

Government of Telangana
Registration And Stamps Department

4130/12

Payment Details - Citizen Copy - Generated on 03/10/2017, 04:15 PM

SRO Name: 1526 Kapra

Receipt No: 4442

Receipt Date: 03/10/2017

Name: PANKAJ SANGHVI CS No/Doct No: 4300 / 2017
Transaction: Sale Deed Challan No: E-Challan No: 783DGN290917
Chargeable Value: 3400000 DD No: DD Dt: Challan Dt: E-Challan Dt: 03-OCT-17
Bank Name: Bank Branch:
E-Challan Bank Name: SBH E-Challan Bank Branch: SBH INB

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				17000
Transfer Duty /TPT				51000
Deficit Stamp Duty				135900
User Charges				100
Total:				204000
In Words: RUPEES TWO LAKH FOUR THOUSAND ONLY				

Prepared By: UMAKANTH

Signature by SR

1300 W.Bo. 4130/2017

SCANNED



తెలంగాణ తేలంగానా TELANGANA

G 413509

Date: 07/11/2016, 12:50 PM

Serial No: 5,279

Denomination: 100

Purchased By:
PURVI M MEHTA
S/O MEHUL V MEHTA
R/O SEC-BAD

For Whom
SELF & OTHERS

[Signature]
Sub Registrar
Ex. Officio Stamp Vendor
SRO, Vallabh Nagar
SALE DEED

This Sale Deed is made and executed on this 30 day of September 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged about 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile -Parle (West), Mumbai - 400 056 {Pan No. ALZPS7274A, Aadhaar No.5368 0058 0334}
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 (Pan No. AMDPS9753P, Aadhaar No.4444 7892 7946}.

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.).

AND

M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office at 5-4-187/3 and 4, 2nd 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, S/o. Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} and 2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C} hereinafter called the "Consenting Party"






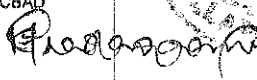
[Signature] For VISTA HOMES Partner
[Signature] For VISTA HOMES Partner

Purvi.m.mehta

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 17000/- paid between the hours of Disputed on the 03rd day of OCT, 2017 by Sri Pankaj Sanghvi



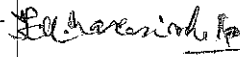



Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 K. RAGHU KUMAR:03 [1526-1-2017-4300]	K. RAGHU KUMAR S/O. K.V.L.NARASIMHA RAO HNO.9-105 LAKSHMI NAGAR CLY, BODUPPAL HYD	
2	EX		 VENDORS AND CONSENTING PARTIES [1526-1-2017-4300]	VENDORS AND CONSENTING PARTIES REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

Signature/Ink Thumb Impression
RANGAREDDI, RAJANGAL DIST.






Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K V L NARASIMHA RAO [1526-1-2017-4300]	K V L NARASIMHA RAO R/O.9-105 P 449 LAKSHMI NAGAR BODUPPAL	
2		 K VANI:103/10/2017 [1526-1-2017-4300]	K VANI R/O.9-105 P 449 LAKSHMI NAGAR BODUPPAL	

03rd day of October, 2017

Signature of Sub Registrar
Kapra

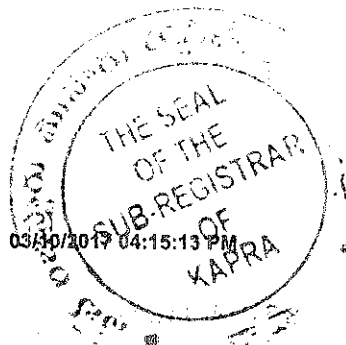
E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8749 Name: K V L Narasimha Rao	S/O K Subrahmanyam, Boduppall, Rangareddi, Andhra Pradesh, 500092	
2	Aadhaar No: XXXXXXXX2609 Name: K Vani	W/O K V L Narasimha Rao, Boduppall, Rangareddi, Andhra Pradesh, 500092	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	

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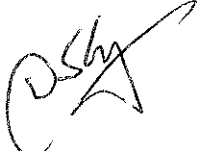


IN FAVOUR OF

Mr. K. Raghu Kumar, Son of Mr. K. V. L. Narasimha Rao aged about 32 years, Occupation: Service, residing at H. No. 9-105, Lakshmi Nagar Colony, Boduppal, Hyderabad - 500 092 {Pan No. BSUPK2461G, Aadhar No. 8812 9002 9068}, 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.).

