



Government of Telangana
Registration And Stamps Department

6457/18

RETURNED

Payment Details - Citizen Copy - Generated on 15/11/2018, 12:21 PM

SRO Name: 1526 Kapra

Receipt No: 6866

Receipt Date: 15/11/2018

Name: BHAVESH V MEHTA

CS No/Doct No: 6574 / 2018

Transaction: Sale Deed

Challan No:

E-Challan No: 774B3U271018

Chargeable Value: 3545000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 27-OCT-18

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

17725

Transfer Duty /TPT

53175

Deficit Stamp Duty

141700

User Charges

100

Total:

212700

In Words: RUPEES TWO LAKH TWELVE THOUSAND SEVEN HUNDRED ONLY

Prepared By: UMAKANTH

Signature by SR
Sub-Registra.
Kapra

6574 W. No. 6457/2018

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

T 987905

S.No. 18817 Date:12-10-2018

Sold to:MAHENDAR

S/o.MALLESH

For Whom:VISTA HOMES

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-025/2018

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 15th day of November 2018 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) 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 46 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C}.
2. Shri Nareddy Kiran Kumar, S/o. Shri Madhusudhan Reddy, aged about 46 years, Occupation: Business, resident of Plot No. 275, Venkateswara Colony, Meerpet, Moulali, Hyderabad rep. by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, a registered Partnership Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad, 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 and (2). Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 46 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES

[Signature]
Partner

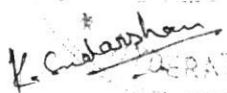
For VISTA HOMES

[Signature]
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. 17725/- paid between the hours of 12 and 1 on the 15th day of NOV, 2018 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 REP BY CLAIMANT NO: [1525-1-2018-6574]	REP BY CLAIMANT NOS.1 AND 2 SUDARSHAN KODUKULA S/O. K.SRINIVASA RAO HNO.2-19-96/10 SRI SAI NILAYAM, EAST KALYANPURI UPPAL HYD	 12 SEP 2018
2	EX		 VENDORS REP BY GPA K [1526-1-2018-6574]	VENDORS 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:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 M BHARATHI::15/11/20 [1526-1-2018-6574]	M BHARATHI R/O.CHERLAPALLY KAPRA HYD	
2		 M KODANDA RAMAM::1 [1526-1-2018-6574]	M KODANDA RAMAM R/O.CHERLAPALLY EC NAGAR HYD	

15th day of November, 2018

Signature of Sub Registrar
Kapra**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX5644 Name: Sudarshan Kodukula	S/O K Srinivasa Rao, Uppal, K.v. Rangareddy, Telangana, 500039	

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IN FAVOUR OF

1. Mr. K. Srinivasa Rao, Son of Late Kodukula Venkata Suryanarayana aged about 54 years, Occupation: Service {Pan No. APSPK5039G, Aadhaar No. 2635 3794 1313 } and
2. Mrs. K. Madhavi, Wife of Mr. K. Srinivasa Rao aged about 44 both residing at H. No: 2-19-96/10, Sri Sai Nilayam, 1st Floor, Road No. 2, East Kalyanpuri, Survey of India, Uppal, Hyderabad - 500 039 {Pan No. DBVPK0524C, Aadhaar No. 9330 2542 4454} hereinafter referred to as the 'Purchaser'

The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1 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, Kapra Mandal, Medchal-Malkajgiri 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.

- 1.2 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, Kapra Mandal, Medchal-Malkajgiri District., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.

- 1.3 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

For VISTA HOMES

For VISTA HOMES

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	141700	0	0	0	141800
Transfer Duty	NA	0	53175	0	0	0	53175
Reg. Fee	NA	0	17725	0	0	0	17725
User Charges	NA	0	100	0	0	0	100
Total	100	0	212700	0	0	0	212800

Rs. 194875/- towards Stamp Duty including T.D Under Section 41 of I.S. Act, 1899 and Rs. 17725/- towards Registration Fees on the chargeable value of Rs. 3545000/- was paid by the party through E-Challan/BC/Pay Order No ,774B3U271018 dated ,27-OCT-18 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 212700/-, DATE: 27-OCT-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5687041074220,PAYMENT MODE:NE-1000200,ATRN:5687041074220,REMITTER NAME: K SRINIVASA RAO,EXECUTANT NAME: VISTA HOMES,CLAIMANT NAME: K SRINIVASA RAO AND K MADHAVI) .

