



Government of Telangana
Registration And Stamps Department

32634

Payment Details - Citizen Copy - Generated on 20/06/2019, 11:57 AM

SRO Name: 1526 Kapra

Receipt No: 3508

REFUND

Name: BHAVESH V MEHTA

CS No/Doct No: 3317 / 2019

Transaction: Sale Deed

Challan No:

E-Challan No: 708QJL180619

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 18-JUN-19

Bank Name:

Bank Branch:

E-Challan Bank Name: ICICIRB

E-Challan Bank Branch:

Account Description	Amount Paid By	
	Cash	DD
Registration Fee		E-Challan 17250
Transfer Duty / TPT		51750
Deficit Stamp Duty		137900
User Charges		100
Total:		207000

In Words: RUPEES TWO LAKH SEVEN THOUSAND ONLY

Prepared By: UMAKANTH

Signature by SR

05P
657662

3317

3263/2018

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



भारत

INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

SI.No. 10623 Dt: 17-06-2019 Rs.50/-

Sold to: HYMAVATHI

W/o. CHANDRASHEKAR REDDY

For Whom: SELF

G 315332

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 17th day of June 2019 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Smt. P. Hymavathi, Wife of Shri. P. Chandra Sekhar Reddy, aged about 49 years, residing at resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad - 500 062 {Pan No. AEJPP5658N} Hereinafter referred to as 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, 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 Sales LLP (formerly known as M/s. Summit Housing Pvt. Ltd) represented by authorised signatory, Shri Soham Modi S/o. Late Satish Modi, aged about 48 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 47 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter called the "Consenting Party"

P. Hymavathi

FOR VISTA HOMES.

Partner

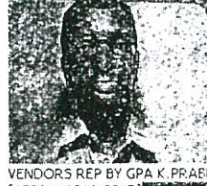
Page 1
FOR VISTA HOMES

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. 17250/- paid between the hours of 11 and 12 on the 20th day of JUN, 2019 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature
1	CL		 GURAJADA KARTHEEK [1526-1-2019-3317]	GURAJADA KARTHEEK S/O. GURAJADA VENKATA RAMANA HNO.13-45-3 PEDANA MANDULAM MAIN ROAD, KRISHNA DIST	<i>Gurath</i>
2	EX		 P. HYMAVATHI [1526-1-2019-3317]	P. HYMAVATHI W/O. P. CHANDRA SEKHAR REDDY PLOT NO. 14 ANUPURAM CLY. ECIL POST HYD	<i>P. Hymavathi</i>
3	EX		 VENDORS REP BY GPA K. PRABHAKAR REDDY [1526-1-2019-3317]	VENDORS REP BY GPA K. PRABHAKAR REDDY S/O. X. PADMA REDDY 5-4 187/3&4 II FLOOR, SOHAM MANSION M.G ROAD SECABD	<i>Prabhakara</i>

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 S. POOJA [1526-1-2019-3317]	S. POOJA KHAMMAM	<i>S. Pooja</i>
2		 K. VENKAT BHARGAV [1526-1-2019-3317]	K. VENKAT BHARGAV MEDAK.	<i>K</i>

