



Government of Telangana
Registration And Stamps Department

354/18

Payment Details - Citizen Copy - Generated on 22/01/2018, 12:36 PM

SRO Name: 1526 Kapra

Receipt No: 368

Receipt Date: 22/01/2018

Name: JAYESH P.MULANI

CS No/Doct No: 358 / 2018

Transaction: Sale Deed

Challan No:

E-Challan No: 395YXW190118

Chargeable Value: 2676000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 19-JAN-18

Bank Name:

Bank Branch:

E-Challan Bank Name: SBH

E-Challan Bank Branch: SBH INB

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				13380
Transfer Duty /TPT				40140
Deficit Stamp Duty				106940
User Charges				100
Total:				160560

In Words: RUPEES ONE LAKH SIXTY THOUSAND FIVE HUNDRED SIXTY ONLY

Prepared By: UMAKANTH

Signature by SR

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 1478 Dt: 03-09-2014

Sold to: JAYESH P MULANI

S/o: PRADEEP N MULANI

For Whom: SELF

BH 454617

K.SATISH KUMAR

Licensed Stamp Vendor

Licence No.16-05-059/2012

Plot No.227, Opp. Outside

Gate of City Civil Court,

West Marredpally, SECUNDERABAD

Mobile No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 5th day of January 2018 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Shri. Jayesh P. Mulani, Son of Shri. Pradeep N. Mulani, aged about 25 years, Occupation: Business Residing at Plot Nos. 30, 31, Surya Nagar Colony, inside Kaushalya Estate, Kharkhana, Secunderabad {Pan No. BBLPM5818D}, 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

Partner

For VISTA HOMES

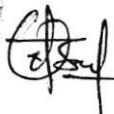
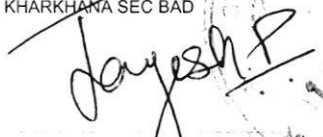
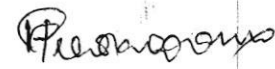
Page 1

Partner

Presentation Endorsement:

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. 13380/- paid between the hours of 12 and 1 on the 22nd day of JAN, 2018 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PERUKA BHOOLAXMI: [1526-1-2018-358]	PERUKA BHOOLAXMI W/O. ARDHA SRINIVAS QTRS NO.2/3 DOORDARSHAN QUARTERS, T.V.STUDIO RAMANTHAPUR HYD	
2	CL		 ARDHA SRINIVAS::22/1 [1526-1-2018-358]	ARDHA SRINIVAS S/O. ARDHA CHANDRAIAH QTRS NO.2/3 DOORDARSHAN QUARTERS, T.V.STUDIO RAMANTHAPUR HYD	
3	EX		 JAYESH P MULANI::22/0 [1526-1-2018-358]	JAYESH P MULANI S/O. PRADEEP N.MULANI PLOT NOS.30-31 SURYA NAGAR CLY, KHARKHANA SEC BAD	
4	EX		 CONSENTING PARTIES R [1526-1-2018-358]	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 SEC BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 R RADHIKA::22/01/2018 [1526-1-2018-358]	R RADHIKA R/O.FL.NO.112 M F H MALLAPUR UPPAL	
2		 R S N MURTHY::22/01/1 [1526-1-2018-358]	R S N MURTHY R/O.FL.NO.112 M F H MALLAPUR UPPAL	

22nd day of January, 2018


Signature of Sub Registrar
Kapra

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IN FAVOUR OF

1. Mr. Ardha Srinivas, Son of Mr. Ardha Chandraiah, aged about 32 years, Occupation: Service {Pan No. ASRPA8266D, Aadhaar No.3638 3339 5991} and
2. Mrs. Peruka Bhoolaxmi, Wife of Mr. Ardha Srinivas, aged about 27 years, residing at Qtrs. No. D-2/3, Doordarshan Quarters, T. V. Studio, Ramanthapur, Hyderabad, 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 bearing flat no. 104 on the first floor, in block no. 'G' 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, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, R. R. 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, has purchased undivided share of land pertaining to the Scheduled Flat from the Builder i. e., M/s. Vista Homes vide sale deed bearing no. 1533/2013, 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 Buyer is desirous of purchasing a deluxe apartment bearing flat no. 104 on the first floor, in block no. 'G', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- E. 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.
- 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. 26,76,000/- (Rupees Twenty Six Lakhs Seventy six Thousand Only) and the Buyer has agreed to purchase the same.

