

ORIGINAL

15/4, 28/4

1404

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

m/s. Vista Homes Repby Soham modi  
Repby SPAHolder K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

F

దస్తావేజు స్వభావము	Sale		Kapath (V)	
దస్తావేజు విలువ	3240000		GHMC 4500	
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	1539/17			
రిజిస్ట్రేషన్ రుసుము	16200		chwo	
లోటు స్టాంపు(D.S.D.)	129500		192JT 1504/17	
GHMC (T.D.)	48600		dt 17-4-17	
యాజర్ ఛార్జీలు	110		vat 10 40500/	
అదనపు షీటు			1700386815dt 21-4-17	
5 x .....			MFM 3240/	
			002141 dt 17-4-17	
మొత్తం	194410			

(అక్షరాల) Rupees one lakh ninety four thousand  
four hundred and ten only

తేది 28/4/17

రూపాయలు మాత్రమే  
నది/లెజిస్ట్రేషన్

శర్లభానగర్  
ఎస్ రిజిస్ట్రారు

వాపసు తేది \_\_\_\_\_

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.



ISS 112 DDU NO: 1539 of 2017




తెలంగాణ తేలంగానా TELANGANA

S.No. 10133 Date: 15-04-2017

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. VISTA HOMES

 K 630962

**K.SATISH KUMAR**

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

### SALE DEED

This Sale Deed is made and executed on this 28<sup>th</sup> day of April 2017 at S.R.O, Vallabhnagar, Medchal-Malkajgiri District by:

1. M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office at 5-4-187/3 and 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Late Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} and (2) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C}.
2. Shri Nareddy Kiran Kumar, Son of Shri Madhusudhan Reddy, aged about 45 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, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Late Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad and (2) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively.

  
For VISTA HOMES  
Partner






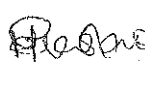
For VISTA HOMES

  
Partner






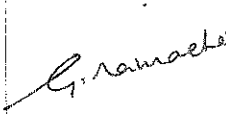
**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16200/- paid between the hours of 3 and 4 on the 28th day of APR, 2017 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 BONAGIRI SARALA: [1508-1-2017-1551]	BONAGIRI SARALA W/O. S.GANAPATHY H.NO.25-25, AYYAKANNU STREET, NEAR BAZAR STREET, PALAMANER, CHITTOR DIST- 57408	
2	EX		 REP BY GPA HOLDER [1508-1-2017-1551]	REP BY GPA HOLDER K.PRABHAKAR REDDY VIDE D.NO.121/IV/2015 DT.18/11/2015 AT SRO SECUNDERABAD S/O. K.PADMA REDDY 5-4-187/3 & 4, II FLOOR SOHAM MANSION, MG ROAD, SEC-BAD	

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 S.GANAPATHY::28/D [1508-1-2017-1551]	S.GANAPATHY 1,NAGAMAL STREET,KK.PUDUR,COIMBAT UR,TAMILNADU	
2		 G.RAMA CHANDRAN [1508-1-2017-1551]	G.RAMA CHANDRAN B-15,MEERA APTS OPP SKYLINE RESIDENCY,BASHEERBAGH, HYD	

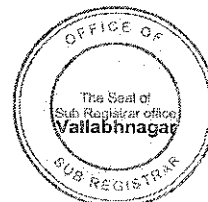
28th day of April, 2017

Signature of Sub Registrar  
Vallabh Nagar  
Exercising the powers of  
Registrars under Section 30

Bk-1, CS No 1551/2017 & Doct No 1537 / 2017 Sheet 1 of 12 Sub Registrar Vallabh Nagar



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**IN FAVOUR OF**

Mrs. Bonagiri Sarala, Wife of Mr. S. Ganapathy aged about 54 years, Occupation: Service residing at H. No: 25-25, Ayyakannu Street, Near Bazar Street, Palamaner, Chittor Dist - 517 408 {Pan No. ACWFB5206B, 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:**

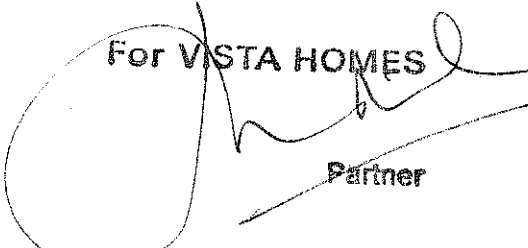
A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming survey nos.193 (Ac.2-21 Gts.) 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts., by virtue of various registered sale deeds and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

