

ORIGINAL

దస్తావేజాలు మరియు రుసుముల రశీదు

V. Rajeswar

నెం. 501

శ్రీమతి / శ్రీ K - Prabhakar Reddy ..

ఈ దిగువ ఉదహరించిన దస్తావేజాలు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజ స్వభావము	Lab				
దస్తావేజ విలువ	2284000				12 Kap
స్టాంపు విలువ రూ.	100				
దస్తావేజ నెంబరు	3448/14			vat - 29144	
రిజిస్ట్రేషన్ రుసుము	11420			370813	
లోటు స్టాంపు(D.S.D.)	91260				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు	34260			918965	
అదనపు షీట్లు	1			13/10	
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మొత్తం	137040				

(అక్షరాల)

13/10

రూపాయలు మాత్రమే)

తేది 13/10

వాపసు తేది

Handwritten signature and stamp

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.

3527 W.No. 344 of 2014

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Satish Kumar

BK 878245

S.No. 11647 Date: 11-08-2014

Sold to: MAHENDR

S/o. MALESH

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


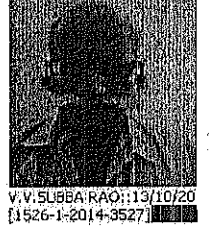
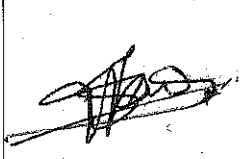


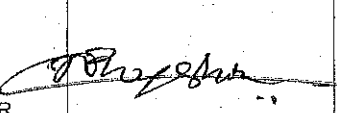
This Sale Deed is made and executed on this the 10th day of October 2014 at SRO, Kapra, Ranga Reddy District by:

Presentation Endorsement:

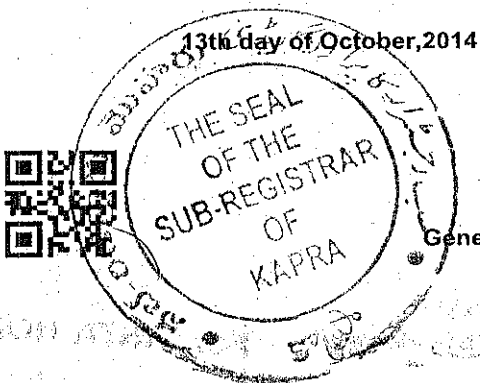
Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11420/- paid between the hours of 2 and 3 on the 13th day of OCT, 2014 by Sri Bhavesh V.Mehta

Execution admitted by (Details of all Executants/Claimants under Section 32-A)					
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			V.M.V. S. SATYANARAYANA S/O. V. RAJESWARA RAO FLAT NO. 124C BNO.5 JANAPRIYA TOWNSHIP, MALLAPUR HYD	
2	CL			V. RAJESWARI W/O. V.M.V. S. SATYANARAYANA FLAT NO. 124C BNO.5 JANAPRIYA TOWNSHIP, MALLAPUR HYD	
3	EX			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	

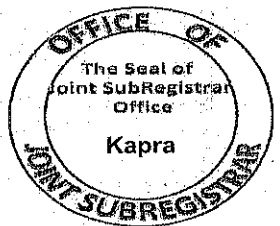
Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			V.V.SUBBA RAO R/O.F.NO.23,BLOCK-5, JANAPRIYA TOWNSHIP, MALLAPUR HYD	
2			N.C.RAJESHWAR R/O.F.NO.26,BLOCK-5, JANAPRIYA TOWNSHIP, MALLAPUR HYD	

Bk - 1, CS No 3527/2014 & Doct No 2448/2014
 Sheet 1 of 14
 Joint Sub Registrar 8 Kapra



Signature of Joint Sub Registrar 8



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.206 on the second 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.

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

For VISTA HOMES

Partne

Kapra

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	125520	0		0	125620
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	11420	0		0	11420
User Charges	NA	100	0		0	100
Total	100	137040	0		0	137140

Rs. 125520/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11420/- towards Registration Fees on the chargeable value of Rs. 2284000/- was paid by the party through Challan/BC/Pay Order No ,918965 dated ,13-OCT-14.

