

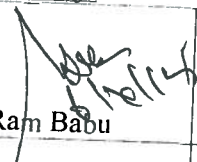


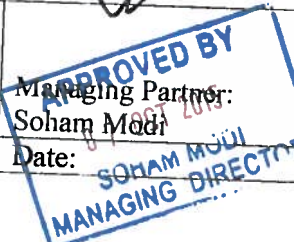
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	H-109
Name of Buyer	Mr. Ravi Inguva

A.	Total sale consideration.	29,34,780/-	
B.	Less: Discount for on time payments.	61,000/-	Subject to approval
C.	Less: Other discounts	Nil	
D.	Add: Reg. Charges	1,76,100/-	
E.	Add: VAT	36,685/-	
F.	Add: Service Tax.	90,840/-	
G.	Add: Extra Specs Charges (revised)	11,340/-	Subject to approval
H.	Add: Misc. Charges	4,600/-	
I.	Less: Amount paid	31,84,000/-	
J.	Add: Interest Amount to be charged		
K.	Balance amount Due	9,345/-	
L.	Refund if any		
Remarks: Service tax charged @3.09% on sale consideration			
Vat charged @ 1.25% on sale consideration.			
Corpus fund Rs.20,000/- to be collected.			
Maintenance charges @ Rs.1200/- pm to be collected wef November 15 to April 16 - 7280/- ASHM			
Membership fee of Rs.50/- collected.			
M	Interest Amount as calculated	7,004/-	Not finalised.
N	Service Tax paid to department	Yes	
O	Service Tax security deposit to be collected	Yes	
P	Maintenance charges due from	November 2015	

Check List		Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
3.	No Due Certificate signed	--
4.	6 PDC for Maintenance Charges collected	--
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	--
6.	Service Tax & VAT Undertaking collected	--

Authorized by:

			
G. B. Ram Babu Date: 6/10/15	Rajyalaxmi Date: 6/10/15	Samba Siva Rao Date: 7/10/15	

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

1830-1840
1840-1850

రిజిస్ట్రేషన్ విలువ	2935000	12/8	Kapn
స్టాంపు విలువ రూ.	100	28/9	
రిజిస్ట్రేషన్ నెంబరు	3616/15	30/9	F
రిజిస్ట్రేషన్ రుసుము	14675		Vatex. 37447
లోటు స్టాంపు(D.S.D.)	117300		0000000 751
GHMC (T.D.)	44025		23/4
యూజర్ ఛార్జీలు	100		
అదనపు షీట్లు			
5 x			
మొత్తం	176100/-		

DB NO 183393
29/9

(అక్షరాల) NL

తేది 30/9/15
వాచసు తేది

సహాయకులు మాత్రమే
సెల్ రిజిస్ట్రారు
కొత్తూరు

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.

If ev

3730

Dt: 30. 3616 of 2015

SCANNED



తెలంగాణ తెలంగాణా TELANGANA

411738

S.No. 4053 Dt. 12-08-2015 Rs. 100/-
Sold to D. Pavan Kumar S/o D. Anjaneyulu, Hyd
For Whom: Vista Homes

K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No. 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

SALE DEED

This Sale Deed is made and executed on this the 28th day of September 2015 at SRO, Kapra by and between:

1. M/s. Vista Homes, a registered Partnership firm having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6725H} and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6754C}.
2. Shri Nareddy Kiran Kumar, S/o. Shri Madhusudhan Reddy, aged about 42 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad - 500 003., represented by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, a registered Partnership Firm having its Office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 {Pan No. AAGFV2068P}, hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Page 1






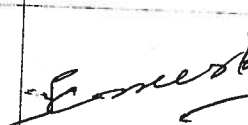
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14674/- paid between the hours of 11 and 12 on the 30th day of SEP, 2015 by Sri Bhavesh V.Mehta

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RAVI INGUVA::30/09 [1526-1-2015-3730]	RAVI INGUVA S/O. RAMAIAH INGUVA HNO.24-25 SIVAPURI MALKAJGIRI, HYD	
2	EX		 REP BY SPA FOR PR [1526-1-2015-3730]	REP BY SPA FOR PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	12 AUG 2015 

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 I. RAMAIAH::30/09/2 [1526-1-2015-3730]	I. RAMAIAH H.NO.24-25,SHIVAPURI,MALKAJGIRI ,R.R.DIST.	
2		 T.KRISHNA MURTHY [1526-1-2015-3730]	T.KRISHNA MURTHY R/O.44-366,TIRUMALA NAGAR,MOULA-ALI,HYD.	

