

ORIGINAL

దస్తావేజాలు మరియు రుసుముల రశీదు

6763

నెం.

శ్రీమతి / శ్రీ

Paukaj Sharghvi

ఈ దిగువ ఉదహరించిన దస్తావేజాలు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజ స్వభావము	Sale		5/2		F
దస్తావేజ విలువ	2434000		20/4	Kap	
స్టాంపు విలువ రూ.	100				
దస్తావేజ నెంబరు	1825/16				
రిజిస్ట్రేషన్ రుసుము	12370				
లోటు స్టాంపు(D.S.D.)	98860				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు					
అదనపు షీట్లు	37110				
5 x	1				
మొత్తం	148440				

RETURNED

3357BE290416

30/4

(అక్షరాల)

24

తేది

30/4

వాపసు తేది

రూపాయలు మాత్రమే

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.

1897

20: 1825 of 2016

SCANNED



తెలంగాణ తేలంగానా TELANGANA

[Signature]

D 903613

S.No. 870

Date: 05-02-2016

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

Sold to: PANKAJ SHANGHVI

S/o.: Shri CHANDRAKANTH SHANGHVI

For Whom: SELF

SALE DEED

This Sale Deed is made and executed on this the 20th day of April 2016 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Pankaj Shanghvi, Son of Shri. Chandrakanth Shanghvi, Occupation: Business, aged about 66 years, resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile - Parle (West), Mumbai - 56 {Pan No.ALZPS7274A}, hereinafter called the "Vendor" (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

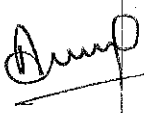
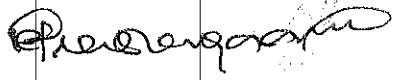
Mrs. Karamtoth Bhukya Aruna wife of Mr. Tallapalli Livingston aged about 61 years, residing at H.no: 2-9-961, NGO's Colony. Waddepalli, Hanmakonda, Opp: Baptist Church, Warangal. Telangana-506378 {Pan No. ATJPK5810G}, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

[Signature]

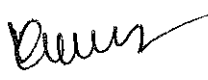
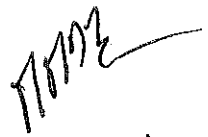
Presentation Endorsement:

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 12 and 12 on the 30th day of APR, 2016 by Sri Pankaj Shanghvi

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

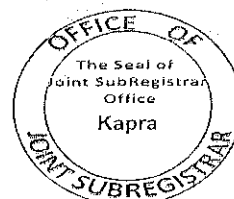
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 KARAMTOTH BHUKYA [1526-1-2016-189]	KARAMTOTH BHUKYA ARUNA W/O. TALLAPALLI LIVINGSTON H.NO.2-9-961 NGOS CLY, HANAMKONDA	
2	EX		 SPA FOR PRESEN [1526-1-2016-189]	SPA FOR PRESENTING DOCUMENT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K.B.KIRAN::30/04, [1526-1-2016-189]	K.B.KIRAN H.NO.2-9-961,NGO COLONY,HANAMKONDA,W ARANGAL.	
2		 M.MAHENDER::30, [1526-1-2016-189]	M.MAHENDER R/O.28-77,YADAV BASTI,NEREDMET,HYD.	

30th day of April, 2016

Signature of Joint SubRegistrar
Kapra



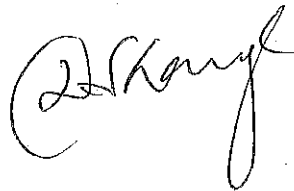
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Bk-1, CS No 1897/2016 & Doct No 1825-12016. Sheet 1 of 11 Joint SubRegistrar Kapra

WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no. 205 on the second 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 floor admeasuring about 100 sft. in the residential complex named as "Vista Homes", situated at Survey Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred as Scheduled Flat and is more fully described at the foot of the document. The Vendor 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. 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.
- C. The original owner M/s. Vista homes 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. The Project of development on the entire scheduled land is styled as 'Vista Homes'.
- D. The Buyer is desirous of purchasing a deluxe apartment bearing flat no 205 on Second floor in block no. 'I', in the proposed group housing scheme known as 'VISTA HOMES' and has approached the Vendor.
- E. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Flat and the Buyer upon such inspection etc., is satisfied as to the title of the Scheduled Flat.
- F. 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 Buyer has agreed to purchase the same.
- G. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.



