

7155

ORIGINAL

దస్తావేజాలు మరియు రుసుముల రశీదు

Vehicle number

వెం.

శ్రీమతి / శ్రీ

K. Prabhakar Reddy

Chann 3-109

ఈ దిగువ ఉదహరించిన దస్తావేజాలు మరియు రుసుము వుచ్చుకోవడమైనది.

దస్తావేజ వ్యభావము	Sal		13/11	
దస్తావేజ విలువ	293000		21/2	
స్టాంపు విలువ రూ.	100			
దస్తావేజ వెంబరు	616/11		Val - 3065	
రిజిస్ట్రేషన్ రుసుము	14675		8966	
లోటు స్టాంపు (D.S.D.)	11730		937215	
GHMC (T.D.)	100			
యాబర్ ఛార్జీలు				
అదనపు షీట్లు	64025		19/2	
5 x	1			
మొత్తం	176100			

RETURNED

అక్షరాల Ni

ది 21/2

రూపాయలు
పబ్లిక్ రిజిస్ట్రారు

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.

632 No. 30: 616 of 2015



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BG 544489

S.No. 5993

Date: 13-11-2014

K.SRINIVAS

LICENSED STAMP VENDOR

LIC No.16-05-26/1998,

RL.No.16-05-047/2014

City Civil Court, West Marredpally,

Secunderabad. Mobile: 9246378945

Sold to MAHENDER

S/o. MALLESH

For Whom: M/s. VISTA HOMES

SALE DEED

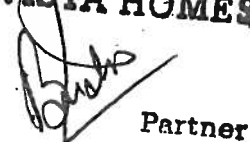
This Sale Deed is made and executed on this 21st day of February 2015 at SRO, Kapra, Ranga Reddy District by:

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

FOR VISTA HOMES


Partner









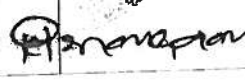
FOR VISTA HOMES


Partner

Presentation Endorsement:

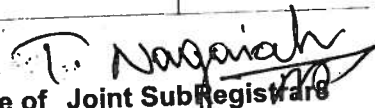
Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14674/- paid between the hours of 3 and 4 on the 21st day of FEB, 2015 by Sri Bhavesh V.Mehta

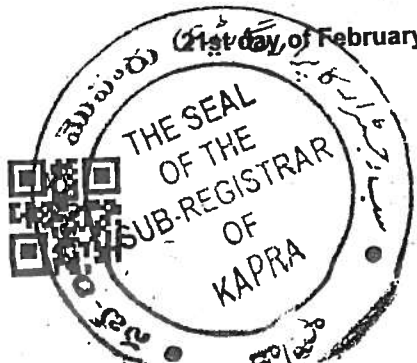
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 S.VEERABRAHMACHA [1526-1-2015-632]	S.VEERABRAHMACHARY S/O. NAGALINGACHARY HNO.18-419 MALLIKARJUNA NAGAR, MALKAJGIRI HYD	
2	CL		 S.SUNITHA::21/02/2015 [1526-1-2015-632]	S.SUNITHA W/O. S.VEERABRAHMACHARY HNO.18-419 MALLIKARJUNA NAGAR, MALKAJGIRI HYD	
3	EX		 VENDORS REP BY ITS GPA [1526-1-2015-632]	VENDORS REP BY ITS GPA /S/O HOLDER K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II ND FLOOR, M.G ROAD SECBAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 M.RAVINDRANATH TAGOR [1526-1-2015-632]	M.RAVINDRANATH TAGORE 18-419, MALIKARJUNA NAGAR, MALKAJGIRI, SEC-BAD.	
2		 R.VENKATESHWARA RAO [1526-1-2015-632]	R.VENKATESHWARA RAO 15-32/1, ST.NO.10, VENKATADRI NAGAR, MIRJALAGUDA, MALKAJGIRI, SEC-BAD.	