30th day of September, 2015

Signature of Joint SubRegistrar8
Kapra

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 3616/2015. Sheet 1 of 12
 Joint SubRegistrar8
 Kapra



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In favour of

Mr. Ravi Inguva, Son of Mr. Ramaiah Inguva aged about 38 years, Occupation: Service, residing at H. No: 24-25, Sivapuri, Malkajgiri, Hyderabad - 500 047, hereinafter referred to as the 'Vendee'

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

WHEREAS:

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

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

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

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

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

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'.

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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	161313	161413
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	0	0	14674	14674
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	176087	176187

Rs. 161313/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14674/- towards Registration Fees on the chargeable value of Rs. 2934780/- was paid by the party through DD No ,183393 dated ,29-SEP-15 of ,HDFC BANK/SEC-BAD.

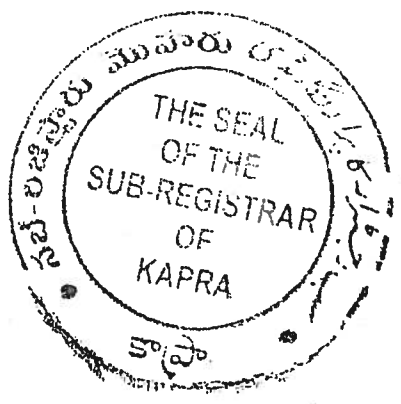
Date
30th day of September, 2015

Signature of Registering Officer
Kapra

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3616 2015. Sheet 2 of 12
 Joint Sub Registrar
 Kapra

ఇవ పుస్తకము 2015 సం. / కా.న. 183393
 పు. 3616 నెంబరుగా రిజిస్టరు చేయబడి
 క్యూబిన్ నిమిత్తం గుర్తింపు నెంబరు 1526 -
 F - 3616 / 2015 గా యివ్వబడ్డనది
 2015 సెప్టెంబరు 30 వ తేదీ


 వ. రిజిస్ట్రార్



- F. The Vendee is desirous of purchasing a deluxe apartment bearing flat no.109 on the first floor, in block no. 'H', 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.
4. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.29,34,780/- (Rupees Twenty Nine Lakhs Thirty Four Thousand Seven Hundred and Eighty Only) and the Vendee has agreed to purchase the same.
- H. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

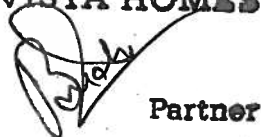
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.109 on the first floor, in block no. 'H', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:
- An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
 - A reserved parking space for single car on the basement, admeasuring about 100 sft.
- situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.29,34,780/- (Rupees Twenty Nine Lakhs Thirty Four Thousand Seven Hundred and Eighty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
- Rs.9,38,000/- (Rupees Nine Lakhs Thirty Eight Thousand Only) paid by way of cheque/D.D. no.828745. dated 09.10.2014 drawn on SBI, Secunderabad Branch, Hyderabad issued by State Bank of India, RACPC, Hyderabad.
 - Rs.7,91,780/- (Rupees Seven Lakhs Ninety One Thousand Seven Hundred and Eighty Only) paid by way of wire transfer.

For VISTA HOMES



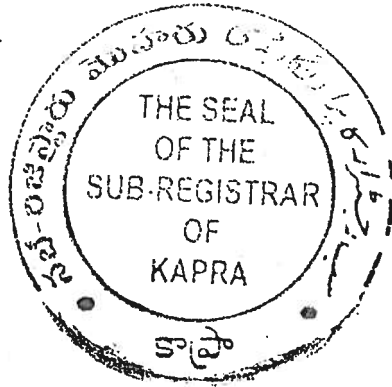
Partner

For VISTA HOMES



Partner

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Joint Sub Registrar
Kapra



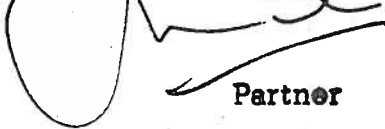
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- iii. Rs.6,92,934/- (Rupees Six Lakhs Ninety Two Thousand Nine Hundred and Thirty Four Only) paid by way of cheque no.495557, dated 25.03.2015 drawn on SBI, Secunderabad Branch, Hyderabad issued by State Bank of India, RACPC, Hyderabad.
 - iv. Rs.4,62,066/- (Rupees Four Lakhs Sixty Two Thousand and Sixty Six Only) paid by way of cheque no.843912, dated 18.09.2015 drawn on SBI, Secunderabad Branch, Hyderabad issued by State Bank of India, RACPC, Hyderabad.
 - v. Rs.50,000/- (Rupees Fifty Thousand Only) paid by way of cheque no.416497, dated 16.07.2015 drawn on SBI, Secunderabad Branch, Hyderabad issued by State Bank of India, RACPC, Hyderabad.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
 3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
 6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
 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



