

ORIGINAL

6466 దస్తావేజులు మరియు రుసుముల రశీదు
శ్రీమతి / శ్రీ K. Prabhakar Reddy (Prabhakar)
ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		12/6		
దస్తావేజు విలువ	2494000		15/3		4
స్టాంపు విలువ రూ.	-100				
దస్తావేజు నెంబరు	2499/15				
రిజిస్ట్రేషన్ రుసుము	12320		Vat - 2438		
లోటు స్టాంపు (D.S.D.)	98860		0000010232		
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు	37110		12214		
అదనపు షీట్లు			15/3		
5 x	1				
మొత్తం	148440				

(అక్షరాల) 15/3

తేది 15/3 రూపాయలు మాత్రమే)

వాపసు తేది

సెల్-రిజిస్ట్రేషన్
కాఫీ

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.

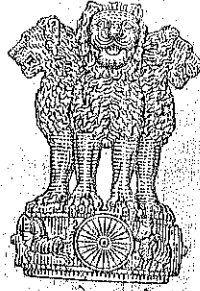
2577

D: 30: 2499 of 2015

SCANNED

एक सौ रुपये

रु. 100



Rs. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

S.No. 6368

Date: 12-06-2015

Sold to: M. MAHENDAR

S/o. MALLESH

For Whom: VISTA HOMES

321593

K. SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-059/2012,

R.No. 16-05-029/2015

Plot No. 227, Opp. Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this the 15th day of July 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

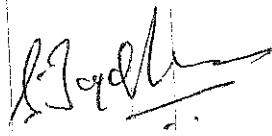
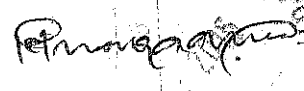
For VISTA HOMES

Partner

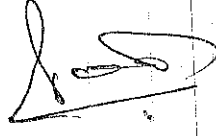
Presentation Endorsement:

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. 12370/- paid between the hours of 3 and 4 on the 15th day of JUL, 2015 by Sri Bhavesh V.Mehta

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

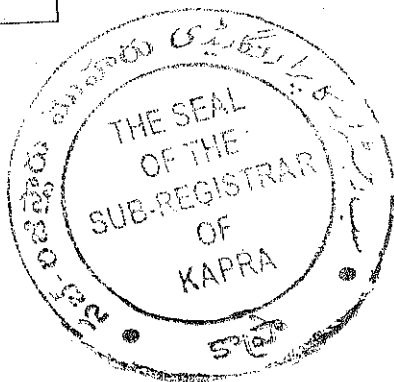
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SUNKARI JAYASHREE::1 [1526-1-2015-2577]	SUNKARI JAYASHREE W/O. LATE.DASARI VENKATA RAO H.NO.24 BRUNDAVAN CLY, DR.A.S.RAO NAGAR ECIL POST HYD	
2	EX		 REP BY SPA FOR PRESEN [1526-1-2015-2577]	REP BY SPA FOR PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

Identified by Witness:

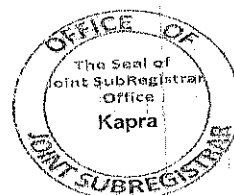
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 SUNKARI PULLAIAH::1516 [1526-1-2015-2577]	SUNKARI PULLAIAH R/O.1-19- 101/24,BRUNDAVAN CLNY PHASE-2,NEAR ARUL CLNY ECIL POST HYD- 500062	
2		 P.VIJAYA SHREE::151077 [1526-1-2015-2577]	P.VIJAYA SHREE R/O.1-19- 101/24,BRUNDAVAN CLNY PHASE-2,NEAR ARUL CLNY ECIL POST HYD- 500062	

15th day of July, 2015

Signature of Joint SubRegistrar
Kapra



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In favour of

Mrs. Sunkari Jayashree, Wife of Late Dasari Venkata Rao, aged about 41 years, Occupation: Service, residing at H. No: 24, Brundavan Colony, Phase-II, Opp: Dr. A. S Rao Nagar, ECIL Post, Hyderabad - 500 062, hereinafter referred to as the 'Vendee' {Pan No. C B J P S 2950R}

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

WHEREAS:

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

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

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

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

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

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	135970	136070
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	0	0	12370	12370
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	148440	148540

Rs. 135970/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12370/- towards Registration Fees on the chargeable value of Rs. 2474000/- was paid by the party through DD No ,182214 dated ,15-JUL-15 of ,HDFC BANK/SEC-BAD.