20th day of June, 2019

Signature of Sub Registrar
Kapra

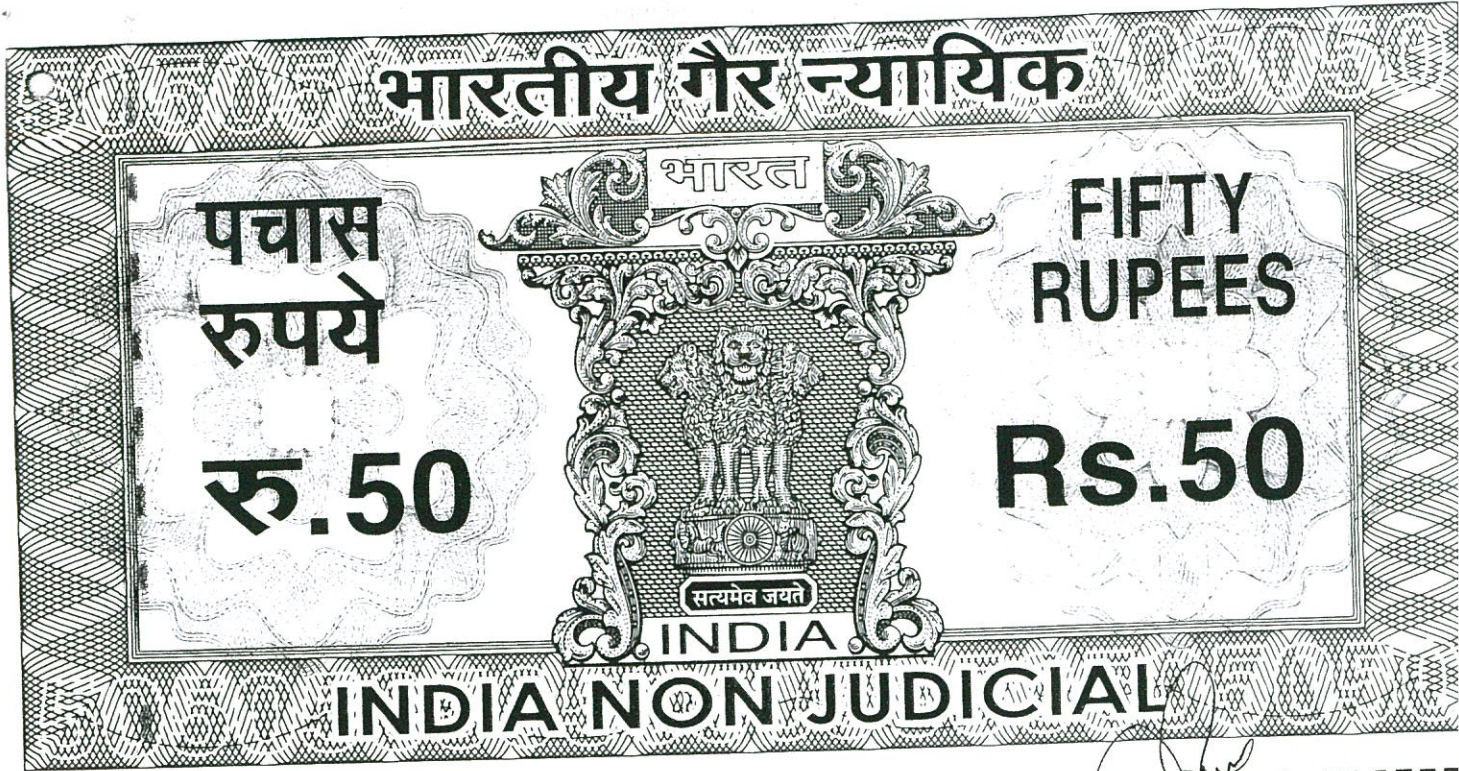
E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX0008 Name: Poreddy Hymavathi	Poreddy Chandra Sekar Reddy, Kapra Ranga Reddy, Hyderabad, Andhra Pradesh, 500062	

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తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 10624 Dt: 17-06-2019 Rs.50/-

Sold to: HYMAVATHI

W/o. CHANDRASHEKAR REDDY

For Whom: SELF

 G 315333

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

IN FAVOUR OF

Mr. Gurajada Kartheek, Son of Mr. Gurajada Venkata Ramana, aged about 29 years, Occupation: Service residing at 13-45-3, Pedana Madalam Main Road, Pedana, Krishna, Andhara Pradesh – 521 366, 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. Originally, land admeasuring Ac. 5-25 Gts., in Survey Nos. 193, 194 & 195, Kapra village Kapra Mandal, Medchal-Malkajgiri District (hereafter referred to as the Schedule Land belonged to a partnership firm M/s. Vista Homes having purchased the same 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.