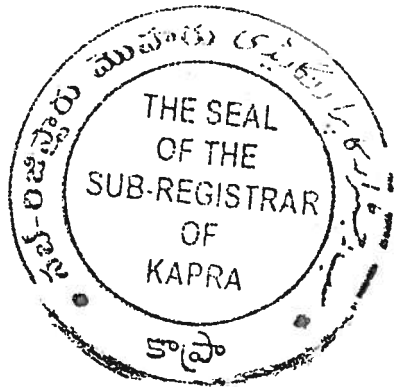
Partner

For VISTA HOMES



Partner

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Kapra



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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.

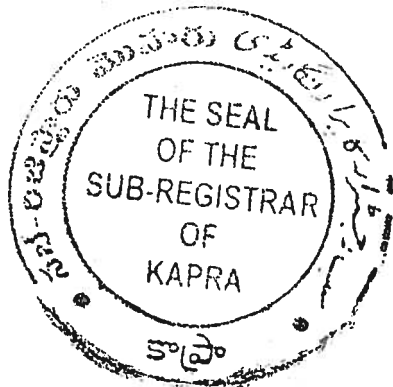
For VISTA HOMES

Partner

For VISTA HOMES

Partner

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Joint SubRegistrar
Kapra



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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.

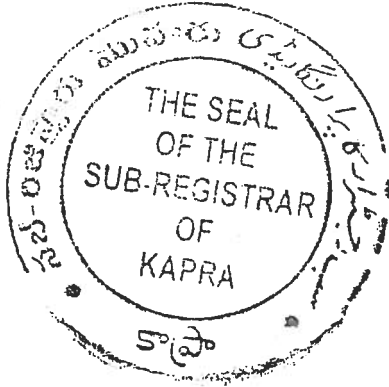
FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

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Joint SubRegistrar
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.109 on the first 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 a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

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

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

WITNESSES:

1.



2. 

For VISTA HOMES



Partner

For VISTA HOMES



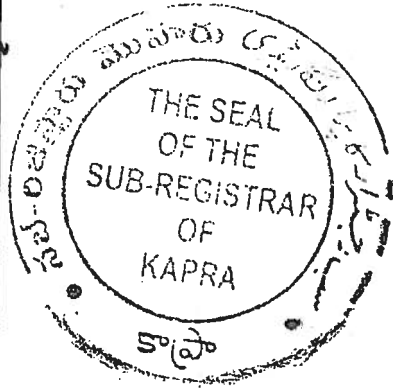
Partner

VENDOR



VENDEE

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Joint SubRegistrar
Kapra





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ANNEXURE-1-A

1. Description of the Building : DELUXE flat bearing flat no. 109 on the first 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. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 74.12 sq. yds, U/S Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement Floor : 100 sft. Parking space for One Car
- b) In the First Floor : 1220 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 29,34,780/-


For VISTA HOMES
Partner



For VISTA HOMES
Partner

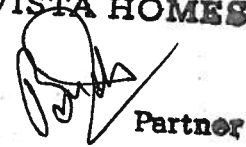
Signature of the Executants

Date: 28.09.2015

C E R T I F I C A T E

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


For VISTA HOMES
Partner

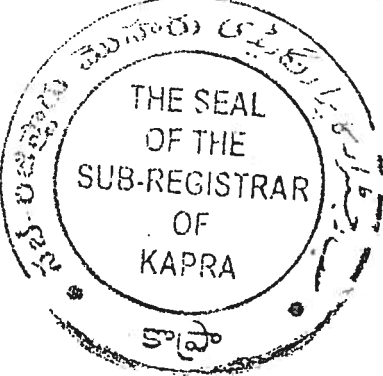

For VISTA HOMES
Partner

Signature of the Executants

Date: 28.09.2015



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36/6/2015. Sheet 8 of 12
Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