  
For VISTA HOMES . For VISTA HOMES
Partner Partner

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	106940	0	0	0	107040
Transfer Duty	NA	0	40140	0	0	0	40140
Reg. Fee	NA	0	13380	0	0	0	13380
User Charges	NA	0	100	0	0	0	100
Total	100	0	160560	0	0	0	160660

Rs. 147080/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13380/- towards Registration Fees on the chargeable value of Rs. 2676000/- was paid by the party through E-Challan/BC/Pay Order No .395YXW190118 dated ,19-JAN-18 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 160560/-, DATE: 19-JAN-18, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 096865903, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MR. JAYSH P. MULANI AND VISTA HOMES, CLAIMANT NAME: MR. ARDHA SRINIVAS AND PERUKA BHOOLAXMI).

Date:

22nd day of January, 2018

Signature of Registering Officer

Kapra

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11 ఫిబ్రవరి 2018 20/1/2018
 354/2018 నంబరు 1526
 354/2018 గా యిచ్చబడినది
 2018 22వ తేదీ

హరి-రెజిస్ట్రార్
 కార్యదర్శి
 హైదరాబాద్



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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:

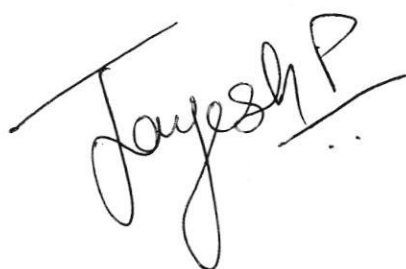
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 104 on the first floor, in block no. 'G', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes 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 in 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. 26,76,000/- (Rupees Twenty Six Lakhs Seventy six Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.18,30,080/- (Rupees Eighteen Lakhs Thirty Thousand and Eighty Only) paid by way of D. D.No.012035, dated 26.12.2017 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad.
- ii. Rs.8,45,920/- (Rupees Eight Lakhs Forty Five Thousand Nine Hundred and Twenty 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 Page 3

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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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- 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

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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. 104 on the first floor, in block no.'G' 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, Kapra Mandal, Medchal-Malkajgiri District (formerly known as 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	6'-6" wide corridor
West By	Open to Sky

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

WITNESSES:

- 1.
- 2.

Redhika

[Signature]

For VISTA HOMES

Partner

Jayesh P.

Signature of the Vendor
For VISTA HOMES

Signature of the Consenting Party

[Signature] *[Signature]*
Signature of the buyer

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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 104 on the first floor, in block no. 'G' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, R. R. District).
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 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 First Floor : 950 sft.
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV of the Building : Rs. 26,76,000/-

Date: 05.01.2018

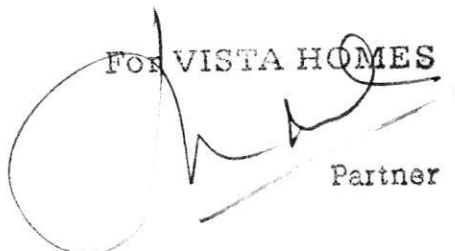


Signature of the Vendor

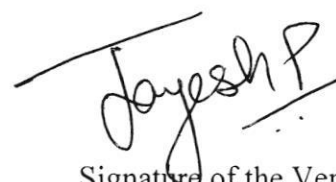
C E R T I F I C A T E

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

Date: 05.01.2018



FOR VISTA HOMES
Partner

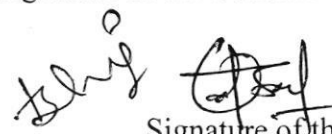


Signature of the Vendor

For VISTA HOMES



Partner
Signature of the Consenting Party



Signature of the buyer

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REGISTRATION PLAN SHOWING

FLAT NO.104 IN BLOCK NO. 'G' ON THE FIRST FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KAPRA **MANDAL**, MEDCHAL-MALKAJGIRI **DIST**
(FORMERLY KNOWN AS KEESARA MANDAL, R. R. DISTRICT)**VENDOR:**

SHRI JAYESH P. MULANI, SON OF SHRI PRADEEP N. MULANI

CONSENTING PARTY: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS1. 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:

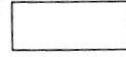
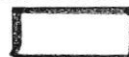
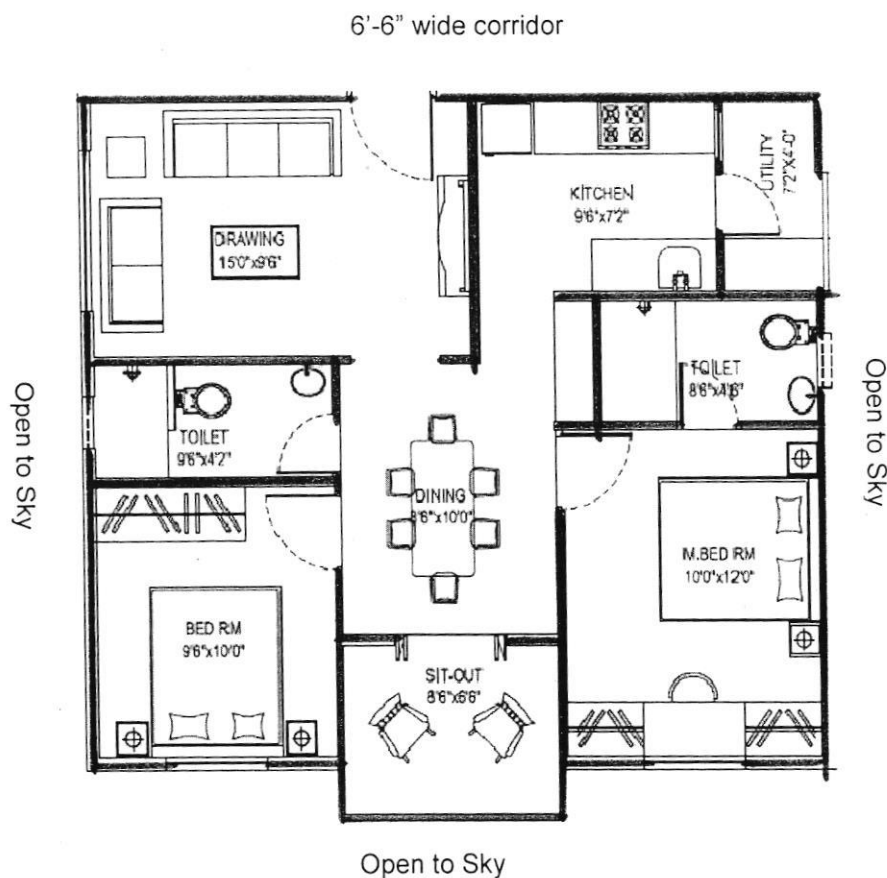
1. MR. ARDHA SRINIVAS, SON OF MR. ARDHA CHANDRAIAH

2. MR. PERUKA BHOOLOXMI, WIFE OF MR. ARDHA SRINIVAS

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.

Radhika

2.

Raj

For VISTA HOMES

SIGNATURE OF THE VENDOR
For VISTA HOMES

Partner

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE BUYER

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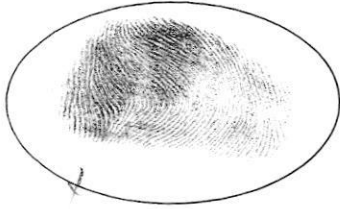
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

SHRI JAYESH P. MULANI
S/O. SHRI PRADEEP N. MULANI
R/O. PLOT NOS. 30, 31
SURYA NAGAR COLONY
INSIDE KAUSHALYA ESTATE
KHARKHANA
SECUNDERABAD.

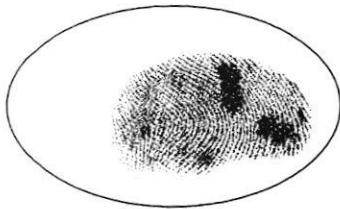


CONSENTING PARTY:

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.