Signature of Joint Sub Registrar



Bk - 1, CS No 632/2015 & Doct No 6/6/2015. Sheet 1 of 13 Joint Sub Registrar Kapra

In favour of

1. Mrs. S. Sunitha, Wife of Mr. S. Veerabrahmachary, aged about 35 years and
2. Mr. S. Veerabrahmachary, Son of Mr. Nagalingachary, aged about 38 years, Occupation: Service, residing at H. No: 18-419, Mallikarjuna Nagar, Malkajgiri, Hyderabad - 500 047, 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

Kapra

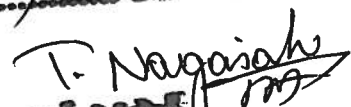
Endorsement:		In the Form of				
Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	161313	0		0	161413
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	14674	0		0	14674
User Charges	NA	100	0		0	100
Total	100	176087	0		0	176187

Rs. 161313/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14674/- towards Registration Fees on the chargeable value of Rs. 2934780/- was paid by the party through Challan/BC/Pay Order No ,937215 dated ,19-FEB-15.

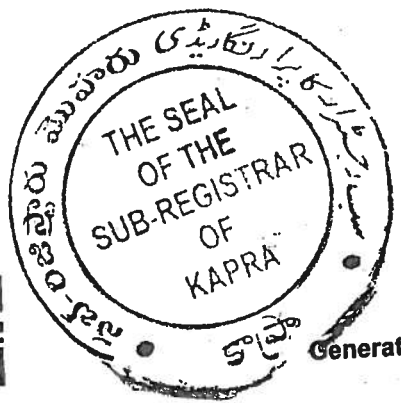

 Signature of Registering Officer
 Kapra

Date
21st day of February, 2015

19365...
 1వ పుస్తకము 2015 సం./ చా.న. 19365
 616 నెంబరు... రిజిస్టరు చేయబడి
 స్టాంప్ నిమిత్తం... నెంబరు 1526
 616... చా.న. యిచ్చబట్టెలో
 2015 సం. ఫిబ్రవరి నెంబరు... వదిలి


 నా-రిజిస్ట్రార్

BK-1, CS No 632/2015 & Doct No
 616 / 2015. Sheet 2 of 13
 Joint SubRegistrar
 Kapra



- 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.109 on the first floor, in block no. 'B' admeasuring 1220 sft, of super built-up area together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved parking space for single car in the basement admeasuring about 100 sft., in the proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- 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.29,34,780/- (Rupees Twenty Nine Lakhs Thirty Four Thousand Seven Hundred and Eighty 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.

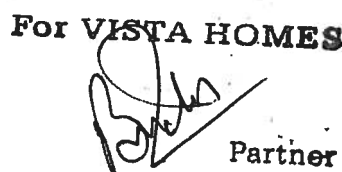
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the luxury apartment bearing flat no.109 on the first floor, in block no. 'B', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:
- An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
 - A reserved parking space for single car on the basement admeasuring about 100 sft.

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.29,34,780/- (Rupees Twenty Nine Lakhs Thirty Four Thousand Seven Hundred and Eighty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

For VISTA HOMES

Partner

For VISTA HOMES

Partner

150
Bk - 1, CS No 632/2015 & Doct No
6/6 / 12015. Sheet 3 of 13 Joint SubRegistrar
Kapra



Generated On: 21/02/2015 03:06:32 PM



- i. Rs.8,70,000/-(Rupees Eight Lakhs Seventy Thousand Only) paid by way of cheque no.070689, dated 27.03.2014 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
 - ii. Rs.4,35,000/-(Rupees Four Lakhs Thirty Five Thousand Only) paid by way of cheque no.087764, dated 04.07.2014 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
 - iii. Rs.5,69,780/-(Rupees Five Lakhs Sixty Nine Thousand Seven Hundred and Eighty Only) paid by way of cheque no.045273, dated 05.03.2014 drawn on HDFC Bank, Hyderabad.
 - iv. Rs.3,00,000/-(Rupees Three Lakhs Only) paid by way of cheque no.045269, dated 10.04.2014 drawn on HDFC Bank, Hyderabad.
 - v. Rs.2,86,000/-(Rupees Two Lakhs Eighty Six Thousand Only) (Part Payment) paid by way of cheque no.000012, dated 13.02.2015 drawn on HDFC Bank, Hyderabad.
 - vi. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.045268, dated 31.01.2014 drawn on HDFC Bank, Hyderabad.
 - vii. Rs.1,74,000/-(Rupees One Lakhs Seventy Four Thousand Only) paid by way of cheque no.068724, dated 23.12.2014 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
 - viii. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.045270, dated 09.05.2014 drawn on HDFC Bank, Hyderabad.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
 3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
 6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