Date

13th day of October,2014

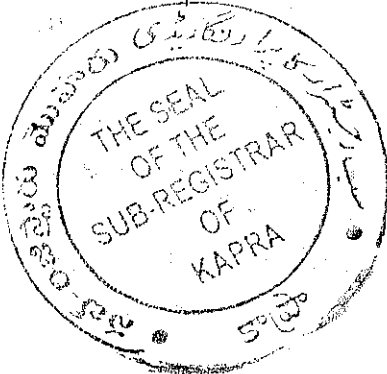
Signature of Registering Officer

Kapra

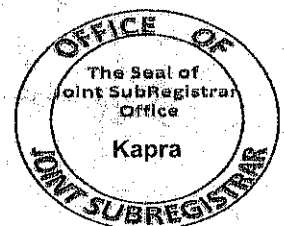
19365E శ్రీ దాసుల దేవలక్ష్మి

ఈ పుస్తకము 2014 నం./ ర.న. 193/6
 పం. 3448 నెలకుగా రిజిస్టరు చేయబడి
 స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 126

13/10/2014 గా యిచ్చబడినది
 దీనిని 13/10/2014 నా యిచ్చబడినది



Signature of Registering Officer



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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.
- 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. 22,84,000/- (Rupees Twenty Two Lakhs Eighty 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.206 on the second 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. 22,84,000/- (Rupees Twenty Two Lakhs Eighty Four Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner.

- i. Rs,5,00,000/-(Rupees Five Lakhs Only) paid by way of D. D. No. 828698, dated 07.10.2014 issued by State Bank of India, RACPC, Hyderabad.
- ii. Rs,5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no. 320457, dated 17.04.2014 drawn on State Bank of Hyderabad, Sanathnagar Branch, Hyderabad.
- iii. Rs,4,00,000/-(Rupees Four Lakhs Only) paid by way of cheque no.320458, dated 18.04.2014 drawn on State Bank of Hyderabad, Sanathnagar Branch, Hyderabad.
- iv. Rs,2,50,000/-(Rupees Two Lakhs Fifty Thousand Only) paid by way of cheque no.320454, dated 06.03.2014 drawn on State Bank of Hyderabad, Sanathnagar Branch, Hyderabad.
- v. Rs,2,09,000/-(Rupees Two Lakhs Nine Thousand Only) paid by way of cheque no. 932987, dated 01.10.2014 drawn on State Bank of Hyderabad, Hyderabad, Tarnaka Branch, Hyd.
- vi. Rs,2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.320456, dated 20.01.2014 drawn on State Bank of Hyderabad, Sanathnagar Branch, Hyderabad.
- vii. Rs,1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no. 932982, dated 29.09.2014 drawn on State Bank of Hyderabad, Tarnaka Branch, Hyderabad.

For M/s VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

For Naraddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

For VISTA HOMES

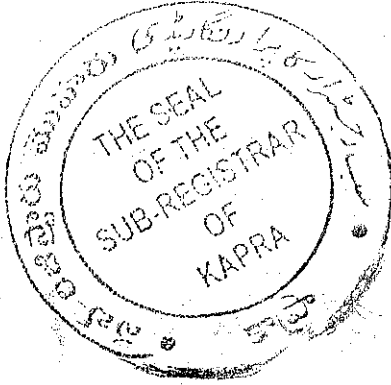
Partner

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Joint SubRegistrar

Kapra




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- viii. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.443469, dated 09.08.2014 drawn on State Bank of India, Patny Branch, Sec-bad issued by SBI, RACPC-1,Hyderabad.
- ix. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.320455, dated 20.01.2014 drawn on State Bank of Hyderabad, Sanathnagar Branch, Hyderabad.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
 3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
 6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
 7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
 8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.

