

నెం.

శ్రీమతి / శ్రీ

K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	11/8		
దస్తావేజు విలువ	2752000	26/9		Kap
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	3449/14	Val - 35724		
రిజిస్ట్రేషన్ రుసుము	13260	402119		
లోటు స్టాంపు(D.S.D.)				
GHMC (T.D.)	109900			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు		918066		
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మొత్తం	165120			

(అక్షరాల)

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రూపాయలు మాత్రమే)

వాపసు తేది

సహకార రిజిస్ట్రార్

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.

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BK 878246

S.No: 11648 Date: 11-08-2014

Sold to: MAHENDR

S/o. MALLESH

For Whom: M/S. VISTA HOMES

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
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 13th day of October 2014 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 - 500 003, 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.
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., hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

In favour of

1. Mrs. Sheetal Singh, Wife of Dr. Jagat Singh, aged about 33 years, and
2. Dr. Jagat Singh, Son of Shri. Mangat Singh, aged about 37 years, both are residing at Flat No. F-408, Mayflower Park, Mallapur, Hyderabad - 500 076, 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.

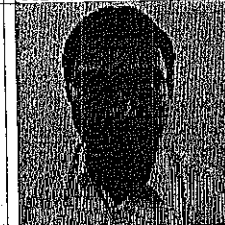
For VISTA HOMES

For VISTA HOMES

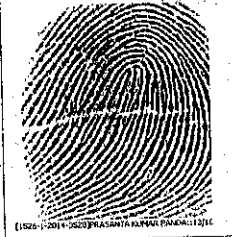
Presentation Endorsement:

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. 13760/- paid between the hours of 2 and 3 on the 13th day of OCT, 2014 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		 JAGAT SINGH::13/10/2014 [1526-1-2014-3528]	JAGAT SINGH S/O. MANGAT SINGH FLATNO.F-408 MAYFLOWER PARK MALLAPUR HYD	Jagat singh
2	CL		 SHEETAL SINGH::13/10/2014 [1526-1-2014-3528]	SHEETAL SINGH W/O. JAGAT SINGH FLATNO.F-408 MAYFLOWER PARK MALLAPUR HYD	Sheetal S
3	EX		 VENDORS REP BY ITS GPA H [1526-1-2014-3528]	VENDORS REP BY ITS GPA HOLDER K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II ND FLOOR, M.G ROAD SECBAD	Pranav Kumar

Identified by Witness:

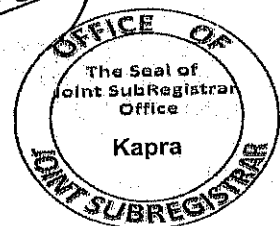
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 VINOD KUMAR DUBEY::13/10/2014 [1526-1-2014-3528]	VINOD KUMAR DUBEY R/O.3-3-7/1,MALLAPUR HYD	Dubey
2		 PRASANTA KUMAR PANDA [1526-1-2014-3528]	PRASANTA KUMAR PANDA R/O.P.NO.345,BLOCK- 8,JANAPRIYA TOWNSHIP MALLAPUR HYD	Panda

13th day of October, 2014

Signature of Joint SubRegistrar



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Joint SubRegistrar8

Kapra

Bk - 1, CS No 3528/2014 & Doct No

344912014 Sheet 1 of 12

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:

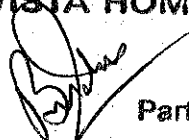
- Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
- Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
- Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
- M/s. 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'.

- F. The Vendee is desirous of purchasing a deluxe apartment bearing flat no. 109 on the first floor, in block no. 'I' admeasuring 1220 sq. ft. 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 sq. ft., in the proposed group housing scheme known as 'VISTA HOMES' and has approached the Vendor.

For VISTA HOMES


Partner

For VISTA HOMES


Partner

Kangra

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	151260	0		0	151360
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	13760	0		0	13760
User Charges	NA	100	0		0	100
Total	100	165120	0		0	165220

Rs. 151260/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13760/- towards Registration Fees on the chargeable value of Rs. 2752000/- was paid by the party through Challan/BC/Pay Order No ,918966 dated ,13-OCT-14.