Date:

15th day of November,2018

Signature of Registering Officer

Kapra

Certificate of Registration

Registered as document no. 6457 of 2018 of Book-1 and assigned the identification number 1 - 1526 - 6457 - 2018 for Scanning on 15-NOV-18 .

Registering Officer

Kapra

(E.Rajasekhar Reddy)

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2. DETAILS OF PERMITS:

- 2.1 The Vendors have obtained permission from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for developing the Scheduled Land into 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.

3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor proposes to develop / has developed the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. 9 blocks of flats labeled as A to I are proposed to be constructed.
 - 3.1.2. Each block consists of ground + 4 upper floors.
 - 3.1.3. Parking is proposed to be provided in the basement floor common to all the blocks.
 - 3.1.4. Total of 403 flats are proposed to be constructed.
 - 3.1.5. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.
 - 3.1.6. Clubhouse consisting of ground + 3 upper floors admeasuring about 10,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, childrenspark, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
 - 3.1.7. Each flat shall have a separately metered electric power connection.
 - 3.1.8. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
 - 3.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant.
 - 3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as it deems fit and proper.
 - 3.1.11. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
 - 3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.
- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'Vista Homes' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Vista Homes shall always be called as such and shall not be changed.

4. SCHEME OF SALE / PURCHASE :

- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share in the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure – A and is hereinafter referred to as the Scheduled Flat.
- 4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.
- 4.5 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 Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

5. DETAIL OF FLAT BEING SOLD:

- 5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure – A attached to this deed. Hereinafter, the flat mentioned in Annexure – A is referred to as the Scheduled Flat.
- 5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 5.3 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 Purchaser in the concerned departments.
- 5.4 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.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.6 That the Purchaser has examined the permit for construction obtained by the Vendor and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.
- 5.7 The plan of the Scheduled Flat constructed is given in Annexure – B attached herein. The layout plan of the Housing Project is attached as Annexure – C herein.
- 5.8 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

6. SALE CONSIDERATION:

- 6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure – A.
- 6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.

7. COMPLETION OF CONSTRUCTION & POSSESSION:

- 7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.
- 7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Scheduled Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.

7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

8. OWNERS ASSOCIATION:

8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure – A) to look after the maintenance of the Housing Project and shall abide by its rules.

8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.

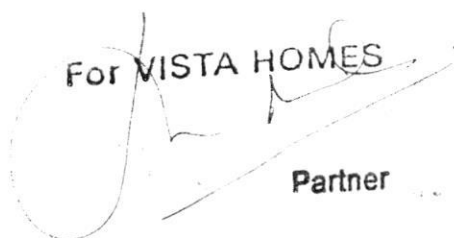
8.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.

8.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.

8.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.

8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.

8.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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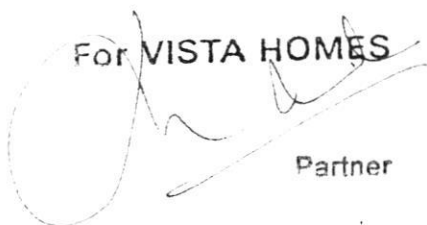


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9. RESTRICTION ON ALTERATIONS & USE:

- 9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Housing Project.
- 9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2025 and all the flats in the project of Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.
- 9.3 That the Purchaser 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 Purchaser 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 Housing Project. To achieve this objective the Purchaser, 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 Housing Project (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 (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.
- 9.4 The Vendor/Association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/Vendor shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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10. NOC FOR SURROUNDING DEVELOPMENT :

- 10.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.
- 10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser 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 Purchaser.
- 10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.
- 10.4 The Vendor reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

11. COMPLIANCE OF STATUTORY LAWS:

- 11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:
- 11.1.1 The defense services or allied organizations.
 - 11.1.2 Airports Authority of India.
 - 11.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction
 - 11.1.4 Fire department.
 - 11.1.5 Electricity and water supply board.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.

