

Government of Telangana
Registration And Stamps Department

354147

RETURNED

Payment Details - Citizen Copy - Generated on 23/08/2017, 02:00 PM

RO Name: 1526 Kapra

Receipt No: 3786

Receipt Date: 23/08/2017

Name: NAREDDY KIRAN KUMAR

CS No/Doct No: 3655 / 2017

Transaction: Sale Deed

Challan No:

E-Challan No: 603WVV210817

Chargeable Value: 2750000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 23-AUG-17

Bank Name:

Bank Branch:

E-Challan Bank Name: SBH

E-Challan Bank Branch: TREASURY BRANCH HYDERABAD

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				13750
Transfer Duty /TPT				41250
Deficit Stamp Duty				109900
User Charges				100
Total:				165000
In Words: RUPEES ONE LAKH SIXTY FIVE THOUSAND ONLY				

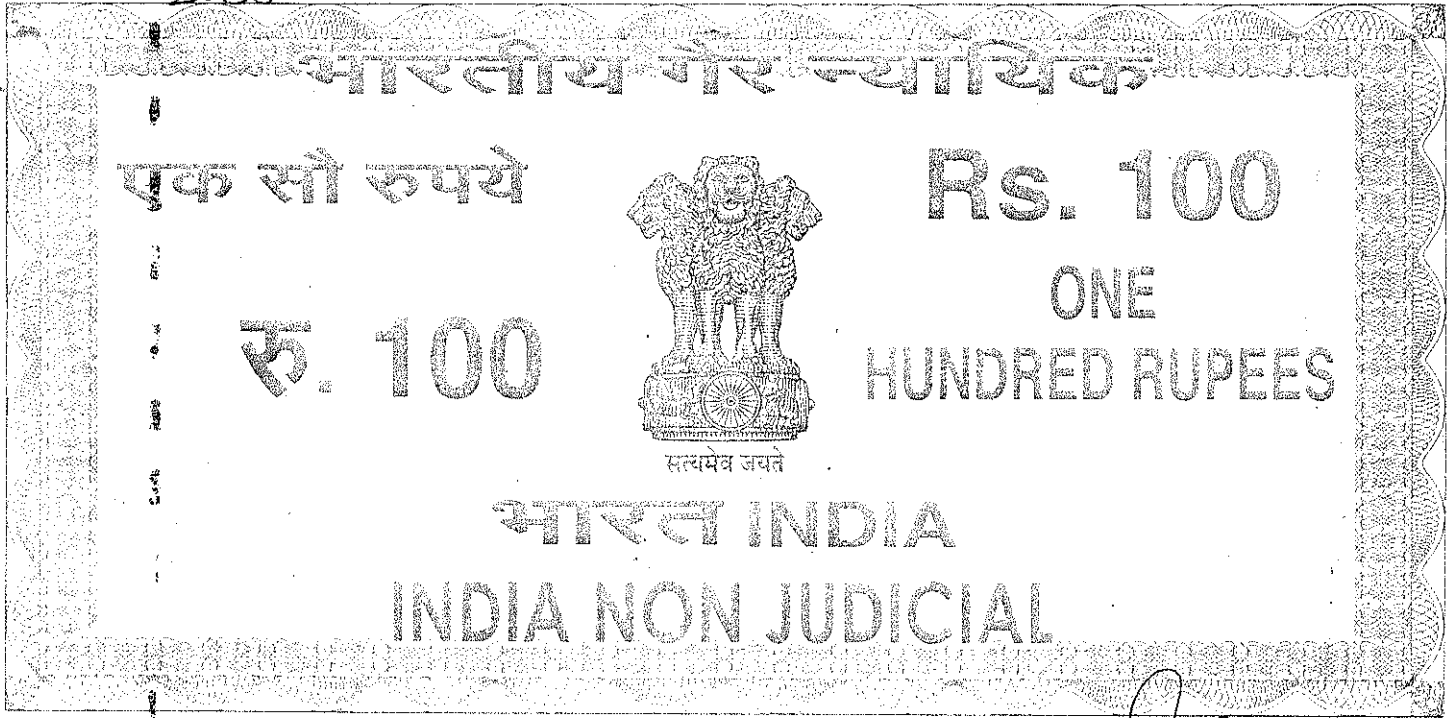
Prepared By: UMAKANTH

Signature by SR

సర్-రిజిస్ట్రార్
హైదరాబాద్

CS
3655

3541/2017



తెలంగాణ తెలంగాణ TELANGANA

S.No. 8078 Date: 27-07-2015

Sold to: N.KIRAN KUMAR REDDY

S/o: N.MADHUSUDHAN REDDY

For Whom: SELF

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this the 23rd day of August 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Shri. Nareddy Kiran Kumar, Son of N. Madhusudhan Reddy, aged about 44 years, Occupation: Business, residing at Plot No. 275, Venkateshwara Nagar, Meerpet, Moulali, Hyderabad - 500 076 {Pan No. ABVPN1278M}, 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.).