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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	98860	0	0	0	98960
Transfer Duty	NA	0	37110	0	0	0	37110
Reg. Fee	NA	0	12370	0	0	0	12370
User Charges	NA	0	100	0	0	0	100
Total	100	0	148440	0	0	0	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 E-Challan/BC/Pay Order No ,335XBE290416 dated ,30-APR-16 of ,SBH/KUSHAIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 148440/-, DATE: 30-APR-16, BANK NAME: SBH, BRANCH NAME: KUSHAIGUDA HYDERABAD, BANK REFERENCE NO: 000777092,REMITTER NAME: K PRABHAKAR REDDY,EXECUTANT NAME: PANKAJ SHANGHVI ,CLAIMANT NAME: KARANTOTH BHUKYA ARUNA)

Date:

30th day of April,2016

Signature of Registering Officer

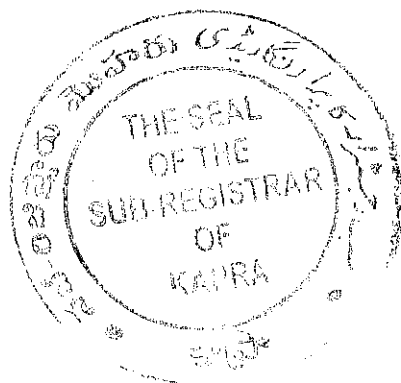
Kapra

T. Nagaraju

Bk-1, CS No 1897/2016 & Doct No 1825/2016 Sheet 2 of 11 Joint Sub Registrar Kapra

1825/2016 No. / R.A. 1838
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T. Nagaraju



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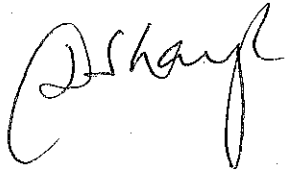
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 205 on the second floor, in block no. 'T', 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. 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:

- i. Rs.18,39,000/-(Rupees Eighteen Lakhs Thirty Nine Thousand Only) paid by way of D. D. No. 847772, dated 18.04.2016 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
 - ii. Rs.1,000/-(Rupees One Thousand Only) paid by way of D. D. No. 847773, dated 18.04.2016 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
 - iii. Rs.6,34,000/-(Rupees Six Lakhs Thirty Four Thousand Only) already received
2. The Vendor further covenant 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 Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Buyer fully for such losses.
3. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.



Bk-1, CS No 1897/2016 & Doct No

1823/2016 Sheet 3 of 11 Joint SubRegistrar

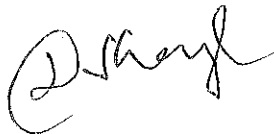
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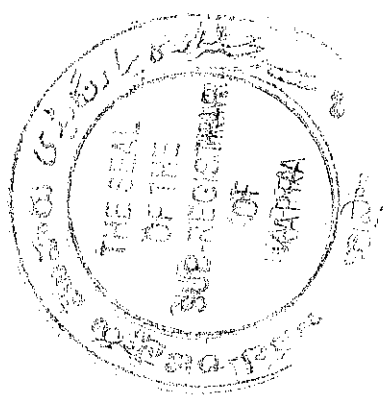


4. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Buyer in the concerned departments.
6. The Vendor hereby covenant that the Vendor 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 Vendor to clear the same.
7. 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.
8. The Buyer do hereby covenant with the Vendor and through the Vendor 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.

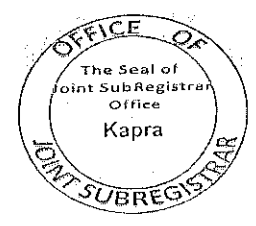


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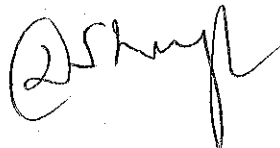
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2572016 Sheet 4 of 11 Joint SubRegistrar
Kapra



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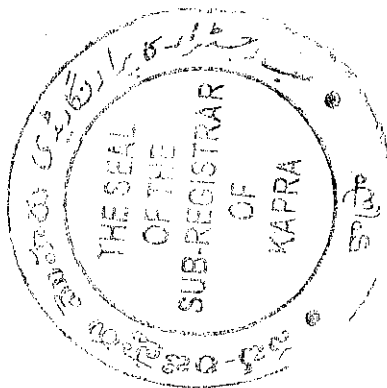


- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor/Builder shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor 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 Vendor and the Buyer 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 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.