11.1.7 Irrigation department.

11.1.8 Environment department and pollution control board.

11.2 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Vendor and Purchaser. Terms and conditions laid down in this deed shall have precedence over rules and regulations that have not been explicitly defined in the Act or deemed to be unalterable in the Act.

12. GUARANTEE OF TITLE:

12.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Schedule Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.

13. OTHER TERMS:

13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.

13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED 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, Kapra Mandal, Medchal-Malkajgiri District (formerly known as 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

For VISTA HOMES

Partner

VENDOR

(M/s. Summit Housing Pvt. Ltd.,
Rep. by Soham Modi)

For VISTA HOMES

Partner

VENDOR

(Bhavesh V. Mehta)

Bk - 1, CS No 6574/2018 & Doct No
6457/2018. Sheet 9 of 19 Sub Registrar
Kapra



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ANNEXURE- A

1.	Names of Purchaser:	1. Mr. K. Srinivasa Rao 2. Mrs. K. Madhavi
2.	Purchaser's residential address:	R/o. H. No: 2-19-96/10, Sri Sai Nilayam, 1 st Floor, Road No. 2, East Kalyanpuri, Survey of India, Uppal, Hyderabad - 500 039.
3.	Pan no. of Purchaser:	APSPK5039G & 2. DBVPK0524C
4.	Aadhaar card no. of Purchaser:	2635 3794 1313 & 2. 9330 2542 4454
5.	Name address & registration no. of Owners Association	M/s. Vista Homes Owners Association having its office at Sy. Nos. 193, 194 & 195 of Kapra Village, Kapra Mandal, Medchal-Malkajgiri District vide regd. no. 791 of 2014
6.	Details of Scheduled Flat:	
	a. Flat no.:	201 on the second floor, in block no. 'D'
	b. Undivided share of land:	74.12 Sq. yds.
	c. Super built-up area:	1220 Sft.
	d. Built-up area + common area:	987 + 233 Sft.
	e. Carpet area	852 Sft.
	f. Car parking area	100 Sft.
7.	Total sale consideration:	Rs.35,45,000/- (Rupees Thirty Five Lakhs Forty Five Thousand Only)
8.	Details of payment:	
		1. Rs.18,03,725/- (Rupees Eighteen Lakhs Three Thousand Seven Hundred and Twenty Five Only) paid by way of wire transfer. 2. Rs.6,91,875/- (Rupees Six Lakhs Ninety One Thousand Eight Hundred and Seventy Five Only) paid by way of banker cheque no.634609, dated 09.11.2018 issued by State Bank of India, RACPC, Hyderabad. 3. Rs.5,31,750/- (Rupees Five Lakhs Thirty One Thousand Seven Hundred and Fifty Only) paid by way of cheque no.757831, dated 05.09.2017 drawn on State Bank of India, Prashanthnagar, Uppal, Hyderabad. 4. Rs.5,17,650/- (Rupees Five Lakhs Seventeen Thousand Six Hundred and Fifty Only) paid by way of cheque no.634402, dated 27.09.2018 issued by State Bank of India, RACPC, Hyderabad.

For VISTA HOMES

Partner

VENDOR

(M/s. Summit Housing Pvt. Ltd.,
Rep. by Soham Modi)

For VISTA HOMES

Partner

VENDOR

(Bhavesh V. Mehta)

Bk - 1, CS No 6574/2018 & Doct No
6457/2018. Sheet 10 of 19 Sub Registrar
Kapra



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9. **Description of the Schedule Flat:**

All that portion forming a deluxe apartment flat bearing no.201 on the second floor, in block no. 'D' admeasuring 1220 sft. of super built-up area (i.e., 987 sft. of built-up area + 233 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District) and bounded as under:

North by : Open to Sky
South by : Open to Sky
East by : Open to Sky
West by : Open to Sky & 6'-6" wide corridor

ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.201 on the second floor, in block no. 'D' 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, Ranga Reddy District).
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 74.12 sq. yds, U/s Out of Ac. 5-25 Gts.

