

ORIGINAL

1291 దస్తావేజులు మరియు రుసుముల రశీదు
 నెం. Pankaj Sanghvi & another 21/11/2014
 శ్రీమతి/ శ్రీ Repbys PA Holder K. Prabhakaran Reddy
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. F

దస్తావేజు స్వభావము	Sale		Kapash (V)	
దస్తావేజు విలువ	2750,000		GHMC + SRO	
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	1418/12			
రిజిస్ట్రేషన్ రుసుము	13750	RETURNED	Chro	
లోటు స్టాంపు (D.S.D.)	109900		978 BCB 180412	
GHMC (T.D.)	41250		dt 18-4-12	
యూజర్ ఛార్జీలు	100		MFD 27501	
అదనపు షీట్లు			002140 dt 17-4-12	
5 x				
మొత్తం	165,000			

(అక్షరాల) Rs. one lakh sixty five thousand

తేది 21/4/12

వాపసు తేది _____

రూపాయలు మాత్రమే)
 సబ్-రిజిస్ట్రారు
 వల్లభ్ నగర్
 సబ్ రిజిస్ట్రారు

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.

1422

Doubt: 1418 of 2017

1608
SCANNED

తెలంగాణ తెలంగాణ TELANGANA

G 413511

Date: 07/11/2016, 12:51 PM

Serial No: 5,281

Denomination: 100

Purchased By:

PURVI M MEHTA

S/O MEHUL V MEHTA

R/O SEC-BAD

For Whom

SELF & OTHERS

Sub Registrar

Ex. Officio Stamp Vendor

SRO: Vallabhnagar

SALE DEED

This Sale Deed is made and executed on this 20th day of April 2017 at S.R.O, Vallabhnagar, Medchal-Malkajgiri 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 {Pan No. ALZPS7274A}
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 {Pan No. AMDPS973P}

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. Mr. B. Kalyan, Son of Late B. Lachiah, aged about 56 years {Pan No. CDCPK8400P} and
2. Mr. B. Srikanth, Son of Mr. B. Kalyan, aged about 26 years both residing at Flat No. 104, 1st Floor, Pruthvisagar Apartments, Opp: Sai Baba Temple, Lower Tankbund, Hyderabad {Pan No. BNMPB8373D}, 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.).

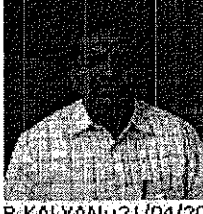
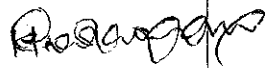
vi xi

Purvi M. Mehta

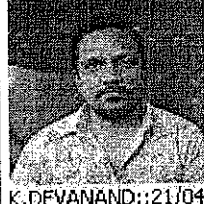
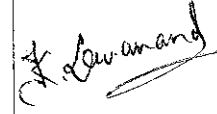
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Vallabhnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13750/- paid between the hours of 12 and 1 on the 21st day of APR, 2017 by Sri Pankaj Sanghvi

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

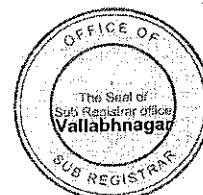
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink, Thumb Impression
1	CL		 B.SRIKANTH::21/04/2017 [1508-1-2017-1422]	B.SRIKANTH S/O. B.KALYAN F.NO.104,1ST FLOOR,PRUTHVISAGAR APTS,OPP:SAI BABA TEMPLE,LOWER TANKBUND, HYDERABAD	
2	CL		 B.KALYAN::21/04/2017 [1508-1-2017-1422]	B.KALYAN S/O. LATE B.LACHAIAH F.NO.104,1ST FLOOR,PRUTHVISAGAR APTS,OPP:SAI BABA TEMPLE,LOWER TANKBUND, HYDERABAD	
3	EX		 BAD::21/04/2017.13 [1508-1-2017-1422]	BOTH ARE REP BY GPA K.PRABHAKAR REDDY GPA NO.23/BK- IV/2016 DT.20/4/2016,AT SRO SEC-BAD S/O. K.PADMA REDDY H.NO.5-4-187/3,4,IIFLOOR SOHAM MANSION,M.G.ROAD, SEC-BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 G.KESHAV::21/04/2017 [1508-1-2017-1422]	G.KESHAV H.NO.13-3-1049/59,INDIRA NAGAR,GYAGUDA,HYD	
2		 K.DEVANAND::21/04/2017 [1508-1-2017-1422]	K.DEVANAND H.NO.5-9-994,1ST FLOOR,F.NO.103,BSP APTS,GUNFOUNDRY,ABIDS,HYD	

