

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

72 Shri Bhagya V. Mahalingam

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale deed			
దస్తావేజు విలువ	1690000/-			
స్టాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	2651/10013			
రిజిస్ట్రేషన్ రుసుము	8400/-	PR		
లోటు స్టాంపు (D.S.D.)	62500/-	DSR		
GHMC (T.D.)	25350/-	TD		
యూజర్ ఛార్జీలు	100/-	41/-		
అదనపు షీట్లు				
5 x				
మొత్తం	101400/-			

(అక్షరాల)

One hundred and one thousand

తేది

6/9/13

వాపసు తేది

రూపాయలు మాత్రమే

6/9/13
Sub-Registrar

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

Shamirpet
Ranga Reddy (East)

30/08/2013

Doc No. 2651 of 2013

1-5
27-08



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP 192612

S.L.NO 9492 Date 20-08-2013 Rs. 100/-
Sold to RAMESH, S/O NASING RAO R/O SEC-BAD
For Whom VISTA HOMES, SEC - BAD

ALLE. BABITHA
L.NO: 23-15-018/2007,
R.L.NO. 23-15-007/2011
H.NO 6-45/1, Employees Colon
BIBINAGAR
DIST : NALGONDA-508 126
CELL : 9666993866

SALE DEED

This Sale Deed is made and executed on this 6th day of September 2013 at SRO, Shameerpet by:

1. 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) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 44 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad - 500 003, and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi S/o. Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad 500 003.

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.,

Hereinafter jointly referred to as the Vendors And severally referred to as Vendor No. 1, and Vendor No. 2, respectively.

IN FAVOUR OF

Mr. Kumara Pushyamitra Jinka, Son of Mr. J. S. R. Krishna Prasad, aged about 26 years, Occupation: Service, residing at # Door No. LF 3, Sri Surya Enclaves, Andhra Ratna Road, Ramnagar, Vijayawada, 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.

FOR VISTA HOMES

For VISTA HOMES

1690000
100
47500 250
2535075
8450712
10000
1014005

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Regular document number 2651 of year 2013

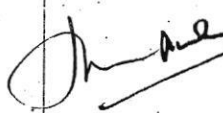
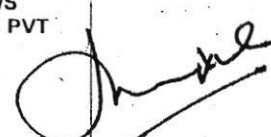
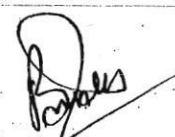
Sheet 1 of 11 Sheet

Signature of Sub-Registrar

Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8450/- (Registration Fee) paid between the hours of 1 and 2 on the 06th day of SEP, 2013 by Bhavesh V Mehta

Execution admitted by (Details of all executants/Claimants of sec 32a):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	EX		 [1516-1-2013-2703]	SOHAM MODI (AUTHORISED SIGNATORY) PNO.280,ROAD NO.25, JUBLIEE HILLS,HYD,	
2	EX		 [1516-1-2013-2703]	SOHAM MODI (AUTHORISED SIGNATORY OF M/S SUMMIT HOUSING PVT LTD)	
3	EX		 [1516-1-2013-2703]	M/S VISTA HOMES. REP BY ITS PARTNER BHAVESH V MEHTA UTTAM TOWERS,D V COLONY,, SEC-BAD	
4	CL		 [1516-1-2013-2703]	KUMARA PUSHYAMITRA JINKA D.NO.LF3,SRI SURYA ENCLAVES,, ANDHRA RATANA ROAD,RAMNAGAR,VIJAY AWADA	
5	EX		 [1516-1-2013-2703]	BHAVESH V MEHTA (PARTNER). UTTAM TOWERS,D.V.COLONY, SEC-BAD	



WHEREAS:

- A. 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, 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 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., 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

- 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 luxury flat bearing no. 303 on the third floor, in block no. 'I' admeasuring 950 sq. ft., of super built-up area together with proportionate undivided share of land to the extent of 57.71 sq. yds., and reserved parking space for single car in the basement admeasuring about 100 sq. ft., in the proposed group housing scheme known as 'VISTA HOMES' and has approached the Vendor.