[Handwritten Signature]
Joint SubRegistrar
Kapra
Bk - 1, CS No 632/2015 & Doct No
616 / 12015. Sheet 4 of 13




Generated On:21/02/2015 03:06:32 PM



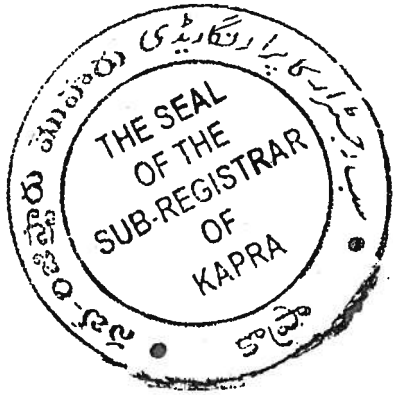
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear 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.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

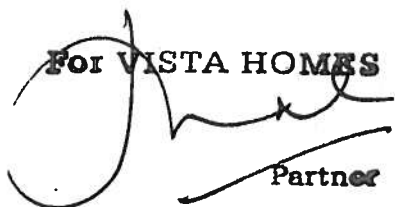
1507
Bk - 1, CS No 632/2015 & Doct No
616 / 12015. Sheet 5 of 13 Joint SubRegistrar
Kapra



Generated On: 21/02/2015 03:06:32 PM



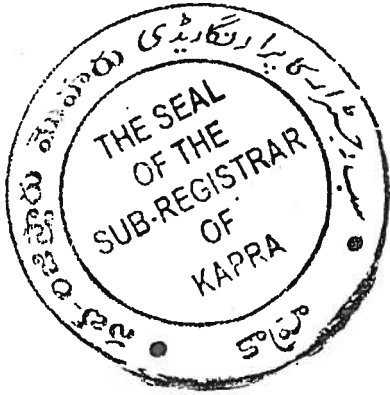
- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the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

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Handwritten signature
Bk - 1, CS No 632/2015 & Doct No
6/6 / 120/15. Sheet 6 of 13 Joint SubRegistrar
Kapra



Generated On: 21/02/2015 03:06:32 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.109 on the first floor, in block no. 'B' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved parking space for single car 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'-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

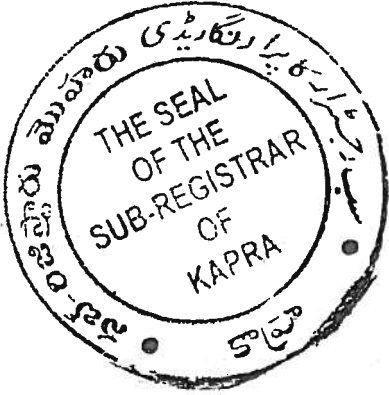
Partner

For VISTA HOMES

Partner
VENDOR


BUYER



[Handwritten Signature]
Bk - 1, CS No 632/2015 & Doct No
6/6-1-2015. Sheet 7 of 13
Joint Sub Registrar
Kapra



Generated On:21/02/2015 03:06:32 PM



ANNEXURE-1-A

1. Description of the Building : LUXURY Apartment bearing flat no.109 on the first 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 : 74.12 sq. yds, U/S Out of Ac. 5-25 Gts.
4. Built up area Particulars:
- a) In the Basement Floor : 100 sft. Parking space for one car
- b) In the First Floor : 1220 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 29,34,780/-

For VISTA HOMES
Partner

For VISTA HOMES
Partner

Signature of the Executants

Date: 27.02.2015

C E R T I F I C A T E

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

For VISTA HOMES
Partner

For VISTA HOMES
Partner

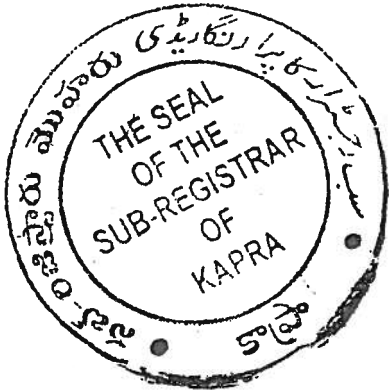
Signature of the Executants

Date: 27.02.2015

Signature of the Executants

Bk-1, CS No 632/2015 & Doct No
616/2015. Sheet 8 of 13

Joint SubRegistrar
Kapra



Generated On:21/02/2015 03:06:32 PM



REGISTRATION PLAN SHOWING

FLAT NO. 109 IN BLOCK NO. 'B' ON THE FIRST FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 93, 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:

1. MRS. S. SUNITHA, WIFE OF MR. S. VEERABRAHMACHARY

2. MR. S. VEERABRAHMACHARY, SON OF MR. NAGALINGACHARY

REFERENCE:
AREA:

74.12

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

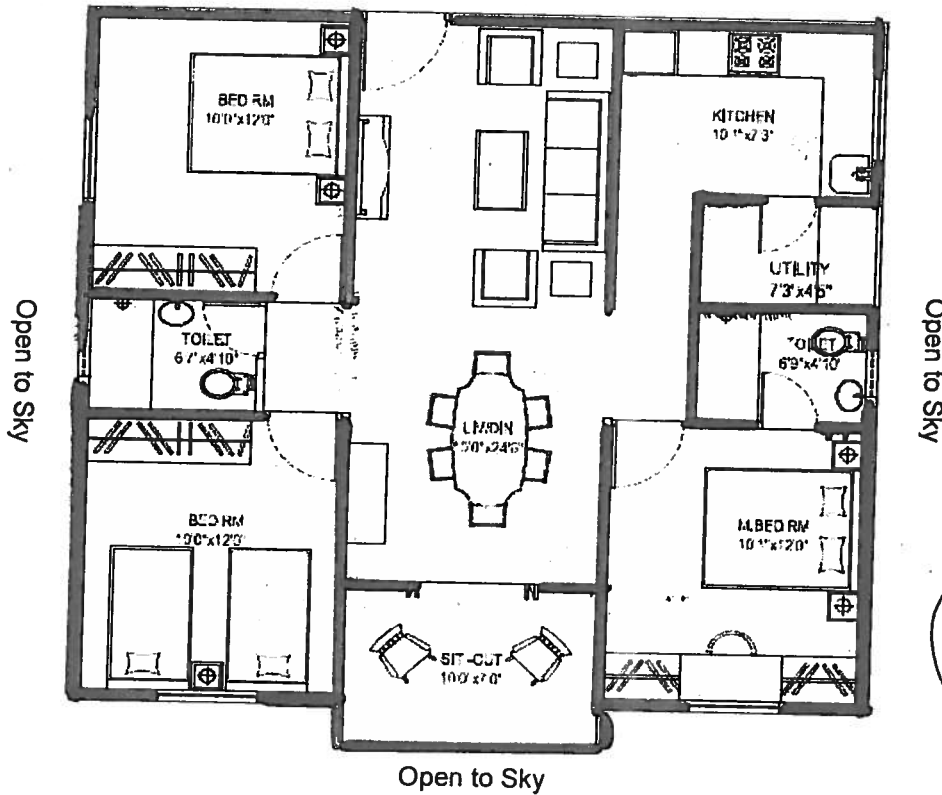


EXCL:



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

6'-6" wide corridor & Open to Sky



For VISTA HOMES

Partner

For VISTA HOMES

Partner

WITNESSES:

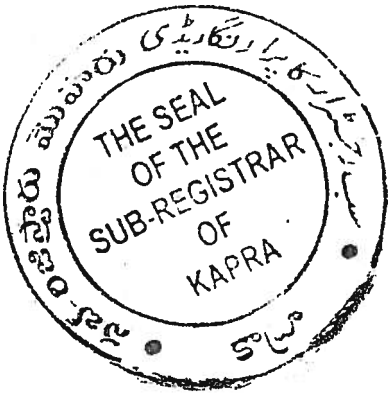
- 1.
- 2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

