

ORIGINAL

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దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

K. prabhakar/ready Rep & Imp print

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	5/2		12
దస్తావేజు విలువ	3240000	20/4		
స్టాంపు విలువ రూ.	100	28/4		
దస్తావేజు నెంబరు	1787/4	1/4		10/4
రిజిస్ట్రేషన్ రుసుము	162000			
లోటు స్టాంపు(D.S.D.)	129500			
GHMC (T.D.)	48600			
యూజర్ ఛార్జీలు				
అదనపు షీట్లు	100		Ch 458 D/F	12704/4
5 x	/			26/4
మొత్తం	194400/			

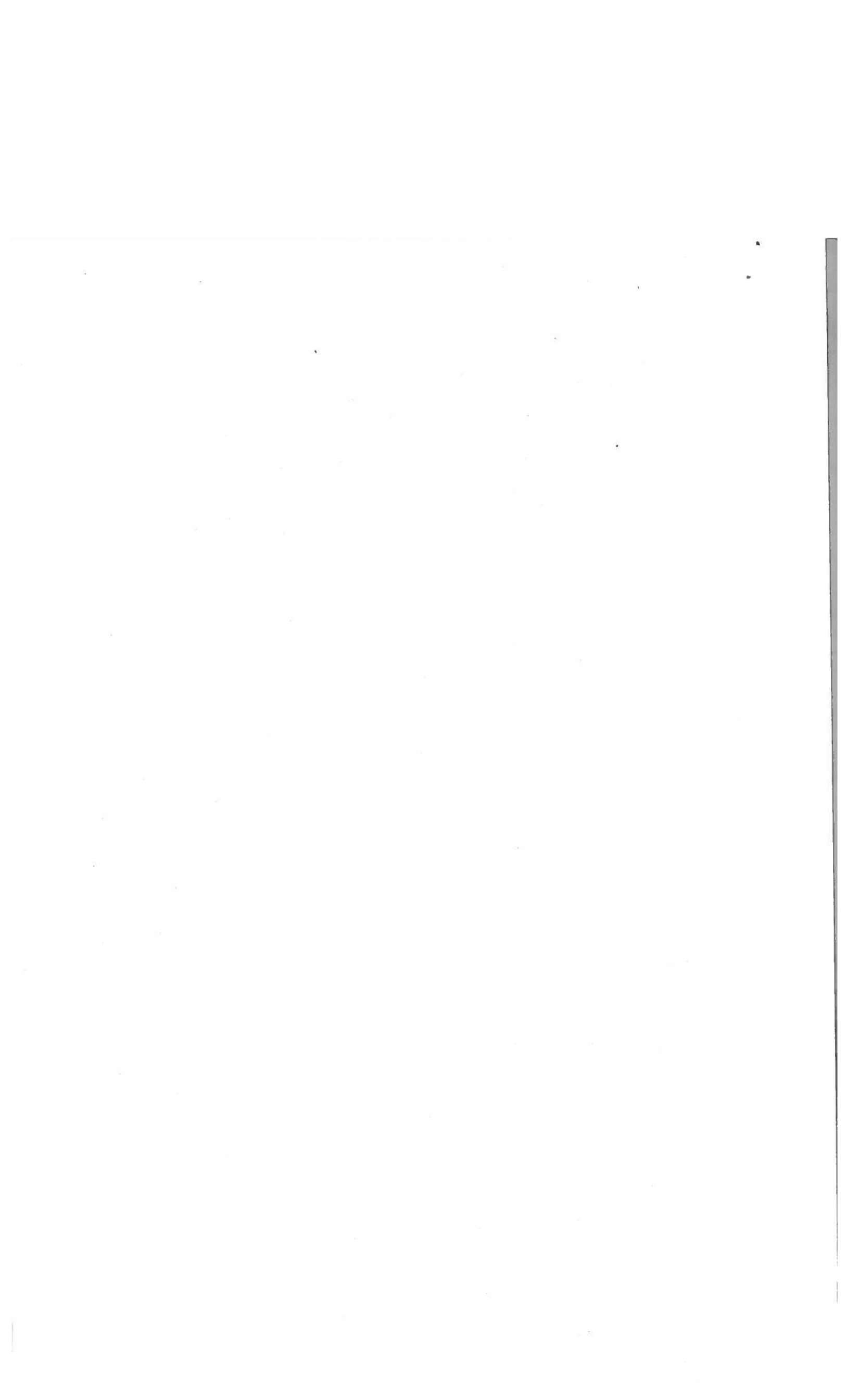
(అక్షరాల Nil)