Date _____

13th day of October, 2014

Signature of Registering Officer

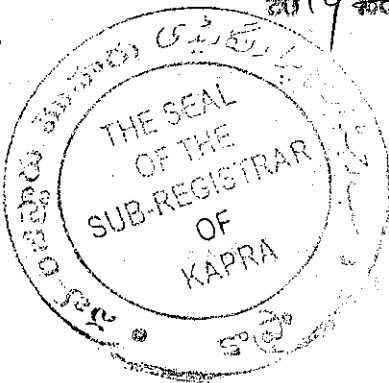
Kapra

13th day of October, 2014
1936 SE 28 2nd Ave NW 23 WCD

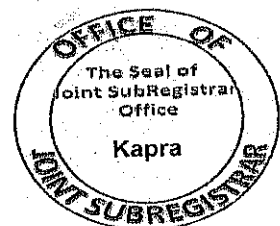
1వ పూర్వము 2019 సం./ చా.స. 1936 వ
 పు. 344.9 వెంబరుగా రిజిస్టరు చేయబడి
 ట్యానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526

13449 1/2 14 11 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

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Bk - 1, CS No 3528/2014 & Doct No
3449/2014 Sheet 2 of 12

~~Joint SubRegistrar Kapra~~

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. 27,52,000/- (Rupees Twenty Seven Lakhs Fifty Two Thousand 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. 'I', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:

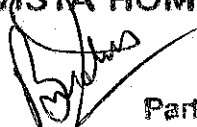
a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.

b) A reserved parking space for single car on the Basement, admeasuring about 100 sft.

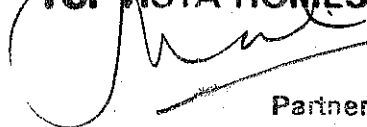
situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 27,52,000/- (Rupees Twenty Seven Lakhs Fifty Two Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.11,60,000/-(Rupees Eleven Lakhs Sixty Thousand Only) paid by way of cheque no.034061, dated 20.08.2013 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
- ii. Rs.6,96,000/-(Rupees Six Lakhs Ninety Six Thousand Only) paid by way of cheque no.062759, dated 27.09.2014 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
- iii. Rs.4,64,000/-(Rupees Four Lakhs Sixty Four Thousand Only) paid by way of cheque no.046876, dated 31.12.2013 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
- iv. Rs.3,00,000/-(Rupees Three Lakhs Only) paid by way of cheque no.000005, dated 27.01.2013 drawn on HDFC Bank.
- v. Rs.1,32,000/-(Rupees One Lakhs Thirty Two Thousand Only) (Part Payment) paid by way of cheque no. 000004, dated 15.01.2013 drawn on HDFC Bank.

For VISTA HOMES

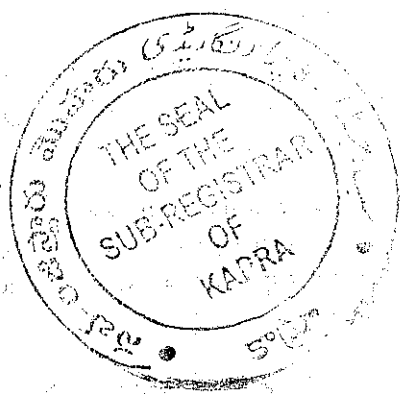

Partner

For VISTA HOMES


Partner

BK - 1, CS No 3528/2014 & Doct No
3449/2014 Sheet 3 of 12

Joint SubRegistrar
Kapra

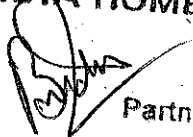


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2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, 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.
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.