Bk - 1, CS No 1897/2016 & Doct No
18287 2016 Sheet 5 of 11 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'

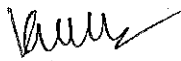
SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.205 on the second 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:

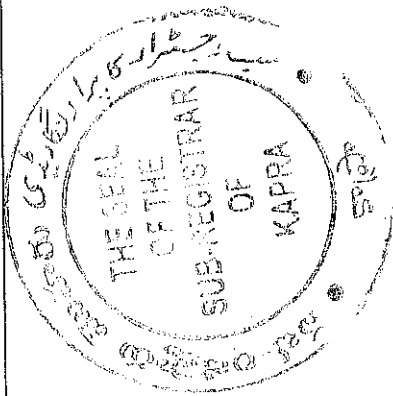
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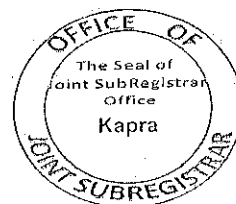
VENDOR


BUYER

Bk-1 CS No 1897/2016 & Doct No
1823/2016 Sheet 6 of 11 Joint SubRegistrar
Kapra



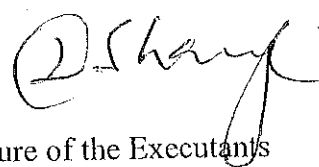
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ANNEXURE - 1 - A

1. Description of the Building : DELUXE flat bearing flat no.205 on the second 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 : New
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 Second 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/-

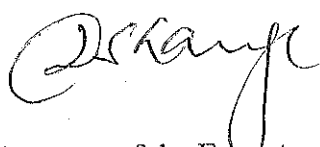
Date: 20.4.2016


Signature of the Executant/s

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.

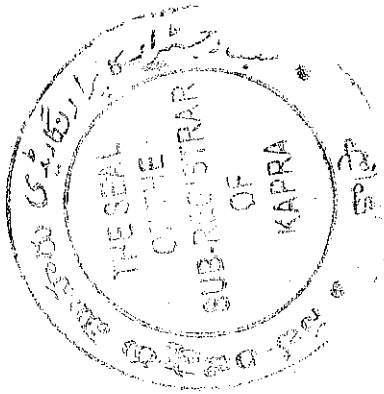
Date: 20.4.2016


Signature of the Executants

Bk - 1, CS No 1897/2016 & Doct No

182172016 Sheet 7 of 11 Joint SubRegistrar

Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 205 IN BLOCK NO. 'I' ON THE SECOND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.**VENDOR:**

SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

BUYER:

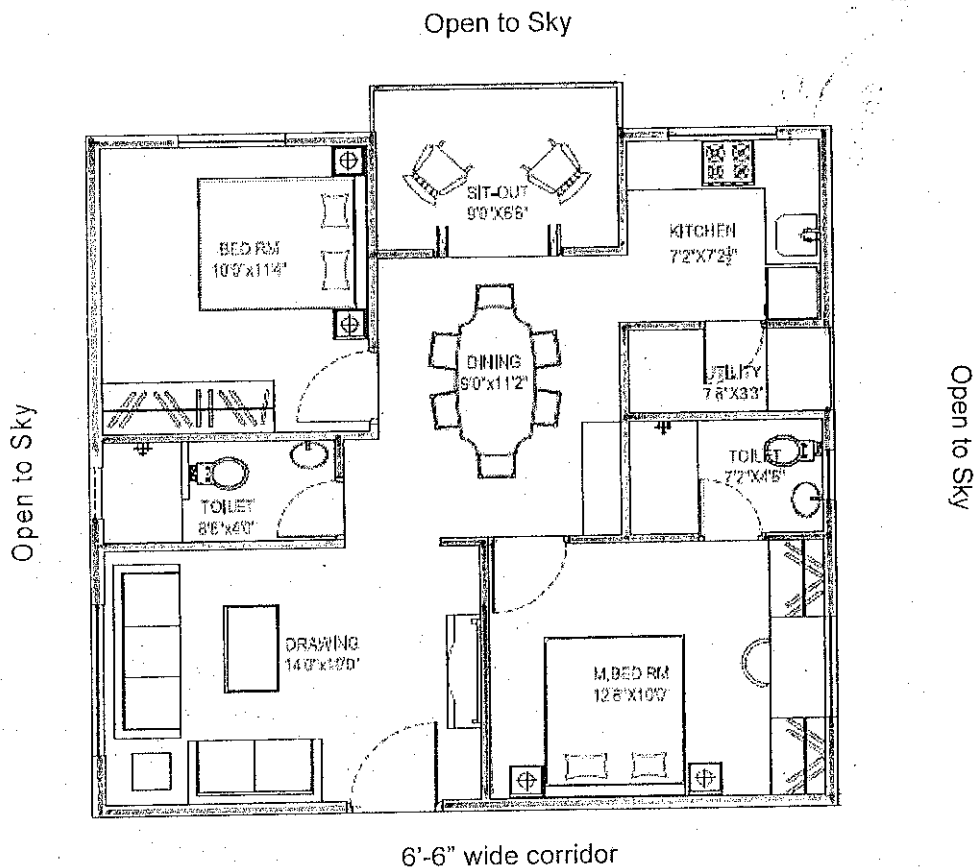
MRS. KARAMTOTH BHUKYA ARUNA WIFE OF MR. TALLAPALLI LIVINGSTON