WHEREAS:

- A. The Vendor no.1 is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no. 007 on the ground floor, in block no. 'C' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, 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 i. e., 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. 007 on the ground floor, in block no. 'C' in the project known as Vista Homes situated at Sy. Nos. 193, 194 and 195, Kapra Village, Keesara Mandal, R. R. District., admeasuring 292.8 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., vide registered gift deed bearing no. 4386/2015 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 and M/s. Vista Homes is developing the Scheduled Land into residential flats in a group housing scheme name and styled as 'VISTA HOMES' and obtained necessary technical approval from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012.
- D. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- E. The Consenting Party i. e., M/s. Vista Homes at the request of the Vendor and Buyer are joining in execution of this deed so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Consenting Party shall not have any share in the sale consideration agreed herein


Purvi. m. mehta


For VISTA HOMES

Partner

For VISTA HOMES

Partner

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX9068 Name: K Raghu Kumar	S/O K V L Narasimha Rao, Boduppal, Rangareddi, Andhra Pradesh, 500092	

Endorsement: Stamp Duty, Tranfer 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	135900	0	0	0	136000
Transfer Duty	NA	0	51000	0	0	0	51000
Reg. Fee	NA	0	17000	0	0	0	17000
User Charges	NA	0	100	0	0	0	100
Total	100	0	204000	0	0	0	204100

Rs. 186900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17000/- towards Registration Fees on the chargeable value of Rs. 3400000/- was paid by the party through E-Challan/BC/Pay Order No ,783DGN290917 dated ,03-OCT-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 204000/-, DATE: 03-OCT-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 061576524,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MR. PANKAJ SANGHVI AND PURVI M. MEHTA,CLAIMANT NAME: MR. K. RAGHU KUMAR).

Date:

03rd day of October,2017


Signature of Registering Officer

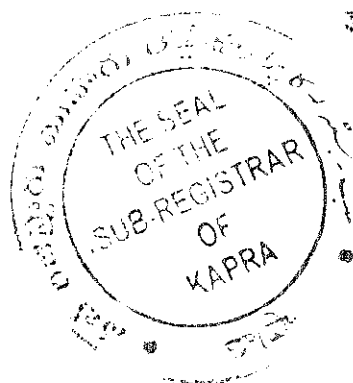
Kapra



BK - 1, CS No 4300/2017 & Doct No
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 Kapra

ఓ పుస్తకము 2017 సం./శా.స. 1939
 పు. 4120 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంపు విలువ 1526
 4120/2017 గా యివ్వబడినది
 2017 సం. 10/03 నెం. 3 వ తేది


 సబ్-రిజిస్ట్రార్
 కెప్టెన్
 కె.ఎల్.ఎస్.



- F. The Buyer is desirous of purchasing flat no 007 on the ground floor in block no. 'C', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendors.
- G. 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.
- H. 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. 34,00,000/- (Rupees Thirty Four Lakhs Only) and the Buyer has agreed to purchase the same.
- I. The Vendors and the Buyer 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.007 on the ground 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:


- 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. 34,00,000/- (Rupees Thirty Four Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.21,28,000/- (Rupees Twenty One Lakhs Twenty Eight Thousand Only) paid by way of D. D. No.010752, dated 07.09.2017 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad in favour of Vendor No.1, i. e, Pankaj Sanghvi.
- ii. Rs.6,72,000/- (Rupees Six Lakhs Seventy Two Thousand Only) paid by way of D. D. No.010751, dated 07.09.2017 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad in favour of Vendor No.2, i. e, Purvi M. Mehta.
- iii. Rs.4,00,000/- (Rupees Four Lakhs Only) paid by way of cheque no. 296329, dated 06.02.2017 drawn on Axis Bank Ltd.,
- iv. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 296328, dated 17.01.2017 drawn on Axis Bank Ltd.,

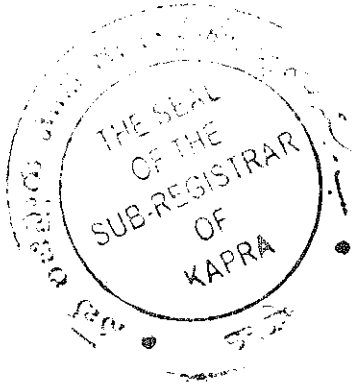
2. The Vendors hereby declares that she has absolute right to sell the Scheduled Flat.