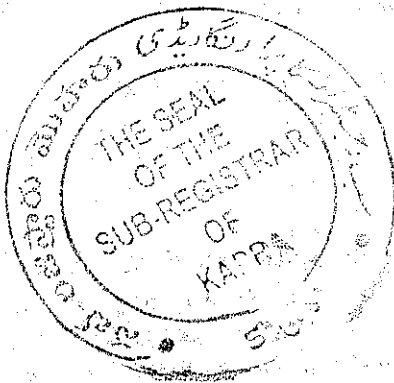
For VISTA HOMES


Partner

For VISTA HOMES


Partner

Bk - 1, CS No 3528/2014 & Doct No
3449/2014 Sheet 4 of 12
Joint SubRegistrar
Kapra

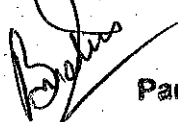


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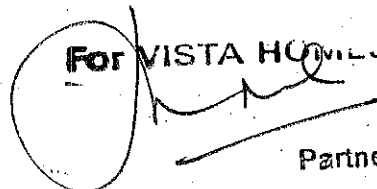


- iii. That the Vendee shall become a member of the Vista Homes Owners Association that has been / shall be formed by / for the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the 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.
- 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.

For VISTA HOMES

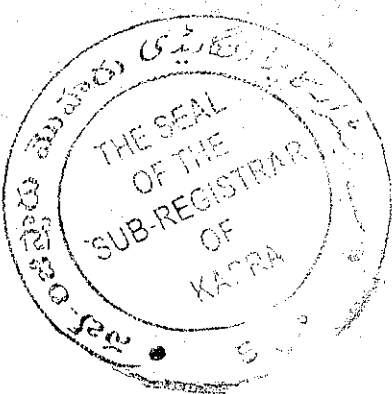

Partner

For VISTA HOMES


Partner

Bk - 1, CS No 3528/2014 & Doct No
3469/2014 Sheet 5 of 12

Joint SubRegistrar
Kapra



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- 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



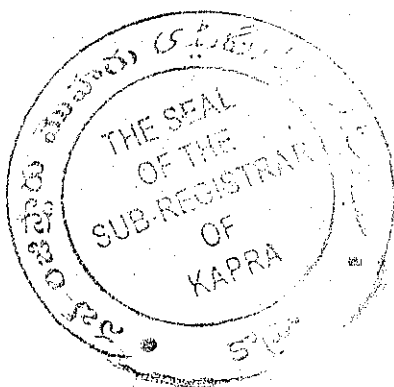
Partner

For VISTA HOMES

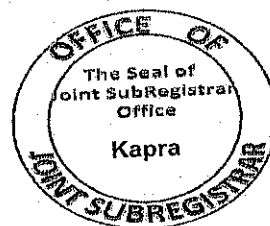


Partner

Bk - 1, CS No 3528/2014 & Doct No
3447/2014 Sheet 6 of 12
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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'

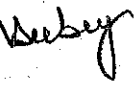
SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.109 on the first floor, in block no. 'I' 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

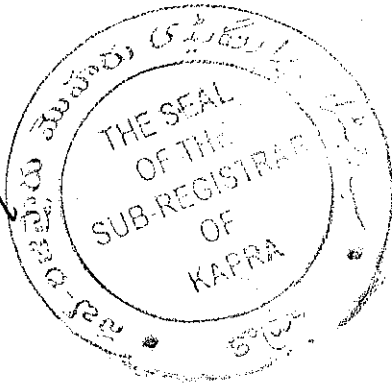
VENDOR

Jagat singh


VENDEE

Bk - 1, CS No 3528/2014 & Doct No
3449/2014. Sheet 2 of 12

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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 109 on 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 + 4 Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 74.12 sq. yds, U/S Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement : 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. 27,52,000/-

Date: 13.10.2014

For VISTA HOMES

Partner

For VISTA HOMES

Partner

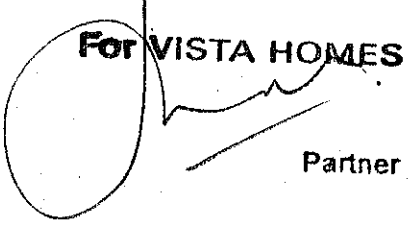
Signature of the Executants

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.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Signature of the Executants