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

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

VENDOR: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

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

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

BUYER: MR. RAVI INGUVA, SON OF MR. RAMAIAH INGUVA

REFERENCE:
AREA: 74.12

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

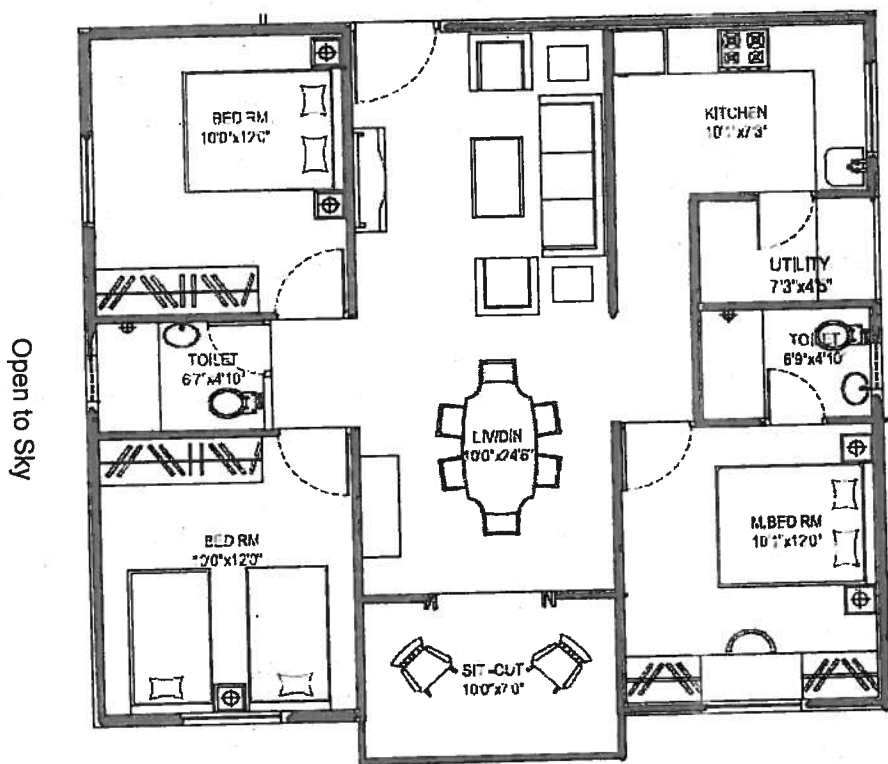


EXCL:

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



Open to Sky & 6'-6" wide corridor



Open to Sky

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

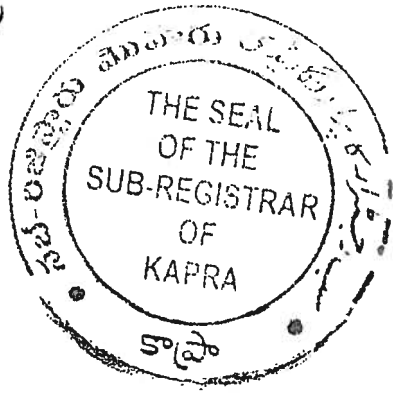
SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

WITNESSES:

-
-

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2016/2015. Sheet 9 of 12 Joint Sub Registrar
Kapra



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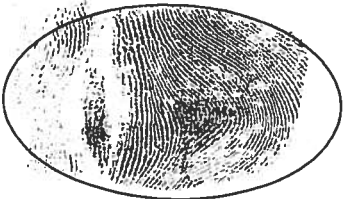
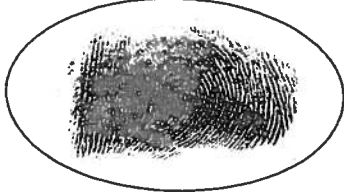
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDORS:

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

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

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

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

BUYER:

MR. RAVI INGUVA
S/O. MR. RAMAIAH INGUVA
R/O. H. NO: 24-25, SIVAPURI
MALKAJGIRI
HYDERABAD - 500 047.