AND

M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office at 5-4-187/3 and 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} and (2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C} hereinafter called the "Consenting Party"

For VISTA HOMES

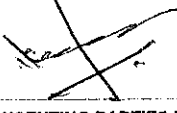
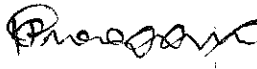
For VISTA HOMES

Partner

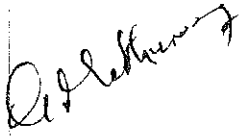
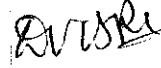
Partner

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13750/- paid between the hours of 1 and 2 on the 23rd day of AUG, 2017 by Sri Nareddy Kiran Kumar

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 ACHUTH SASI::23/08 [1526-1-2017-3655]	ACHUTH SASI S/O. B.SASI KUMAR HNO.19-84-30 SHANK CLY, KAPRA HYD	
2	EX		 NAREDDY KIRAN KUMAR [1526-1-2017-3655]	NAREDDY KIRAN KUMAR S/O. N.MADHUSUDHAN REDDY PLOTNO.275 VENKATESHWARA NAGAR, MEERPET HYD	
3	EX		 CONSENTING PARTIES [1526-1-2017-3655]	CONSENTING PARTIES REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 G MUTHUSWAMY::23 [1526-1-2017-3655]	G MUTHUSWAMY R/O.19-84/30 SHANK CLY KAPRA HYD	
2		 D V CHANDRASEKHAR [1526-1-2017-3655]	D V CHANDRASEKHAR RAO R/O.MC 71 MALLARAM MANUGURU KHAMMAM	

23rd day of August, 2017

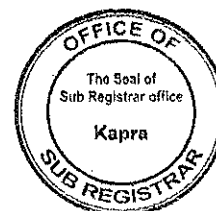
Signature of Sub Registrar
Kapra

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4355 Name: G Muthuswamy	S/O M Govinda Raju, RANGAREDDY, Hyderabad, Andhra Pradesh, 500062	
2	Aadhaar No: XXXXXXXX7973 Name: Donakonda Venkata Chandrasekhar Rao	S/O D D Ramamurthy, Manuguru, Khammam, Andhra Pradesh, 507125	



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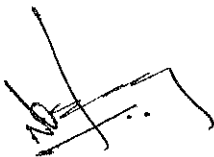


IN FAVOUR OF

Mr. Achuth Sasi, Son of Mr. B. Sasi Kumar aged about 29 years residing at H. No: 19-84-30, Shank Colony, Kapra, Hyderabad - 500 062 {Pan No.EJLPS1283R, Aadhaar No. 5434 7908 2361} 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.).

WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment flat bearing no. 403 on the fourth floor, in block no. 'I' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, 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. 1545/2013, 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 proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES' and obtained necessary technical approval from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012.
- D. The Consenting Party i. e., M/s. Vista Homes at the request of the Vendor and Buyer are joining in execution of this deed so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Consenting Party shall not have any share in the sale consideration agreed herein.
- E. The Buyer is desirous of purchasing apartment bearing flat no. 403 on the fourth floor in block no. 'I', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- F. 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.
- G. 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.27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand Only) and the Buyer has agreed to purchase the same.



For VISTA HOMES



Partner

For VISTA HOMES



Partner

Sl No	Aadhaar Details	Address:
3	Aadhaar No: XXXXXXXX8280 Name: Nareddy Kiran Kumar	S/O Nareddy Madhusudhan Reddy, Moula ali R R Dist, Hyderabad, Andhra Pradesh, 500040
4	Aadhaar No: XXXXXXXX9204 Name: Kandli Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013
5	Aadhaar No: XXXXXXXX2361 Name: Achuth Sasi	S/O Sasikumar B, Thiruvananthapuram, Thiruvananthapuram, Kerala, 695017

Photo



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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	109900	0	0	0	110000
Transfer Duty	NA	0	41250	0	0	0	41250
Reg. Fee	NA	0	13750	0	0	0	13750
User Charges	NA	0	100	0	0	0	100
Total	100	0	165000	0	0	0	165100

Rs. 151150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13750/- towards Registration Fees on the chargeable value of Rs. 2750000/- was paid by the party through E-Challan/BC/Pay Order No. 603WVV210817 dated 23-AUG-17 of SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 165000/-, DATE: 23-AUG-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 025100190, REMITTER NAME: PRABHAKAR REDDY, EXECUTANT NAME: NAREDDY KIRAN KUMAR AND OTHERS, CLAIMANT NAME: MR. ACHUTH SASI).