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	129500	0	0	0	129600
Transfer Duty	NA	0	48600	0	0	0	48600
Reg. Fee	NA	0	16200	0	0	0	16200
User Charges	NA	0	110	0	0	0	110
<b>Total</b>	<b>100</b>	<b>0</b>	<b>194410</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>194510</b>

Rs. 178100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16200/- towards Registration Fees on the chargeable value of Rs. 3240000/- was paid by the party through E-Challan/BC/Pay Order No .192JT150417 dated .17-APR-17 of ,SBH/TULASI NAGAR HYDERABAD

**E-Challan Details Received from Bank :**

(1). AMOUNT PAID: Rs. 194410/-, DATE: 17-APR-17, BANK NAME: SBH, BRANCH NAME: TULASI NAGAR HYDERABAD, BANK REFERENCE NO: 000653340,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: VISTA HOMES,CLAIMANT NAME: MRS. BONAGIRI SARALA).

Date:  
28th day of April,2017

*[Signature]*  
Signature of Registering Officer  
Vallabh Nagar

Bk-1, CS No 1551/2017 & Doct No 1539/2017 Sheet 2 of 12 Sub Registrar Vallabh Nagar

1వ పుస్తకము 20/7 సం./ కాశ 1950 సం|| పు  
1539 వెంబరూర్ రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్  
నిమిత్తం గుర్తింపు వెంబరూ 1508-1...1539-2017

తేదీ, 28/04/17

*[Signature]*  
**S.M. HUSSAINI**  
పబ్లిక్ రిజిస్ట్రార్



- 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 deluxe apartment bearing flat no.207 on the second floor, in block no. 'C' 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.32,40,000/- (Rupees Thirty Two Lakhs Forty 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 deluxe apartment bearing flat no.207 on the second floor, in block no. 'C', 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 stilt floor, 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.32,40,000/- (Rupees Thirty Two Lakhs Forty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

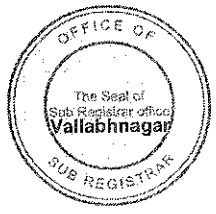
For VISTA HOMES  
Partner

For VISTA HOMES  
Partner

Bk-1, CS No 1551/2017 & Doct No  
1539/25/17. Sheet 3 of 12 Sub Registrar  
Vallabh Nagar




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- i. Rs.18,63,200/- (Rupees Eighteen Lakhs Sixty Three Thousand and Two Hundred Only) paid by way of D. D. No.029400, dated 07.09.2016 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
  - ii. Rs.9,36,800/-(Rupees Nine Lakhs Thirty Six Thousand and Eight Hundred Only) paid by way of D. D. No.031199 dated 20.03.2017 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
  - iii. Rs.4,40,000/-(Rupees Four Lakhs Forty Thousand Only) already received.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
  3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
  4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
  5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
  6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
  7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
  8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.

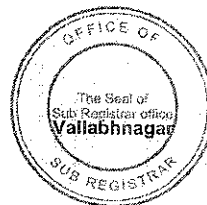
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

Bk-1, CS No 1551/2017 & Doct No 1539/2017. Sheet 4 of 12 Sub Registrar  
Vallabh Nagar

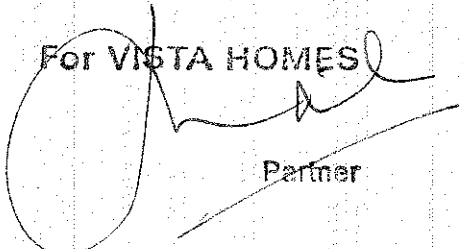



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9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-

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

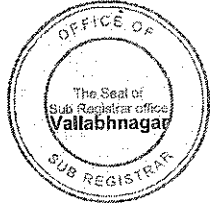
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

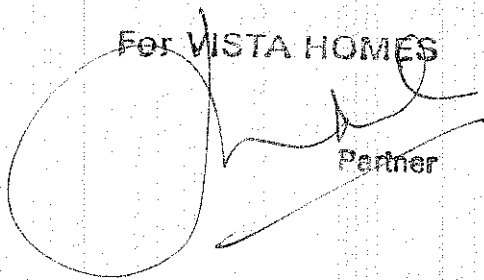
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Vallabhagar



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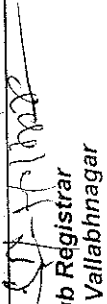


- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to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

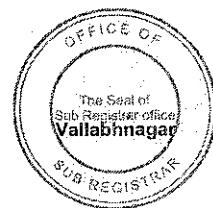
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

Bk - 1, CS No 1551/2017 & Doct No  
1539/2017. Sheet 6 of 12 Sub Registrar  
Vallabh Nagar



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SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF FLAT

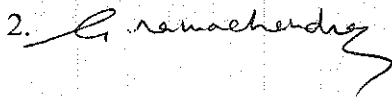
All that portion forming a deluxe apartment bearing flat no.207 on the second floor, in block no. 'C' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved 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 Khapra Mandal, Medchal-Malkajgiri District, marked in red in the plan enclosed and bounded as under:

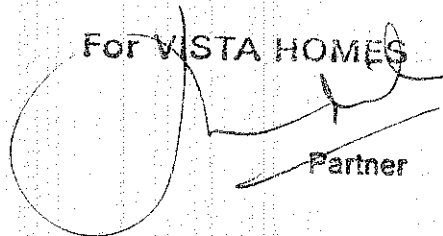
North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

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:

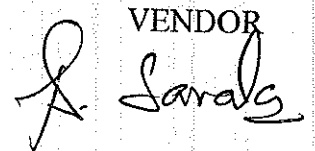
WITNESSES:

1. 

2. 

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

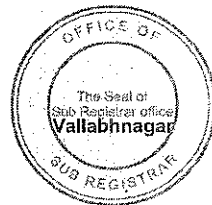
VENDOR  


VENDEE

Bk - 1, CS No 1551/2017 & Doct No  
539/2017. Sheet 7 of 12 Sub Registrar  
Vallabh Nagar



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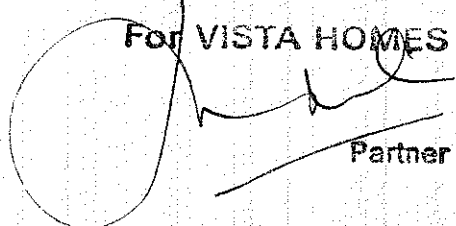




ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 207 on the second 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 Khapra 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 : Under Construction
3. Total Extent of Site : 74.12 sq. yds, U/s Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement Floor : 100 sft. Parking space for One Car
- b) In the Second Floor : 1220 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 32,40,000/-

Date: 28.04.2017


For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

Signature of the Executants

C E R T I F I C A T E

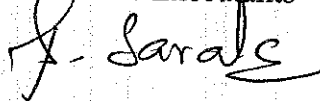
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

Date: 28.04.2017

Signature of the Executants



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1539/2017. Sheet 8 of 12 Sub Registrar  
Vallabh Nagar



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REGISTRATION PLAN SHOWING FLAT NO. 207 IN BLOCK NO. 'C' 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: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. M/S. SUMMIT HOUSING PVT. LTD., REPRESENTED BY AUTHORISED SIGNATORY SHRI. SOHAM MODI, SON OF LATE SATISH MODI

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

VENDEE: MRS. BONAGIRI SARALA WIFE OF MR. S. GANAPATHY

REFERENCE:

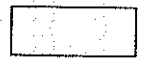
AREA: 74.12

SCALE: SQ. YDS. OR

INCL: SQ. MTRS.



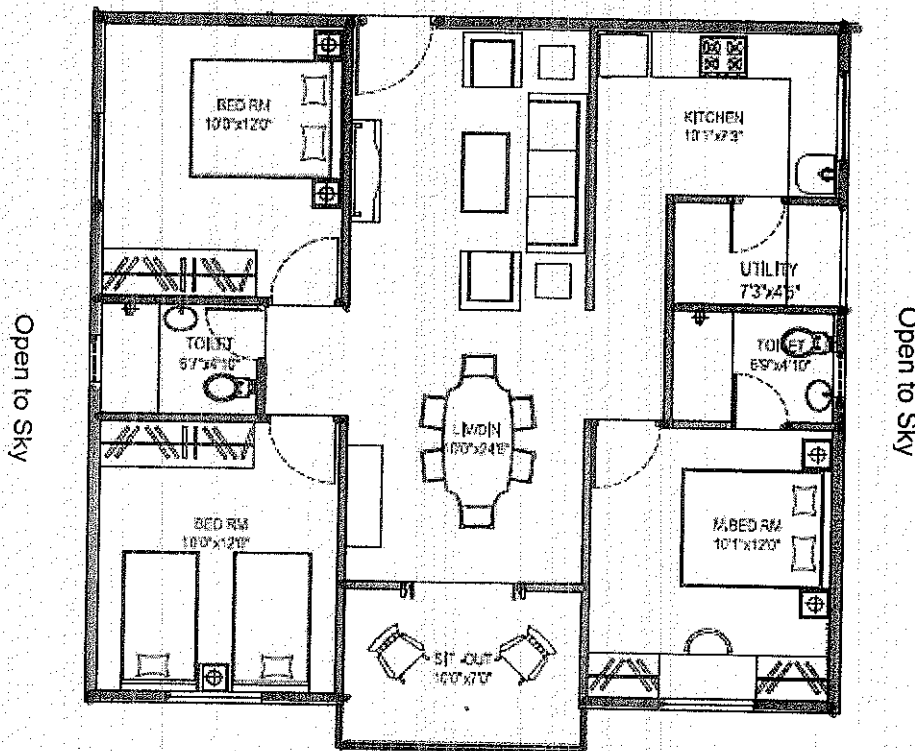
EXCL:



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

For VISTA HOMES

WITNESSES:

1. *S. Ghosh*

2. *G. Ramachandry*

Partner

Partner

SIGNATURE OF THE VENDOR

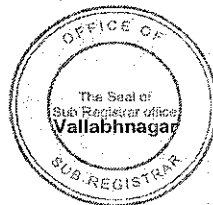
*S. Sarala*

SIGNATURE OF THE VENDEE

Bk-1, CS No 1551/2017 & Doct No. 539/2017  
Sub Registrar  
Vallabh Nagar

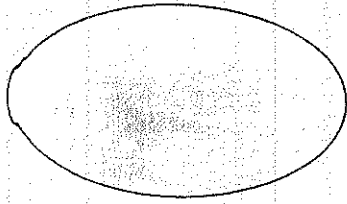


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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

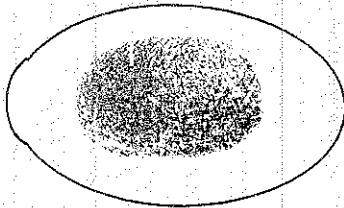


**VENDOR:**

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

1. M/S. SUMMIT HOUSING PVT. LTD., REP. BY  
AUTHORISED SIGNATORY  
MR. SOHAM MODI,  
S/O. LATE 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.



**GPA FOR PRESENTING DOCUMENTS:**  
**VIDE DOC NO. 121/BK-IV/2015 Dt. 18.11.2015:**  
**AT SRO, SECUNDERABAD.**

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.



**VENDEE:**

MRS. BONAGIRI SARALA  
W/O. MR. S. GANAPATHY  
R/O. H. NO: 25-25, AYYAKANNU STREET  
NEAR BAZAR STREET  
PALAMANER  
CHITTOR DIST - 517 408.



**SIGNATURE OF WITNESSES:**

1.

2.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

*[Handwritten Signature]*  
Bk-1, CS No 1551/2017 & Doct No  
1539 / 12812. Sheet 10 of 12 Sub Registrar  
Vallabh Nagar



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**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VISTA HOMES

27/01/2007  
Permanent Account Number  
AAGFV2068F

06/02/07

स्थायी 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  
*Soham Modi*

मुख्य आयकर अधिकारी, आय प्रवेश  
Chief Commissioner of Income-tax, Ayudhya Pradesh

For VISTA HOMES  
*[Signature]*  
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम / NAME  
BHAVESH YASANT MEHTA

पिता का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
02-03-1970

हस्ताक्षर / SIGNATURE  
*Bhavesh Mehta*

मुख्य आयकर अधिकारी, आय प्रवेश  
Chief Commissioner of Income-tax, Ayudhya Pradesh

For VISTA HOMES  
*[Signature]*  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

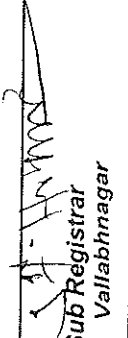
15/01/1974  
Permanent Account Number  
AWSP8104E

हस्ताक्षर / SIGNATURE  
*[Signature]*

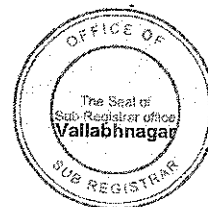
10/06/2008

*[Signature]*

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1539/2017. Sheet 11 of 12 Sub Registrar  
Vallabh Nagar



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HDFC BANK

A/C PAYEE ONLY  
NOT NEGOTIABLE

MANAGER'S CHEQUE  
VALID FOR 3 MONTHS ONLY

17042017

SECURASAC(C)/CTS-2010

Pay  
आटा करे  
Rupees  
रुपये

\*\*\*\* COMMISSIONER GHMC \*\*\*\*

Or Order

या उनके आदेश पर

THREE THOUSAND TWO HUNDRED FORTY ONLY

₹ 3,240.00

FC HDFC BANK LTD.