For M/s. VISTA HOMES

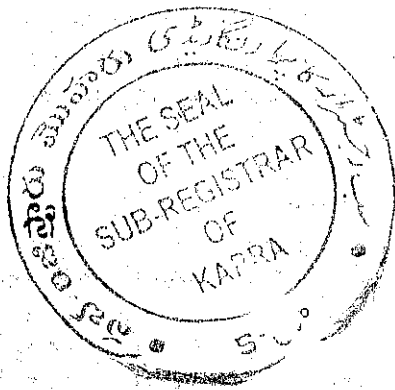
Partner M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGRA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

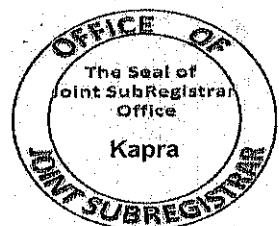
For VISTA HOME

Partn

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Kapra



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9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-

- i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
- ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
- iii. That the Vendee shall become a member of the Vista Homes Owners Association that has been / shall be formed by / for the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Vendee ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

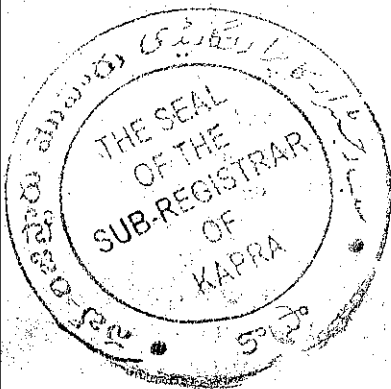
For VISTA HOMES

Partner

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3448/2014

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Joint SubRegistrar
Kapra



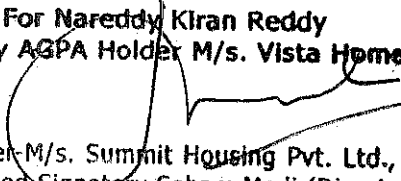
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- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim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

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

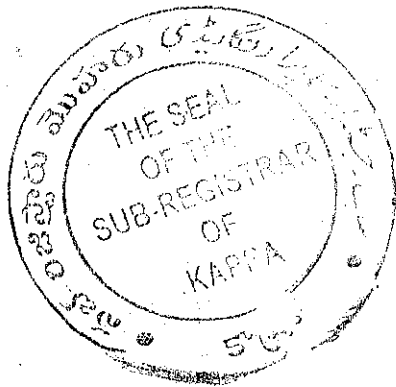
For VISTA HOMES

Part

BK-1, CS No 3527/2014 & Doct No

3448 P.O.L.

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Joint SubRegistrar
Kappa



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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'

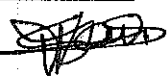
SCHEDULE OF FLAT

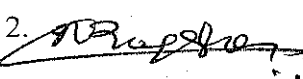
All that portion forming a deluxe apartment bearing flat no.206 on the second floor, in block no. 'I' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds., and a reserved 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:

1. 

2. 

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

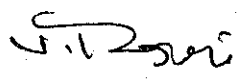
For VISTA HOMES

Partner
VENDOR

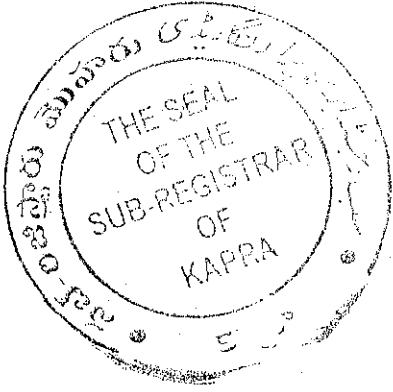
For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)


VENDEE



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348/2014 Sheet 7 of 14
Joint SubRegistrar
Kapra



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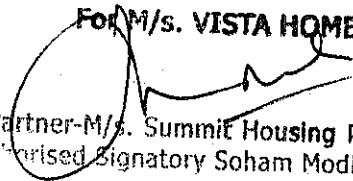
ANNEXURE - 1 - A


1. Description of the Building : DELUXE apartment bearing flat no. 206 on the second floor in block no. 'P' 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. (G+5)
- (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 Second Floor : 950 sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 22,84,000/-