4. Built up area Particulars:

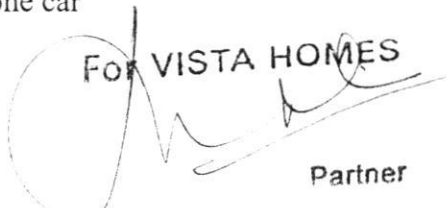
- a) In the Basement Floor : 100 sft. Parking space for one car
- b) In the Second Floor : 1220 Sft

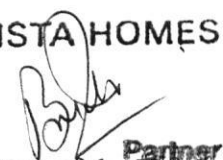
5. Annual Rental Value : ---

6. Municipal Taxes per Annum : ---

7. Executant's Estimate of the MV
of the Building : Rs. 35,45,000/-

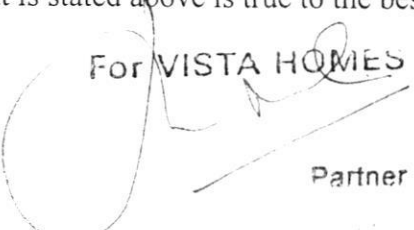
Date: 15.11.2018

For VISTA HOMES

Partner

For VISTA HOMES

Partner
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.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Date: 15.11.2018

Signature of the Vendor

Bk - T, CS No 6574/2018 & Doct No
6457/2018. Sheet 11 of 19 Sub Registrar
Kapra

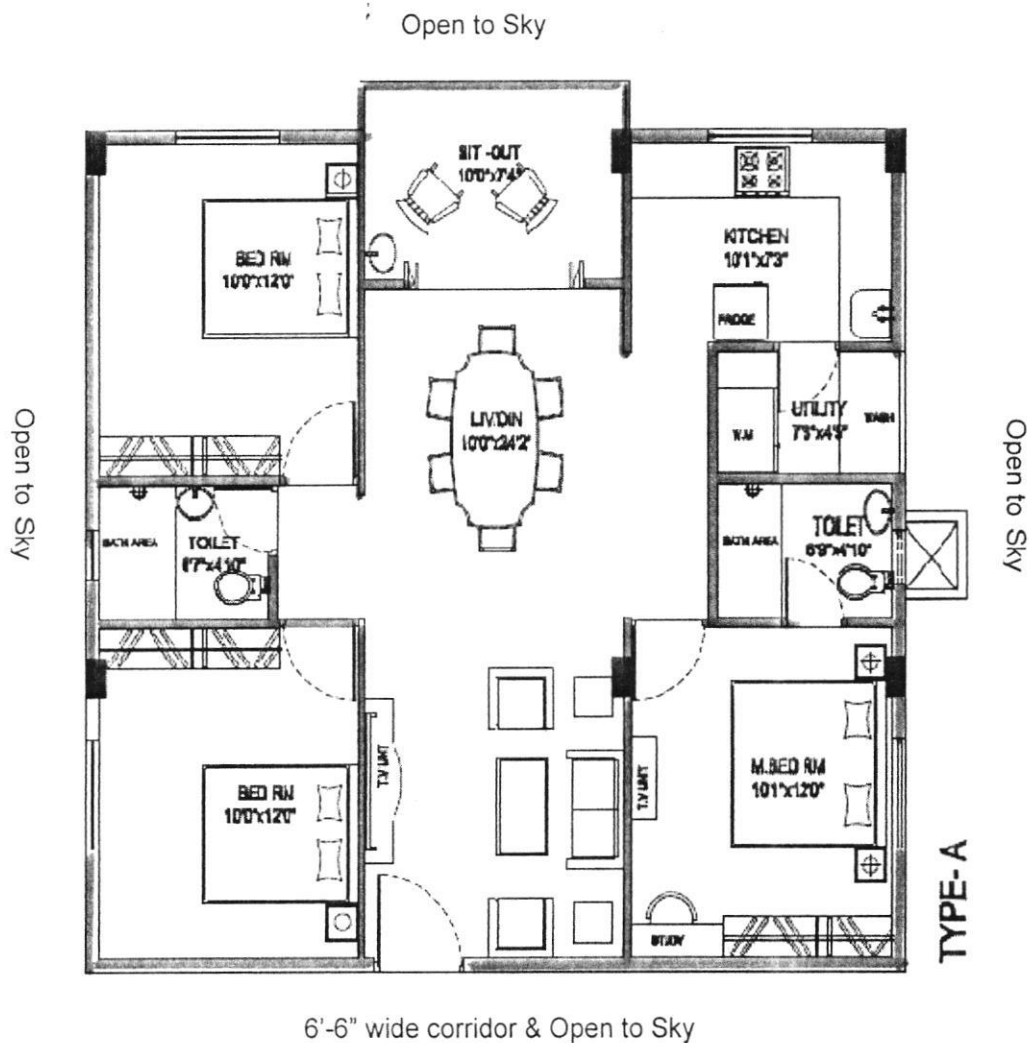


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ANNEXURE – B

Plan of the Scheduled Flat:



For VISTA HOMES

Partner

VENDOR

(M/s. Summit Housing Pvt. Ltd.,
Rep. by Soham Modi)

For VISTA HOMES

Partner

VENDOR

(Bhavesh V. Mehta)

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6457/2018. Sheet 12 of 19 Sub Registrar
Kapra



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ANNEXURE - C

Layout plan of the Housing Project:



For VISTA HOMES

[Signature]
Partner

VENDOR

(M/s. Summit Housing Pvt. Ltd.,