For VISTA HOMES

Partner

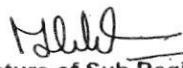
For VISTA HOMES

Partner

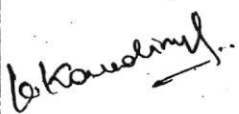
Book - 1 CS Number 2703 of 2013 of SRO, Shamirpet

Regular document number 2651 of year 2013

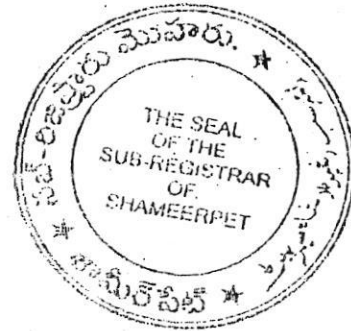
Sheet 2 of 11 Sheet


Signature of Sub Registrar

Witness:

SI No	Name & Address	Photo	Thumb Impression	Signature
1	J S R KRISHNA PRASAD RAMNAGAR, VIJAYAWADA	 [1516-1-2013-2703]		
2	KOTHARU KOUNDINYA NAGARAM, KEESARA, R R DIST	 [1516-1-2013-2703]		

Signature of Sub Registrar
Shamirpet



- 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.16,90,000/- (Rupees Sixteen Lakhs Ninety 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. That the Vendor agrees to sell and the Vendee agrees to purchase a flat together with proportionate undivided share in land and a parking space, as a package, as detailed here below in the residential complex named as Vista Homes, being constructed on the Scheduled Land which is hereinafter referred to as Scheduled Flat and more fully described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Vendee for a total sale consideration of Rs.16,90,000/- (Rupees Sixteen Lakhs Ninety Thousand). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
- i. Rs.7,71,725/- (Rupees Seven Lakhs Seventy One Thousand Seven Hundred and Twenty Five Only) paid by way of D. D. No.001401, dated 02.09.2013 issued by Central Bank of India, Retail Asset Bank, Vijayawada.
 - ii. Rs.8,94,114/- (Rupees Eight Lakhs Ninety Four Thousand One Hundred and Fourteen Only) paid by way wire transfer,
 - iii. Rs.24,161/- (Rupees Twenty Four Thousand One Hundred and Sixty One Only) paid by way of cash.

Details of Flat:

- a) Luxury Flat No. 303 on the third floor, in block no. 'I' admeasuring 950 sft., of super built up area.
 - b) An undivided share in the Schedule Land to the extent of 57.71 Sq. yds.
 - c) A reserved parking space for single car in the basement admeasuring about 100 sft.
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.

For VISTA HOMES

Partner

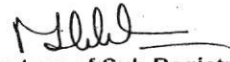
For VISTA HOMES

Partner

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Signature of Sub Registrar

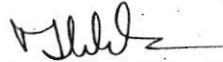
Endorsement:

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of I.S Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	Total
Stamp Duty	100	67500	0		0	67600
Transfer Duty	NA	25350	0		0	25350
Reg. Fee	NA	8450	0		0	8450
User Charges	NA	100	0		0	100
Total	100	101400	0		0	101500

Rs. 92850/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8450/- towards Registration Fees on the chargeable value of Rs. 1690000/- were paid by the party through Challan/BC/Pay Order No. ,771395 dated ,06-SEP-13.

Date

Year 2013 September Month 06th day


Signature of Registering Officer
Shamirpet



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.
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.

For VISTA HOMES

Partner

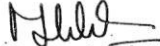
For VISTA HOMES

Partner

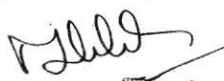
Book - 1 CS Number 2703 of 2013 of SRO, Shamirpet

Regular document number 2615 of year 2013

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Signature of Sub Registrar

ద పుస్తకము 2013 సం॥ (కా.న 1035) సం॥ న
 ...2651... నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్
 నిమిత్తం టుల్నింగు నంబరు 2651 - 2013
 ఇవ్వబడినది
 2013 సం॥ సెప్టెంబర్ 6 వతేది


 సబ్ రిజిస్ట్రార్ అధికారి
 యం. సుబ్బలక్ష్మి



- 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.
- 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

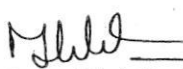
For VISTA HOMES

Partner

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Signature of Sub Registrar



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 & Nala
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 semi-finished, luxury apartment bearing flat no.303 on the third floor, in block no. 'I' admeasuring 950 sft., of super built-up area (i.e., 805 sft. of built-up area & 145 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds., and 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	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.


(J. S. R. K. (WITNESS))

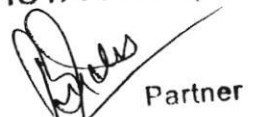
2.



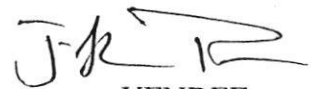
For VISTA HOMES


Partner

For VISTA HOMES


Partner

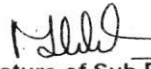
VENDOR


VENDEE

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Signature of Sub Registrar



ANNEXURE - 1 - A

1. Description of the Building : LUXURY Apartment bearing flat no. 303 on the third floor, in block no. 'I' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R.R. District.
- (a) Nature of the roof : R. C. C. (Basement+Ground+4 Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 57.71 sq. yds, U/S Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor : 100 sft. Parking space for One Car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : 950 Sft.,
- e) In the Fourth Floor : -
- (f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 16,90,000/-