Date: 10.10.2014

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

Signature of the Executants

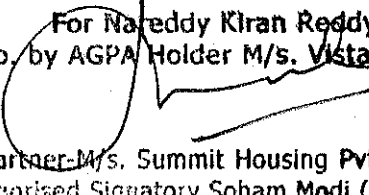
C E R T I F I C A T E

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

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)


Date: 10.10.2014

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

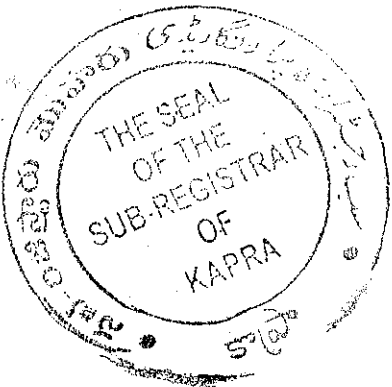
Signature of the Executants

For VISTA HOMES

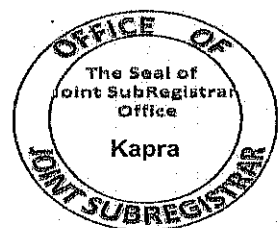

Partner



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Kapra



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REGISTRATION PLAN SHOWING FLAT NO. 206 IN BLOCK NO. '1' 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: 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. V. RAJESWARI, WIFE OF MR. V.M.V.S. SATYANARAYANA

2. MR. V. M. V. S. SATYANARAYANA, SON OF MR. VENKATESWARA RAO

REFERENCE:

SCALE:

INCL:



EXCL:

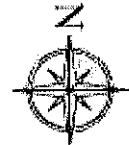


AREA: 57.71

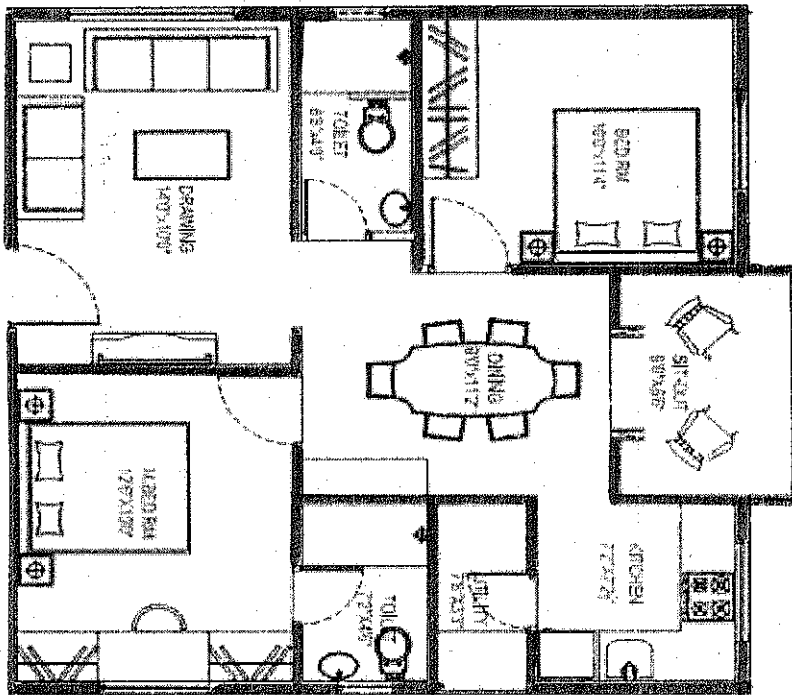
SQ. YDS. OR

SQ. MTRS.

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



Open to Sky



For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

For Narendy Kiran Reddy
Rep. by ASRA Holder M/s. Vista Homes

For VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

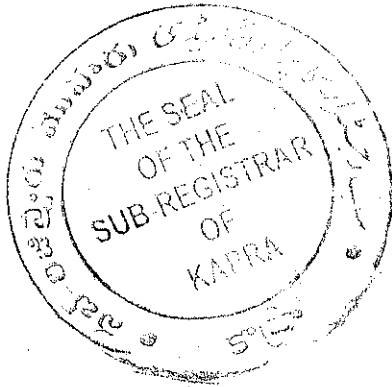
WITNESSES:

- 1.
- 2.