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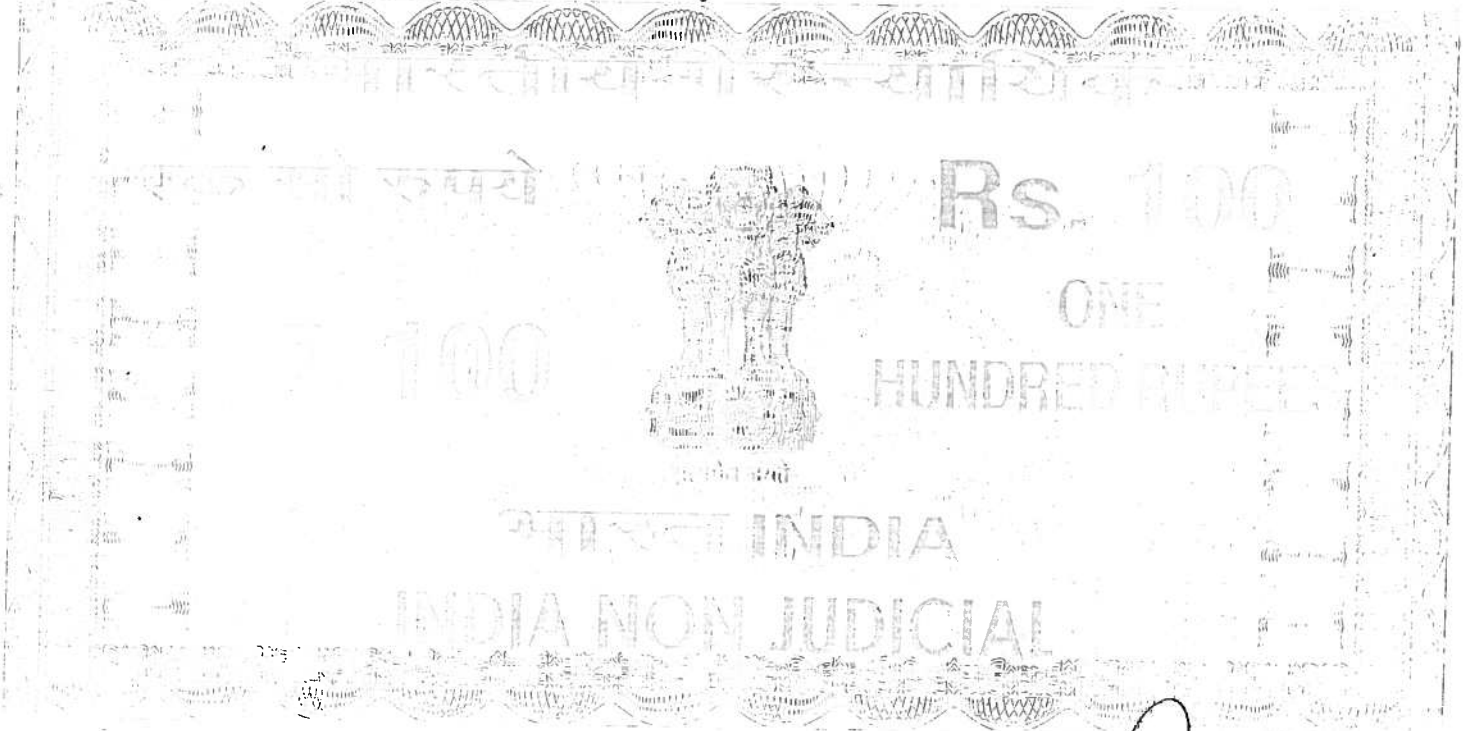
రూపాయలు మాత్రమే)

సబ్-రిజిస్ట్రారు
 పబ్ రిజిస్ట్రేషన్
 ఛార్జీ

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.



1845 D: 30.1787 of 2016



తెలంగాణ తెలంగాణ TELANGANA


S.No. 871 Date: 05-02-2016

Sold to: PANKAJ SHANGHVI

S/o.: Shri CHANDRAKANTH SHANGHVI

For Whom: SELF

SALE DEED


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

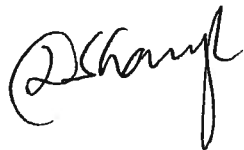
This Sale Deed is made and executed on this 20th day of April 2016 at SRO, Kapra, Ranga Reddy District by and between:

1. Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile -Parle (West), Mumbai - 400 056.
2. Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad - 500 003,

Hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively. (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

IN FAVOUR OF

1. Mrs. Vemuri Samunnatha, Wife of Mr. Gutha Koteswar Rao, aged about 36 years and
2. Mr. Gutha Koteswar Rao, Son of Mr. G. Venkateswarlu, aged about 36 years, both are residing at Plot No. 124, S-4, Sivaram Rajamani Plaza, Lalitha Nagar, Near Ram Nagar Gundu, Hyderabad - 500 044, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).







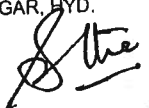


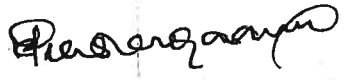
Purvi M. Mehta

Presentation Endorsement:






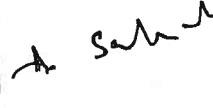
Presented In the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16200/- paid between the hours of 2 and 3 on the 28th day of APR, 2016 by Sri Pankaj Sanghvi