Date:

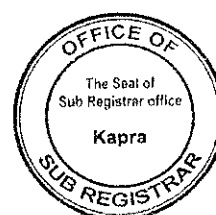
23rd day of August, 2017

Signature of Registering Officer
Kapra

Bk - 1, CS No 3655/2017 & Doct No
23/8/17 Sheet 2 of 11 Sub Registrar
Kapra

1 ఏ పుస్తకము 2017
పు. 3541
సాక్షినింగ్ నిమిత్తం గుర్తింపు 152
3541/2017
2017 సం. 23 నవంబరు

THE SEAL
OF THE
SUB-REGISTRAR
OF
KAPRA



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H. The Vendor and the Buyer 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. 403 on the fourth floor, in block no. 'I', having a super built-up area of 950 sft. of super built-up area (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 now under Kapra Mandal, Medchal-Malkajgiri District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.24,75,000/- (Rupees Twenty Four Lakhs Seventy Five Thousand Only) paid by way of D. D. No. 010445, dated 05.08.2017 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad.
- ii. Rs.2,75,000/- (Rupees Two Lakhs Seventy Five 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.
- 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.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

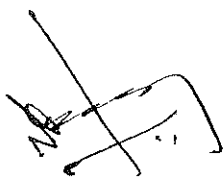
Bk - 1, CS No 3655/2017 & Doct No 3655/2017 Sheet 3 of 11 Sub Registrar
Kapra



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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.
 - 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.



For VISTA HOMES



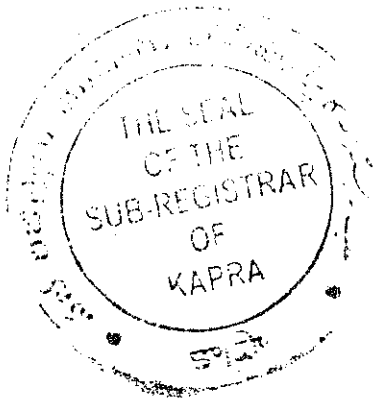
Partner

For VISTA HOMES



Partner

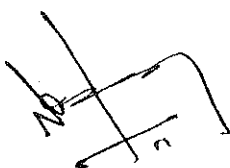
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Sheet 4 of 11 Sub Registrar
Kapra



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- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the 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.



For VISTA HOMES



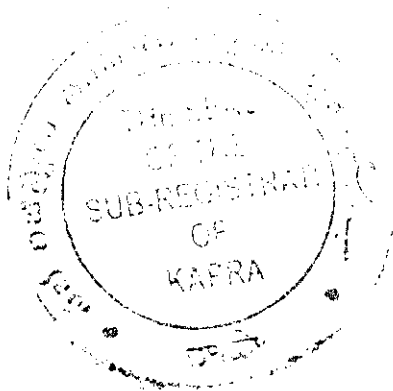
Partner

For VISTA HOMES



Partner

Bk-1, CS No 3655/2017 & Doct No 3655/2017 Sheet 5 of 11 Sub Registrar 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 Sy. 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'

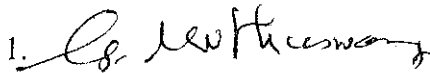
SCHEDULE OF FLAT

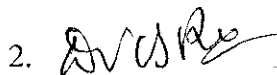
All that portion forming a deluxe apartment bearing flat no. 403 on the fourth floor, in block no. 'I' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R.R. District now under Kapra Mandal, Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

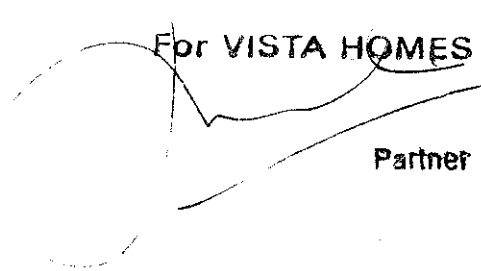
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor

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

WITNESSES:

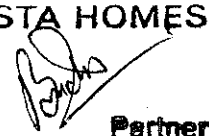
1. 

2. 