SIGNATURE OF WITNESSES:

[Handwritten signatures of witnesses]

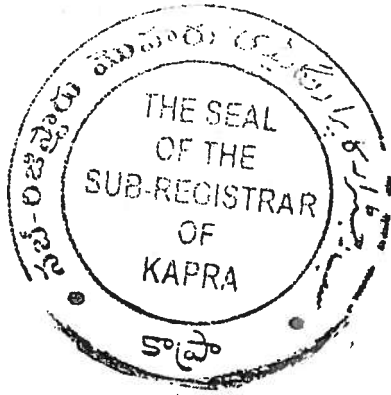
[Signature]
For VISTA HOMES
Partner

[Signature]
For VISTA HOMES
Partner

SIGNATURE OF EXECUTANTS

[Signature]
SIGNATURE OF BUYER

Bk. 1, CS No 3730/2015 & Doct No
3616/2015. Joint Sub Registrar
Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGFV2888P



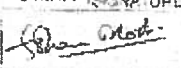
06/01/2007

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


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



For VISTA HOMES


Partner

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, आंध्र प्रदेश
Chief Commissioner of Income-Tax, Andhra Pradesh




For VISTA HOMES

Partner



आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT. OF INDIA

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर /SIGNATURE


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

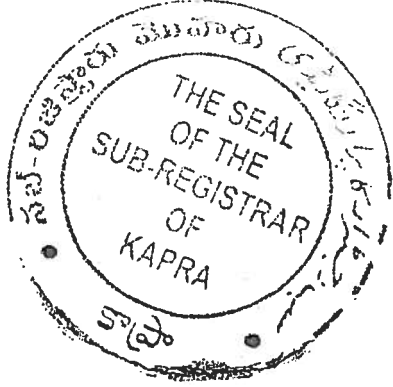


10/01/2006



Bk-1, CS No 3730/2015 & Doct No
3016/2015, Sheet 11 of 12

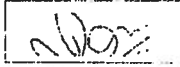
Joint SubRegistrar
Kapura



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BUYER

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AA/PI6671F
नाम / NAME	RAVI INGUVA
पिता का नाम / FATHER'S NAME	RAMAIAH INGUVA
जन्म तिथि / DATE OF BIRTH	11-07-1976
हस्ताक्षर / SIGNATURE	
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

[Handwritten signature]

WITNESSES :

आयकर विभाग
INCOME TAX DEPARTMENT
I RAMAIAH
LAKSHMAIAH INGUVA



भारत सरकार
GOVT. OF INDIA



26/05/1941
Permanent Account Number
ABSPI2737F
I. Ramaiah
Signature

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT



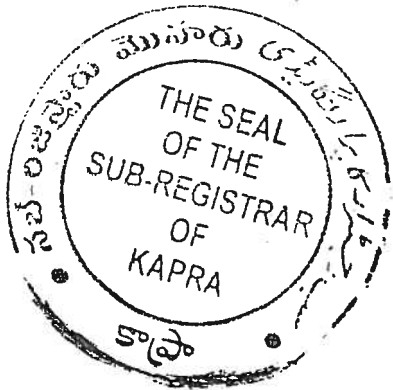
भारत सरकार
GOVT. OF INDIA

TATABHATLA KRISHNA MURTHY
V M TATABHATLA
28/12/1951
Permanent Account Number
ADSPT8861D

Krishna Murthy
Signature

[Handwritten signature]

BK-1, CS No 3730/2015 & Doct No
36/6/2015. Sheet 12 of 12
Joint SubRegistrar
Kapra



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Handwritten: 32/11/15

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :01-10-2015 11:41:47 App No :653638 Statement No :12119705