Bk -1, CS No 632/2015 & Doct No
616/12015. Sheet 9 of 13


Joint SubRegistrar
Kapra



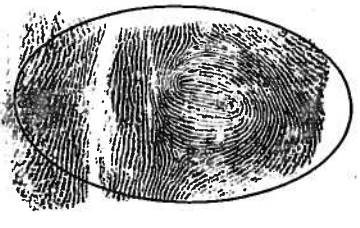
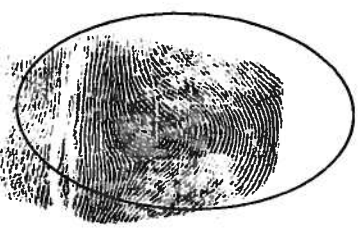
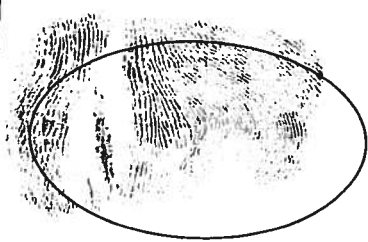
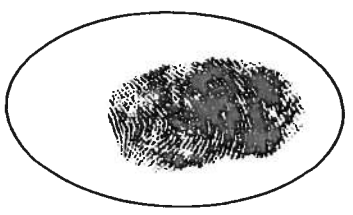
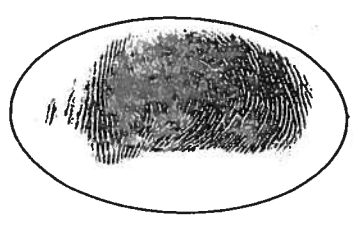
Generated On:21/02/2015 03:06:32 PM



**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:

1. MRS. S. SUNITHA
W/O. MR. S. VEERABRAHMACHARY
R/O. H. NO: 18-419
MALLIKARJUNA NAGAR
MALKAJGIRI
HYDERABAD - 500 047
2. MR. S. VEERABRAHMACHARY
S/O. MR. NAGALINGACHARY
R/O. H. NO: 18-419
MALLIKARJUNA NAGAR
MALKAJGIRI
HYDERABAD - 500 047.

SIGNATURE OF WITNESSES:

- 1.
- 2.

VISTA HOMES

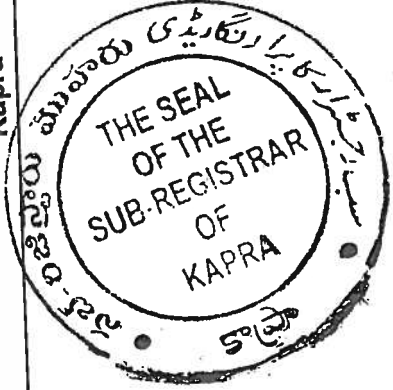
Partner

For VISTA HOMES

Partner
SIGNATURE OF EXECUTANTS

Bk -1, CS No 632/2015 & Doct No
6/6 18015. Sheet 10 of 13

Joint SubRegistrar
Kapra



Generated On:21/02/2015 03:06:32 PM



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGFY2038P

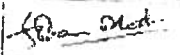


व्याज लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H


नाम / NAME
SOHAM SATISH MODI

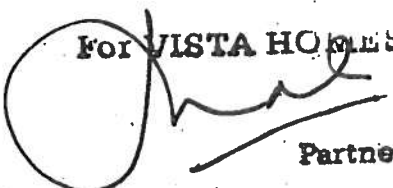
पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE


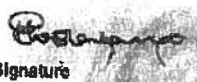
मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh


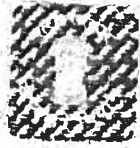



FOR VISTA HOMES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E

भारत सरकार
GOVT. OF INDIA

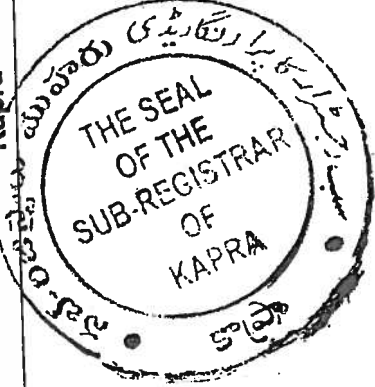
हस्ताक्षर / SIGNATURE

Signature







Handwritten signature
Bk - 1, CS No 632/2015 & Doct No
616/10015. Sheet 11 of 13
Joint SubRegistrar
Kapra



ISMBIL

आयकर विभाग
INCOME TAX DEPARTMENT
गंगाराम सिन्हा
RAVINDRANATH TAGORE BHANBARATI
28/08/1977
Passport Account Number
9000124242
Signature