Purvi. m. mehta


For VISTA HOMES
Partner


For VISTA HOMES
Partner

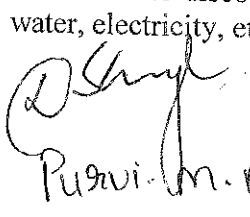
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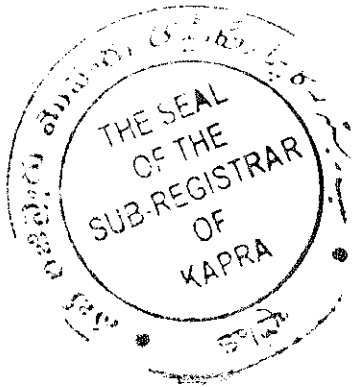
3. The Vendors further covenant that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby gives warranty of title. If any claim is made by any person either claiming through the Vendors or otherwise in respect of the 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.
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.


 Purvi M. Mehta
 Partner

For VISTA HOMES

 Partner

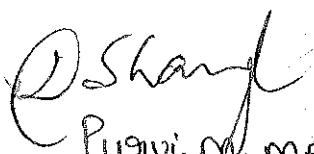
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- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall 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.
- 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.


Puvi. M. Mehra

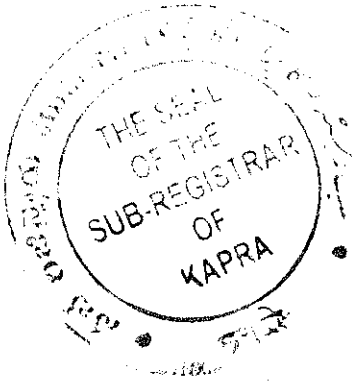
For VISTA HOMES

Partner

For VISTA HOMES

Partner

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

North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor & Open to Sky
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. B. K. Srinivas Rao
2. K. Srinivas



VENDOR NO.1

Purvi. m. mehba

VENDOR No.2
For VISTA HOMES

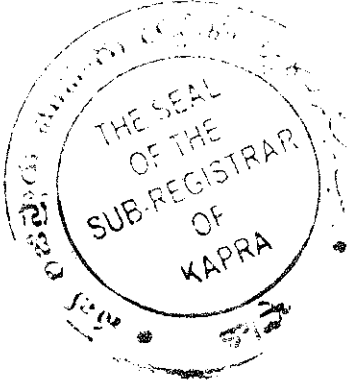

CONSENTING PARTY

R. Raghun Kumar
BUYER

For VISTA HOMES


Partner

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Kapra



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ANNEXURE - 1 - A

1. Description of the Building : DELUXE Apartment bearing flat no. 007 on the ground 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 and Medchal-Malkajiri 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 Ground Floor : 1220 Sft.,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 34,00,000/-

Date: 30.09.2017

Signature of the Executants

Purvi M. Mehra
Purvi M. Mehra

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.

Purvi M. Mehra
Purvi M. Mehra

Date: 30.09.2017

Signature of the Executants

Purvi M. Mehra
Purvi M. Mehra

For VISTA HOMES

For VISTA HOMES

Partner

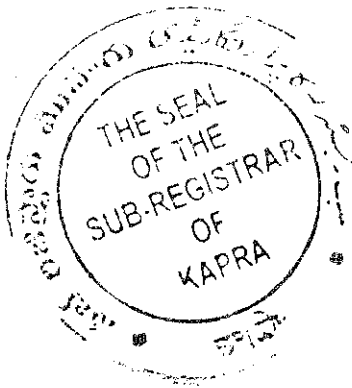
Partner

Signature of the Consenting Party

R. Raghun Kumar
R. Raghun Kumar

Signature of the Buyer

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Kapra



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REGISTRATION PLAN SHOWING

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

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

NOW UNDER KHAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

VENDOR:

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

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

CONSENTING PARTY: 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

BUYER:

MR. K. RAGHU KUMAR, SON OF MR. K. V. L. NARASIMHA RAO

REFERENCE:

AREA:

74.12

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.