SIGNATURE OF WITNESSES:

1. Redhika
2. P. G. B. S.

Signature of the Vendor

FOR VISTA HOMES
Partner

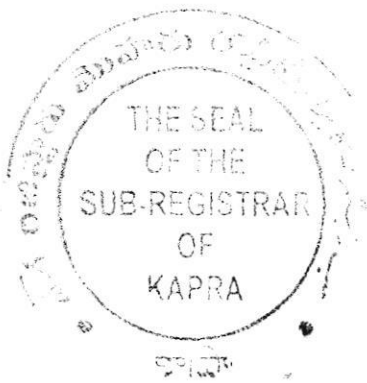
FOR VISTA HOMES

Partner

Signature of the Consenting Party

Signature of the buyer

BK - 1, CS No 358/2018 & Doct No 354/2018 Sheet 9 of 12 Sub Registrar Kapra

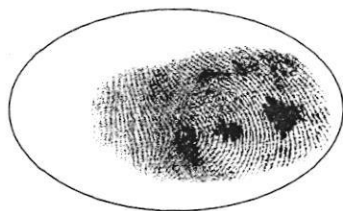


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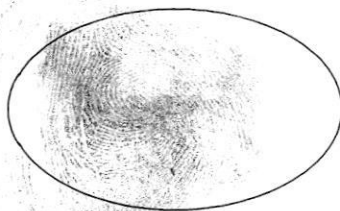
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



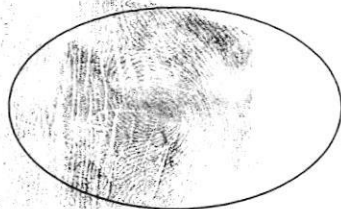
**GPA FOR PRESENTING DOCUMENTS ON
BEHALF OF CONSENTING PARTY VIDE DOC NO.
121/BK-IV/2015 DT: 18.11.2015 AT SRO,
SECUNDERABAD.**

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. ARDHA SRINIVAS
S/O. MR. ARDHA CHANDRAIAH
R/O. QTRS. NO. D-2/3
DOORDARSHAN QUARTERS
T. V. STUDIO
RAMANTHAPUR
HYDERABAD.



MRS. PERUKA BHOOLAXMI
W/O. MR. ARDHA SRINIVAS
R/O. QTRS. NO. D-2/3
DOORDARSHAN QUARTERS
T. V. STUDIO
RAMANTHAPUR
HYDERABAD.

SIGNATURE OF WITNESSES:

1. Redhika
2. RGR

For VISTA HOMES
Partner

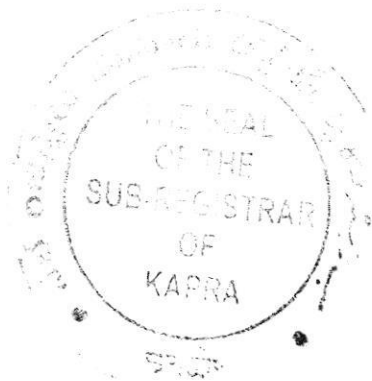
Jayesh P

Signature of the Vendor
For VISTA HOMES

Signature of the Consenting Party

Signature of the buyer

Bk - 1, CS No 358/2018 & Doct No 354 / 2018 Sheet 10 of 12 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

AAGFV2068P

06/02/2007

For VISTA HOMES

Partner

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
Soham Modi

मुख्य आयकर अधिकारी, आंध्र 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
Bhavesh Mehta

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

For VISTA HOMES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E

Signature

10/06/2008

Aadhaar No 3287 6953 9204

Bk - 1, CS No 358/2018 & Doct No 354 / 2018. Sheet 11 of 12 Sub Registrar
Kapra



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भारत सरकार
GOVERNMENT OF INDIA



జాయేష్ ప్రదీప్ మూలని

Jayesh Pradeep Mulani
పుట్టిన తేదీ/ DOB: 28/06/1991
పురుషుడు / MALE



8457 4922 4784

నా ఆధార్ - నా గుర్తింపు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA
అర్ధ శ్రీనివాస్
Ardha Srinivas



పుట్టిన సంవత్సరం/Year of Birth: 1985
పురుషుడు / Male

3638 3339 5991



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India
ర్యాల్ రాధిక
Ryali Radhika



పుట్టిన సంవత్సరం/Year of Birth: 1975
స్త్రీ / Female

4501 9748 9233



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA
పెరుకా భూలక్ష్మి
Peruka Bhoolaxmi



పుట్టిన సంవత్సరం/Year of Birth: 1990
స్త్రీ / Female

6750 5501 5458



ఆధార్ - సామాన్యుని హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

Address:

S/O: ప్రదీప్ ఎన్ మూలని, ప్లాట్
నె 30, సూర్య నగర్ కాలనీ,
ఇన్ స్టెడ్ కోశల్య ఎస్టేట్, కర్ణాట,
తిరుమలగిరి, హైదరాబాద్,
తెలంగాణ - 500009