Date

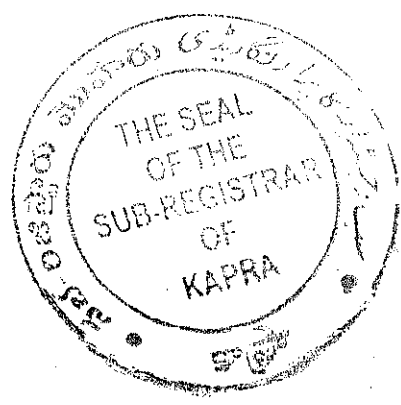
15th day of July, 2015

Signature of Registering Officer

Kapra

Bk-1, CS No 2577/2015 & Doct No 2499/2015 Sheet 2 of 12 Joint SubRegistrar Kapra

వి పుస్తకము 2015 నం./ ప.న. 10325
 2499 - రెండు రిజిస్టరు చేయబడి
 క్లరింగ్ వివరాలు / పేజీ నెంబరు 1526
 2499 / 15 - రిజిస్ట్రేషన్
 2015 నం. 2577 - రెండు పేజీలు



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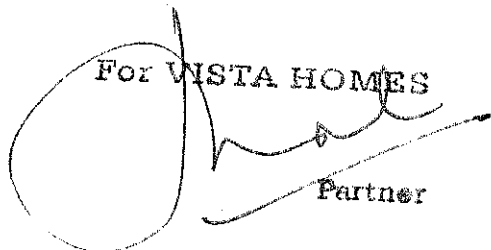
- D. The Vendor has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- E. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- F. The Vendee is desirous of purchasing a deluxe apartment bearing flat no.105 on the first floor, in block no. 'I' admeasure 950 sft. of super built-up 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 proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- H. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 24,74,000/- (Rupees Twenty Four Lakhs Seventy Four Thousand Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.105 on the first 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 stilt floor, admeasuring about 100 sft.

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 24,74,000/- (Rupees Twenty Four Lakhs Seventy Four Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner.

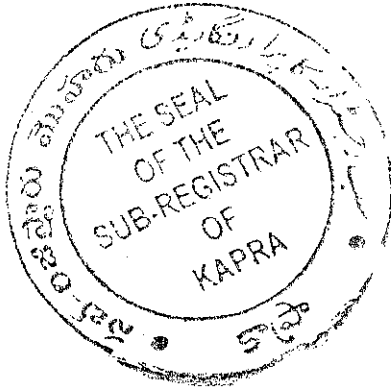
For VISTA HOMES

Partner

For VISTA HOMES

Partner

Bk-1 CS No 2577/2015 & Doct No
2499/2015 Sheet 3 of 12

Joint SubRegistrar
Kapra



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- i. Rs,19,37,000/- (Rupees Nineteen Lakhs Thirty Seven Thousand Only) paid by way of D. D. No. 497382, dated 10.07.2015 drawn on SBI, Secunderbad Branch issued by State Bank of India, RACPC-1, Hyderabad.
 - ii. Rs,2,70,000/- (Rupees Two Lakhs Seventy Thousand Only) paid by way of cheque no. 039301, dated 29.06.2015 drawn on State Bank of Hyderabad.
 - iii. Rs,2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.462138, dated 06.06.2015 drawn on State Bank of Hyderabad.
 - iv. Rs,67,000/- (Rupees Sixty Seven Thousand Only) (Part Payment) paid by way of cheque no. 462139, dated 09.06.2015 State Bank of 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.