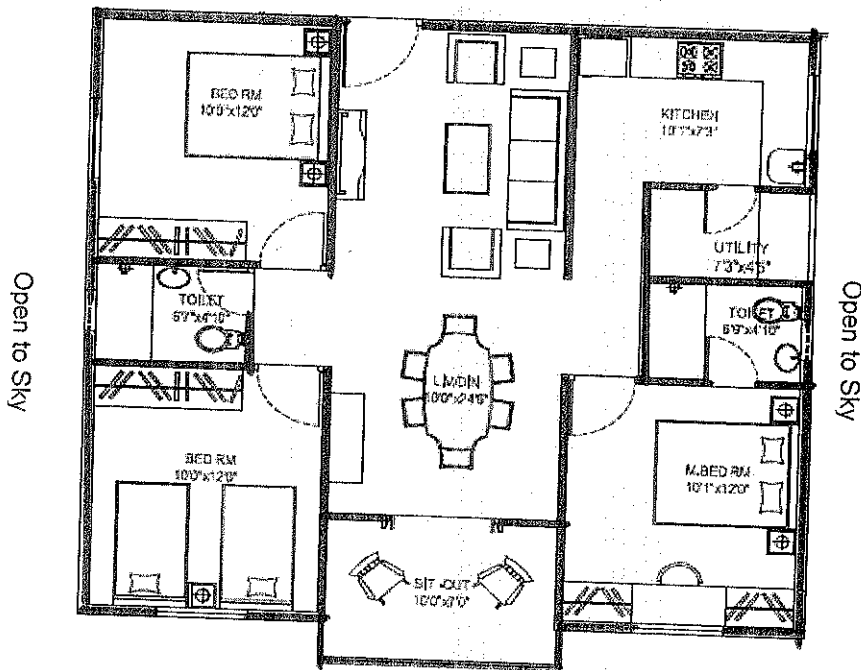
EXCL:



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



6'-6" wide corridor & Open to Sky



Open to Sky

WITNESSES:

1. Elkhavirinde Rao

2. K. Vani

[Signature]
SIGNATURE OF THE VENDOR NO.1

SIGNATURE OF THE VENDOR NO.2
For VISTA HOMES

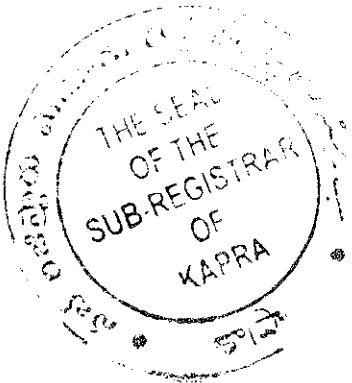
For VISTA HOMES

Purvi M. Mehta
Partner

SIGNATURE OF THE CONSENTING PARTY
Partner

K. Raghu Kumar
SIGNATURE OF THE BUYER

BK-1, CS No 4300/2017 & Doct No
4120/2017 Sheet 8 of 12 Sub Registrar
Kapra



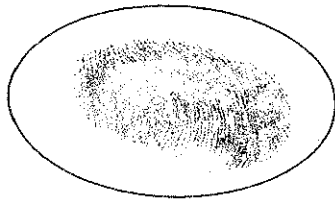
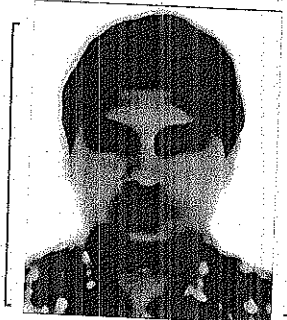
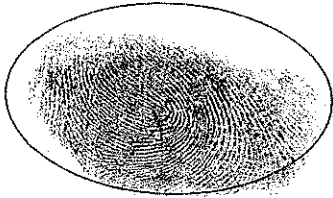
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER**



VENDOR:

1. SHRI. PANKAJ SHANGHVI
S/O. SHRI CHANDRAKANTH SHANGHVI
R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY
DADABHAI CROSS ROAD NO.3
VILE -PARLE (WEST)
MUMBAI - 56.

2. SMT. PURVI M MEHTA
W/O. SHRI. MEHUL V. MEHTA
R/O. H. NO 21
BAPU BAGH COLONY
SECOND FLOOR
MINISTER ROAD
SECUNDERABAD - 500 003

CONSENTING PARTY:

- 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.

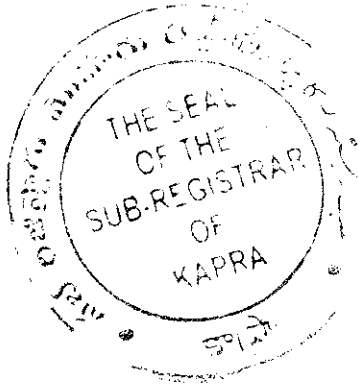
SIGNATURE OF WITNESSES:

- 1.
- 2.

