(EX)NAREDDY KIRAN KUMAR, REP BY AGPA HOLDER VISTA HOMES REP BY ITS PARTNER 6.(EX)BHAVESH V MEHTA 7.(EX)SOHAM MODI (AUTHORISED SIGNATORY OF SUMMIT H PVT LTD)	0/0 1128/ 2015 [1] of SROSHAMI
2 5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION W-B: 1-3 SURVEY: 195/SP PLOT: / HOUSE: EXTENT: 5082SQ.Yds Boundires: [N]: BALANCE LAND IN SY NO 195 BELONGING TO M/S VISTA HOMES [S] SY NO 199 [E]: SY NO 199 [W]: SY NO 194 BELONGING TO M/S VISTA HOMES This document Link Doct 1526, 4324/2007 of SRO 1512;/ 2007	(R) 30-07-2009 (E) 30-07-2009 (P) 30-07-2009		0111 (AGREEMENT OF SALE CUM GPA) Mkt.Value:Rs. 11689000 Cons.Value:Rs. 7350000	1 .1.(EX)NAREDDY KIRAN KUMAR 2.(CL)M/S VISTA HOMES REP BY MEHUL V.MEHTA 3.(CL)M/S VISTA HOMES REP BY SOHAM MODI	0/0 CD_Volume 119 1842/ 2005 [1] of SROKAPRA
3 5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 194SOUTHERNPART HOUSE: / EXTENT: 1452SQ.Yds Boundires: [N]: BALANCE LAND IN SYNO.194 BELONGING TO PURCHASER [S] SYNO.199 [E]: SYNO.195 [W]: SYNO.199 1512,	(R) 16-06-2007 (E) 16-06-2007 (P) 16-06-2007		0101 (Sale Deed) Mkt.Value:Rs. 2178000 Cons.Value:Rs. 2178000	1 .1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3.(EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES MEHUL V MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume 303 4325/ 2007 [@] of SROMALKA
4 5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 HOUSE: / EXTENT: 6050SQ.Yds Boundires: [N]: SYNO.199 [S] BALANCE PARTOF SYNO.193 BELONGING TO THE PURCHASER [E]: SYNO.199 AND 40' WIDE APPROACH ROAD [W]: SYNO.199 1512,	(R) 21-04-2007 (E) 21-04-2007 (P) 21-04-2007		0101 (Sale Deed) Mkt.Value:Rs. 9075000 Cons.Value:Rs. 861225	1 .1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3.(EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES PARTNER MEHUL V.MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume 300 3000/ 2007 [@] of SROMALKA
					1 .1.(EX)SINGIREDDY CHILAKAMMA	

5	NO.195 (5082 SQ [E]: SY NO.199 & 40' WIDE APPROACH ROAD [W]: SY NO.199 1512,	(P) 19-02-2007	Cons.Value:Rs. 19034000	SANA BHAGYA LAXMI 7.(EX)SANA BHAGYA LAXMI 8.(EX)SHIVA SRINIVAS 9.(EX)P.RAMSUNDER REDDY 10.(EX)PATHI VENKAT REDDY 11.(CL)M/S.VISTA HOMES,REPPY ITSPARTNER V. MEHTA	1426/ 20 [@] of SROMAL
---	--	----------------	----------------------------	---	------------------------------

Certified By



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