 P. Hymavathi

 FOR VISTA HOMES
Partner

Page
For VISTA HOMES

 Partner

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX2170 Name: Kartheek Gurajada	S/O Venkata Rainana, Pedana, Krishna, Andhra Pradesh, 521366	

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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	Total
			E-Challan	Cash					
Stamp Duty	100	0	137900	0					138000
Transfer Duty	NA	0	51750	0					51750
Reg. Fee	NA	0	17250	0					17250
User Charges	NA	0	100	0					100
Total	100	0	207000	0					207100

15 MAY 2019

HYDERABAD

Rs. 189650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17250/- towards Registration Fees on the chargeable value of Rs. 3450000/- was paid by the party through E-Challan/BC/Pay Order No. 70803/180019 dated 18-JUN-19 of ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 207000/-, DATE: 18-JUN-19, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 0624921349603, PAYMENT MODE: NS-1000200, ATRN: 0624921349603, REMITTER NAME: KARTHEEK GURAJADA, EXECUTANT NAME: P HYMAVATHI, CLAIMANT NAME: KARTHEEK GURAJADA)

Date:

20th day of June, 2019

Signature of Registering Officer

Kapra

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దీని పుస్తకము 2019 సం/త.శ.1941
పు 3263 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంపు సమగ్రం పట్టవీల నెంబరు 1526
- 3263/2019 నంబరు వున్నదమైనది
2019 సం జూన్ 20 వ తేది

సబ్-రిజిస్ట్రార్
కాపా
మేడ్చల్-మల్కాజగిరి జిల్లా.

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- B. M/s. Vista Homes is developing the Scheduled Land into residential flats in a group housing scheme name and styled as 'VISTA HOMES' consisting of 403 flats in 9 blocks with certain common amenities 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.
- C. The Previous Owner i.e., Mr. Chandrasekhar Reddy has entered into an agreement of sale dated 23.03.2013 with M/s. Vista Homes (hereinafter referred to as the Builder) for purchase deluxe apartment bearing flat no. 103 on the first floor in block 'D' admeasuring 950 sft. of super built-up area (i.e., 768 sft. of built-up area + 182 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 admeasuring about 100 sft. in the residential complex named as "Vista Homes", situated at Survey Nos. 193, 194 & 195, Kapra village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District), hereinafter referred to as the Schedule Flat and is more fully described at the foot of the document.
- D. As per the terms of the agreement of sale, the Builder has executed a registered sale deed dated 25.03.2013, bearing document no. 1542/2013 registered at the office of the Sub-Registrar, Kapra, and agreement of construction dated 25.03.2013 for sale of the Scheduled Flat in favour the previous Owner i.e., Mr. Chandrasekhar Reddy.
- E. The Previous Owner i.e., Mr. Chandrasekhar Reddy has gifted the said i.e., flat no. 103 on the first floor in block 'D', admeasuring 950 sft. of super built-up area (i.e., 768 sft. of built-up area + 182 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 admeasuring about 100 sft. to his wife Smt. P. Hymavathi herein, vide registered gift deed bearing no. 755/2017, dated 23.02.2017, registered at S. R.O, Kapra, Medchal-Malkajgiri Dist.
- F. 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 litigations. The Consenting Party shall not have any share in the sale consideration agreed herein.
- G. The Buyer is desirous of purchasing apartment bearing flat no.103 on the first floor, in block no. 'D', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- H. 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.
- I. The Vendors 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. 34,50,000/- (Rupees Thirty Four Lakhs Fifty Thousand Only) and the Buyer has agreed to purchase the same.
- J. The Vendors and the Buyer are desirous of reducing into writing the terms of sale.

P. Hymavathi

FOR VISTA HOMES
Partner

FOR VISTA HOMES
Partner

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Kapra



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NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 103 on the first floor, in block no. 'D', having a super built-up area of 950 sft. (i.e., 768 sft. of built-up area & 182 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, 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.34,50,000/-(Rupees Thirty Four Lakhs Fifty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

- 2. The Vendors hereby declares that she has absolute right to sell the Scheduled Flat.
- 3. The Vendors further covenant that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby gives warranty of title. If any claim is made by any person either claiming through the Vendors or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendors 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 Vendorss shall indemnify the Buyer fully for such losses.
- 4. The Vendors has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
- 5. Henceforth the Vendors 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 Vendors or anyone claiming through them.
- 6. The Vendors 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.
- 7. The Vendors hereby covenant that the Vendors 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 Vendors to clear the same.