SIGNATURE OF THE VENDOR NO. 1 SIGNATURE OF THE VENDOR NO. 2
For VISTA HOMES For VISTA HOMES

SIGNATURE OF THE CONSENTING PARTY

BK-1, CS No 4300/2017 & Doct No KD
4300/2017 Sheet 9 of 12 Sub Registrar
Kapra

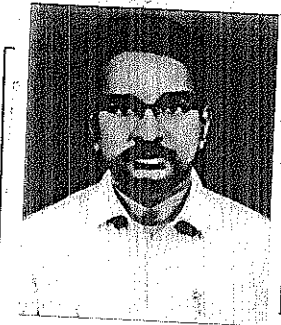


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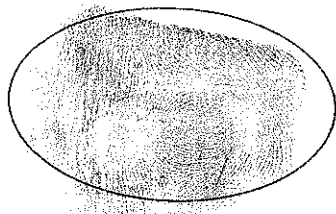
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



**GPA FOR PRESENTING DOCUMENTS ON BEHALF
OF VENDORS & CONSENTING PARTY VIDE DOC
NO. 23/BK-IV/2016 & 121/BK-IV/2015 Dt. 20.04.2016
& 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.



BUYER:

MR. K. RAGHU KUMAR
S/O. MR. K. V. L. NARASIMHA RAO
R/O. H. NO. 9-105
AKSHMI NAGAR COLONY
BODUPPAL
HYDERABAD - 500 092.

SIGNATURE OF WITNESSES:

- 1.
- 2.

SIGNATURE OF THE VENDOR NO. 1
For VISTA HOMES

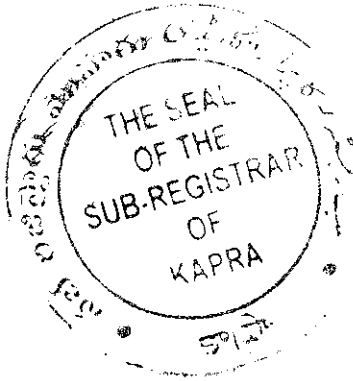
SIGNATURE OF THE VENDOR NO. 2
For VISTA HOMES

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE BUYER

Handwritten: 100

BK-1, CS No 4300/2017 & Doct No
612012012 Sheet 10 of 12 Sub Registrar
Kapra



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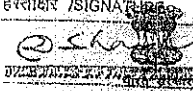
VENDOR:

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ALZPS7274A

नाम / NAME
PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम / FATHER'S NAME
CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि / DATE OF BIRTH
10-09-1946

हस्ताक्षर / SIGNATURE


आयकर निदेशक (पदवि)
DIRECTOR OF INCOME TAX (SYSTEMS)

Only for Registration
Abhinav
Chang

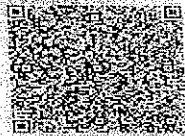
भारत प्रजासत्तम
भारत प्रजासत्तम
Unique Identification Authority of India
Government of India

समावेश संख्या / Enrollment No. : 2017/00165/0.1475

To
Purvi M Mehta
शुभ : पुर्वी मेहता
W/O: Mehul V Mehta
PLOT NO 21 1ST FLOOR
BAPUBAGH COLONY
P S ROAD
Secunderabad
Secunderabad, Hyderabad,
Andhra Pradesh - 500003
9848030075

31/08/2011

UP250675893IN
25067589



मी अर्धार संख्या / Your Aadhaar No. :

4444 7892 7946

अर्धार - सामान्यनि हाकु

भारत प्रजासत्तम
GOVERNMENT OF INDIA

पुर्वी मेहता
Purvi M Mehta

जन्म संख्या / Year of Birth: 1978
स्त्री / Female

4444 7892 7946



अर्धार - सामान्यनि हाकु

Purvi. M. Mehta

VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGFV2068P

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
01-10-1969

स्थायी हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, जयपुर
Chief Commissioner of Income-tax, Jaipur

THE SEAL OF THE SUB-REGISTRAR OF KAPRA

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम / NAME
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, जयपुर
Chief Commissioner of Income-tax, Jaipur