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.

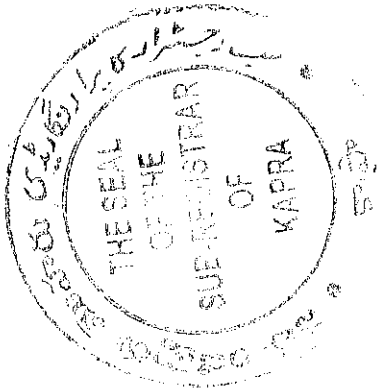
**WITNESSES:**

- 1.
- 2.

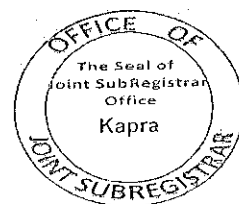
SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

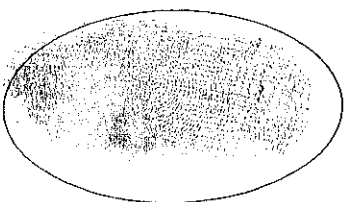
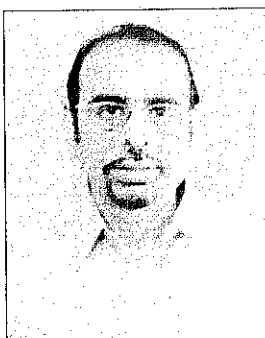
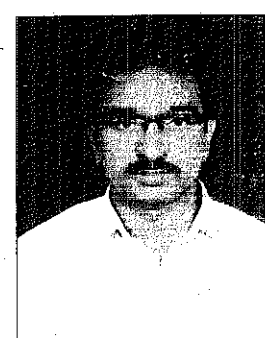
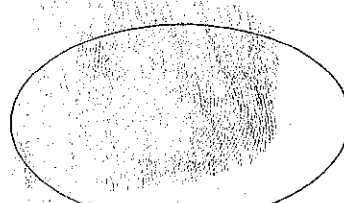
Bk-1, CS No 1897/2016 & Doct No
1824-12016 Sheet 8 of 11 Joint SubRegistrar
Kapra



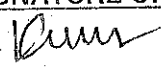
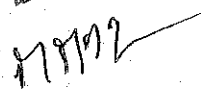
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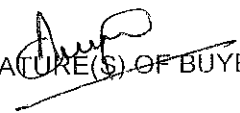
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> 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.
			<u>SPA FOR PRESENTING DOCUMENTS:</u> <u>FOR VENDOR VIDE DOC- 13 of 2016</u> 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.
			<u>BUYER:</u> MRS. KARAMTOTH BHUKYA ARUNA W/O. MR. TALLAPALLI LIVINGSTON R/O. H.NO: 2-9-961, NGO'S COLONY, WADDEPALLI, HANMAKONDA, OPP: BAPTIST CHURCH, WARANGAL, TELANGANA-506378

SIGNATURE OF WITNESSES:

1. 
2. 