Rep. by Soham Modi)

For VISTA HOMES

[Signature]
Partner

VENDOR

(Bhavesh V. Metha)

Bk - 1, CS No 6574/2018 & Doct No
- 6457/2018. Sheet 13 of 19 Sub Registrar
Kapra

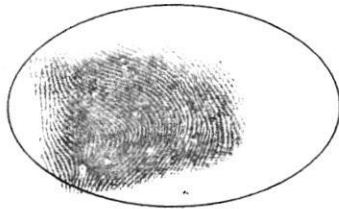


Generated on: 15/11/2018 12:23:04 PM



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

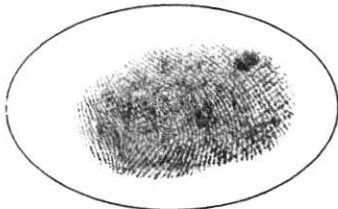
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



VENDOR:

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:

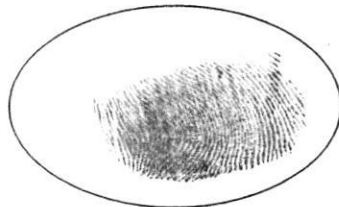
1. M/S. SUMMIT HOUSING PVT. LTD., REP. BY
AUTHORISED SIGNATORY
MR. SOHAM MODI,
S/O. LATE SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS, HYDERABAD- 500 034.



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: VIDE DOC NO. 121/BK-IV/2015 Dt. 18.11.2015: AT 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.



SIGNATURE OF WITNESSES:

1. *M. Bharati*

2. *[Signature]*

For VISTA HOMES

[Signature]
Partner

For VISTA HOMES

[Signature]
Partner

SIGNATURE OF THE VENDOR

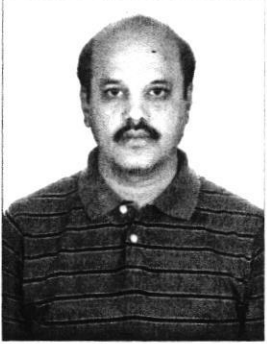
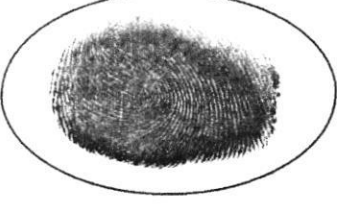
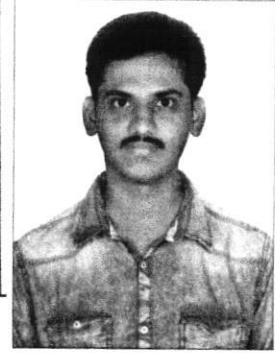
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6457/2018. Sheet 14 of 19 Sub Registrar
Kapra