For VISTA HOMES

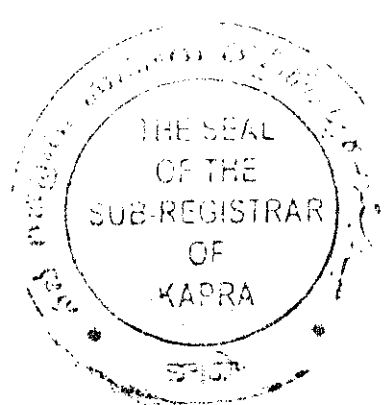
Partner


VENDOR
For VISTA HOMES


Partner
CONSENTING PARTY


BUYER

BK-1, CS No 3655/2017 & Doct No 3412017
Sheet 6 of 11 Sub Registrar Kapra



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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.403 on the fourth floor, in block no. 'I' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + Upper 4 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 Fourth Floor : 950 sft.
5. Annual Rental Value : - -
6. Municipal Taxes per Annum : - -
7. Executant's Estimate of the MV of the Building : Rs. 27,50,000/-

Date: 23.08.2017

Signature of the Executants

C E R T I F I C A T E

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

Date: 23.08.2017

Signature of the Executants

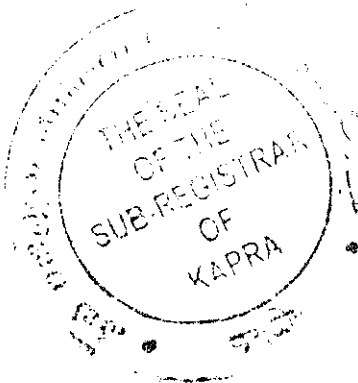
For VISTA HOMES

Partner
Consenting Party

For VISTA HOMES

Partner

BK-1, CS No 3655/2017 & Doct No
35412013 Sheet 7 of 11 Sub Registrar
Kapra



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REGISTRATION PLAN SHOWING FLAT NO. 403 IN BLOCK NO. 'I' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

VENDOR: SHRI. NAREDDY KIRAN KUMAR, SON OF N. MADHUSUDHAN REDDY

CONSENTING PARTY: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. M/S. SUMMIT HOUSING PVT. LTD., REPRESENTED BY AUTHORISED SIGNATORY
SHRI. SOHAM MODI, SON OF LATE SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

BUYER: MR. ACHUTH SASI, SON OF MR. B. SASI KUMAR

REFERENCE:

SCALE:

INCL:

EXCL:

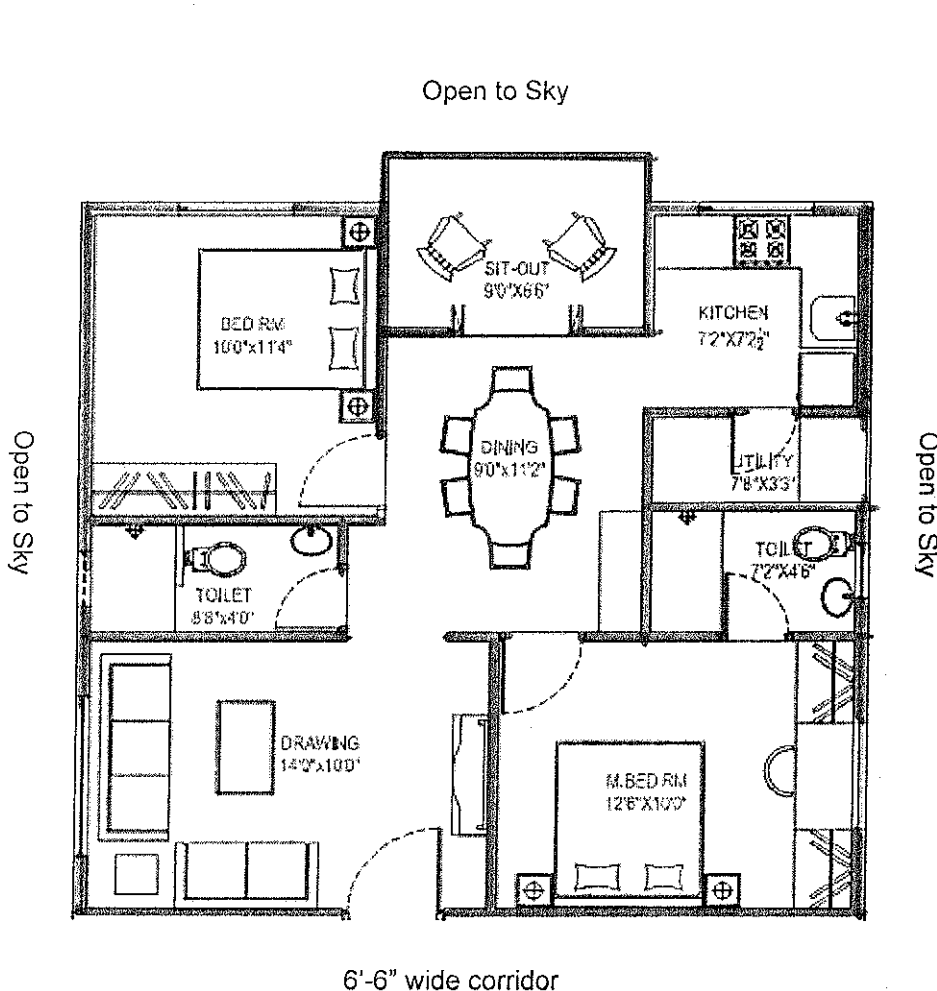
AREA: 57.71

SQ. YDS. OR

SQ. MTRS.



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



WITNESSES:

1. *[Signature]*

2. *[Signature]*

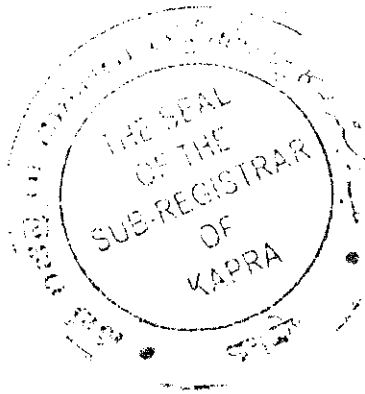
For VISTA HOMES

SIGNATURE OF THE VENDOR
FOR VISTA HOMES

Partner SIGNATURE OF THE CONSENTING PARTY
Partner

SIGNATURE OF THE BUYER

Blk - 1, CS No 3655/2017 & Doct No 35412012 Sheet 8 of 11 Sub Registrar Kapra



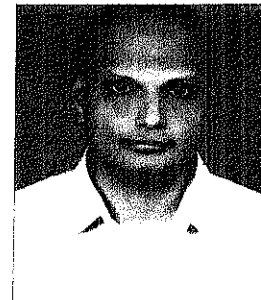
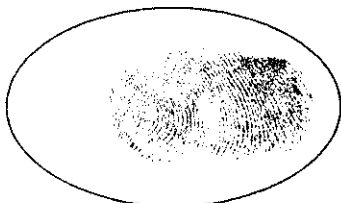
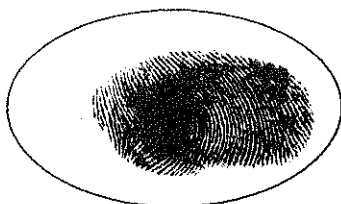
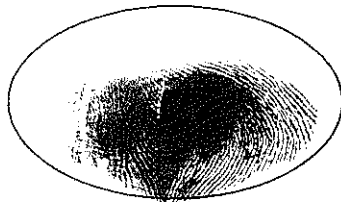
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

SHRI. NAREDDY KIRAN KUMAR
S/O. MR. N. MADHUSUDHAN REDDY
R/O. PLOT NO. 275
VENKATESHWARA NAGAR
MEERPET, MOULALI
YDERABAD-500076

CONSENTING PARTY:

M/S. VISTA HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REPRESENTED BY ITS PARTNERS:

1. M/S. SUMMIT HOUSING PVT. LTD., REP.BY
AUTHORISED SIGNATORY
MR. SOHAM MODI, S/O. LATE 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.

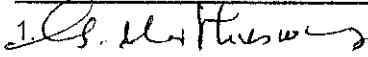
GPA FOR PRESENTING DOCUMENTS ON BEHALF
OF CONSENTING PARTY VIDE DOC NO. 121/BK-
IV/2015 Dt. 18.11.2015 AT SRO, SECUNDERABAD.

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION
M.G. ROAD
SECUNDERABAD -500 003.

BUYER:

MR. ACHUTH SASI
S/O. MR. B. SASI KUMAR
R/O. H. NO: 19-84-30
SHANK COLONY
KAPRA
HYDERABAD- 500 062.

SIGNATURE OF WITNESSES:

1. 
2. 