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

Signature/Ink Thumb Impression

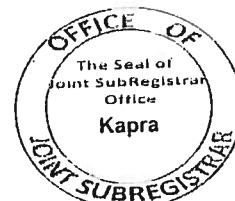
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 GUTHA KOTESWARA [1526-1-2016-1845]	GUTHA KOTESWARA RAO S/O. G.VENKATESWARLU PLOT NO.124, S-4, SIVARAM RAJAMANI PLAZA,, LALITHA NAGAR, HYD.	
2	CL		 VEMURI SAMUNNATHA [1526-1-2016-1845]	VEMURI SAMUNNATHA W/O. GUNTHA KOTESWARA RAO PLOT NO.124, S-4, SIVARAM RAJAMANI PLAZA,, LALITHA NAGAR, HYD.	
3	EX		 GPA HOLDER FOR [1526-1-2016-18]	GPA HOLDER FOR PRESENTING DOC K.PRABHAKAR REDDY S/O. K.P.REDDY 5-4-187/3 & 4, II FLOOR., SOHAM MANSION, M.G.ROAD, HYD.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 N. APPA RAO::28/04/1 [1526-1-2016-1845]	N. APPA RAO R/O.2-10-602,TEACHERS COLONY,HANMAKONDA,W ARANGAL DIST.	
2		 A. SATISH::28/04/2 [1526-1-2016-1845]	A. SATISH R/O.D 407,MODI BUILDERS,S.R.NAIK NAGAR,JEEDIMETLA,HYD.	

28th day of April, 2016

Signature of Joint SubRegistrar8
Kapra

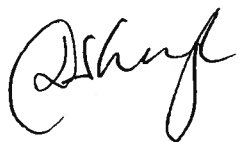


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Bk - 1, CS No 1845/2016 & Doct No 1787/2016 Joint SubRegistrar8 Kapra Sheet 1 of 11

WHEREAS:

- A. The Vendor no.1 is the absolute and exclusive owner, and possessor of Deluxe flat bearing no. 008 on the ground floor, in block no. 'H' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and reserved parking space for single car in the basement admeasuring about 100 sft. sft in the residential complex named as Vista Homes, situated at Survey Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred as Scheduled Flat and is more fully described at the foot of the document. The Vendor no.1 under an understanding with the Builder, M/s. Vista Homes has purchased undivided share of land pertaining to the Scheduled Flat from the Builder vide sale deed bearing no. 1540/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat.
- B. That the Vendor no.1 has gifted 24% undivided share in flat no. 008 on the ground floor, in block no. 'H' in the project known as Vista Homes situated at Sy. Nos. 193, 194 and 195, Kapra Village, Keesara Mandal, R.R. District., admeasuring 292.80 sft.(out of 1220 sft) of super built-up area along with undivided share of land to the extent of 17.79 sq. yds. (out of 74.12 sq. yds) and 24% in the reserved parking space for single car in the basement admeasuring 24 sft. (out of 100 sft.), to his daughter Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta, Vendor no.2, herein, to his daughter Smt. Purvi M. Mehta, wife of Shri. Mehul V. Mehta, Vendor no.2, herein., vide registered gift deed bearing no. 4389/2015 dated 23.11.2015 registered at S. R.O, Kapra, R.R. Dist
- C. Whereas M/s. Vista Homes (herein after referred to as the Builder) has agreed to develop land admeasuring about Ac. 5-25 Gts, forming a part of Sy. Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Land.
- D. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- E. The Buyer is desirous of purchasing flat no 008 on the ground floor in block no. 'H', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendors.
- F. The Buyer has inspected all the title documents of the Vendors in respect of the Scheduled Flat and the Buyer upon such inspection etc., is satisfied as to the title of the Scheduled Flat.
- G. The Vendors 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 Buyer has agreed to purchase the same.
- H. The Vendors and the Buyer are desirous of reducing into writing the terms of sale.



Purvi m.mehta

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected 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	100	0	0	0	100
Total	100	0	194400	0	0	0	194500

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 ,458DFR270416 dated 28-APR-16 of ,SBH/KUSHAIGUDA HYDERABAD

E-Challan Details Received from Bank :
 (1). AMOUNT PAID: Rs. 194400/-, DATE: 28-APR-16, BANK NAME: SBH, BRANCH NAME: KUSHAIGUDA HYDERABAD. BANK REFERENCE NO: 001931965.REMITTER NAME: PRABHAKAR REDDY, EXECUTANT NAME: PANKAJ SANGHVI AND OTHERS, CLAIMANT NAME: VEMURI SAMUNNATHA AND OTHERS)

Date: 28th day of April, 2016

Signature of Registering Officer
Kapra

Bk-1, CS No 1845/2016 & Doct No 1787/2016 Sheet 2 of 11 Joint Sub Registrar Kapra

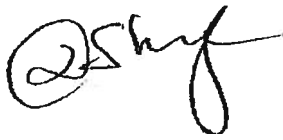
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 1787
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 1787
 2016 సం. / అ.స. 28

Signature of Registering Officer



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.008 on the ground floor, in block no. 'H', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:
 - a) An undivided share in the Schedule Land to the extent of 74.12 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. 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:
 - i. Rs.19,76,000/-(Rupees Nineteen Lakhs Seventy Six Thousand Only) paid by way of Bankers cheque no.533904, dated 06.04.2016 issued by State Bank of India, RACPC-III, Hyderabad in favour of Vendor No.1, i. e, Pankaj Sanghvi.
 - ii. Rs.6,24,000/-(Rupees Six Lakhs Twenty Four Thousand Only) paid by way of Bankers cheque no.533905, dated 06.04.2016 issued by State Bank of India, RACPC-III, Hyderabad in favour of Vendor No.2, i. e, Purvi M. Mehta.
 - iii. Rs.6,40,000/-(Rupees Six Lakhs Forty Thousand Only) already received
2. The Vendors hereby declares that she has absolute right to sell the Scheduled Flat.
3. The Vendors further covenant that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby gives warranty of title. If any claim is made by any person either claiming through the Vendors or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendors alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendorss shall indemnify the Buyer fully for such losses.
4. The Vendors has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.