21st day of April, 2017

Signature of Sub Registrar
Vallabhnagar
Exercising the powers of
Registrars under Section 30



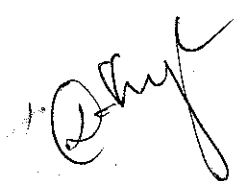
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Bk-1, CS No 1422/2017 & Doct No
418 / 2017 Sub Registrar
Vallabhnagar

WHEREAS:

- A. The Vendor no.1 is the absolute and exclusive owner, and possessor of deluxe apartment bearing flat no. 006 on the ground floor, in block no. 'I' admeasure 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 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, 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, 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. 006 on the ground floor, in block no. 'I' in the project known as Vista Homes situated at Sy. Nos. 193, 194 and 195, Kapra Village, Keesara Mandal, R. R. District., admeasuring 228 sft (out of 950 sft) of super built-up area along with undivided share of land to the extent of 13.85 sq. yds. (out of 57.71 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. 4384/2015 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 Buyer is desirous of purchasing flat no 006 on the ground floor in block no. 'I', 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. 27,50,000/- (Rupees Twenty Seven Lakhs Fifty 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 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	109900	0	0	0	110000
Transfer Duty	NA	0	41250	0	0	0	41250
Reg. Fee	NA	0	13750	0	0	0	13750
User Charges	NA	0	100	0	0	0	100
Total	100	0	165000	0	0	0	165100

Rs. 151150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13750/- towards Registration Fees on the chargeable value of Rs. 2750000/- was paid by the party through E-Challan/BC/Pay Order No .978BCB180417 dated 19-APR-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 165000/-, DATE: 19-APR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001723622, REMITTER NAME: SHRI. PANKAJ SANGHVI, EXECUTANT NAME: SHRI. PANKAJ SANGHVI AND PURVI M. MEHTA, CLAIMANT NAME: MR. B. KALYAN AND B. SRIKANTH).

Signature of Registering Officer
Vallabh Nagar

Date:
21st day of April, 2017

Bk-1, CS No 1422/2017 & Doct No 1418 / 2017
Sub Registrar
Vallabh Nagar

1వ పుస్తకము 2017 సం./ శాశ 1939 సం॥ పు
1418 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
నిమిత్తం గుర్తింపు నెంబరు 1508-1-1418-2017

తేది. 21/4/17.

S.M. HUSSAINI

సబ్ రిజిస్ట్రారు
వల్లభనగర్

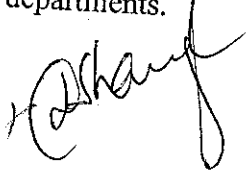


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NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.006 on the ground floor, in block no. 'I', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:
 - a) An undivided share in the Schedule Land to the extent of 57.71 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. 27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
 - i. Rs.18,81,000/-(Rupees Eighteen Lakhs Eighty One Thousand Only) paid by way of D. D. No.009138, dated 12.04.2017 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.5,94,000/-(Rupees Five Lakhs Ninety Four Thousand Only) paid by way of D. D. No.009139, dated 12.04.2017 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.2,75,000/-(Rupees Two Lakhs Seventy Five 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.
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.



Purvi. m. mehta

Bk-1, CS No 1422/2017 & Doct No
14/18 / 2017 Sheet 3 of 11

Sub Registrar
Vallabh Nagar

[Signature]



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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.

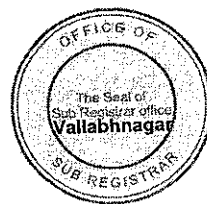


Pugvi. M. Menta

Bk - 1, CS No 1422/2017 & Doct No
14/18 120/27 Sheet 4 of 11 Sub Registrar
Vallabh Nagar



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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.



Purvi. m. mehta

Bk-1, CS No 1422/2017 & Doct No
1418 / 2017 Sheet 5 of 11

S. J. Prasad
Sub Registrar
Vallabh Nagar



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SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

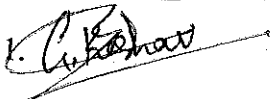
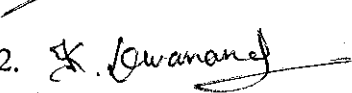
SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no. 006 on the ground floor, in block no. 'I' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 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	Open to Sky
West By	6'-6" wide corridor

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. 