P. Hymanatti

For VISTA HOMES

Partner

For VISTA HOMES


Partner
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Kapra

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8. 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.
9. The Buyer do hereby covenant with the Vendors and through the Vendors 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 Vendors/Builder shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
 - v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendors to the Buyer.

For VISTA HOMES

P. Hymavathi
Partner

For VISTA HOMES

Partner



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- 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 Vendors and the Buyer shall not have any right, title or claim thereon. The Vendors 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.

P. Hymavathi

For VISTA HOMES

Partner

For VISTA HOMES

Partner



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SCHEDULE 'A'

SCHEDULE OF LAND

All that part and parcel of undivided share of land admeasuring about 1054.64 Sq. yds., 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 (formerly known as Keesara Mandal, R. R. 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'

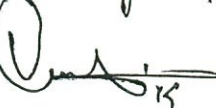
SCHEDULE OF FLAT

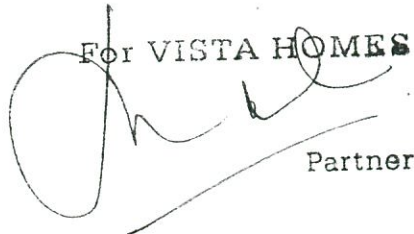
All that portion forming a deluxe apartment bearing flat no.103 on the first floor, in block no. 'D' admeasuring 950 sft. of super built-up area (i.e., 768 sft. of built-up area & 182 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds. and a reserved 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	Open to Sky
West By	6'-6" wide corridor

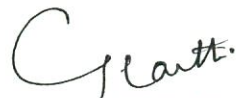
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 


For VISTA HOMES
Partner


P. Hymavathi
For VISTA HOMES
VENDOR
Partner
CONSENTING PARTY


BUYER
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ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.103 on the first 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, R. R. 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 1054.64 Sq. yds.
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. 34,50,000/-

Date: 17.06.2019

P. Hymavathi
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: 17.06.2019

[Signature]
FOR VISTA HOMES
Partner

P. Hymavathi
Signature of the Vendor
FOR VISTA HOMES
[Signature]
Partner
Signature of the Consenting Party
[Signature]
Signature of the Buyer



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Kapra

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REGISTRATION PLAN SHOWING

FLAT NO. 103 IN BLOCK NO. 'D' 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 DISTRICT
(FORMERLY KNOWN AS KEESARA MANDAL, RANGA REDDY DISTRICT).**VENDOR:** SMT. P. HYMAVATHI, WIFE OF SHRI. P. CHANDRA SEKHAR REDDY**CONSENTING PARTIES:** M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