Purvi M. Mehta

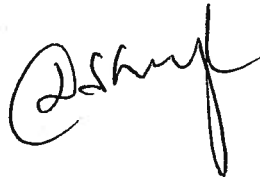
Bk-1, CS No 1845/2016 & Doct No
1787/2016 Sheet 3 of 11
Joint SubRegistrar
Kapra



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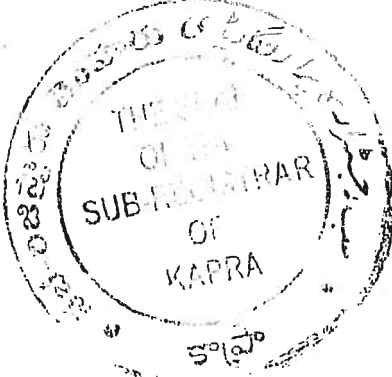


5. Henceforth the Vendors shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendors or anyone claiming through them.
6. The Vendors hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Buyer in the concerned departments.
7. The Vendors hereby covenant that the Vendors have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendors to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
9. The Buyer do hereby covenant with the Vendors and through the Vendors with other owners of tenements in Vista Homes as follows:-
 - i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
 - ii. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule flat and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - iii. That the Buyer shall become a member of the Vista Homes Owners Association that has been / shall be formed by the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
 - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendors/Builder shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.



Purni M. Mehra

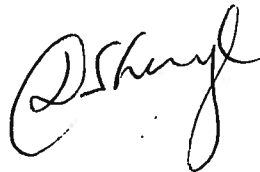
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1787/2016. Sheet 4 of 11 Joint SubRegistrar
Kapra



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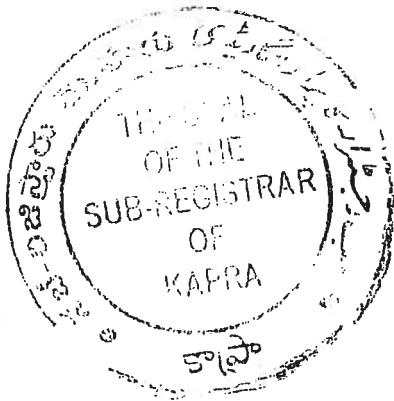


- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendors to the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



Purni - M. Mehta

Bk 1, CS No 1845/2016 & Doct No
1787/2016 Sheet 5 of 11 Joint Sub Registrar
Kapra



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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'

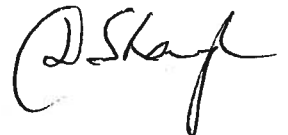
SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no. 008 on the ground floor, in block no. 'H' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

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

WITNESSES:

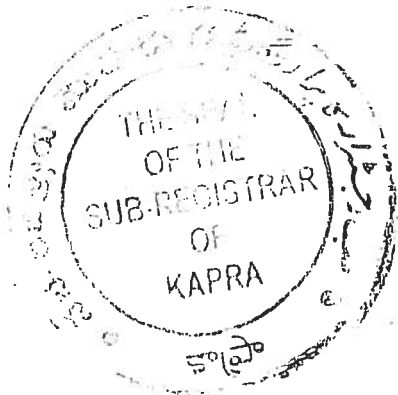
1. 
2. A. Suman


VENDOR NO.1

Purvi. m. mehta
VENDOR No.2


BUYER

Bk: 1, CS No 1845/2016 & Doct No
1787/2016 Sheet 6 of 11 Joint SubRegistrar
Kapra



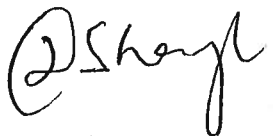
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ANNEXURE-1-A

1. Description of the Building : DELUXE flat bearing flat no. 008 on the ground floor in block no. 'H' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R.R. District.
- (a) Nature of the roof : R. C. C. (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 Ground 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/-

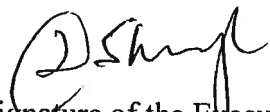
Date: 20.4.2016

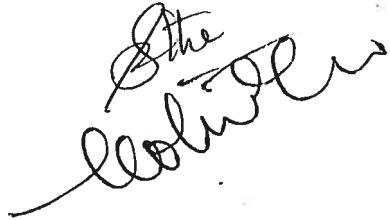

Signature of the Executants
Purvi. M. Mehta

C E R T I F I C A T E

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

Date: 20.4.2016


Signature of the Executants
Purvi. M. Mehta



Bk-1, CS No 1845/2016 & Doct No
1787/2016 Sheet 7 of 11 Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 008 IN BLOCK NO. 'H' ON 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:

1. SHRI. PANKAJ SANGHVI, SON OF SHRI. CHANDRAKANTH SANGHVI

2. SMT. PURVI M. MEHTA, WIFE OF SHRI. MEHUL V. MEHTA

BUYERS:

1. MRS. VEMURI SAMUNNATHA, WIFE OF MR. GUTHA KOTESWAR RAO

2. MR. GUTHA KOTESWAR RAO SON OF MR. G. VENKATESWARLU

REFERENCE:

AREA: 74.12

SCALE: SQ. YDS. OR

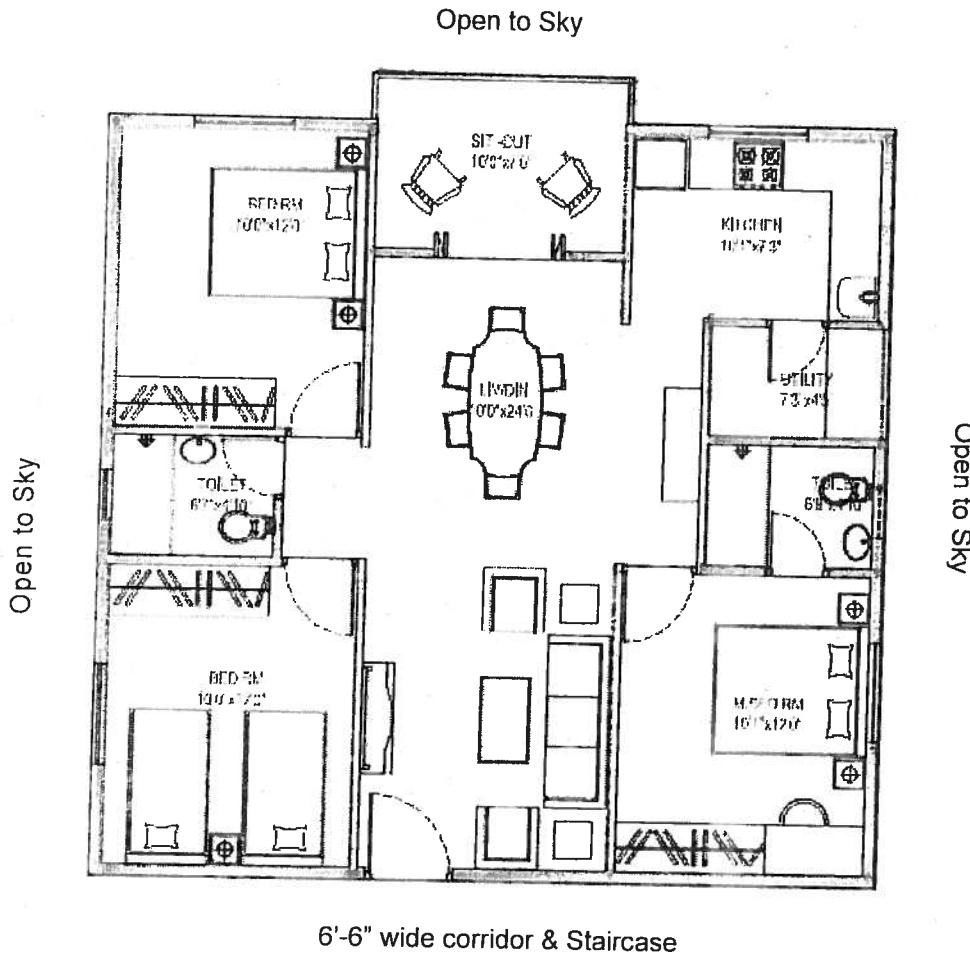
INCL: SQ. MTRS.



EXCL:



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



WITNESSES:

- 1.
2. A. Suman

Purvi.M.Mehta

SIGNATURE OF THE VENDOR

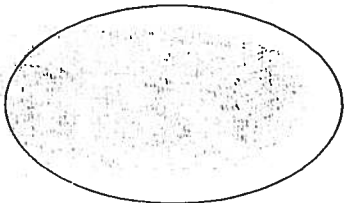
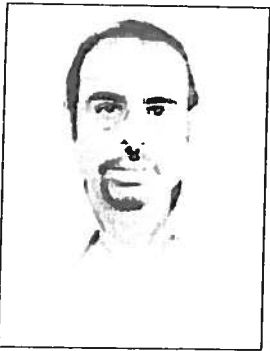


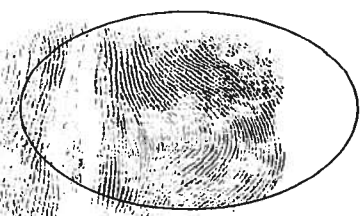

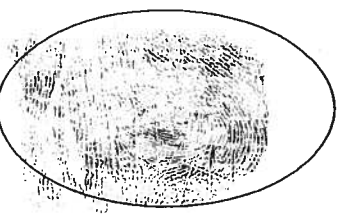

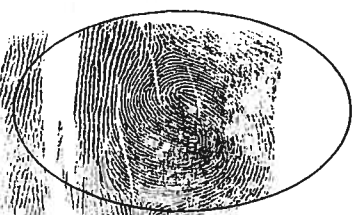

Bk-1, CS No 1845/2016 & Doct No
1757/2016 Sheet 8 of 11 Joint SubRegistrar
Kapra




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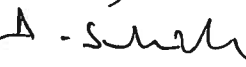