S/O: Pradeep N Mulani, Plot no
30, Surya Nagar Colony, Inside
Kaushalya Estate, Karkhana,
Tirumalagiri, Hyderabad,
Telangana - 500009

8457 4922 4784

- MERA AADHAAR, MERI PEHACHAN



భారత ప్రభుత్వ ప్రాథికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: అర్ధ చంద్రయ్య, 1-8
రాయదాండి, రాయదాండి, కరీంనగర్
ఆంధ్ర ప్రదేశ్, 505208

Address: S/O: Ardha
Chandraiah, 1-8, rayadandi,
Raidandi, Karim Nagar,
Peddampet, Andhra Pradesh,
505208



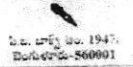
1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



పి.సి. హెల్ప్ లైన్ 1947,
దెలివిశివా - 560001

Radhika



భారత ప్రభుత్వ ప్రాథికార సంస్థ
Unique Identification Authority of India

చిరునామా: W/O: ర్యాల్ సూర్య నరసింహ
మూర్తి
ఫ్లావర్ హైట్స్ నె 112 మే ఫ్లవర్ హైట్స్
బ్లాక్-బి, మే ఫ్లవర్ హైట్స్
నెమ ఫంక్షనల్ హాల్ ఎదురుగా, మల్లాపూర్
ఉప్పల్, మల్లాపూర్, కె.వి.రంగారెడ్డి
ఆంధ్ర ప్రదేశ్, 500076

Address: W/O: Ryali Surya
Narsimha Murthy, Flat No
112 May Flower Heights
Block-B, May Flower
Heights, Opp Noma
Functional hall, Mallapur,
Uppal, K.V.Rangareddy,
Mallapur, Andhra Pradesh,

4501 9748 9233



భారత ప్రభుత్వ ప్రాథికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O: అర్ధ శ్రీనివాస్, 1-8
రాయదాండి, రాయదాండి, కరీంనగర్
ఆంధ్ర ప్రదేశ్, 505208

Address: W/O: Ardha
Srinivas, 1-8, rayadandi,
Raidandi, Karim Nagar,
Peddampet, Andhra Pradesh,
505208



1947
1800 180 1947



help@uidai.gov.in



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పి.సి. హెల్ప్ లైన్ 1947,
దెలివిశివా - 560001

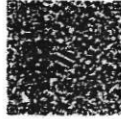


भारत सरकार
GOVERNMENT OF INDIA

Handwritten signature



ర్యాలి సూర్య నరసింహ మూర్తి
Ryali Surya Narsimha Murthy
పుట్టిన సం./YoB:1968
పురుషుడు Male



9455 3269 6891



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: ఆర్ ఎస్ ఎస్ వి కృష్ణ
రావు, ఫ్లోర్ నె 112 మే ఫ్లవర్
హైట్స్ బ్లాక్-బి, మే ఫ్లవర్ హైట్స్,
హైట్స్ నేమ ఫంక్షనల్ హాల్
ఎదురుగా మల్లాపూర్, ఉప్పల్,
మల్లాపూర్, కె.వి.రంగారెడ్డి
ఆంధ్ర ప్రదేశ్, 500076

Address:
S/O: R S S V Krishna Rao, Flat
No 112 May Flower Heights
Block-B, May Flower Heights,
Opp Norma Functional hall
Mallapur, Uppal, Mallapur,
K.V.Rangareddy
Andhra Pradesh, 500076

Aadhaar - Aam Aadmi ka Adhikar

అధికారి - అధికారి - సామాన్యమానవుడి హక్కు

YES BANK

YES BANK LTD.

DEMAND DRAFT

4th Floor, Nehru Centre,
Discovery of India Building, Dr.A.B. Road,
Worli, Mumbai - 400018. India 0971 3007906

VALID FOR THREE MONTHS FROM DATE OF ISSUE.

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COMMISSIONER GHMC

On Demand Pay

or Order

को या उनके आदेश पर

Rupee
కరెన్సీ

TWO THOUSAND SIX HUNDRED SEVENTY SIX ONLY **

అదా చేయండి

₹ 2676.00*

THE SEAL
OF THE
SUB-REGISTRAR
OF
KAPRA

YES BANK

YES BANK LTD.
SOMAJIGUDA, HYDERABAD

REGUMPET, SECUNDRABAD

DRAWEE BANK AND BRANCH

ISSUING BANK AND BRANCH

For YES BANK LTD.