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT. OF INDIA

15/01/1974
Permanent Account Number
AWSPP8104E

सहकारी हस्ताक्षर / Signature

मुख्य आयकर अधिकारी, जयपुर
Chief Commissioner of Income-tax, Jaipur

Aadhaar No 3287 6953 9204

Prabhakar Reddy K

BK-1, CS No 4300/2017 & Doct No
4130/2017 Sheet 11 of 12 Sub Registrar
Kapra



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA



కె రఘు కుమార్
K Raghu Kumar
పుట్టిన సంవత్సరం / Year of Birth : 1984
పురుషుడు / Male



8812 9002 9068

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O కె వి ఎల్ నరసింహ రావు
క-105 పి 449, లక్ష్మి నగర్
బోదుప్పల్, బోదుప్పల్
రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500092

Address :
S/O K V L Narasimha Rao
9-105 P 449, Lakshmi nagar
boduppall, Boduppall
Rangareddi, Andhra Pradesh, 500092

8812 9002 9068

Aadhaar - Saamanyuni Hakku

K. Raghu Kumar

భారత ప్రభుత్వం
Unique Identification Authority of India

ఆధార్/Enrolment No.: 2189/64079/71850

To
కె వి ఎల్ నరసింహ రావు
K V L Narasimha Rao
S/O K Subrahmanyam
9-105 P 449
Lakshmi nagar
boduppall
Boduppall
Rangareddi, Andhra Pradesh - 500092
9959894690

Download Date: 19/09/2017 Generation Date: 31/08/2017

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
6900 2787 8749

నా ఆధార్, నా గుర్తింపు

Signature Valid
Digital Signature
AUTHORITY
12/08/2017

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కె వి ఎల్ నరసింహ రావు
K V L Narasimha Rao
పుట్టిన తేదీ/DOB: 02/07/1982
పురుషుడు/ MALE

6900 2787 8749

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India

ఆధార్/Enrolment No.: 2189/64079/71895

To
కె వాణి
K Vani
W/O K V L Narasimha Rao
9-105 P 449
Lakshmi nagar
boduppall
Boduppall
Rangareddi, Andhra Pradesh - 500092
9959680600

Download Date: 19/09/2017 Generation Date: 01/09/2017

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
9798 7968 2609

నా ఆధార్, నా గుర్తింపు

Signature Valid
Digital Signature
AUTHORITY
12/08/2017

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కె వాణి
K Vani
పుట్టిన తేదీ/DOB: 01/12/1985
స్త్రీ/ FEMALE

9798 7968 2609

నా ఆధార్, నా గుర్తింపు



YES BANK LTD.
4th Floor, Nehru Centre,
Discovery of India Building, Dr.A.B. Road,
Worli, Mumbai - 400018. India

DEMAND DRAFT

VALID FOR THREE MONTHS FROM DATE OF ISSUE.

2	9	0	9	2	0	1
D	D	M	M	Y	Y	Y

009713007374

A/C. PAYEE / Non-Negotiable

COMMISSIONER GHMC

or Order

को या उनके आदेश पर

On Demand Pay

Rupees

THREE THOUSAND FOUR HUNDRED ONLY.**

₹ ****3,400.00***

अदा करें

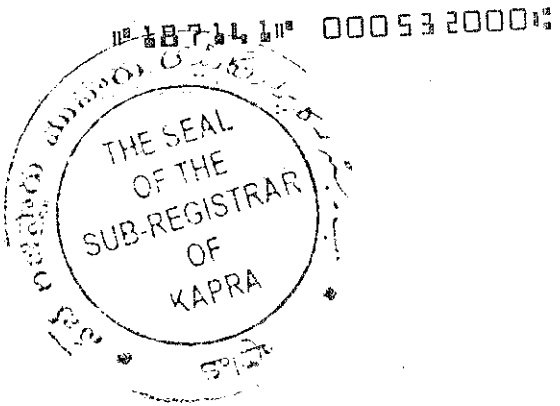
DR. K. Sub Registrar Kapra
 BK-1, CS No 4300/2017 & Doct No 4130/2017. Sheet 12 of 12
 4



YES BANK LTD
SOMAJGUDA, HYDERABAD
ISSUING BANK AND BRANCH

BEGUMPET, SECUNDRABAD
ISSUING BANK AND BRANCH

For YES BANK LTD.
Dyale
4-10-2017
28/9/2017
AUTHORISED SIGNATORY(IES)