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

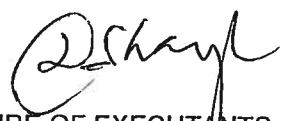
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDORS:</p> <p>1. SHRI. PANKAJ SHANGHVI S/O. SHRI CHANDRAKANTH SHANGHVI R/O. 504/A, CHANDAN CO-OP HOUSING SOCIETY, DADABHAI CROSS ROAD NO.3 VILE -PARLE (WEST) MUMBAI - 56.</p> <p>2. SMT. PURVI M. MEHTA W/O. SHRI. MEHUL V. MEHTA R/O. H. NO 21, BAPU BAGH COLONY, 1ST FLOOR, MINISTER ROAD SECUNDERABAD - 500 003</p> <p>GPA FOR PRESENTING DOCUMENTS: FOR VENDOR VIDE DOC NOS.</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (Ø). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003.</p> <p>BUYERS:</p> <p>1. MRS. VEMURI SAMUNNATHA, W/O. MR. GUTHA KOTESWAR RAO R/O. PLOT NO. 124, S-4, SIVARAM RAJAMANI PLAZA, LALITHA NAGAR, NEAR RAM NAGAR GUNDU, HYDERABAD - 500 044</p> <p>2. MR. GUTHA KOTESWAR RAO S/O MR. G. VENKATESWARLU R/O. PLOT NO. 124, S-4, SIVARAM RAJAMANI PLAZA, LALITHA NAGAR, NEAR RAM NAGAR GUNDU, HYDERABAD - 500 044</p>
			
			
			
			

SIGNATURE OF WITNESSES:


1. 

2. 

Purvi. M. Mehta



SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYERS

Bk-1, CS No 1845/2016 & Doct No
187/2016 Sheet 9 of 11 Joint SubRegistrar
Kapra



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VENDOR



భారత ప్రభుత్వ ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సంఖ్య / Enrollment No. : 20170016591475

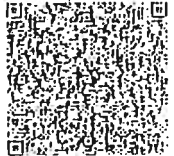
To
Purvi M Mehta
పుర్వి మేహతా
W/O Mehul V Mehta
PLOT NO 21 1ST FLOOR
BAPUBAGH COLONY
P G ROAD
Secunderabad
Secunderabad, Hyderabad
Andhra Pradesh - 500003
9348010075

31/08/2011



UP2506758931H

21067589



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4444 7892 7946

ఆధార్ - సామాన్యని హక్కు



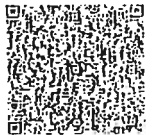
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పుర్వి మేహతా
Purvi M Mehta



పురుష / Male
Female

4444 7892 7946



ఆధార్ - సామాన్యని హక్కు

आधार - सामान्य माणसाचा अधिकार

VENDOR

PERMANENT SIGNATURE

CHANDRAKANT HARJIVANDAS
DIRECTOR OF INCOME TAX SYSTEMS

PERMANENT ACCOUNT NUMBER
ALZPS7274A
PANKAJ CHANDRAKANT SHANGHI
FATHER'S NAME
CHANDRAKANT HARJIVANDAS SHANGHI
DATE OF BIRTH
10-09-1945

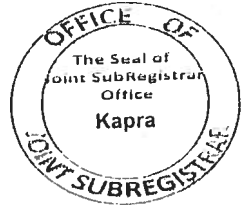


Bk - 1, CS No 1845/2016 & Doct No
1287926 Sheet 10 of 11

Joint SubRegistrar
Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMUNNATHA GUTTA

KOTESWARA RAO GUTTA

31/08/1979

Permanent Account Number

AOCPG7000C

Sammunatha

Signature



01042008

S. the

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KOTESWAR RAO GUTHA

VENKATESWARLU GUTHA

10/05/1980

Permanent Account Number

AMUPG9857H

Koteswar

Signature



24072015

Koteswar

భారత ప్రభుత్వం
Government of India
సంస్కారాధికారి
Nunna Appa Rao
పుట్టిన తేదీ / Date of Birth: 15/01/1980



VVT1295487

ELECTION COMMISSION OF INDIA
IDENTITY CARD

భారత ఎన్నికల సంఘము
కర్తవ్యకార్డు



A - Summ

భారత ప్రభుత్వం
Government of India
సంస్కారాధికారి
Nunna Appa Rao
పుట్టిన తేదీ / Date of Birth: 15/01/1980

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Nunna Appa Rao
పుట్టిన తేదీ / Date of Birth: 15/01/1980

భారత ప్రభుత్వం
Government of India
సంస్కారాధికారి
Nunna Appa Rao
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భారత ప్రభుత్వం
Government of India
సంస్కారాధికారి
Nunna Appa Rao
పుట్టిన తేదీ / Date of Birth: 15/01/1980



