

ORIGINAL

588

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

Vista Homes Remy
K. Prabhakar Reddy.

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sal	4/2	F
దస్తావేజు విలువ	3270000	25/2	Kapur
స్టాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	763/16		
రిజిస్ట్రేషన్ రుసుము	162		
లోటు స్టాంపు(D.S.D.)			
GHMC (T.D.)	130700		
యూజర్ ఛార్జీలు	100		
అదనపు షీట్లు			
5 x	49050		
	1		
మొత్తం	196200		

(అక్షరాల)

తేది

25/2

వాకసు తేది

రూపాయలు మాత్రమే

సెల్ రిజిస్ట్రేషన్

If Document is not claimed within 10 days from the date of Registration, sale custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

790 D: 20: 763 of 2016

SCANNED



తెలంగాణ తేలంగానా TELANGANA

D 903508

S.No. 765

Date: 04-02-2016

Sold to: D. PAVAN KUMAR

S/o.: D. ANJANEYULU

For Whom: VISTA HOMES

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

Plot No.227, Opp.Back Gate of
City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this the 25th day of February 2016 at SRO, Kapra, Ranga Reddy 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 Son of Shri Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} and (2) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 45 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 42 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad - 500 003., represented 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 - 500 003 {Pan No. AAGFV2068P}, hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively.

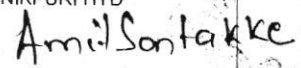
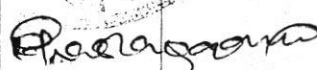
For VISTA HOMES
Partner

For VISTA HOMES
Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16350/- paid between the hours of 3 and 4 on the 25th day of FEB, 2016 by Sri Soham Modi

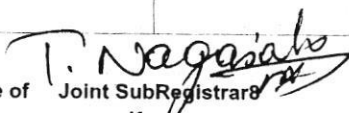
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 AMIT SONTAKKE::25/0 [1526-1-2016-790]	AMIT SONTAKKE S/O. B.K.SONTAKKE FLATNO.304 VIJAY PRATAP RESIDENCY, DEFENCE CLY SAINIKPURI HYD	 
2	EX		 [1526-1-2016-790]EX	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		 DEVEEKA ZAMARE::25 [1526-1-2016-790]	DEVEEKA ZAMARE R/O.F.NO.304,VIJAY PRATAP RESIDENCY DEFENCE COLONY SAINIKPURI SECBAD.	
2		 P.SURESH::25/02/2016 [1526-1-2016-790]	P.SURESH R/O.1-10-94/1,MAYUR MARG BEGUMPET HYD.	

25th day of February, 2016

Signature of  Joint SubRegistrar
Kapra.



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Joint SubRegistrar Kapra

IN FAVOUR OF

Mr. Amit Sontakke, Son of Mr. B. K. Sontakke, aged about 32 years, Occupation: Service residing at Flat No. 304, Vijay Pratap Residency, Near Vivekananda Bhavans College, Defence Colony, sainikpuri, Hyderabad - 500 094 {Pan No.BMDPS2075R}, hereinafter referred to as the 'Vendee'

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

WHEREAS:

A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming Sy. Nos.193 (Ac.2-21 Gts.) 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts., by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S. No.	Deed Doc. No.	Dated	Extent of Land
1.	1426/2007	19.02.2007	Ac. 3-01 gts.
2.	3000/2007	21.04.2007	Ac.1-10 gts.
3.	4325/2007	16.06.2007	Ac.0-12 gts.
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts.

B. The total land admeasuring Ac.5-25 Gts., in Sy. Nos. 193 (Ac. 2-21 Gts.), 194 (Ac.1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.

C. The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:

- Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
- Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
- Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
- M/s. Sana Estates Limited, represented by Sana Yadi Reddy, S/o. Sri Gopaiah.
- Smt. Sana Bhagya Laxmi, W/o. Shri. Sana Yadi Reddy.
- Shri. Shiva Srinivas, S/o. late. S. Ramulu.
- Shri. P. Ramsunder Reddy, S/o Shri. P. Lakshminarsimha.
- Shri. Pathi Venkat Reddy, S/o. Shri. Veera Reddy.
- Shri. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	179750	0	0	0	179850
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	16350	0	0	0	16350
User Charges	NA	100	0	0	0	100
Total	100	196200	0	0	0	196300

Rs. 179750/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16350/- towards Registration Fees on the chargeable value of Rs. 3270000/- was paid by the party through Challan/BC/Pay Order No ,486597 dated ,25-FEB-16.