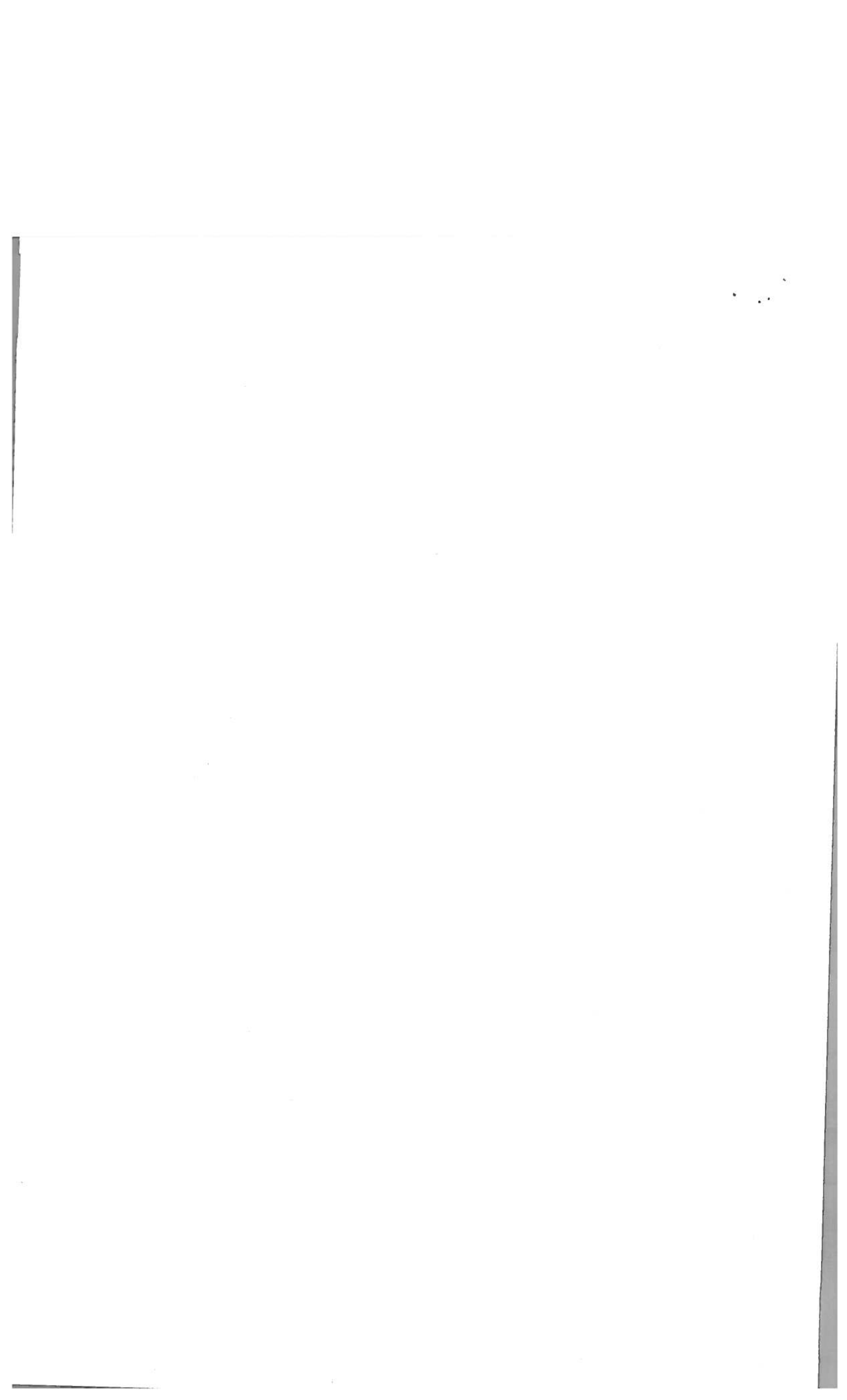
Sri/Smt.:I.RAVI having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: KHAPRA (M) OR KHAPRA (M) , Ward - Block:1 - 1, House No: , ,
 Apartment:VISTA HOMES BLOCK NO.H , Flat No:109 , SURVEY NO: ,193,194,195,
 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 8 from 01-10-2007 to 30-09-2015 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sr 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: 193PART 194PART 195PART APARTMENT: VISTA HOMES BLOCK NO.H FLAT: 109 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:1842/2009 of SRO 1526 Link Doct:4325/2007 of SRO 1512 Link	(R) 30-09-2015 (E) 28-09-2015 (P) 30-09-2015	0101 Sale Deed Mkt.Value:Rs. 50000 Cons.Value:Rs. 2934780	1.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 2.(EX)M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT HOUSING PVT LTD REP BY SOHAM MODI 3.(EX)NAREDDY KIRAN KUMAR 4.(EX)REP BY AGPA M/S.VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 5.(EX)REP BY AGPA M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT HOUSING PVT LTD REP BY SOHAM MODI 6.(EX)REP BY SPA FOR PRESENTING DOCT K.PRABHAKAR REDDY 7.(CL)RAVI INGUVA	0/0 3616/2015 [1] of SRO KAPRA(1526)

Handwritten signature



	of SRO 1512				
2/5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION W-B: 1-3 SURVEY: 195/SP PLOT: / HOUSE: , EXTENT: 5082SQ.Yds Boundires: [N]: BALANCE LAND IN SY NO 195 BELONGING TO M/S VISTA HOMES [S] SY NO 199 [E]: SY NO 199 [W]: SY NO 194 BELONGING TO M/S VISTA HOMES 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)
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	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)
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 PART OF 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)

(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	02-2007 (E) 19- 02-2007 (P) 19- 02-2007	Sale Deed Mkt.Value:Rs. 21961500 Cons.Value:Rs. 19034000	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	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 : '5 out of 7 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 Office
KAPRA