భారత ప్రభుత్వం
Government of India
సంస్కారాధికారి
Nunna Appa Rao



పుట్టిన తేదీ / DOB: 20/11/1968
పురుషుడు / Male



4275 0808 3972

అధికారి - సామాన్యని హక్కు

Signature



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: S/O: నున్న పుల్లయ్య
ఇంట నెంబర్ 11-29-37, ప్రుద్వి నగర్
పుద్వి నగర్ బ్యాంకు కాలనీ 2
వరంగల్, వరంగల్, వరంగల్, వరంగల్
ఆంధ్ర ప్రదేశ్, 506002

Address: S/O: Nunna
Pullalah, House Number
11-29-37, Prudhvi nagar,
Prudvi Nagar Bank Colony 2
Warangal, Warangal,
Warangal, Andhra Pradesh,
506002

4275 0808 3972

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

1-1845/2016 & Doct No
Sheet 11 of 11
Joint SubRegistrar
Kapra



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Registration and Stamps Department

29/7/16

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :30-04-2016 12:26:59

App No :278650


Statement No :15464018

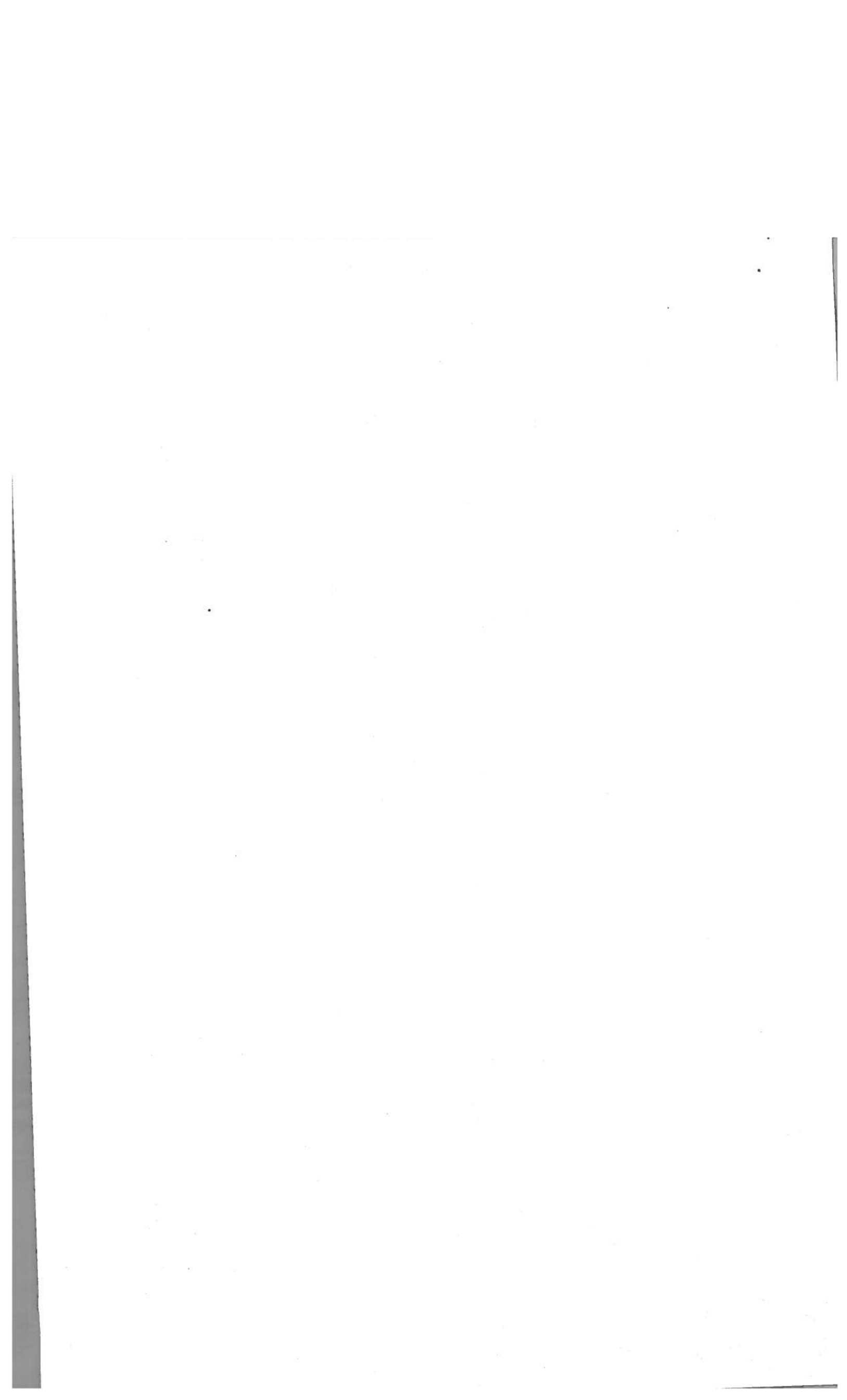
Sri/Smt.:V.SAMUNNATHA having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