SHRI. SOHAM MODI, SON OF LATE SATISH MODI & OTHERS

BUYER: MR. GURAJADA KARTHEEK, SON OF MR. GURAJADA VENKATA RAMANA**REFERENCE:****AREA:**

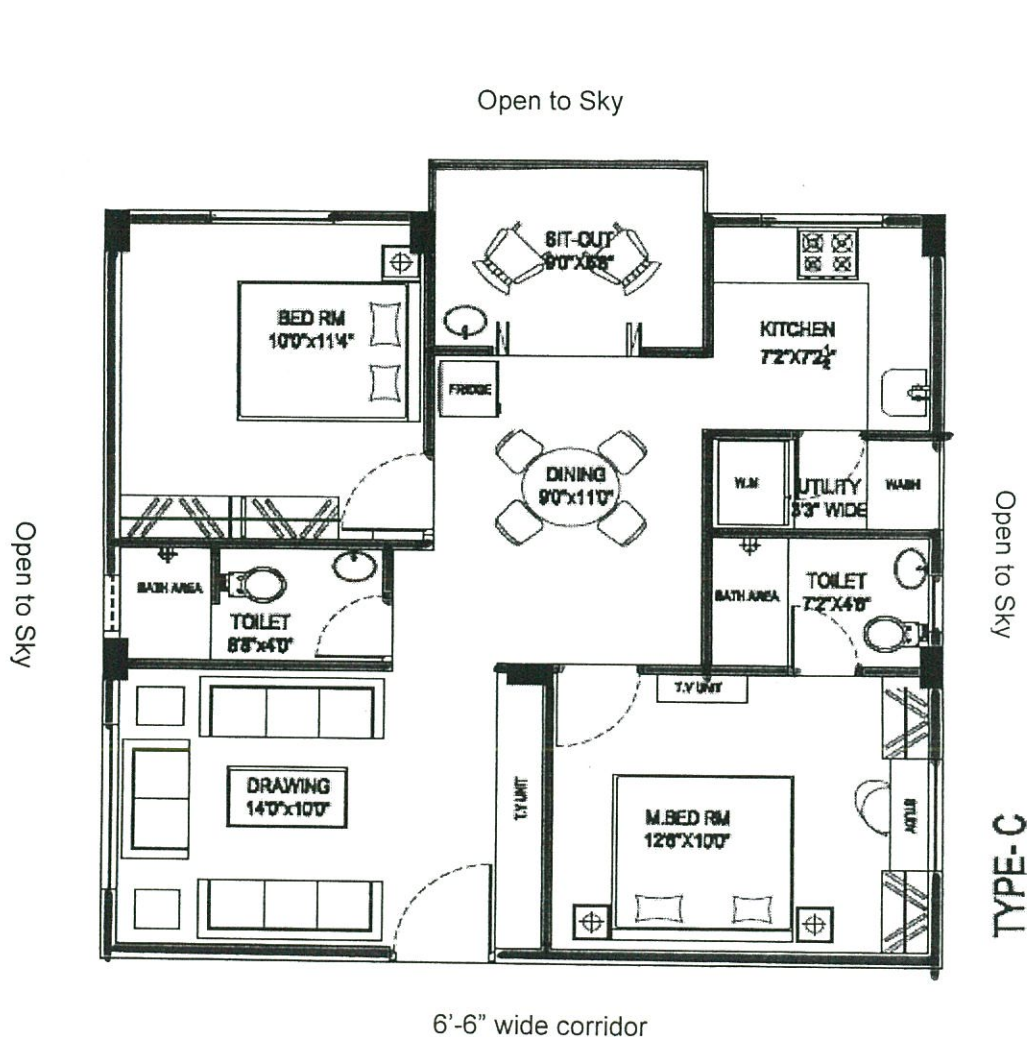
57.71

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

**EXCL:**Total Built-up Area = 950 sft,
Out of U/S of Land = 1054.64 Sq.yds.**WITNESSES:**

1. S. Doga
2. [Signature]

For VISTA HOMES

Partner

For VISTA HOMES

Partner

P. Hymanavathi

SIGNATURE OF THE VENDOR

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE BUYER



Bk - 1, CS No 3317/2019 & Doct No
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Kapra



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:

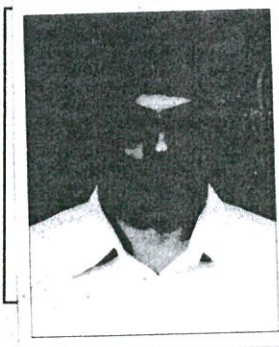
SMT. P. HYMAVATHI
W/O. SHRI. P. CHANDRA SEKHAR REDDY
R/O. PLOT NO. 14
ANUPURAM COLONY
E.C.I.L POST
HYDERABAD - 500 062.



CONSENTING PARTY:

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

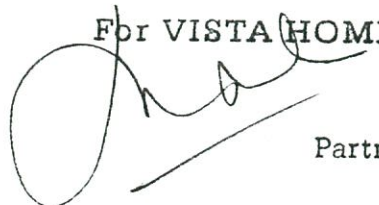
1. M/S. SUMMIT HOUSING PVT. LTD., REP. BY
AUTHORISED SIGNATORY
MR. SOHAM MODI,
S/O. LATE SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS, HYDERABAD- 500 034.