For HDFC BANK LTD.

R.P. ROAD - SECUNDERABAD  
SECUNDERABAD - 500003  
REF. No. 270512002222

*[Signature]*  
B11836

*[Signature]*  
C19320

AUTHORISED SIGNATORIES

Please sign above

⑈002141⑈ 500240057⑈ 999989⑈ 12



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

బొనగిరి సరళ  
Bonagiri Sarala



పుట్టిన సంవత్సరం/Year of Birth: 1962  
స్త్రీ / Female

3904 0979 2356



ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వ ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O యస్ గణపతి, 25-25  
పాలామనేరు వీధి, పాలామనేరు, పల్నాటి  
విస్తారం, ఆంధ్ర ప్రదేశ్, 517408

Address: W/O S Ganapathy,  
25-25, ayyakannu veedhi,  
Palamaner, Palamaner,  
Marketyard-palamaner,  
Chittoor, Andhra Pradesh,  
517408

*[Signature]*  
S. Sarala

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.సి. బి.నె. 1947,  
చిరనగరం-560001

15:09:1999

TN38-19990008731  
GANAPATHY S  
SUBRAANLAM

NO 1 NAGANNAL STREET EXTN  
K K PUDUR K K G GARDEN  
COMBATORE 6-1038

20 11 1954



*[Signature]*  
S. Subraanlam

Ref.No. 1936 UIDAI/0004222/2015-04/003015 11:20:24 AM

UIDAI

19/11/2019



*[Signature]*  
S. Subraanlam



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

గోపాలకృష్ణ రామచంద్రన్  
Gopalakrishna Ramachandran



పుట్టిన సంవత్సరం/Year of Birth : 1951  
పురుషుడు / Male

3653 6272 4739



ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వ ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O గోపాలకృష్ణ  
రామచంద్రన్, 3-6-345/బ-15, స్కై లైన్  
వరియా, బషీర్ బాగ్, హిమయత్ నగర్,  
హైదరాబాద్. ఆ. 500029

Address: S/O Lategopalakrishna  
Krishnaiah, 3-6-345/B-15, Sky  
Line Area, Basheer Bagh,  
Himayath Nagar, HYDERABAD,  
Andhra Pradesh, 500029

*[Signature]*  
G. Ramachandran

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.సి. బి.నె. 1947,  
చిరనగరం-560001

*[Handwritten Signature]*

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1539 / 2017 Sheet 12 of 12 Sub Registrar  
Vallabh Nagar



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Registration and Stamps Department

## STATEMENT OF ENCUMBRANCE ON PROPERTY

2/10/17

Date :03-05-2017 14:59:06

App No :713315

Statement No :25960785

Sri/Smt.:BONAGIRI SARALA having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: KHAPRA (M) OR KHAPRA (M) , Ward - Block:1 - 1, House No:, 207FLAT, Apartment:VISTA HOMES BLOCK C , Flat No:207 , SURVEY NO: ,193,194,195S, Bounded by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY , EAST :6-6 WIDE CORRIDOR, WEST :OPEN TO SKY

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto S.R.O. KAPRA for years 10 from 01-10-2007 to 02-05-2017 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