FOR VISTA HOMES

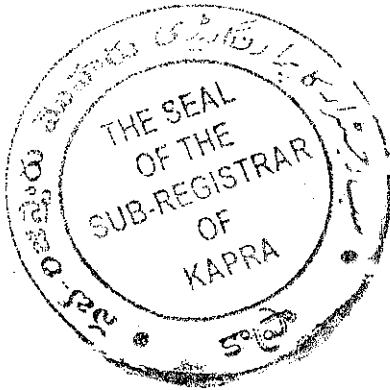
Partner

FOR VISTA HOMES

Partner

Bk-1, CS No 2577/2015 & Doct No
2499/2015, Sheet 4 of 12

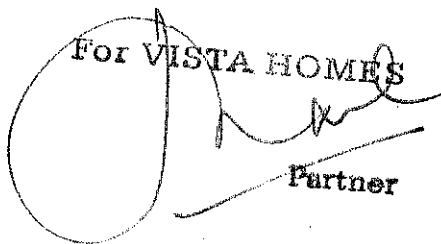
Joint Sub-Registrar
Kapra



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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.
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.

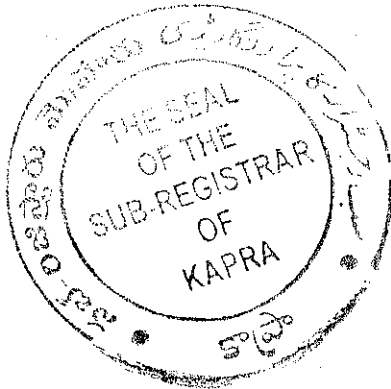
For VISTA HOMES

Partner

For VISTA HOMES

Partner

Bk-1 CS No 2577/2015 & Doct No
2499/2015 Sheet 5 of 12

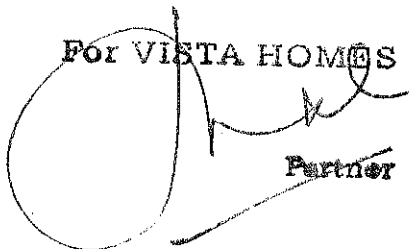
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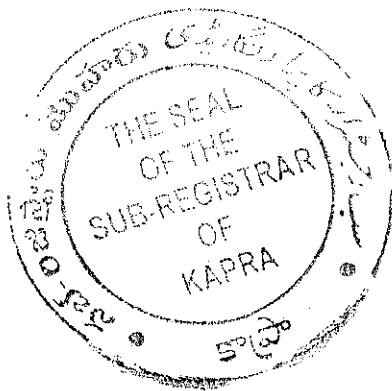
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute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

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Bk-1 CS No 2577/2015 & Doct No
2494/2015 Sheet 6 of 12 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

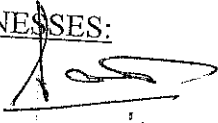
All that portion forming a deluxe apartment bearing flat no.105 on the first floor, in block no. 'I' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds., and a reserved 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 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

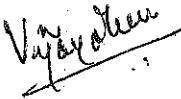
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

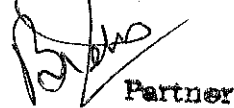
1.



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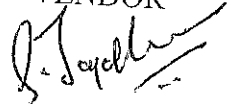
For VISTA HOMES


Partner

For VISTA HOMES

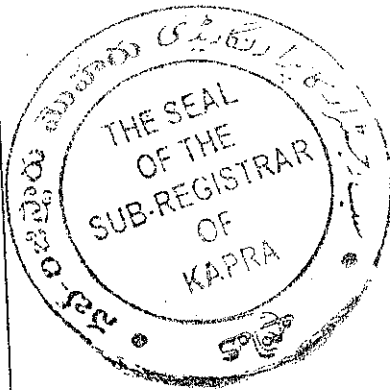

Partner

VENDOR

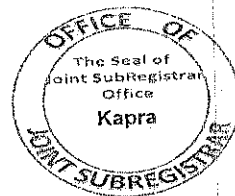


VENDEE

Bk-1 CS No 2577/2015 & Doct No
2499/2015 Sheet 7 of 12
Joint SubRegistrar
Kapra



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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 105 on the first 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.
- (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 : 57.71 sq. yds, U/s Out of Ac. 5-25 Gts.
4. Built up area Particulars:
- a) In the Basement : 100 sft. Parking space for one car
- b) In the First Floor : 950 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 24,74,000/-
- Date: 15.07.2015
- For VISTA HOMES
Partner
- For VISTA HOMES
Partner
- Signature of the Executants