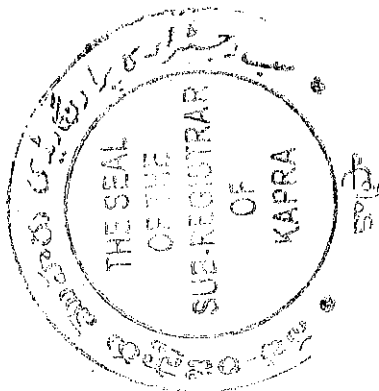

SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER

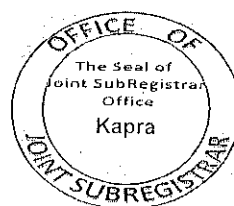
Ex - 1 CS No 1897/2016 & Doct No
1825/2016 Sheet 9 of 11 Joint Sub Registrar
Kapra

~~Joint Sub Registrar~~
Kapra

Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KARANTOTH BHUKYA ARUNA

MANGAIAH KARANTOTH BHUKYA

29/09/1954

Permanent Account Number
ATJPK5810G

Signature



27/01/2007

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
अध्यक्ष पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कामला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, 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,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KARAMTOTH BHUKYA KIRAN

LIVINGSTONE KARAMTOTH BHUKYA

30/04/1976

Permanent Account Number
CBFPK4132D

Signature



22/05/2011

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number
AQAPM0412C

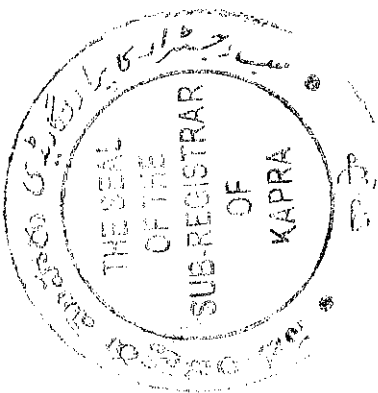
Signature



06/07/2007



1 BK-1, CS No 1897/2016 & Doct No
18-257-2016 Sheet 10 of 11 Joint SubRegistrar
Kapra



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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

जन दिनांक / DATE OF BIRTH
10-09-1945

हस्ताक्षर / SIGNATURE

[Signature]

[Signature]

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

[Large handwritten signature]

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI	
15/01/1974 Permanent Account Number AWSPP8104E	
<i>[Signature]</i> Signature	

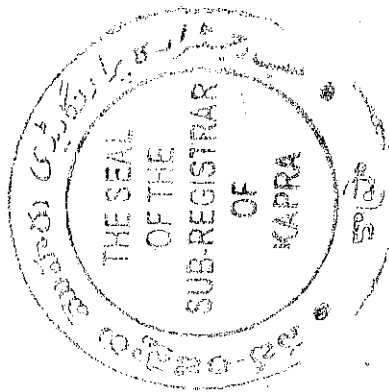
[Handwritten signature]

इस कार्ड को खो / गिरा जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कंप्यूटर केंद्र),
सी-13, प्रत्यक्षकर भवन,
बान्द्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

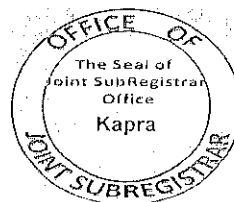
In case this card is lost/stolen, kindly inform/return to
the issuing authority:
Commissioner of Income Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.



Bk-1 CS No 1897/2016 & Doct No
1821/2016 Sheet 11 of 11 Joint SubRegistrar
Kapra



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Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :04-05-2016 15:36:32

App No :322226

Statement No :15505134

Sri/Smt.:ARUNA 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 , Flat No:205 , SURVEY NO: ,193/P,194/P,195/P, 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 9 from 01-10-2007 to 03-05-2016 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 Cons. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Book No/Year {ScheduleNo}
1/2	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193/P 194/P 195/P APARTMENT: VISTA HOMES FLAT: 205 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:1540/2013 of SRO 1526	(R) 30-04-2016 (E) 30-04-2016 (P) 30-04-2016	0101 Sale Deed Mkt.Value:Rs. 2474000 Cons.Value:Rs. 2474000	1.(EX)PANKAJ SHANGHVI 2.(EX)SPA FOR PRESENTING DOCUMENT 3.(CL)KARAMTOTH BHUKYA ARUNA	0/0 1825/2016 [1] of SRO KAPRA(1526)
2/2	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 deseleting for the search results.