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR
For VISTA HOMES

SIGNATURE OF THE CONSENTING PARTY

Partner

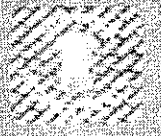
Bk-1, CS No 3655/2017 & Doct No 35412013 Sheet 9 of 11 Sub Registrar Kapra

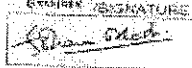
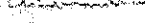


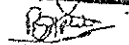
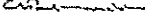
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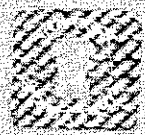


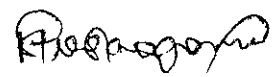
VENDOR:

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
VISTA HOMES		
		
27/01/2007 Permanent Account Number		
AAGFV2058P		
		

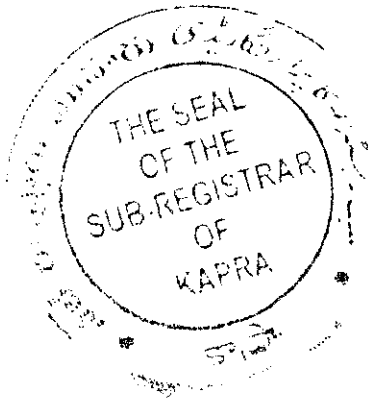
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE		
मुख्य आयकर अधिकारी, अंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh		

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6754C	
नाम / NAME	BHAVESH VASANT MEHTA	
पिता का नाम / FATHER'S NAME	VASANT UTTAMLAL MEHTA	
जन्म तिथि / DATE OF BIRTH	02-03-1970	
हस्ताक्षर / SIGNATURE		
मुख्य आयकर अधिकारी, अंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh		

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



BK-1, CS No 3655/2017 & Doct No 3591/2017 Sheet 10 of 11 Sub Registrar Kapra



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భారత ప్రభుత్వం



ఆధార్

భారత విశిష్ట గుర్తింపు ప్రాధికార పంపి

భారత ప్రభుత్వం

Government of India

నమోదు క్రమసంఖ్య/Enrollment No.: 1111/15220/03332

To: G Muthuswamy

(జ. ముత్స్వామి)
S/O M Govinda Raju
19-84/20
SHANK COLONY
NEAR VIJAYA HIGH SCHOOL
KAPRA
RANGAREDDY
Hyderabad
Andhra Pradesh - 500062

Date: 04/05/2011



EY 06030212 2 IN

Ref. No: 04052011-20322

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

6009 6599 4355

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

జి ముత్స్వామి
G Muthuswamy

పుట్టిన సంవత్సరం / Year of Birth: 1954
పురుషుడు / Male

6009 6599 4355



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం



ఆధార్

భారత విశిష్ట గుర్తింపు ప్రాధికార పంపి

భారత ప్రభుత్వం

Government of India

నమోదు క్రమసంఖ్య/Enrollment No.: 2001/10001/04193

To

అచ్యుత్ శాస్త్రి
Achuth Sasi
S/O: Sasikumar B
G R A C 64, Cheruvally Lane, Gandhipuram,
Sreekantham P O, Thiruvananthapuram
Thiruvananthapuram
Kerala 695017
9447321585

10/12/2011

6114556



UG061145560IN

అచ్యుత్ శాస్త్రి



గొంతెల్లూరి అచ్యుత్ శాస్త్రి / Your Aadhaar No.:

5434 7908 2361

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

అచ్యుత్ శాస్త్రి
Achuth Sasi
అచ్యుత్ శాస్త్రి / Year of Birth: 1988
పురుషుడు / Male

5434 7908 2361



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

భారత విశిష్ట గుర్తింపు ప్రాధికార పంపి

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O D D Ramamurthy,
MC-71, MALLARAM, PV
COLONY, Manuguru,
P.V.Township, Khammam,
Andhra Pradesh, 507125

చిరునామా: S/O D D రామమూర్తి
మక-71,
మల్లారం,
పి.వి.కొలనీ,
మణుగూరు,
పి.వి.టౌన్షిప్,
ఖమ్మం,
ఆంధ్ర ప్రదేశ్,
507125

DDSR



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

స.స. హక్కు పే. 1947,
మణుగూరు-500081

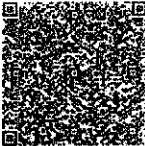


భారత ప్రభుత్వం

దొనకొండ వెంకట చంద్రశేఖర్ రావు
Donakonda Venkata Chandrasekhar Rao

పుట్టిన సంవత్సరం/Year of Birth: 1959
పురుషుడు / Male

4941 1898 7973



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

నారెడ్డి కిరన్ కుమార్
Nareddy Kiran Kumar

పుట్టిన సంవత్సరం/Year of Birth: 1973
పురుషుడు / Male

9100 9865 8280



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

భారత విశిష్ట గుర్తింపు ప్రాధికార పంపి

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Nareddy
Madhusudhan Reddy,
5-11-233 PLOT NO 275,
Venkateshwara Nagar, Near
Mother Theresa High School,
Meerpet, Moula Ali R R Dist,
Hyderabad, Andhra Pradesh,
500040