Date

25th day of February,2016

Signature of Registering Officer

Kapra

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వ పుస్తకము 2016 సం./ వ.స. 1932
 పం. 763 వివాదము రిజిస్టరు చేయబడి
 క్లరిఫైడ్ నిమిత్తము రిజిస్టరు చేయబడు 1526
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- D. The Vendor has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- E. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- F. The Vendee is desirous of purchasing a deluxe apartment bearing flat no.401 on the fourth floor, in block no. 'H' admeasuring 1220 sft. of super built-up 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 proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- H. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 32,70,000/- (Rupees Thirty Two Lakhs Seventy Thousand Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 401 on the fourth floor, in block no. 'H', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:

- a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
- b) A reserved parking space for single car on the basement, admeasuring about 100 sft.

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, 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. 32,70,000/- (Rupees Thirty Two Lakhs Seventy Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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Kapra



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- i. Rs.26,00,000/-(Rupees Twenty Six Lakhs Only) paid by way of Banker cheque no.533413, dated 20.02.2016 issued by State Bank of India, RACPC-III, Hyderabad.
 - ii. Rs.6,45,000/-(Rupees Six Lakhs Forty Five Thousand Only) paid by way of cheque no.168918, dated 11.01.2016 drawn on ICICI Bank.
 - iii. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.168917, dated 31.12.2015 drawn on ICICI Bank.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
 3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
 6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
 7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
 8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.

For VISTA HOMES

Partner

For VISTA HOMES

Partner


Joint SubRegistrar
Kapra

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9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
- i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
 - ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
 - iii. That the Vendee shall become a member of the Vista Homes Owners Association that has been / shall be formed by / for the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Vendee ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
 - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
 - v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

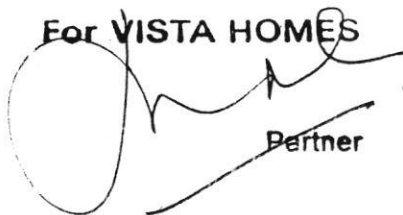
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Kapra

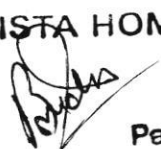


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- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right,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

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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Kapra



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SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac.5-25 Gts., in Survey Nos.193 (Ac.2-21 Gts.) 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199 & 40 ft. wide approach road
West By	Sy. No. 199

SCHEDULE 'B'

SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.401 on the fourth floor, in block no. 'H' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 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, 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	Open to Sky & 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:

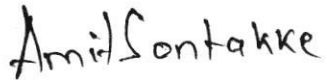
WITNESSES:

1. 
2. 


For VISTA HOMES
Partner


For VISTA HOMES
Partner

VENDOR


Amil Sontakke
VENDEE

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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.401 on the fourth floor, in block no. 'H' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
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 Fourth Floor : 1220 sft ✓
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 32,70,000/-

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Signature of the Executants

Date: 25.02.2016

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

Signature of the Executants

Date: 25.02.2016

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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 401 IN BLOCK NO. 'H' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195**SITUATED AT**

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.**VENDOR:** M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS1. M/S. SUMMIT HOUSING PVT. LTD., REPRESENTED BY AUTHORISED SIGNATORY
SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

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

VENDEE: MR. AMIT SONTAKKE, SON OF MR. B. K. SONTAKKE**REFERENCE:****AREA:**

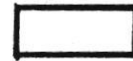
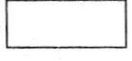
74.12

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

**EXCL:**Total Built-up Area = 1220 sqft.,
Out of U/S of Land = Ac. 5-25 Gts.

Open to Sky

Open to Sky



Open to Sky

6'-6" wide corridor & Open to Sky

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

Amit Sontakke

SIGNATURE OF THE VENDEE

WITNESSES:

- 1.
- 2.

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Joint SubRegistrar

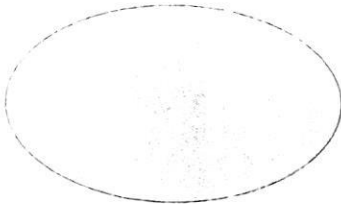
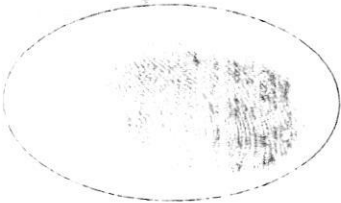
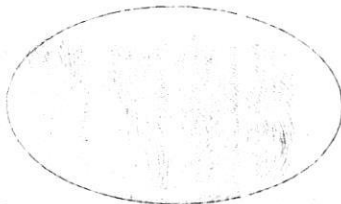
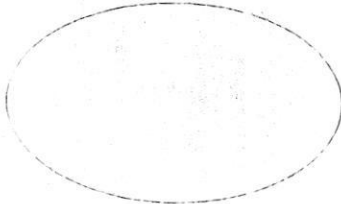
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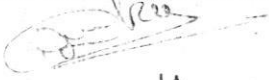
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. VISTA HOMES, HAVING ITS OFFICE AT 5-4-137/3 & 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. MR. 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 MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (C). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003.
			VENDEE: MR. AMIT SONTAKKE S/O. MR. B. K. SONTAKKE R/O. FLAT NO. 304, VIJAY PRATAP RESIDENCY NEAR VIVEKANANDA BHAVANS COLLEGE DEFENCE COLONY SAINIKPURI HYDERABAD - 500 094.