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. 
2. 

For VISTA HOMES

Partner

P. Hymavathi
SIGNATURE OF THE VENDOR
For VISTA HOMES

Partner
SIGNATURE OF THE CONSENTING PARTY

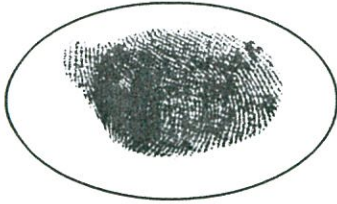

SIGNATURE OF THE BUYER

Bk - 1, CS No 3317/2019 & Doct No *3263/2019*
Kapra
Sub Registrar
Kapra



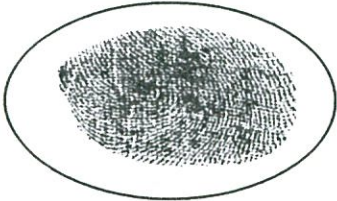
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

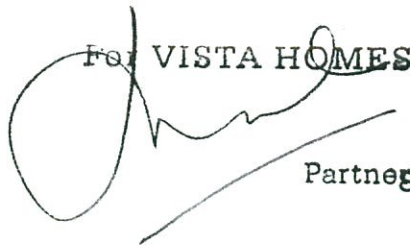


BUYER:

MR. GURAJADA KARTHEEK
 S/O. MR. GURAJADA VENKATA RAMANA
 R/O. 13-45-3, PEDANA MADALAM MAIN ROAD
 PEDANA, KRISHNA
 ANDHARA PRADESH - 521 366,

SIGNATURE OF WITNESSES:

1. 
 2. 


 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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3363/2019 Sheet 11 of 13 Sub Registrar
Kapra



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT OF INDIA

27/01/2007
Permanent Account Number
AAGFV2068P

10062007

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

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
Bhavesh Mehta

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

For VISTA HOMES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT OF INDIA

15/01/1974
Permanent Account Number
AWSP8104E

हस्ताक्षर /SIGNATURE
Prabha Reddy K

10062008

Prabha Reddy K

Aadhaar No ~~5242 1953~~ 9204



Ek-1, CS No 3317/2019 & Doct No <u>3263/2019</u>	<u>Kapra</u> Sub Registrar Kapra
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GOVERNMENT OF INDIA

పొరెడ్డి హైమవతి
Poreddy Hymavathi



పుట్టిన సంవత్సరం/Year of Birth: 1969
స్త్రీ / Female

0008

ఆధార్ - సామాన్యుని హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: పొరెడ్డి చంద్ర సేకర్ రెడ్డి
12-6-44/14, అనుపురం కాలనీ, ఇస్పిల్ పోస్ట్
కాపరా రంగ రెడ్డి, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500062

Address: Poreddy Chandra Sekar Reddy, 1-6-44/14, Anupuram Colony, ECIL Post, Kapra Ranga Reddy, Hyderabad, Andhra Pradesh, 500062

P. Hymavathi

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in పి.ఎస్.ఎస్. 1947, టెలెఫోన్-540001

GOVERNMENT OF INDIA

కార్తీక్ గురజాడ
Karthek Gurajada



పుట్టిన సంవత్సరం/Year of Birth: 1989
పురుషుడు / Male

2170

ఆధార్ - సామాన్యుని హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: వెంకట రమణ, 13-45-3
మెయిన్ రోడ్
బంటుమిల్లి మార్గము సెంటర్ దగ్గర
పెదన, పెదన, కృష్ణ, ఆంధ్ర ప్రదేశ్
521366

Address: S/O: Venkata Ramana, 13-45-3, main road, near bantumilli road center, Pedana, Krishna, Pedana, Andhra Pradesh, 521366