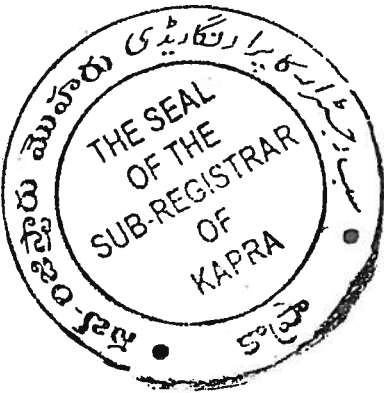
[Handwritten Signature]

आयकर विभाग
INCOME TAX DEPARTMENT
गंगाराम सिन्हा
RAVINDRANATH TAGORE BHANBARATI
28/08/1977
Passport Account Number
9000124242
Signature

[Handwritten Signature]

Bk - 1, CS No 632/2015 & Doct No
616 12015. Sheet 12 of 13

Joint SubRegistrar
Kapra



Generated On:21/02/2015 03:06:32 PM



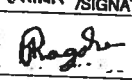
W 17ND 4511


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACQPM3082L


नाम /NAME
**RAVINDRANATH TAGORE
MANDARAPU**

पिता का नाम /FATHER'S NAME
BRHAMANANDA CHARY MANDARAPU

जन्म तिथि /DATE OF BIRTH
08-08-1950

हस्ताक्षर /SIGNATURE








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



भारत सरकार
GOVERNMENT OF INDIA

ఆర్ వెంకటేశ్వర రావు
R Venkateswara Rao
పుట్టిన సం./YoB:1962
పురుషుడు Male

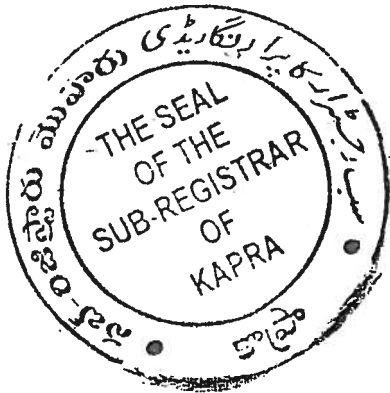




4783 4470 8310



[Handwritten Signature]
Bk - 1, CS No 632/2015 & Doct No
6/6 100/5 Sheet 13 of 13 Joint SubRegistrar8
Kapra



Generated On: 21/02/2015 03:06:32 PM





00YY 33865749

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

App No : 731253

Date : 24-Feb-15

MeeSeva App No : ECM021501442043

Statement No : 9685486

Sri/Smt.: VEERA BRAHMA CHARY : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: KHAPRA (M) House No: , Flat No: 109, Apartment: VISTA HOMES BLOCK NO.B, Ward : 1-Block : 1
VILLAGE: KHAPRA (M) Survey No: 193,194,195, East: OPEN TO SKY & 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 23-02-2015 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	Exa. Date	Nature & Mkt. Value Value	Name of Parties Executan(EX) & Claimants(CL)	Vol/Pg No CD Doct No/Year [ScheduleNo]
1	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193PART 194PART 195PART APARTMENT: VISTA HOMES BLOCK/NO:B FLAT: 109 EXTENT: 74.12SQ.Yds BUILT: 1320SQ. FT Boundries: [N]: OPEN TO SKY [S]: OPEN TO SKY [E]: OPEN TO SKY & 6'-6" WIDE CORRIDOR [W]: OPEN TO SKY 1526,	(R) 21-02-2015 (E) 21-02-2015 (P) 21-02-2015		0101 (Sale Deed) Mkt. Value:Rs. 50000 Cons. Value:Rs. 2934780	1. (EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 2.(EX)M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT HOUSING PVT LTD REP AS SOHAM MODI 3.(EX)NAREDDY KIRAN KUMAR 4.(EX)REP BY AGPA HOLDER VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 5.(EX)NAREDDY KIRAN KUMAR REP BY AGPA HOLDER VISTA HOMES M/S.SUMMIT HOUSING PVT LTD REP BY AS SOHAM MODI 6.(EX)VENDORS REP BY ITS GPA HOLDER K.PRABHAKAR REDDY 7.(CL)S.SUNITHA 8.(CL)S.VEERABRAHMACHARY	0/0 616/ 2015 [1] of SROKAPRA

Certified By

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