VENDOR NO.1

Purvi - m. mehta
VENDOR No.2


BUYER

Bk - 1, CS No 1422/2017 & Doct No
418 / 2017 Sheet 6 of 11 Sub Registrar
Vallabh Nagar



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ANNEXURE-1-A

1. Description of the Building : DELUXE flat bearing flat no. 006 on the ground floor in block no. 'I' 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. (Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 57.71 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 : 950 Sft.,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 27,50,000/-

Date: 20.04.2017

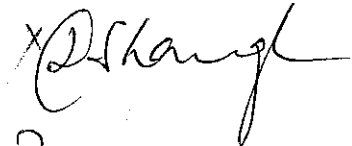


Purvi-m. mehta
Signature of the Executants

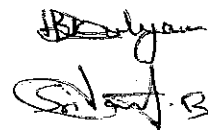
C E R T I F I C A T E

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

Date: 20.04.2017



Purvi-m. mehta
Signature of the Executants



Bk-1, CS No 1422/2017 & Doct No 1418 / 2017
Sheet 7 of 11 Sub Registrar
Vallabh Nagar



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REGISTRATION PLAN SHOWING

FLAT NO. 006 IN BLOCK NO. 'I' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEYNOS.

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

BUYER:

1. MR. B. KALYAN, SON OF LATE B. LACHAIAH
2. MR. B. SRIKANTH, SON OF MR. B. KALYAN

REFERENCE:**AREA:**

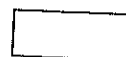
57.71

SCALE:

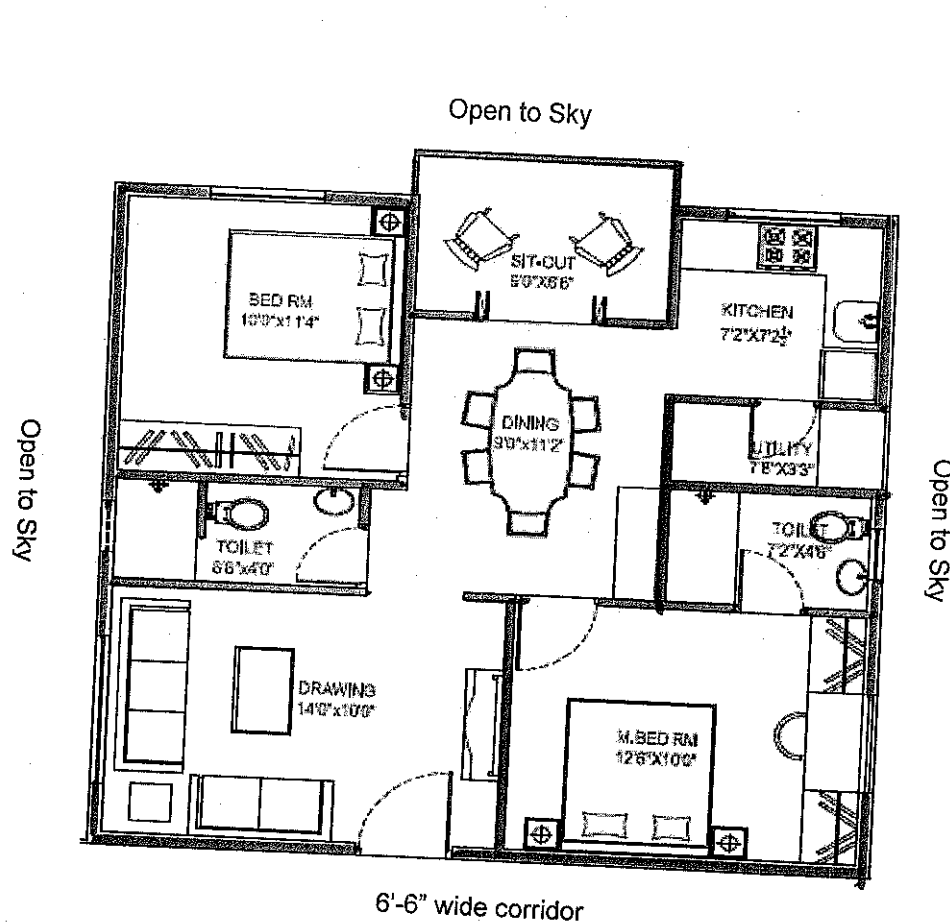
SQ. YDS. OR

INCL:

SQ. MTRS.

**EXCL:**

Total Built-up Area = 950 sft,
Out of U/S of Land = Ac. 5-25 Gts.



6'-6" wide corridor

WITNESSES:

1.

2.