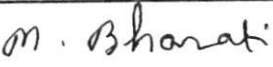
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>PURCHASERS :</u> 1. MR. K.SRINIVASA RAO S/O: LATE SHRI KODUKULA VENKATA SURYANARAYANA R/O: H.NO: 2-19-96/10, SRI SAI NILAYAM, 1ST FLOOR, ROAD NO 2, EAST KALYANPURI, OPP: SURVEY OF INDIA, UPPAL, HYDERABAD-500039 2. MRS. K. MADHAVI W/O. MR. K.SRINIVASA RAO R/O. H.NO: 2-19-96/10, SRI SAI NILAYAM, 1ST FLOOR, ROAD NO 2, EAST KALYANPURI, OPP: SURVEY OF INDIA, UPPAL, HYDERABAD-500039 <u>REPRESENTATIVE TO PURCHASERS</u> MR. SUDARSHAN KODUKULA S/O: MR. K SRINIVASA RAO R/O: H.NO: 2-19-96/10, SRI SAI NILAYAM, 1ST FLOOR, ROAD NO 2, EAST KALYANPURI, OPP: SURVEY OF INDIA, UPPAL, HYDERABAD-500039 Aadhaar NO: 7048 1671 5644
			
			

SIGNATURE OF WITNESSES:

1. 
2. 

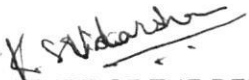
For VISTA HOMES

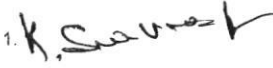
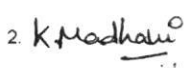

Partner

For VISTA HOMES


Partner
SIGNATURE OF THE VENDOR

We send here with my photograph(s) and finger prints in the form prescribed, through our representative, Mr. Sudarshan Kodukula as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE

1.  2. 
SIGNATURE(S) OF BUYER(S)

Bk - 1, CS No 6574/2018 & Doct No
6457/2018. Sheet 15 of 19 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

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, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For VISTA HOMES

Partner

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, 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

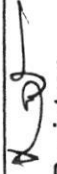
15/01/1974
Permanent Account Number
AWSPP8104E

Signature

10062008

Aadhaar No 3287 6953 9204

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6457/2018. Sheet 16 of 19 Sub Registrar
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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

రిజిస్ట్రేషన్/Enrolment No.: 1524/10041/02146

To

Kodukula Srinivasa Rao
Kodukula Srinivasa Rao
C/O,
D.no:-2-19-96/10
Sri Sai Nilayam, 1 St Floor, road No-2
East Kalyanpuri
Uppal
Uppal
K.v. Rangareddy Telangana - 500039
9295003510

Download Date: 22/11/2017

Generation Date: 17/11/2017

Signature valid

Digitally signed by
Kodukula Srinivasa Rao
AU/PROXY/INDIA 03
Date: 2017.11.22 21:32:30
IST



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2365 3794 1313

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



Kodukula Srinivasa Rao
Kodukula Srinivasa Rao
పుట్టిన తేదీ/DOB: 12/11/1964
పురుషుడు/ MALE



2365 3794 1313

నా ఆధార్, నా గుర్తింపు



Government of India



సమాచారం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పాస్‌పోర్టును కి కాదు
- గుర్తింపుకు ధృవీకరణ ఆన్‌లైన్ అథెంటికేషన్ ద్వారా పొందవచ్చు
- ఇది ఎలక్ట్రానిక్ పద్ధతిలో వ్రాయబడిన లేఖ

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- To establish identity, authenticate online.
- This is electronically generated letter.

- ఆధార్ దేశమంతటా ఆమోదించబడుతుంది.
- ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందచేయడంలో సహాయ పడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



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Unique Identification Authority of India

Address:

C/O,, D.no:-2-19-96/10, Sri Sai
Nilayam, 1 St Floor, road No-2, East
Kalyanpuri, Uppal, K.v. Rangareddy,
Telangana - 500039

చిరునామా:

డీఎం:-2-19-96/10, శ్రీ సాయి నిలయం, 1 ఎస్
టి ఫ్లోర్, రోడ్ నెం-2, ఈస్ట్ కల్యాణ్ పురి, ఉప్పల్,
కె.వి.రంగారెడ్డి,
తెలంగాణ - 500039