చిరునామా: S/O నారెడ్డి మధుసూదన్
పి. నెం. 233 ప్లాట్ నెం 275
వెంకటేశ్వర నగర్
మేర్పేట మదర్ టెరెసా హై స్కూల్, మేర్పేట
మౌలా అలీ ఆర్ ఆర్ డిస్ట్రిక్ట్ హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500040



1947



help@uidai.gov.in



www.uidai.gov.in

స.స. హక్కు పే. 1947,

23082017

Pay COMMISSIONER GHMC*****

Or Order

रुपये
Rupees

या उनके आदेश पर

पये

TWO THOUSAND SEVEN HUNDRED FIFTY ONLY.

₹

*2,750.00

FC HDFC BANK LTD.

For HDFC BANK LTD.

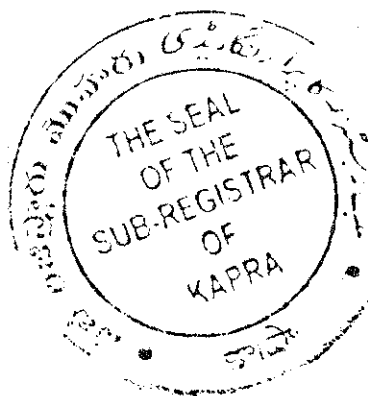
SECUNDERABAD
SECUNDERABAD - 500 003
REF. No. 004212105219Vik
P. 326

S. 147

AUTHORISED SIGNATORIES

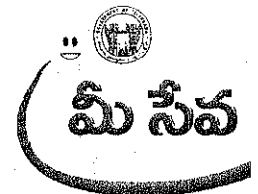
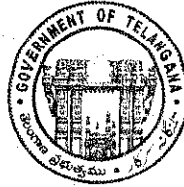
Please sign above

⑈191793⑈ 500240003⑈ 999989⑈ 12

Bk - 1, CS No 3655/2017 & Doct No
35412019 Sheet 11 of 11 Sub Registrar
Kapra

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TSGGAA 18883978

GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY

App No : 694404

MeeSeva App No : ECM021704710996

Date : 29-Aug-17

Statement No : 27710143

Sri/Smt.: A SASI : 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: 403 ,Apartment: VISTA HOMES BLOCK NO.I ,Ward : 1-Block : 1 VILLAGE: KHAPRA (M) ,Survey No : ,193,194/P,195/P, 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 KAPRA relating there to for 10 years from 01-10-2007 To 27-08-2017 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	Exe.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 --- 7	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193 194/P 195/P HOUSE: . APARTMENT: VISTA HOMES BLOCK NO.I FLAT: 403 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 This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1526, 1545/2013 of SRO 1526;3000/2007 of SRO 1512;1842/2009 of SRO 1526;1426/2007 of SRO 1512;4325/2007 of SRO 1512;1534/2013 of SRO 1526;/ 2013	(R) 23-08-2017 (E) 23-08-2017 (P) 23-08-2017		0101 (Sale Deed) Mkt.Value:Rs. 2750000 Cons.Value:Rs. 2750000	1 .1.(EX)NAREDDY KIRAN KUMAR 2.(CL)ACHUTH SASI 3.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V MEHTA (CONSENTING PARTY) 4.(EX)M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT HOUSING PVT LTD REP BY MD SOHAM MODI (CONSENTING PARTY) 5.(EX)CONSENTING PARTIES REP BY GPA K.PRABHAKAR REDDY	0/0 3541/ 2017 [1] of SROKAPRA
2 --- 7	VILL/COL: KHAPRA (M)/VAMPUGUDA COLONY@Rs2300 W-B: 1-3 SURVEY: 193 194 195 EXTENT: 247.25SQ.Yds Boundires: [N]: SYNO.199 [S] SYNO.199 [E]: SYNO.199 [W]: SYNO.199 This document Link Doct,Link Doct,Link Doct,Link Doct 1526, 3000/2007 of SRO 1512;4325/2007 of SRO 1512;1426/2007 of SRO 1512;1842/2009 of SRO 1526;/ 2009	(R) 12-04-2013 (E) 25-03-2013 (P) 26-03-2013		0101 (Sale Deed) Mkt.Value:Rs. 568675 Cons.Value:Rs. 569000	1 .1.(CL)NAREDDY KIRAN KUMAR 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 1545/ 2013 [1] of SROKAPRA
3 --- 7	VILL/COL: KHAPRA (M)/VAMPUGUDA COLONY@Rs2300 W-B: 1-3 SURVEY: 193 194 195 EXTENT: 205.95SQ.Yds Boundires: [N]: SYNO.199 [S] SYNO.199 [E]: SYNO.199 [W]: SYNO.199	(R) 12-04-2013 (E) 25-03-2013 (P) 26-03-2013		0101 (Sale Deed) Mkt.Value:Rs. 473685 Cons.Value:Rs. 474000	1 .1.(CL)PRADEEP N.MULANI 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 1534/ 2013 [1] of SROKAPRA