SIGNATURE OF THE VENDOR NO.1

SIGNATURE OF THE VENDOR NO.2

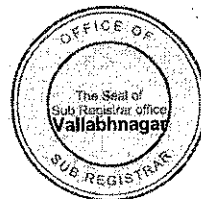
SIGNATURE OF THE BUYER

Bk-1, CS No 1422/2017 & Doct No
1418 / 2017- Sheet 8 of 11

[Signature]
Sub Registrar
Vallabh Nagar



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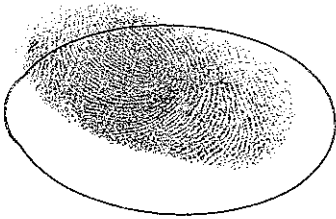
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

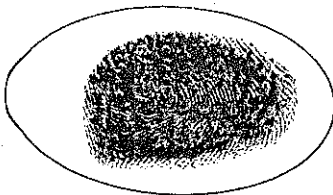
PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

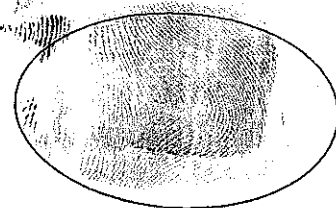
SHRI. PANKAJ SHANGHVI
S/O. SHRI CHANDRAKANTH SHANGHVI
R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY
DADABHAI CROSS ROAD NO.3
VILE - PARLE (WEST)
MUMBAI - 56.



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

GPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 23/BK-IV/2016,
DT. 20.04.2016 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:

1. MR. B. KALYAN
S/O. LATE B. LACHAIAH
R/O. FLAT NO. 104, 1ST FLOOR
PRUTHVISAGAR APARTMENTS
OPP: SAI BABA TEMPLE
LOWER TANKBUND, HYDERABAD.

2. MR. B. SRIKANTH
S/O. MR. B. KALYAN
R/O. FLAT NO. 104, 1ST FLOOR
PRUTHVISAGAR APARTMENTS
OPP: SAI BABA TEMPLE
LOWER TANKBUND, HYDERABAD



SIGNATURE OF WITNESSES:

1.

2.

SIGNATURE OF THE VENDOR NO. 1

SIGNATURE OF THE VENDOR NO. 2

Bk - 1, CS No 1422/2017 & Doct No
1418/2017. Sheet 9 of 11

Sub Registrar
Vallabh Nagar

[Signature]



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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
10-09-1945

हस्ताक्षर / SIGNATURE
[Signature]

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

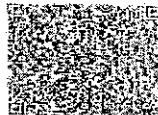
for Registration of Photo Home
OSKyl

भारत निर्वाचन आयोग
भारत प्रभुत्व
Unique Identification Authority of India
Government of India

संस्थापन संख्या / Enrollment No. : 20170018561475

To
Purni M Mehta
Bharat V Mahila
PLOT NO 24 1ST FLOOR
BAPUSAGH COLONY
9 B ROAD
Secunderabad
Secunderabad, Hyderabad
Andhra Pradesh - 500003
9848910076

UP250N15593IN
25057589



आधार संख्या / Your Aadhaar No. :
4444 7892 7946

आधार - सामान्यपणे वाचू

Y Purni. m. mehta

भारत सरकार
GOVERNMENT OF INDIA

पुर्णम मेहता
Purni M Mehta

पुर्णम मेहता यांचा पत्ता / Present Address
Plot No. 24, 1st Floor
Bapusagha Colony
Secunderabad, Hyderabad
Andhra Pradesh - 500003

4444 7892 7946

आधार - सामान्यपणे वाचू

आयकर विभाग
INCOME TAX DEPARTMENT

प्रभाकर रेड्डी क
PRABHAKAR REDDY K

पद्मा रेड्डी कान्डी
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर
Signature

भारत सरकार
GOVT OF INDIA

[Signature]

[Signature]

Bk-1, CS No 1422/2017 & Doct No
14/8/2017 Sheet 10 of 11 Sub Registrar
Vallabh Nagar



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आयकर विभाग
INCOME TAX DEPARTMENT
KALYAN BONDLA
BONDLA LACHAIAH
21/12/1961
Permanent Account Number
CDCPK8400P
Signature: *BK Bondla*
भारत सरकार
GOVT. OF INDIA
20072011

BK Bondla

आयकर विभाग
INCOME TAX DEPARTMENT
BONDLA SRIKANTH
KALYAN BONDLA
21/03/1991
Permanent Account Number
BNMPB8373D
Signature: *S. Bondla*
भारत सरकार
GOVT. OF INDIA