C E R T I F I C A T E

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

Date: 15.07.2015

For VISTA HOMES
Partner

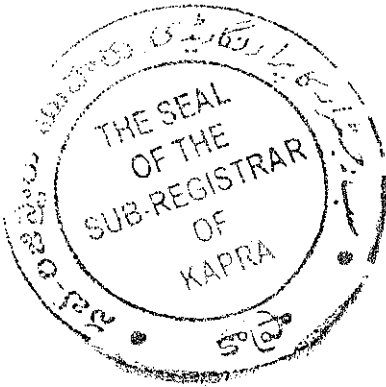
Signature of the Executants

For VISTA HOMES

Partner

Signature of the Executants

Bk-1, CS No 2577/2015 & Doct No
2499/2015. Sheet 8 of 12
Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING FLAT NO. 105 IN BLOCK NO. '1' ON THE FIRST FLOOR
IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

KAPRA VILLAGE,

KEESARA

SITUATED AT

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:

MRS. SUNKARI JAYASHREE, WIFE OF LATE DASARI VENKATA RAO,

REFERENCE:

AREA:

57.71

SCALE:
SQ. YDS. OR

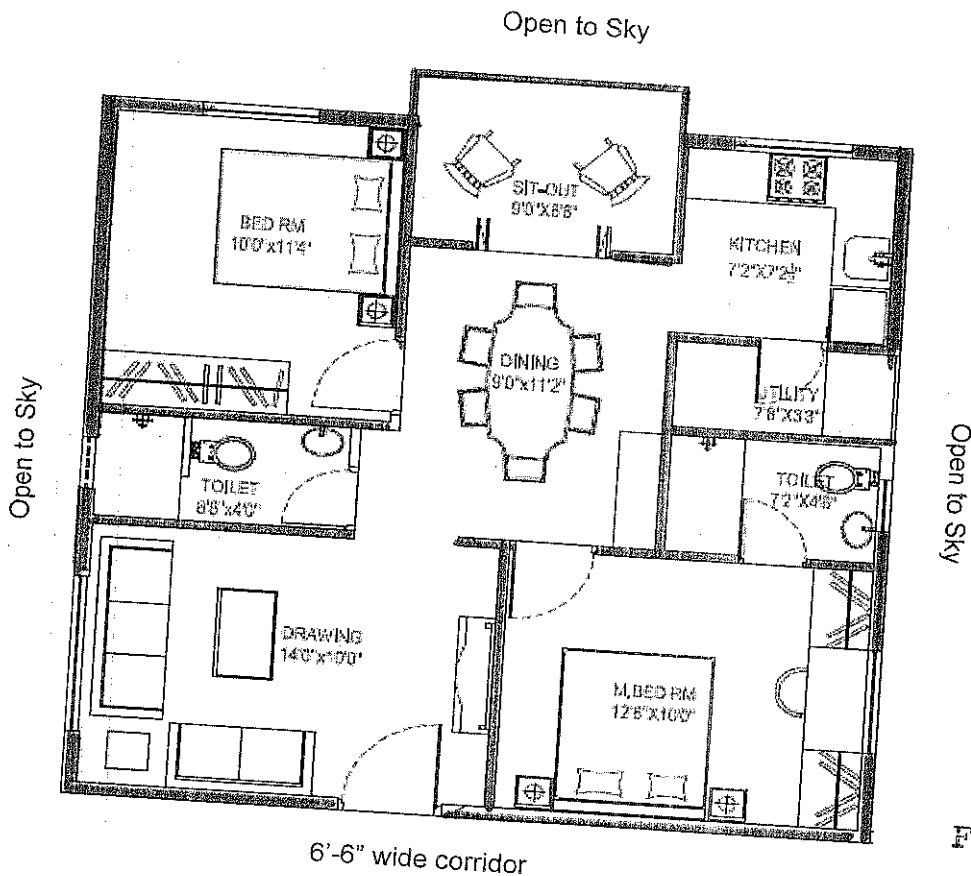
INCL:
SQ. MTRS.