Partner

SIGNATURE OF THE BUYER

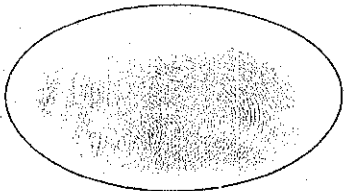

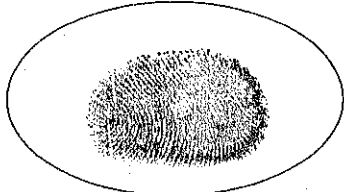

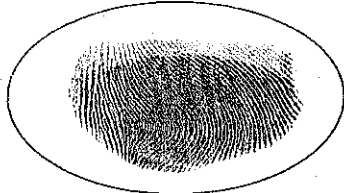
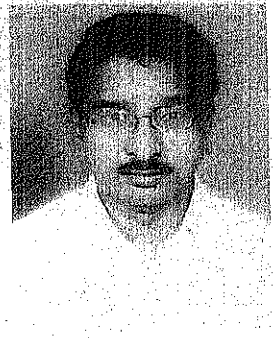
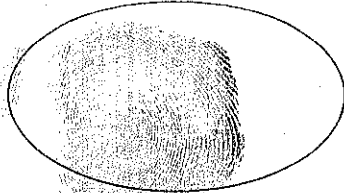

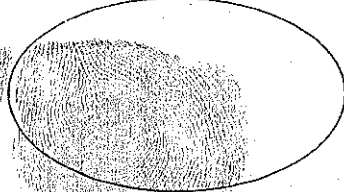
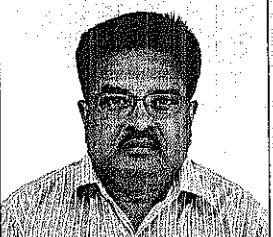
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344 & 1 2014, Sheet 9 of 14
Joint Sub Registrar
Kapra




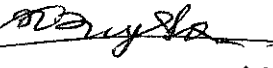
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.


SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDORS:</p> <p>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:</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD- 500 034.</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY P. G. ROAD SECUNDERABAD - 500 003.</p> <p>GPA FOR PRESENTING DOCUMENTS: VIDE DOC NO. 21/BK-IV/ 2013, Dt. 06.09.2013</p> <p>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.</p> <p>BUYERS:</p> <p>1. MRS. V. RAJESWARI, W/O. MR. V.M.V.S. SATYANARAYANA R/O. FLAT NO. 124C BLOCK NO. 5 JANAPRIYA TOWNSHIP MALLAPUR, HYDERABAD - 500 076.</p> <p>2. MR. V. M. V. S. SATYANARAYANA S/O. MR. VENKATESWARA RAO R/O. FLAT NO. 124C BLOCK NO. 5 JANAPRIYA TOWNSHIP MALLAPUR, HYDERABAD - 500 076.</p>
			
			
			
			

SIGNATURE OF WITNESSES:

1. 
2. 

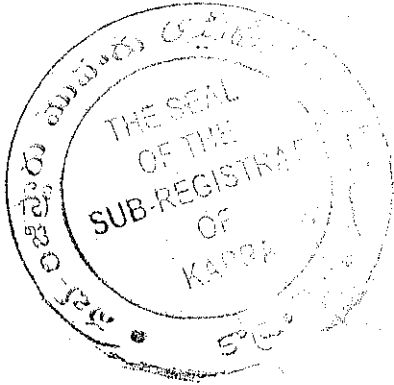

Rep. by AGPA Holder M/s. Vista Homes
Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)
For VISTA HOMES


Partner-M/s. Summit Housing Pvt. Ltd.
Authorized Signatory Soham Modi (Director)
SIGNATURE OF EXECUTANTS