2365 3794 1313

11747

11747

11747

K. Srinivasa Rao

भारत सरकार
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

K SRINIVAS RAO

V KODUKULA

17/11/1964

Permanent Account Number

APSPK5039G

Bk. 1, C.No. 6474/1988 & Post No. 6457/2000
Sub Registrar
Kapra
Signature



K. Srinivas Rao

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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

రిజిస్ట్రేషన్/ Enrolment No.: 1524/10041/02534

To
K Madhavi
K Madhavi
W/O, K Srinivasa Rao
2-19-96/10, Sri Sai Nilayam
Road No:2, East Kalyan Puri
Opp Survey Of India
Uppal
Uppal
K.v. Rangareddy Telangana - 500039
8341394957

Download Date: 07/01/2018

Generation Date: 29/11/2017

Signature valid

Digitally signed by K MADHAVI
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 03
Date: 2018.01.07 21:48:42
+05'30'



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

9330 2542 4454

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



K Madhavi
K Madhavi
పుట్టిన తేదీ/DOB: 26/04/1973
స్త్రీ/ FEMALE

9330 2542 4454

నా ఆధార్, నా గుర్తింపు



Government of India



సమాచారం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు
- గుర్తింపుకు ధృవీకరణ ఆన్‌లైన్ అథెంటికేషన్ ద్వారా పొందవచ్చు
- ఇది ఎలక్ట్రానిక్ పద్ధతిలో వ్రాయబడిన లేఖ

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- To establish identity, authenticate online.
- This is electronically generated letter.

- ఆధార్ దేశమంతటా ఆమోదించబడుతుంది.
- ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందచేయడంలో సహాయ పడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



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Unique Identification Authority of India

Address:

విరునామా:
W/O, K Srinivasa Rao, 2-19-96/10, Sri కేశవినాస రావు, 2-19-96/10, శ్రీ సాయి
Sai Nilayam, Road No:2, East Kalyan నిలయం, మార్గము నెం:2, ఈస్ట్ కల్యాణ్ పూరి,
Puri, Opp Survey Of India, Uppal, సర్వే ఆఫ్ ఇండియా ఎదురుగా, ఉప్పల్,
K.v. Rangareddy, కె.వి.రంగారెడ్డి,
Telangana - 500039 తెలంగాణ - 500039

9330 2542 4454

1047

help@uidai.gov.in

www.uidai.gov.in

K. Madhavi

आयकर विभाग

INCOME TAX DEPARTMENT

KODUKULA MADHAVI

RAMAKRISHNA SURYANARAYANA

PAPPU

26/04/1973

Permanent Account Number

DBVPK0524C

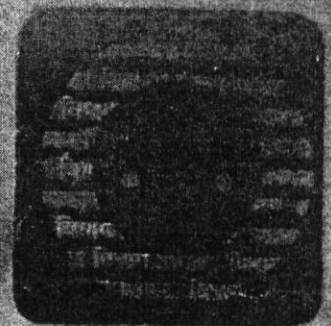
K. Madhavi

Signature



भारत सरकार

GOVT. OF INDIA



K. Madhavi

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భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1190/00225/00544

To
Mantha Kodanda Ramam
మంథ కోదండ రామం
S/O M Ramam
10-121
Cherlapally
E C Nagar
Kapra
Rangareddi
Andhra Pradesh - 500051
9394061155

14/10/2011



UF304452636IN

30445263



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

9970 1989 5006

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మంథ కోదండ రామం
Mantha Kodanda Ramam



పుట్టిన సంవత్సరం / Year of Birth: 1950
పురుషుడు / Male

9970 1989 5006

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1190/00225/00547

To
Mantha Bharathi
మంథ భారతి
W/O M Kodanda Ramam
10-121
Cherlapally
E C Nagar
Kapra
Rangareddi
Andhra Pradesh - 500051
9394061155

14/10/2011



UF304453910IN

30445391



M. Bharathi

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6613 3771 5944

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మంథ భారతి
Mantha Bharathi



పుట్టిన సంవత్సరం / Year of Birth: 1959
స్త్రీ / Female

6613 3771 5944

ఆధార్ - సామాన్యని హక్కు



1947
1800 180 1947



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పి.ఎ. రోడ్ నెం. 1947,
హైదరాబాద్-500001