EXCL:



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



WITNESSES:

1.

2.

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

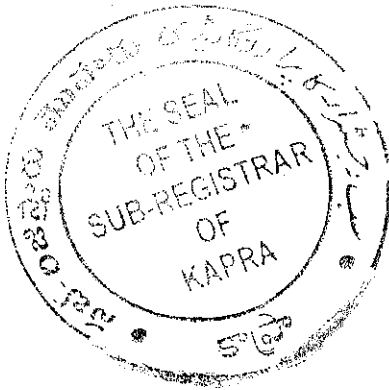
SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

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9499/2015, Sheet 9 of 12

Joint Sub Registrar
Kapra



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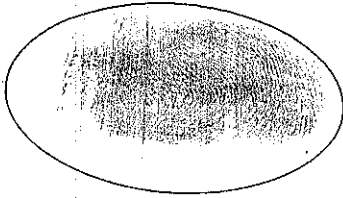
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

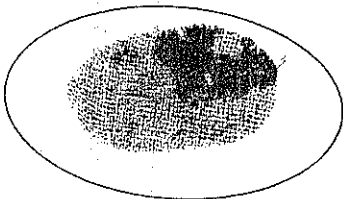


VENDORS:

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:

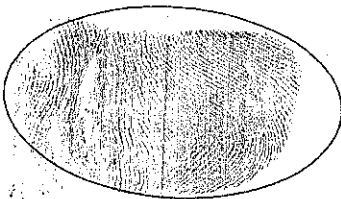
1. MR. SOHAM MODI
S/O. MR. SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS
HYDERABAD- 500 034.

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



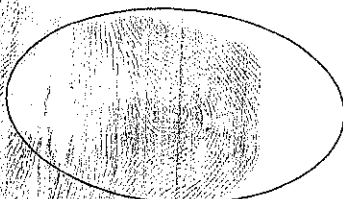
SM/GPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 87/BK-IV/ 2014, Dt. 26.09.2014

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.



BUYERS:

MRS. SUNKARI JAYASHREE
W/O. LATE DASARI VENKATA RAO
R/O. H. NO: 24, BRUNDAVAN COLONY
PHASE-II, OPP. DR. A. S RAO NAGAR
ECIL POST
HYDERABAD - 500 062.



SIGNATURE OF WITNESSES:

1.

2.

For VISTA HOMES

Partner

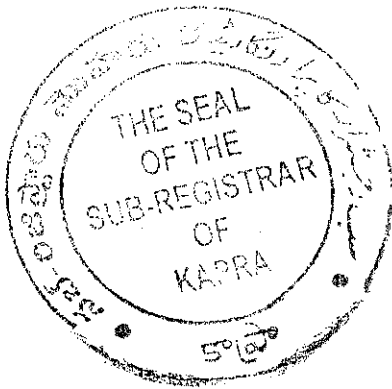
SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

For VISTA HOMES

Partner

Bk-1, CS No 2577/2015 & Doct No
9499/2015. Sheet 10 of 12
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Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT OF INDIA

27/01/2007
Permanent Account Number
AAGFV2068P

06/03/2007

पार्श्व 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
18-10-1965

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, आयकर विभाग
Chief Commissioner of Income-tax, Andhra Pradesh

For VISTA HOMES

Partner

पार्श्व 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, आयकर विभाग
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