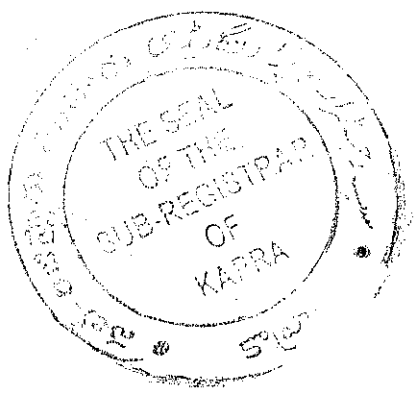
Date: 13.10.2014

Jagadish Sheetal f

23 11 2014

Bk-1, CS No 3528/2014 & Doct No
349 2014

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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 109 IN BLOCK NO. 'I' 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:

1. MRS. SHEETAL SINGH, WIFE OF DR. JAGAT SINGH

2. DR. JAGAT SINGH, SON OF SHRI. MANGAT SINGH

REFERENCE:**AREA:**

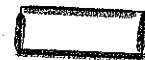
74.12

SCALE:

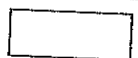
SQ. YDS. OR

INCL:

SQ. MTRS.



EXCL:

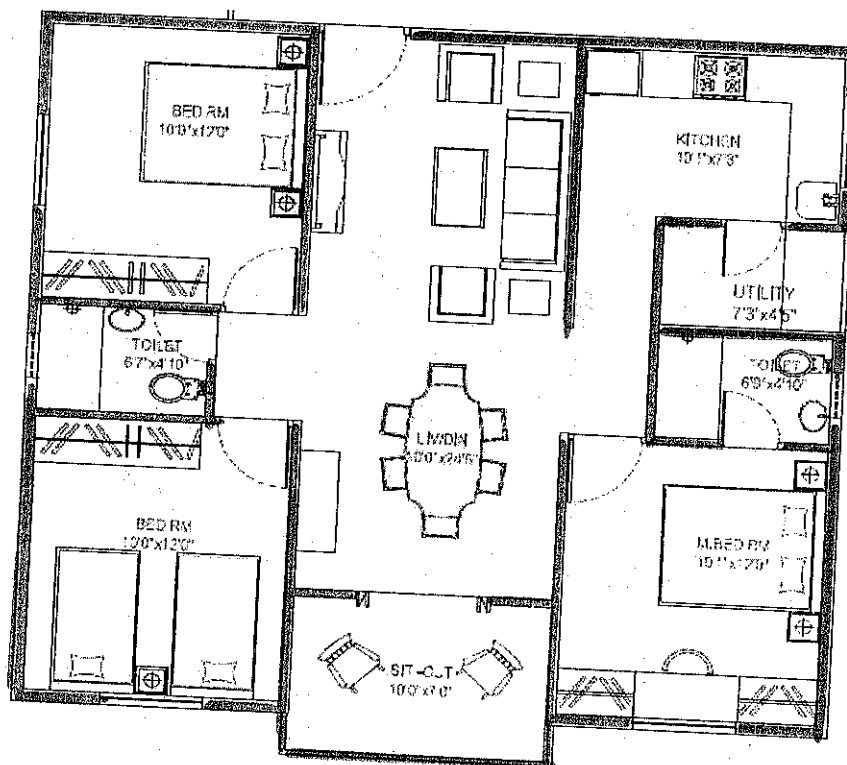


Total Built-up Area = 1220 sft.,
Out of U/S of Land = Ac. 5-25 Gts.

Open to Sky & 6'-6" wide corridor



Open to Sky



Open to Sky

Open to Sky

WITNESSES:

1. *Subey*
2. *Panda*

For VISTA HOMES

Partner

For VISTA HOMES

Partner

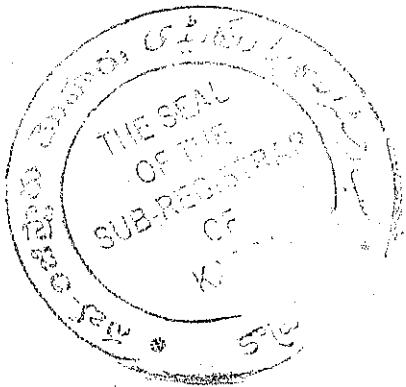
SIGNATURE OF THE VENDOR

Jagat singh

SIGNATURE OF THE BUYER

Sheetal f

Bk - 1, CS No 3528/2014 & Doct No
3449/2014 Sheet 9 of 12
Joint SubRegistrar
Kapra