చిరునామా: 2-16-71/2, street no 1
Prasanti Nagar, Uppal, Rangareddi
Andhra Pradesh, 500039

Address: 2-16-71/2, street no
1, Prasanti Nagar, Uppal,
Uppal, Rangareddi, Andhra
Pradesh, 500039

K. Sudarshan



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



K Sudarshan
K Sudarshan

పుట్టిన సంవత్సరం / Year of Birth: 1995
పురుషుడు / Male

7048 1671 5644



ఆధార్ - సామాన్యని హక్కు

बैंक ऑफ इंडिया भारतीय स्टेट बैंक
Issuing Bank State Bank of India
जोड़ को / CODE No 06557
Tel No 040-27207073

बैंकर्स चेक
BANKERS CHEQUE

PAY COMMISSIONER BHMC

रुपये RUPEES

अदा करें ₹

IOI 000481984757
Name of Applicant

AP. 24.11.18 In 100000000
A 540

प्राधिकृत हस्ताक्षरकर्ता
AUTHORISED SIGNATORY

शाखा प्रबंधक
BRANCH MANAGER

कम्प्यूटर द्वारा मुद्रित होने पर ही वैध
VALID ONLY IF COMPUTER PRINTED

केवल 3 महीने के लिए वैध
VALID FOR 3 MONTHS ONLY

₹ 1,50,000/- एवं अधिक के निशानों के अतिरिक्त दो अधिकृत हस्ताक्षरों पर ही वैध है।
INSTRUMENTS FOR ₹ 1,50,000/- AND ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

⑈984752⑈/0000020001: 000481⑈ 16

Bk-1, CS No 6574/2018 & Doct No
6457/2018. Sheet 19 of 19 Sub Registrar
Kapra

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TSVSAA36281608



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

MeeSeva App No : ECM021805943364

Statement No : 35432042

App No : 831998

Date : 16-Nov-18

Ref Smt: K SRINIVASA RAO : 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: 201 ,Apartment: VISTA HOMES BLOCK NO.D
,Ward : 1-Block : 1 VILLAGE: KHAPRA (M) ,Survey No : ,193,194/P,195/P, East: OPEN TO SKY West:
OPEN TO SKY & 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 11 years from 01-10-2007 To 15-11-2018 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 [Schedule No]
1	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.D FLAT: 201 EXTENT: 74.12SQ.Yds BUILT: 1320SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: OPEN TO SKY & 6-6' WIDE CORRIDOR This document Link Doct,Link Doct,Link Doct,Link Doct 1526, 3000/2007 of SRO 1512;1842/2009 of SRO 1526;4325/2007 of SRO 1512;1426/2007 of SRO 1512;/ 2007	(R) 15-11-2018 (E) 15-11-2018 (P) 15-11-2018		0101 (Sale Deed) Mkt.Value:Rs. 3545000 Cons.Value:Rs. 3545000	1 .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 BY MD SOHAM MODI 3.(EX)NAREDDY KIRAN KUMAR REP BY AGPA HOLDER M/S. VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 4.(EX)NAREDDY KIRAN KUMAR REP BY AGPA HOLDER M/S. VISTA HOMES REP BY PARTNER M/S. SUMMIT HOUSING PVT LTD REP BY MD SOHAM MODI 5.(EX)VENDORS REP BY GPA K.PRABHAKAR REDDY 6.(CL)K.SRINIVASA RAO 7.(CL)K.MADHAVI 8.(CL)REP BY CLAIMANT NOS.1 AND 2 SUDARSHAN KODUKULA	0/0 6457/ 2018 [1] of SROKAPRA
2	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
3	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

17-Nov-18

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.

T. Jayanthi
సంతకము

Signature
SRIVEN NET DEN
SDP-SRND

Opp: Amberpet Police Station
TIRUMALANAGAR
AMBERPET Mandal
HYDERABAD-500013
TELANGANA

GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA
GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA

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
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 ITSPARTNER V. MEHTA	0/0 CD_Volume: 297 1426/ 2007 [@] of SROMALKAJGIRI

Certified By



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