Handwritten signature: A. Velavathi
E-318008

AUTHORISED SIGNATORY(IES)

187625 0005320001

16

SRM DATA FORMS PVT. LTD. CTS-2010

BE-1, CS No 58/2018 & Doct No
354, 218 Sheet 12 of 12
Sub Registrar
Kapra

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STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :23-01-2018 11:21:17

App No :174818

Statement No :29795011

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

VILLAGE: KHAPRA (M) OR KHAPRA (M) , Ward - Block:1 - 1, House No: , ,

Apartment:VISTA HOMES BLOCK NO.G , Flat No:104 , SURVEY NO:

,193/P,194/P,195/P, Bounded by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY ,

EAST :6-6 WIDE CORRIDOR , WEST :OPEN TO SKY

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. KAPRA** for years **11** from **01-10-2007 to 22-01-2018** 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(s) & Claimant(s)	
1/6	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193/P 194/P 195/P HOUSE: . APARTMENT: VISTA HOMES BLOCK NO.G FLAT: 104 EXTENT: 57.71SQ.Yds BUILT: 1050SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6-6' WIDE CORRIDOR [W]: OPEN TO SKY Link Doct:1533/2013 of SRO 1526 Link Doct:3000/2007 of SRO 1512 Link Doct:1842/2009 of SRO 1526 Link Doct:4325/2007 of SRO 1512 Link Doct:1426/2007 of SRO 1512	(R) 22-01-2018 (E) 05-01-2018 (P) 22-01-2018	0101 Sale Deed Mkt.Value:Rs. 2676000 Cons.Value:Rs. 2676000	1.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V MEHTA (CONSENTING PARTY) 2.(EX)M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT HOUSING PVT LTD REP BY MD SOHAM MODI (CONSENTING PARTY) 3.(EX)CONSENTING PARTIES REP BY GPA K.PRABHAKAR REDDY 4.(EX)JAYESH P MULANI 5.(CL)ARDHA SRINIVAS 6.(CL)PERUKA BHOOLAXMI	0/0 354/2018 [1] of SRO KAPRA(1526)
2/6	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]:	(R) 12-04-2013 (E) 25-03-2013 (P) 26-03-2013	0101 Sale Deed Mkt.Value:Rs. 568675 Cons.Value:Rs. 569000	1.(CL)JAYESH P.MULANI 2.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 3.(EX)M/S.VISTA HOMES REP BY PARTNER SOHAM MODI	0/0 1533/2013 [1] of SRO KAPRA(1526)

	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			4.(CL)REP BY CLAIMENT K.PRABHAKAR REDDY	
3/6	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 Link Doct:4324/2007 of SRO 1512	(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.(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 SRO KAPRA(1526)
4/6	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	(R) 16- 06-2007 (E) 16- 06-2007 (P) 16- 06-2007	0101 Sale Deed Mkt.Value:Rs. 2178000 Cons.Value:Rs. 2178000	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 SRO MALKAJGIRI(1512)
5/6	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	(R) 21- 04-2007 (E) 21- 04-2007 (P) 21- 04-2007	0101 Sale Deed Mkt.Value:Rs. 9075000 Cons.Value:Rs. 861225	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 SRO MALKAJGIRI(1512)
6/6	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 194	(R) 23- 02-2007 (E) 19- 02-2007 (P) 19-	0101 Sale Deed Mkt.Value:Rs. 21961500 Cons.Value:Rs.	1.(EX)SINGIREDDY CHILAKAMMA 2.(EX)SINGIREDDY DHANPAL REDDY 3.(EX)SINGIREDDY	0/0 CD_Volume: 297 1426/2007 [@] of SRO MALKAJGIRI(1512)

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	02-2007	19034000	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 ITSPARTNER V. MEHTA	
---	---------	----------	--	--

1. Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

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

3. Search made and certificate prepared by / Umakanth

4. Search verified and certificate examined by /

5.Result : '6 out of 19 are included in the statement.'

OFFICE SEAL & DATE
Signature of Register

Officer
Sub-Registrar
Kapra

Print back

Kapra, Medchal-Malkajgiri Dist