SIGNATURE OF WITNESSES:

1. 
 2. 

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR



SIGNATURE OF THE VENDEE

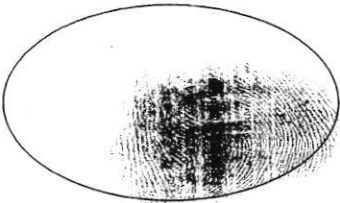
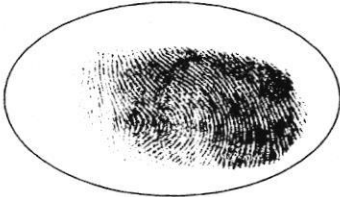
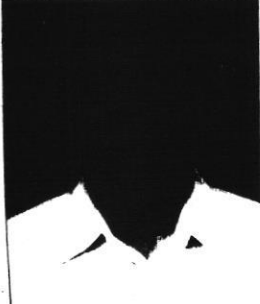
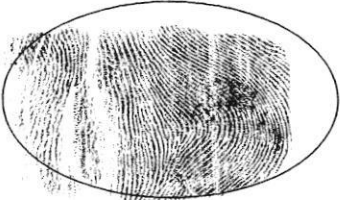

BK-1, CS No 790/2016 & Doct No
15014, Sheet 10 of 12 Joint SubRegistrar
Kapra



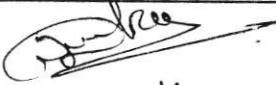
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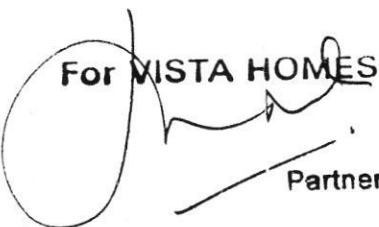


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: 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. MR. 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 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.
			VENDEE: MR. AMIT SONTAKKE S/O. MR. B. K. SONTAKKE R/O. FLAT NO. 304, VIJAY PRATAP RESIDENCY NEAR VIVEKANANDA BHAVANS COLLEGE DEFENCE COLONY SAINIKPURI HYDERABAD - 500 094.

SIGNATURE OF WITNESSES:

1. 
 2. 

For VISTA HOMES

 Partner

For VISTA HOMES

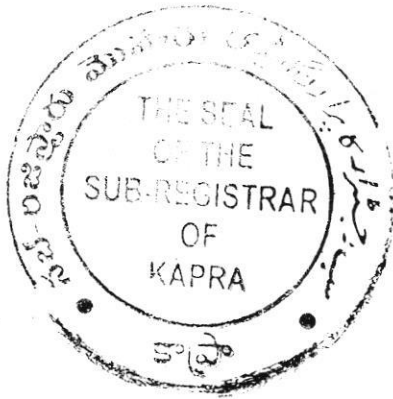
 Partner

SIGNATURE OF THE VENDOR


 SIGNATURE OF THE VENDEE

Handwritten signature
Joint SubRegistrar
Kapra

CBK-1, CS No 790/2016 & Doct No
63/2016. Sheet 10 of 12



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VENDOR:

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
VISTA HOMES	
27/01/2007 Permanent Account Number	
AAGFV2068P	

For VISTA HOMES

Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H
नाम / NAME	SOHAM SATISH MODI
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH	18-10-1969
हस्ताक्षर / SIGNATURE	

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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6754C
नाम / NAME	BHAVESH VASANT MEHTA
पिता का नाम / FATHER'S NAME	VASANT UTTAMLAL MEHTA
जन्म तिथि / DATE OF BIRTH	02-03-1970
हस्ताक्षर / SIGNATURE	

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	
हस्ताक्षर / SIGNATURE	

For VISTA HOMES


Bk-1, CS No 790/2016 & Doct No
63/2016. Sheet 11 of 12
Joint SubRegistrar
Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMIT SONTAKKE