Date: 06.09.2013

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Signature of the Executants

C E R T I F I C A T E

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

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Date: 06.09.2013

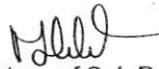
Signature of the Executants

J. K. R.

Book - 1 CS Number 2703 of 2013 of SRO, Shamirpet

Regular document number 2651 of year 2013

Sheet 7 of 11 Sheet


Signature of Sub Registrar



REGISTRATION PLAN SHOWING

FLAT NO. 303 IN BLOCK NO. 'I' ON THE THIRD FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 1/1, 2/1/1 & 191**SITUATED AT**

MALLAPUR VILLAGE,

UPPAL

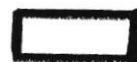
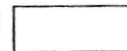
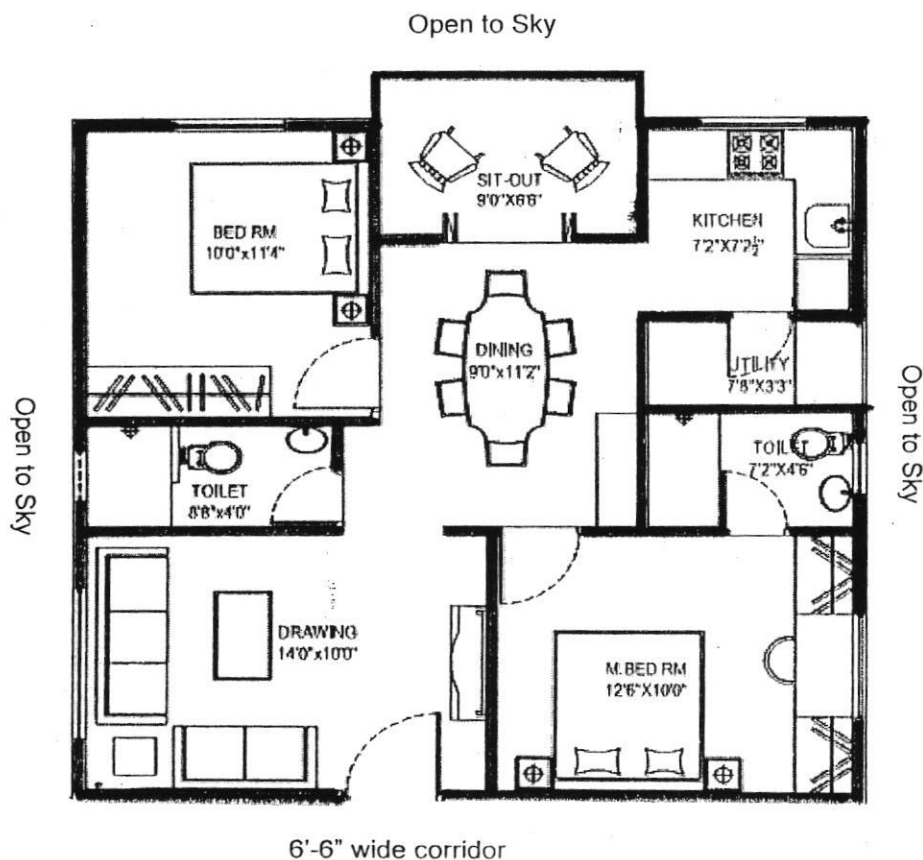
MANDAL, R.R. DIST.**VENDOR:** M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

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

BUYER: MR. KUMARA PUSHYAMITRA JINKA, SON OF MR. J.S.R. KRISHNA PRASAD**REFERENCE:**
AREA:

57.71

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**Total Built-up Area = 950 sq.ft.,
Out of U/S of Land = Ac. 5-25 Gts.**WITNESSES:**

- 1.
- 2.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

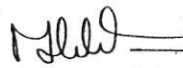
SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

Book - 1 CS Number 2703 of 2013 of SRO, Shamirpet

Regular document number 2651 of year 2013

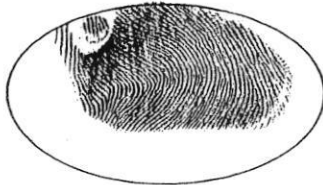
Sheet 8 of 11 Sheet


Signature of Sub Registrar



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

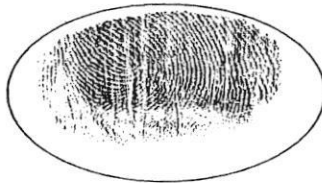
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



VENDORS:

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. MR. SOHAM MODI
S/O. MR. SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS
HYDERABAD- 500 034,



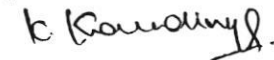
2. SHRI. BHAVESH V. MEHTA,
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
D. V. COLONY
P. G. ROAD
SECUNDERABAD - 500 003



BUYER:

MR. KUMARA PUSHYAMITRA JINKA
S/O. MR. J. S. R. KRISHNA PRASAD
R/O. # DOOR NO. LF 3
SRI SURYA ENCLAVES
ANDHRA RATNA ROAD
RAMNAGAR
VIJAYAWADA.