**VILLAGE: KHAPRA (M) OR KHAPRA (M) , Ward - Block:1 - 1, House No: , ,
Apartment:VISTA HOMES BLOCK H , Flat No:8 , SURVEY NO: ,193,194/P,195/P, Bounded
by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY , EAST :OPEN TO SKY , WEST :6-6 WIDE
CORRIDOR & STAIRCASE**

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. KAPRA** for years 9 from **01-10-2007 to 29-04-2016** 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 Exc.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No Doc No Doc No/Year [Sunderbala]
1/7	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193 194/P 195/P APARTMENT: VISTA HOMES BLOCK H FLAT: 008 EXTENT: 74.12SQ.Yds BUILT: 1320SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 6'-6" WIDE CORRIDOR & STAIRCASE Link Doct:1540/2013 of SRO 1526 Link Doct:4389/2015 of SRO 1526	(R) 28-04-2016 (E) 20-04-2016 (P) 28-04-2016	0101 Sale Deed Mkt.Value:Rs. 1880000 Cons.Value:Rs. 3240000	1.(EX)PANKAJ SANGHVI 2.(EX)PURVI M.MEHTA 3.(EX)GPA HOLDER FOR PRESENTING DOC K.PRABHAKAR REDDY 4.(CL)VEMURI SAMUNNATHA 5.(CL)GUTHA KOTESWARA RAO	0/0 1787/2016 [1] of SRO KAPRA(1526)
2/7	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193 194PART 195PART HOUSE: . APARTMENT: VISTA HOMES BLOCKNO.H FLAT: 008 EXTENT: 17.79SQ.Yds BUILT: 317SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 6-	(R) 24-11-2015 (E) 23-11-2015 (P) 24-11-2015	0302 Gift Settlement in f/o family Mkt.Value:Rs. 451200 Cons.Value:Rs. 0	1.(DR)PANKAJ SANGHVI 2.(DE)PURVI M.MEHTA	0/0 4389/2015 [1] of SRO KAPRA(1526)





	6' WIDE CORRIDOR & LIFT Link Doct:3000/2007 of SRO 1512 Link Doct:1540/2013 of SRO 1526 Link Doct:1842/2009 of SRO 1526 Link Doct:4325/2007 of SRO 1512 Link Doct:1426/2007 of SRO 1512				
3/7	VILL/COL: KHAPRA (M)/VAMPUGUDA COLONY@Rs2300 W-B: 1-3 SURVEY: 193 194 195 EXTENT: 1029.75SQ.Yds Boundires: [N]: SYNO.199 [S] SYNO.199 [E]: SYNO.199 [W]: SYNO.199 Link Doct:3000/2007 of SRO 1512 Link Doct:4325/2007 of SRO 1512 Link Doct:1426/2007 of SRO 1512 Link Doct:1842/2009 of SRO 1526	(R) 12-04-2013 (E) 25-03-2013 (P) 26-03-2013	0101 Sale Deed Mkt.Value:Rs. 2368425 Cons.Value:Rs. 2369000	1.(CL)PANKAJ SHANGHVI 2.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 3.(EX)M/S.VISTA HOMES REP BY PARTNER SOHAM MODI 4.(CL)REP BY CLAIMENT K.PRABHAKAR REDDY	0/0 1540/2013 [1] of SRO KAPRA(1526)
4/7	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 Link Doct:4324/2007 of SRO 1512	(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.(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 1842/2009 [1] of SRO KAPRA(1526)
5/7	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 194SOUTHERNPART HOUSE: / EXTENT: 1452SQ.Yds	(R) 16-06-2007 (E) 16-06-2007 (P) 16-06-2007	0101 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	0/0 CD_Volume: 303 4325/2007 [@] of SRO MALKAJGIRI(1512)



ENCUMBRANCE FORM

	Boundires: [N]: BALANCE LAND IN SYNO.194 BELONGING TO PURCHASER [S] SYNO.199 [E]: SYNO.195 [W]: SYNO.199			REDDY 6.(CL)M/S.VISTA HOMES MEHUL V MEHTA 7.(CL)AJEETA MODY	
6/7	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	0101 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)
7/7	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	0101 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 10.(EX)PATHI VENKAT REDDY 11.(CL)M/S.VISTA HOMES,REPBY ITSPARTNER V. MEHTA	0/0 CD_Volume: 297 1426/2007 [@] of SRO MALKAJGIRI(1512)

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.

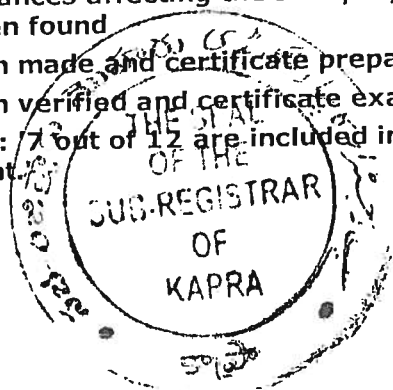
2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

3. Search made and certificate prepared by / Umakanth

4. Search verified and certificate examined by /

5.Result : 7 out of 12 are included in the statement.

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



OFFICE SEAL & DATE
Register Officer
Office
KAPRA

Signature of

Print back

30/16