BABA KESHAORAO SONTAKKE

15/09/1982

Permanent Account Number
BMDPS2075R

Amit Sontakke

Signature

Amit Sontakke



05012012

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

POTHULA SURESH
RAJAIAH POTHULA

16/05/1978

Permanent Account Number
ARMPP1228N

Suresh

Signature

Suresh



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEVEEKA KIRANRAO ZAMARE

KIRANRAO ANANDRAO ZAMARE

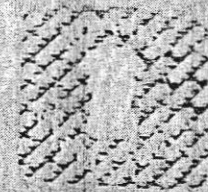
10/09/1987

Permanent Account Number

AALPZ5980H

Devika

Signature



30072008

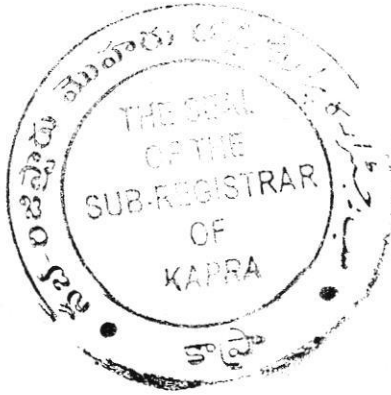
Devika

Bk-1, CS No 790/2016 & Doct No

703-60/6. Sheet 12 of 12

Joint SubRegistrar

Kapra



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Registration and Stamps Department

1924/16

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :27-02-2016 12:27:40

App No :374802

Statement No :14650991

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

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

Apartment:VISTA HOMES BLOCK NO.H , Flat No:401 , SURVEY NO:

,193,194/P,195/P, Bounded by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY , EAST :OPEN TO SKY , WEST :OPEN TO SKY & 6-6 WIDE CORRIDOR

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. KAPRA** for years **9** from **01-10-2007 to 26-02-2016** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

1/5	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.H FLAT: 401 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 Link Doct:3000/2007 of SRO 1512 Link Doct:1842/2009 of SRO 1526 Link Doct:4325/2007 of SRO 1512	(R) 25-02-2016 (E) 25-02-2016 (P) 25-02-2016	0101 Sale Deed Mkt.Value:Rs. 3270000 Cons.Value:Rs. 3270000	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)AMIT SONTAKKE	0/0 763/2016 [1] of SRO KAPRA(1526)



	Link Doct:1426/2007 of SRO 1512				
2/5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION W-B: 1-3 SURVEY: 195/SP PLOT: / HOUSE: . EXTENT: 5082SQ.Yds Boundires: [N]: BALANCE LAND IN SY NO 195 BELONGING TO M/S VISTA HOMES [S] SY NO 199 [E]: SY NO 199 [W]: SY NO 194 BELONGING TO M/S VISTA HOMES Link Doct:4324/2007 of SRO 1512	(R) 30- 07-2009 (E) 30- 07-2009 (P) 30- 07-2009	0111 AGREEMENT OF SALE CUM GPA Mkt.Value:Rs. 11689000 Cons.Value:Rs. 7350000	1.(EX)NAREDDY KIRAN KUMAR 2.(CL)M/S VISTA HOMES REP BY MEHUL V.MEHTA 3.(CL)M/S VISTA HOMES REP BY SOHAM MODI	0/0 CD_Volume: 119 1842/2009 [1] of SRO KAPRA(1526)
3/5	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	(R) 16- 06-2007 (E) 16- 06-2007 (P) 16- 06-2007	0101 Sale Deed Mkt.Value:Rs. 2178000 Cons.Value:Rs. 2178000	1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3. (EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES MEHUL V MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume: 303 4325/2007 [@] of SRO MALKAJGIRI(1512)
4/5	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 PART OF SYNO.193 BELONGING TO THE PURCHASER [E]: SYNO.199 AND 40' WIDE APPROACH ROAD [W]:	(R) 21- 04-2007 (E) 21- 04-2007 (P) 21- 04-2007	0101 Sale Deed Mkt.Value:Rs. 9075000 Cons.Value:Rs. 861225	1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3. (EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES PARTNER MEHUL V.MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume: 300 3000/2007 [@] of SRO MALKAJGIRI(1512)



SY NO.199 5/5 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	(R) 23- 02-2007 (E) 19- 02-2007 (P) 19- 02-2007	0101 Sale Deed Mkt.Value:Rs. 21961500 Cons.Value:Rs. 19034000	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 SRO MALKAJGIRI(1512)
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1. Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

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

3. Search made and certificate prepared by / Umakanth

4. Search verified and certificate examined by /

5.Result : '5 out of 11 are included in the statement.'

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

OFFICE SEAL & DATE

Signature of Register Officer

Print back

Sub-Registrar Office
KAPRA