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

సంతకము
Signature



SRIVEN NET DEN
SDP-SRND

Opp: Amberpet Police Station

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4 --- 7	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION W-B: 1-3 SURVEY: 195/SP PLOT: / HOUSE: . EXTENT: 5082SQ.Yds Boundires: [N]: BALANCE LAND IN SY NO 195 BELONGING TO M/S VISTA HOMES [S] SY NO.199 [E]: SY NO 199 [W]: SY NO 194 BELONGING TO M/S VISTA HOMES This document Link Doct 1526, 4324/2007 of SRO 1512;/ 2007	(R) 30-07-2009 (E) 30-07-2009 (P) 30-07-2009	0111 (AGREEMENT OF SALE CUM GPA) Mkt.Value:Rs. 11689000 Cons.Value:Rs. 7350000	1 .1.(EX)NAREDDY KIRAN KUMAR 2.(CL)M/S VISTA HOMES REP BY MEHUL V.MEHTA 3.(CL)M/S VISTA HOMES REP BY SOHAM MODI	0/0 CD_Volume: 119 1842/ 2009 [1] of SROKAPRA
5 --- 7	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 194SOUTHERNPART HOUSE: / EXTENT: 1452SQ.Yds Boundires: [N]: BALANCE LAND IN SYNO.194 BELONGING TO PURCHASER [S] SYNO.199 [E]: SYNO.195 [W]: SYNO.199 1512,	(R) 16-06-2007 (E) 16-06-2007 (P) 16-06-2007	0101 (Sale Deed) Mkt.Value:Rs. 2178000 Cons.Value:Rs. 2178000	1 .1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3.(EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES MEHUL V MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume: 303 4325/ 2007 [@] of SROMALKAJGIRI
6 --- 7	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 HOUSE: / EXTENT: 6050SQ.Yds Boundires: [N]: SYNO.199 [S] BALANCE PARTOF SYNO.193 BELONGING TO THE PURCHASER [E]: SYNO.199 AND 40' WIDE APPROACH ROAD [W]: SYNO.199 1512,	(R) 21-04-2007 (E) 21-04-2007 (P) 21-04-2007	0101 (Sale Deed) Mkt.Value:Rs. 9075000 Cons.Value:Rs. 861225	1 .1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3.(EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES PARTNER MEHUL V.MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume: 300 3000/ 2007 [@] of SROMALKAJGIRI
7 --- 7	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 194 194 195 HOUSE: - EXTENT: 14641SQ.Yds Boundires: [N]: BALANCE PART OF SY NO.193(6050 SQ YDS) [S] BALANCE PART OF SY NO.194(1452 SQ YDS) & BALANCE PART OF SY NO.195 (5082 SQ [E]: SY NO.199 & 40' WIDE APPROACH ROAD [W]: SY NO.199 1512,	(R) 23-02-2007 (E) 19-02-2007 (P) 19-02-2007	0101 (Sale Deed) Mkt.Value:Rs. 21961500 Cons.Value:Rs. 19034000	1 .1.(EX)SINGIREDDY CHILAKAMMA 2.(EX)SINGIREDDY DHANPAL REDDY 3.(EX)SINGIREDDY MADHUSUDHAN REDDY 4.(EX)SINGIREDDY ANJI REDDY 5.(EX)SINGIREDDY SRINIVAS REDDY 6.(EX)SAANA ESTATES LTD,ITS M.D. SANA YADI REDDY 7.(EX)SANA BHAGYA LAXMI 8.(EX)SHIVA SRINIVAS 9.(EX)P.RAMSUNDER REDDY 10.(EX)PATHI VENKAT REDDY 11.(CL)M/S.VISTA HOMES,REPB Y ITSPARTNER V. MEHTA	0/0 CD_Volume: 297 1426/ 2007 [@] of SROMALKAJGIRI

Certified By



Name: E RAJA SEKHAR REDDY
Designation: SUB REGISTRAR
SRO: KAPRA