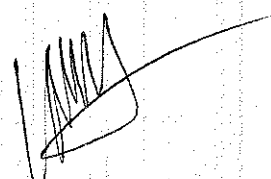
Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/5	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193 194 195PARTS HOUSE:207FLAT APARTMENT: VISTA HOMES BLOCK C FLAT: 207 EXTENT: 74.12SQ.Yds BUILT: 1320SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6'-6" WIDE CORRIDOR [W]: OPEN TO SKY Link Doct:3000/2007 of SRO 1512 Link Doct:1842/2009 of SRO 1526 Link Doct:4325/2007 of SRO 1512 Link Doct:1426/2007 of SRO 1512	(R) 28-04-2017 (E) 28-04-2017 (P) 28-04-2017	<b>0101</b> Sale Deed Mkt.Value:Rs. 1880000 Cons.Value:Rs. 3240000	1.(EX)M/S VISTA HOMES REP BY M/S SUMMIT HOUSING PVT LTD REP BY SOHAM MODI 2.(EX)M/S VISTA HOMES REP BY PARTER BHAVESH V.MEHTA 3.(EX)NAREDDY KIRAN KUMAR 4.(EX)REP BY AGPA M/S VISTA HOMES REP BY M/S SUMMIT HOUSING PVT LTD REP BY SOHAM MODI 5.(EX)NAREDDY KIRAN KUMAR REP BY AGPA M/S VISTA HOMES REP BY BHAVESH V.MEHTA 6.(EX)REP BY GPA HOLDER K.PRABHAKAR REDDY VIDE D.NO.121/IV/2015 DT.18/11/2015 AT SRO SECUNDERABAD 7.(CL)BONAGIRI SARALA	0/0 1539/2017 [1] of SRO VALLABHNAGAR(1508)
2/5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION W-B: 1-3 SURVEY: 195/SP PLOT: / HOUSE: . EXTENT: 5082SQ.Yds	(R) 30-07-2009 (E) 30-07-2009 (P) 30-07-2009	<b>0111</b> AGREEMENT OF SALE CUM GPA Mkt.Value:Rs. 11689000 Cons.Value:Rs.	1.(EX)NAREDDY KIRAN KUMAR 2.(CL)M/S VISTA HOMES REP BY MEHUL V.MEHTA 3.(CL)M/S VISTA HOMES REP BY	0/0 CD_Volume: 119 1842/2009 [1] of SRO KAPRA(1526)





## ENCUMBRANCE FORM

	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 Link Doct:4324/2007 of SRO 1512		7350000	SOHAM MODI	
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	(R) 16- 06-2007 (E) 16- 06-2007 (P) 16- 06-2007	<b>0101</b> Sale Deed Mkt.Value:Rs. 2178000 Cons.Value:Rs. 2178000	1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3. (EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES MEHUL V MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume: 303 4325/2007 [@] of SRO MALKAJGIRI(1512)
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	(R) 21- 04-2007 (E) 21- 04-2007 (P) 21- 04-2007	<b>0101</b> Sale Deed Mkt.Value:Rs. 9075000 Cons.Value:Rs. 861225	1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3. (EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES PARTNER MEHUL V.MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume: 300 3000/2007 [@] of SRO MALKAJGIRI(1512)
5/5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 194 194 195 HOUSE: - EXTENT: 14641SQ.Yds Boundires: [N]: BALANCE PART OF SY NO.193(6050 SQ YDS) [S] BALANCE PART OF SY NO.194(1452 SQ YDS) & BALANCE PART OF SY NO.195 (5082 SQ [E]: SY NO.199 & 40' WIDE APPROACH ROAD [W]: SY NO.199	(R) 23- 02-2007 (E) 19- 02-2007 (P) 19- 02-2007	<b>0101</b> Sale Deed Mkt.Value:Rs. 21961500 Cons.Value:Rs. 19034000	1.(EX)SINGIREDDY CHILAKAMMA 2.(EX)SINGIREDDY DHANPAL REDDY 3.(EX)SINGIREDDY MADHUSUDHAN REDDY 4.(EX)SINGIREDDY ANJI REDDY 5.(EX)SINGIREDDY SRINIVAS REDDY 6.(EX)SAANA ESTATES LTD,ITS M.D. SANA YADI REDDY 7.(EX)SANA BHAGYA LAXMI 8.(EX)SHIVA SRINIVAS 9.(EX)P.RAMSUNDER REDDY	0/0 CD_Volume: 297 1426/2007 [@] of SRO MALKAJGIRI(1512)





				10.(EX)PATHI VENKAT REDDY 11.(CL)M/S.VISTA HOMES,REPBY ITSPARTNER V. MEHTA
--	--	--	--	---

1. Boundaries, Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

3. Search made and certificate prepared by / Umakant

4. Search verified and certificate examined by /

5. Result : '5 out of 8 are included in the statement.'

Received Rs. 200+20 towards EC-Fee against Cash Receipt No.

OFFICE SEAL & DATE  
Register Officer

Signature of  
Sub-Registrar  
Kapra

Sub-Registrar Office  
Kapra, Koppal Taluk, Chitradurga Dist