2170

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

GOVERNMENT OF INDIA

సోము పూజ
Somu Pooja



పుట్టిన తేదీ/DOB: 18/08/1997
స్త్రీ Female

8182

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: D/O వంశీకృష్ణమాచార్య. 1-18, చంద్రగోండ్.
చంద్రగోండ్ చంద్రగోండ్
మండలం, చంద్రగోండ్.
చంద్రగోండ్, ఖమ్మం
తెలంగాణ, 507166

Address: D/O Vamshikrishnamachary, 1-18, chandrugonda, chandrugonda chandrugonda Mandalam, Chandrugonda, Chandrugonda, Khammam Telangana, 507166

8182

Aadhaar - Aam Aadmi ka Adhikar

GOVERNMENT OF INDIA

కొలవెన్ను వెంకట్ భార్గవ్
Kolavennu Venkat Bharghav



పుట్టిన సంవత్సరం/Year of Birth: 1998
పురుషుడు / Male

1948

ఆధార్ - సామాన్యుని హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S.O. కొలవెన్ను వసంత రావు
కాల్వర్ ఎస్టేట్ 3042, టైప్ 3
ఎడ్డమిలారం, ఎడ్డమిలారం
ఎడ్డమిలారం, మెదక్, ఆంధ్ర ప్రదేశ్
502205

Address: S/O: Kolavennu Vasantha Rao, Q NO 3042, Type 3, ODF Estate, O.F. Yeddumailaram, Medak, O.f. yeddumailaram, Andhra Pradesh, 502205

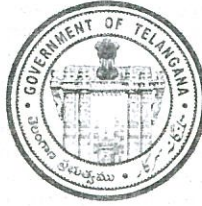
1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in పి.ఎస్.ఎస్. 1947, టెలెఫోన్-540001



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Kapra

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TSVSAA 73649250



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

App No : 932647

MeeSeva App No : ECM021906460590

Date : 22-Jun-19

Statement No : 39916405

Sri/Smt.: G KARTHEEK : 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: 103 ,Apartment: VISTA HOMES BLOCK NO.D
Ward : 1-Block : 1 VILLAGE: KHAPRA (M), Survey No : ,193/P,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 12 years from 01-10-2007 To 21-06-2019 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 Pres.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/P 194/P 195/P HOUSE: . APARTMENT: VISTA HOMES BLOCK NO.D FLAT: 103 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 1526, 755/2017 of SRO 1526;1542/2013 of SRO 1526;/ 2013	(R) 20-06-2019 (E) 17-06-2019 (P) 20-06-2019		0101 (Sale Deed) Mkt.Value:Rs. 3450000 Cons. Value:Rs. 3450000	1.1.(EX)P.HYMAVATHI 2.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V MEHTA (CONSENTING PARTY) 3.(EX)M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT SALES LLP REP BY SOHAM MODI (CONSENTING PARTY) 4.(EX)VENDORS REP BY GPA K.PRABHAKAR REDDY 5.(CL)GURAJADA KARTHEEK	0/0 3263/ 2019 [1] of SROKAPRA
2 --- 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.D FLAT: 103 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 1526, 1542/2013 of SRO 1526;3000/2007 of SRO 1512;1842/2009 of SRO 1526;4325/2007 of SRO 1512;1426/2007 of SRO 1512;/ 2007	(R) 23-02-2017 (E) 23-02-2017 (P) 23-02-2017		0302 (Gift Settlement in f/o family) Mkt.Value:Rs. 1475000 Cons. Value:Rs. 0	1.1.(DR)P.CHANDRA SEKHAR REDDY 2.(DE)P.HYMAVATHI	0/0 755/ 2017 [1] of SROKAPRA
3 --- 7	VILL/COL: KHAPRA (M)/VAMPUGUDA COLONY@Rs2300 W-B: 1-3 SURVEY: 193 194 195 EXTENT: 1054.64SQ.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. 2425672 Cons. Value:Rs. 2426000	1.1.(CL)P.CHANDRA SEKHAR REDDY 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 CLAIMANT K.PRABHAKAR REDDY	0/0 1542/ 2013 [1] of SROKAPRA
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

MEE SEVA

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

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

Certified By



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