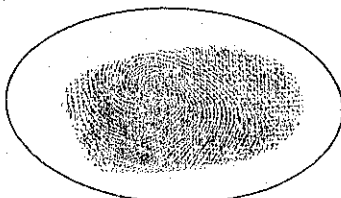
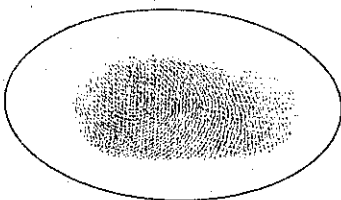
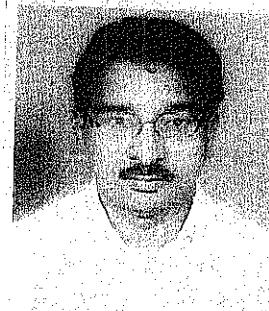
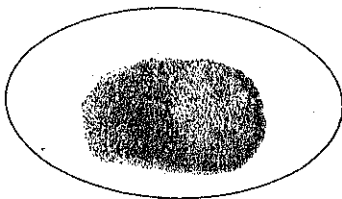
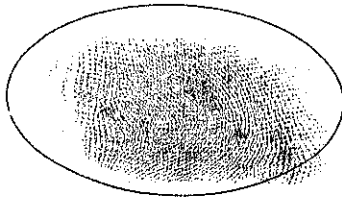
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

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. RAOD, 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. 87/3514/14, Dt- 26.09.19.

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. MRS. SHEETAL SINGH
W/O. DR. JAGAT SINGH
R/O. FLAT NO. F-408
MAYFLOWER PARK
MALLAPUR, HYDERABAD - 500 076

2. DR. JAGAT SINGH
S/O. SHRI. MANGAT SINGH
R/O. FLAT NO. F-408
MAYFLOWER PARK
MALLAPUR, HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

1. *[Signature]*
2. *[Signature]*

A HOMES

For VISTA HOMES

Partner

Partner

SIGNATURE OF EXECUTANTS

[Signature]

[Signature]

Bk - 1, CS No 3528/2014 & Doct No

3449/12014. Sheet 10 of 12

Joint SubRegistrar

Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGFV2058P

09/02/07

For VISTA HOMES

Partner

व्याई 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
Soham Modi

मुख्य उपकर अधिकारी, आयकर विभाग
Chief Commissioner of Income Tax, Andhra Pradesh

For VISTA HOMES

Partner

व्याई लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM5754C

नाम / NAME
BHAVESH VASANT MENTA

पिता का नाम / FATHER'S NAME
VASANT OTTAMLAL MENTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

हस्ताक्षर / SIGNATURE
Bhavesh Menta

मुख्य उपकर अधिकारी, आयकर विभाग
Chief Commissioner of Income Tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT
PRASHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT. OF INDIA

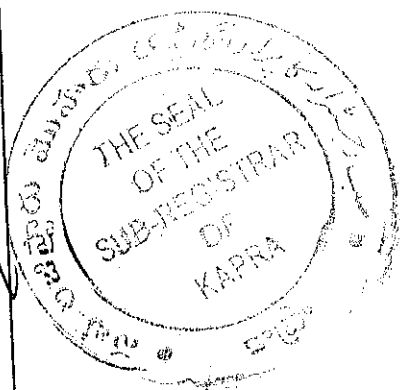
15/01/1974
Permanent Account Number
AWSP8104E

हस्ताक्षर / SIGNATURE
Prashakar Reddy K

मुख्य उपकर अधिकारी, आयकर विभाग
Chief Commissioner of Income Tax, Andhra Pradesh

Prashakar Reddy K

Bk - 1, CS No 3528/2014 & Doct No
3449/2014 Sheet 11 of 12
Joint SubRegistrar
Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHEETAL SINGH