S. Bondla

आयकर विभाग
INCOME TAX DEPARTMENT
GAJARAGA KESHAY
CHENNAIAH GAJARAGA
26/02/1987
Permanent Account Number
BGJPG4912M
Signature: *P. Keshav*
भारत सरकार
GOVT. OF INDIA

P. Keshav

आयकर विभाग
INCOME TAX DEPARTMENT
DEVANAND KARMANGHAT
DAYANAND KARMANGHAT
13/12/1984
Permanent Account Number
ALJPD1754C
Signature: *K. Devanand*
भारत सरकार
GOVT. OF INDIA

K. Devanand



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Bk-1, CS No 1422/2017 & Doct No

64/6 / 2017 Sheet 11 of 11

Sub Registrar
Vallabh Nagar



A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE

VALID FOR 3 MONTHS ONLY

17042017

**** COMMISSIONER GHMC ****

Or Order

या उनके आदेश पर

SESHASAI(C)/CTS-2010

Pay

अदा करे

Rupees

रुपये

TWO THOUSAND SEVEN HUNDRED FIFTY ONLY.

₹

*2,750.00

FC HDFC BANK LTD.

For HDFC BANK LTD.

R.P. ROAD - SECUNDERABAD
SECUNDERABAD - 500003

REF. NO. 270512002221

Signature
19/3/2017

AUTHORISED SIGNATORIES

Please sign above

1100214011 5002400571 99998911 12

Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :26-04-2017 13:32:13

App No :599926

Statement No :25863926

Sri/Smt.:B.KALYAN 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:, 006FLAT,
 Apartment:VISTA HOMES,BLOCK NO -I, Flat No:6, SURVEY NO: ,193,194,195S, Bounded
 by NORTH :OPEN TO SKY, SOUTH :OPEN TO SKY, EAST :OPEN TO SKY, WEST :66 WIDE
 CORRIDOR

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 25-04-2017 for acts and encumbrances affecting
 the said property, and that on such search the following acts and encumbrances appear.

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/3	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193 194 195PARTS HOUSE:006FLAT APARTMENT: VISTA HOMES, BLOCK NO -I FLAT: 006 EXTENT: 57.71SQ.Yds BUILT: 1050SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 6'6 WIDE CORRIDOR Link Doct:4384/2015 of SRO 1526 Link Doct:1540/2013 of SRO 1526	(R) 21-04-2017 (E) 20-04-2017 (P) 21-04-2017	0101 Sale Deed Mkt.Value:Rs. 1475000 Cons.Value:Rs. 2750000	1.(EX)BOTH ARE REP BY GPA K.PRABHAKAR REDDY GPA NO.23/BK-IV/2016 DT.20/4/2016,AT SRO SEC-BAD 2.(EX)PANKAJ SANGHVI 3.(EX)PURVI M MEHTA 4.(CL)B.KALYAN 5.(CL)B.SRIKANTH	0/0 1418/2017 [1] of SRO VALLABHNAGAR(1508)
2/3	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.I FLAT: 006 EXTENT: 13.85SQ.Yds BUILT: 252SQ. FT Boundires: [N]: OPEN TO SKY [S]	(R) 24-11-2015 (E) 23-11-2015 (P) 24-11-2015	0302 Gift Settlement in f/o family Mkt.Value:Rs. 354000 Cons.Value:Rs. 0	1.(DR)PANKAJ SANGHVI 2.(DE)PURVI M.MEHTA	0/0 4384/2015 [1] of SRO KAPRA(1526)

ENCUMBRANCE FORM

	OPEN TO SKY [E]: OPEN TO SKY [W]: 6- 6' WIDE CORRIDOR 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				
3/3	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)

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: 13 out of 29 are included in the statement.

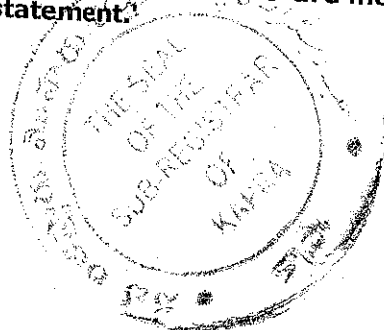
Received Rs. 200+20 towards EC-Fee
against Cash Receipt No.

OFFICE SEAL & DATE
Register Officer

Print back

Sub-Registrar Officer

Kapra, Haddal-Kalkajiri Dist.



Sub-Registrar
Signature
Kapra