SIGNATURE OF BUYER

Bk - 1, CS No 3527/2014 & Doct No
3448/2014 Sheet 10 of 14

Joint SubRegistrar
Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number
AAGFV2068P

000002007

[Handwritten Signature]
For VISTA HOMES
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

अधिकारी / SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, अर्छिवा प्रदेश
Chief Commissioner of Income-tax, Archaia Pradesh

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम / NAME
SHAVESH VASANT MENTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MENTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

अधिकारी / SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, अर्छिवा प्रदेश
Chief Commissioner of Income-tax, Archaia Pradesh

For VISTA HOMES
[Handwritten Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

अधिकारी / SIGNATURE
[Signature]

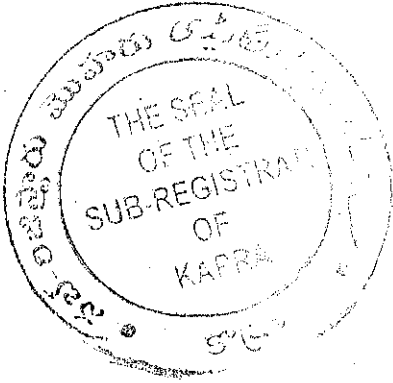
मुख्य आयकर अधिकारी, अर्छिवा प्रदेश
Chief Commissioner of Income-tax, Archaia Pradesh

[Handwritten Signature]

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3448/2014

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Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
VISHNUMOLAKALA RAJESWARI
CHINNANARAYANA REDDY YERRAM
01/07/1967
 Permanent Account Number
AOQPV6202D
 Signature
 22/12/2017

V. Rajeswari

If this card is lost / someone's lost card is found,
 please inform / return to
 Income Tax PAN Services Unit, NSDL
 1st Floor, Sapphire Chambers
 Near Bank Telephone Exchange,
 Bangor, Pune - 411 045
 Tel: 91-20-2721 8080 / 20-2721 8081
 e-mail: tmninfo@nsdl.com

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
M.V.S.SATYANARAYANA
VISHNUMOLAKALA
VENKATESWARARAO
01/10/1956
 Permanent Account Number
AGNPV7046E
 Signature
 05/02/2018

Satyana

If this card is lost / someone's lost card is found,
 please inform / return to
 Income Tax PAN Services Unit, NSDL
 1st Floor, Kamla Tower,
 Kamala Mill Compound,
 SBI, Marol Uye, Para, Mumbai - 400 013
 Tel: 91-22-2496 4000 / 22-2496 4066
 e-mail: tmninfo@nsdl.com


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3448/2014. Sheet 12 c


3527



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 భారత విప్లవ సంఘము
 గుర్తింపుకార్డు
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 YZK1864784



ఓటరు పేరు : రాజేశ్వరరావు దేకండా
Elector's Name : Rajeshwar Deekonda
 కలెక్టర్ పేరు : లత సోమలక్ష్మి దేకండా
Father's Name : Late Somalah Deekonda
 లింగము / Sex : పు / M
 పుట్టిన తేదీ / Date of Birth : 10/05/1945

YZK1864784

ఓటరీకాండ్ :
 3-1-16/85/1
 స్వర్ణ వివేకానంద నగర్
 మల్లపూర్, నాచారం,
 రంగారెడ్డి - 500076

Address:
 3-1-16/85/1
 Swamy Vivekananda Nagar
 Mallapur, Nacharam,
 Rangareddy, 500076

Date: 02/10/2010

ప్రతిరూప సంకేతము
 ఓటరు దిశాస్థిరత అధికారి
 47 - ఉత్పల్ల శాసనసభ నియోజకవర్గం

Facsimile Signature of
 Electoral Registration Officer
 47 - Uppal Assembly Constituency
 ఏలూరి శాసనసభ నియోజకవర్గం, ఉత్పల్ల శాసనసభ నియోజకవర్గం, రంగారెడ్డి జిల్లా, తెలంగాణ రాష్ట్రం, భారతదేశం.
 In case of change in address mention this Card No. in the
 relevant form for inclusion of your name in the Roll at the
 changed address and to obtain the card with same number.