RAJPAL PARDESI

04/03/1980

Permanent Account Number

BULPS3349N

Sheetal Singh
Signature



29032008

Sheetal Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAGAT SINGH

MANGAT SINGH

01/07/1976

Permanent Account Number

BDPPS2035C

Jagat Singh
Signature



11022008

Jagat Singh

WITNESS,

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VINOD KUMAR DUBEY

SURENDRA NATH DUBEY

01/03/1983

Permanent Account Number

ATVPD5576E

Vinod Kumar Dubey
Signature



07012010

Dubey

WITNESS,



भारत सरकार
GOVERNMENT OF INDIA



प्रसन्ता कुमार पंडा

Prasanta Kumar Panda

जन्म तिथि/ DOB: 10/06/1980

पुरुष / MALE

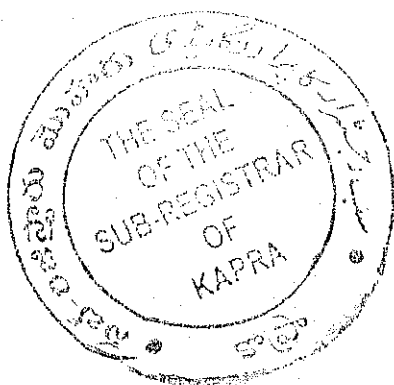


4658 9168 2178

Panda

आधार-आम आदमी का अधिकार

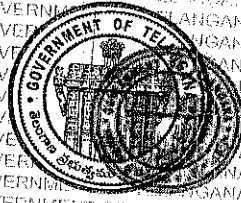
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3449 / 2014. Sheet 12 of 12
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mee seva
easier faster



మీ సేవ
మరింత సులభం, మరింత వేగం

00ZZ52164599

GOVERNMENT OF TELANGANA

REGISTRATION AND STAMPS DEPARTMENT

STATEMENT OF ENCUMBRANCE ON PROPERTY

App No: 79862P

Date: 15-Oct-14

Sri/Smt:

JAGAT SINGH

mentioned property

VILLAGE: KHAPRA (M)

KHAPRA (M) Survey No: 193, 194, 195, East: OPEN TO SKY & 6-6 WIDE CORRIDOR West: OPEN TO SKY South:

OPEN TO SKY North: OPEN TO SKY

MeeSeva App No: ECM02140075321

Statement No: 8132308

A search is made in the records of SRO(s) of KHAPRA relating thereto for 7 years from 01-10-2007 To 14-10-2014 for acts and encumbrances appearing affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg. Date Pres. Date	Ext. Date	Nature & Mkt Value Con. Value	Name of Parties, Executant (EX) & Claimants (CL)	Vol/Pg No CD Doct No/Year (Schedule No)
1	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W.B. 1 SURVEY: 193PART 194PART 195PART APARTMENT: VISTA HOMES FLAT: 109 EXTENT: 74.12SQ.Yds BUILT: 1320SQ. FT Boundries: (N) OPEN TO SKY (S) OPEN TO SKY (E) OPEN TO SKY & 6-6 WIDE CORRIDOR (W): OPEN TO SKY	(R) 13-10-2014 (E) 13-10-2014 (P) 13-10-2014		0101 (Sale Deed) Mkt Value: Rs. 50000 Cons. Value: Rs. 2752000	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 AS SOHAM MODI 3. (EX) NAREDDY KIRAN KUMAR 4. (EX) REP BY AGPA HOLDER VISTA HOMES REP BY PARTNER BHAVESH V MEHTA 5. (EX) NAREDDY KIRAN KUMAR REP BY AGPA HOLDER VISTA HOMES M/S SUMMIT HOUSING PVT LTD REP BY AS SOHAM MODI 6. (EX) VENDORS REP BY ITS GPA HOLDER K PRABHAKAR REDDY 7. (CL) SHEETAL SINGH 8. (CL) DR JAGAT SINGH	0/0 3449/ 2014 (1) of SRO KAPRA

Certified By

Name: CH. ASHOK KUMAR
Designation: SUB REGISTRAR
SRO: KAPRA