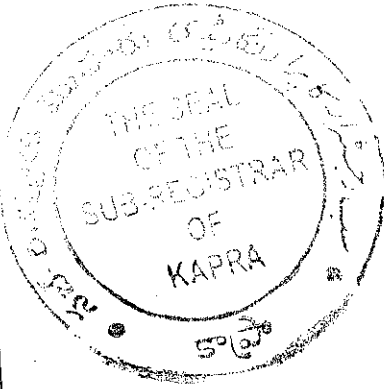
15/01/1974
Permanent Account Number
AWSP8104E

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, आयकर विभाग
Chief Commissioner of Income-tax, Andhra Pradesh

Partner

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2499/2015. Sheet 11 of 12
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आयकर विभाग
INCOME TAX DEPARTMENT
SUNKARI JAYASHREE

भारत सरकार
GOVT. OF INDIA

PULLAIAH SUNKARI

28/09/1974

Permanent Account Number
CBJPS2950R

Signature

0612005

BURER

इस कार्ड के खोने/पाने पर कृपया सूचित करें / लौटारः
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,
लोअर परेल, मुंबई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamla Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4630, Fax: 91-22-2495 0664
email: uminfo@nsdl.co.in

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సంకర్ పుల్లయ్య
Sunkari Pullaiah

పుట్టిన సంవత్సరం / Year of Birth : 1945
పురుషుడు / Male

2460 8480 0441

అధార్ - సామాన్యుని హక్కు

WITNESSE

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
5/0 Late Sunkari Pedda Nagaloh
1-19-101/24, BRUNDAVAN COLONY PHA
NEAR ARUL COLONY
ECIL POST, KAPRA
Hyderabad, Andhra Pradesh, 500062

5/0 లేట్ సంకర్ డ్స్ నగల్
గం-గం-గం/24, బంధవన్ కాలనీ సె
అర్చుల్ కాలనీ దగ్గర
ఎసిల్ పోస్ట్, కాప్రా
హైదరాబాద్, ఆంధ్రప్రదేశ్, 500062

Aadhaar - Saamanyuni Hakku

आयकर विभाग
INCOME TAX DEPARTMENT
PENUMUDI VIJAYASHREE

भारत सरकार
GOVT. OF INDIA

PULLIAH SUNKARI

31/08/1971

Permanent Account Number
BVSP0188A

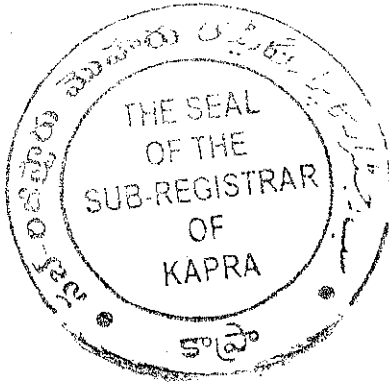
Signature

10022012

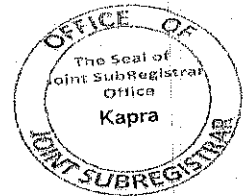
इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारः
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: uminfo@nsdl.co.in

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2499/2015. Sheet 12 of 12
Joint SubRegistrar
Kapra



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Handwritten: 6/11/15
2284/15

Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :17-07-2015 11:37:59 App No :677580 Statement No :11216600

Sr / Smt.:**S.JAYA SHREE** 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.I, Flat No:105 , SURVEY NO: ,193,194,195,
Bounded by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY , EAST :OPEN TO SKY ,
WEST :6-6 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 **8** from **01-10-2007 to 16-07-2015** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

1/1	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.I FLAT: 105 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	(R) 15-07-2015 (E) 15-07-2015 (P) 15-07-2015	0101 Sale Deed Mkt.Value:Rs. 50000 Cons.Value:Rs. 2474000	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)SUNKARI JAYASHREE	0/0 2499/2015 [1] of SRO KAPRA(1526)

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

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

3. Search made and certificate prepared by / ~~Unk~~

4. Search verified and certificate examined by / ~~W~~

5. Result : '1 out of 2 are included in the statement.'

OFFICE SEAL & DATE

Signature of Registrar ~~Office~~

Print Sub-Registrar Office
KAPRA