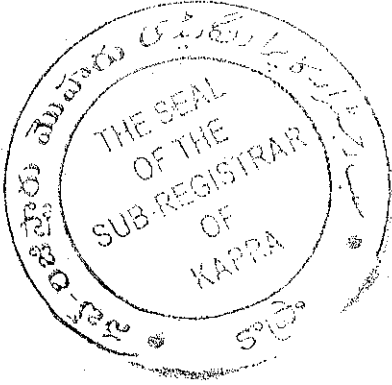
110 / 1442

(Handwritten Signature)

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348/2014



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Joint SubRegistrar
Kappa







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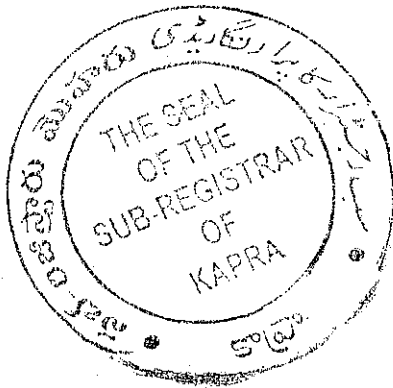

 GOVERNMENT OF INDIA
Velaga Venkata Subba Rao
 పుట్టిన సంవత్సరం / Year of Birth : 1951
 పురుషుడు / Male

3255 0509 5097
 ఆధార్ - సామాన్యుని హక్కు

Handwritten signature

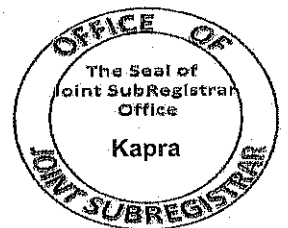

 UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 Address: S/O Velaga Ankamma, 3
 4-119/5/23 Janapriya town ship,
 Mallapur, Kaapra, Rangareddi,
 Andhra Pradesh, 500076
 1947
 1800 180 1947
 help@uidai.gov.in
 www.uidai.gov.in
 పి.సి.ఆర్. నెం. 1947.
 పోస్టల్ కోడ్: 500061

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344 & 12014. Sheet 14 of 14

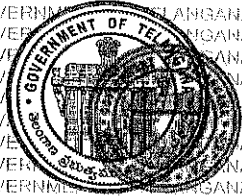
Joint SubRegistrar
Kapra



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mee seva
easier faster



మీ సేవ
అలభ్యం చేయండి

00ZZ 52164595

**GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT**

STATEMENT OF ENCUMBRANCE ON PROPERTY

App No: 798129

MeeSeva App No: ECM021400723200

Date: 15-Oct-14

Statement No: 8131850

Sr/Smt. **RAJESHWARI** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: KHAPRA (M) House No: ... Flat No: 206, Apartment: VISTA HOMES Ward: 1-Block: 1 VILLAGE: KHAPRA (M) Survey No: 193,194,195, East: OPEN TO SKY West: 6-6 WIDE CORRIDOR South: OPEN TO SKY North: OPEN TO SKY

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 affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg. Date Pres. Date	Exc. Date	Nature & Mkt. Value Con. Value	Name of Parties Executant (EX) & Claimants (CL)	Vol/Pg. No. GD Doct No./Year (Schedule No)
1	VILL/COL. KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B-1 L SURVEY: 193PART 194PART 195PART APARTMENT: VISTA HOMES FLAT: 206 EXTENT: 57.71SQ.Mds BUILT: 1050SQ. Ft Boundries: [N] OPEN TO SKY [S] OPEN TO SKY [E] OPEN TO SKY [W]: 6-6 WIDE CORRIDOR 1526,	(R) 13-10-2014 (E) 10-10-2014 (P) 13-10-2014		0101 (Sale Deed.) Mkt Value: Rs. 50000 Cons Value: Rs. 2284000	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) V. RAJESHWARI 8. (CL) V. M. V. S. SATYANARAYANA	0/0 3448/2014 [1] of SRO KAPRA

Certified By

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