16



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5255/12

Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :06-10-2017 11:41:24

App No :326996

Statement No :28229404

Sri/Smt.:K.RAGHU KUMAR 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 NO.C, Flat No:7, SURVEY NO: ,193,194/P,195/P,
 Bounded by NORTH :OPEN TO SKY, SOUTH :OPEN TO SKY, EAST :OPEN TO SKY & 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 05-10-2017 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 Exc.Date Pres.Date	Nature & Mkt.Value Can. Value	Name of Parties Executant(EX) & Claimants(S)	Vol/Pg No FD No Part No/Year SRO No
1/7	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193 194/P 195/P HOUSE: . APARTMENT: VISTA HOMES BLOCK NO.C FLAT: 007 EXTENT: 74.12SQ.Yds BUILT: 1320SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY & 6-6' WIDE CORRIDOR [W]: OPEN TO SKY Link Doct:3000/2007 of SRO 1512 Link Doct:1426/2007 of SRO 1512 Link Doct:4386/2015 of SRO 1526	(R) 03-10-2017 (E) 30-09-2017 (P) 03-10-2017	0101 Sale Deed Mkt.Value:Rs. 3400000 Cons.Value:Rs. 3400000	1.(EX)PANKAJ SANGHVI 2.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V MEHTA (CONSENTING PARTY) 3.(EX)M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT HOUSING PVT LTD REP BY MD SOHAM MODI (CONSENTING PARTY) 4.(EX)VENDORS AND CONSENTING PARTIES REP BY GPA K.PRABHAKAR REDDY 5.(EX)PURVI M.MEHTA 6.(CL)K.RAGHU KUMAR	0/0 4170/2017 [1] of SRO KAPRA(1526)



ENCUMBRANCE FORM

<p>Link Doct:1842/2009 of SRO 1526 Link Doct:1540/2013 of SRO 1526 Link Doct:4325/2007 of SRO 1512</p>				
<p>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.C FLAT: 007 EXTENT: 17.79SQ.Yds BUILT: 317SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY & 6-6' WIDE CORRIDOR [W]: OPEN TO SKY 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</p>	<p>(R) 24-11-2015 (E) 23-11-2015 (P) 24-11-2015</p>	<p>0302 Gift Settlement in f/o family Mkt.Value:Rs. 451200 Cons.Value:Rs. 0</p>	<p>1.(DR)PANKAJ SANGHVI 2.(DE)PURVI M.MEHTA</p>	<p>0/0 4386/2015 [1] of SRO KAPRA(1526)</p>
<p>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]:</p>	<p>(R) 12-04-2013 (E) 25-03-2013 (P) 26-03-2013</p>	<p>0101 Sale Deed Mkt.Value:Rs. 2368425 Cons.Value:Rs. 2369000</p>	<p>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</p>	<p>0/0 1540/2013 [1] of SRO KAPRA(1526)</p>

ENCUMBRANCE FORM

	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			CLAIMENT K.PRABHAKAR REDDY	
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 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	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 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)
6/7	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 HOUSE: / EXTENT:	(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	0/0 CD_Volume: 300 3000/2007 [@] of SRO MALKAJGIRI(1512)

ENCUMBRANCE FORM

<p>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</p>			<p>4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES PARTNER MEHUL V.MEHTA 7.(CL)AJEETA MODY</p>	
<p>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</p>	<p>(R) 23- 02-2007 (E) 19- 02-2007 (P) 19- 02-2007</p>	<p>0101 Sale Deed Mkt.Value:Rs. 21961500 Cons.Value:Rs. 19034000</p>	<p>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,REPB ITSPARTNER V. MEHTA</p>	<p>0/0 CD_Volume: 297 1426/2007 [@] of SRO MALKAJGIRI(1512)</p>

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 / Umamahant

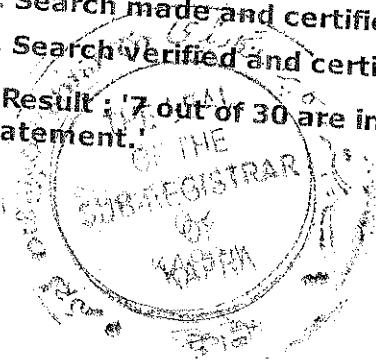
4. Search verified and certificate examined by /

5. Result : 7 out of 30 are included in the statement.

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

OFFICE SEAL & DATE
Signature of Register Officer

Sub-Registrar
Kapra



Print back

Disc