SIGNATURE OF WITNESSES:

1. 
2. 

For VISTA HOMES


Partner

For VISTA HOMES


Partner

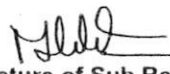
SIGNATURE OF EXECUTANTS


SIGNATURE OF BUYER

Book - 1 CS Number 2703 of 2013 of SRO, Shamirpet

Regular document number 2651 of year 2013

Sheet 9 of 11 Sheet


Signature of Sub Registrar

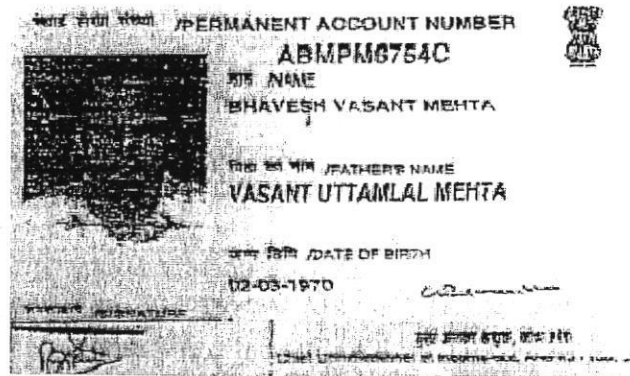


VENDOR:



For VISTA HOMES

Partner



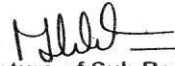
For VISTA HOMES

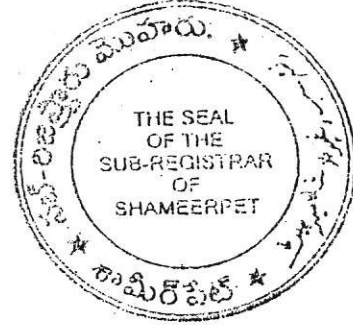
Partner

Book - 1 CS Number 2703 of 2013 of SRO, Shamirpet

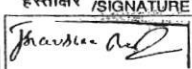
Regular document number 2651 of year 2013

Sheet 10 of 11 Sheet


Signature of Sub Registrar



WITNESS

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER		
ABUPJ3572H		
	नाम /NAME	SIVARAMA KRISHNA PRASAD JINKA
	पिता का नाम /FATHER'S NAME	RAMAKOTESWARA RAO JINKA
	जन्म तिथि /DATE OF BIRTH	12-01-1959
हस्ताक्षर /SIGNATURE		
		
		मुख्य आयकर आयुक्त, आन्ध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

[Handwritten signature]

BUMER

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
KUMARA PUSHYAMITRA JINKA SIVA RAMA KRISHNA PRASAD JINKA 29/08/1987 Permanent Account Number AQZPJ5732H		
Signature 		

[Handwritten signature]

WITNESS

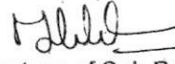
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
KOTHARU KOUNDINYA VENKATESHWARA RAO KOTHARU 11/07/1987 Permanent Account Number BTZPK0535K		
Signature 		

[Handwritten signature]

Book - 1 CS Number 2703 of 2013 of SRO, Shamirpet

Regular document number 2651 of year 2013

Sheet 11 of 11 Sheet


Signature of Sub Registrar



ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

7213

శ్రీమతి / శ్రీ

Annamma Pushyagami's Jinka

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Memorandum DOST			
దస్తావేజు విలువ	12,00,000/-			
స్థాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	2653/2013			
రిజిస్ట్రేషన్ రుసుము	1000/-	RF		
లోటు స్థాంపు(D.S.D.)				
GHMC (T.D.)	8000/-	వికా		
యూజర్ ఛార్జీలు				
అదనపు షీట్లు	1000/-	ఎల్		
5 x				
మొత్తం	10000/-			

(అక్షరాల

Rupar Ten Real Area

hundred/0.1

తేది

6/9/13

వాపసు తేది

రూపాయలు మాత్రమే

Sub-Registrar

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

SCANNED



M. S. S.
Sub-Registrar
Ex-Officio Stamp Vendor
S.R.O. Shamirpet

6 SEP 2013

6 SEP 2013

Doc No. 2653 of 2013

FORM OF MEMORANDUM OF DEPOSIT OF TITLE DEED

This form of Memorandum is executed at VIJAYAWADA on 06/09/2013

EXECUTED BY

1. Mr. KUMARA PUSHYAMITRA JINKA S/o. J.S.R. KRISHNA PRASAD, aged 26 years
(hereafter referred as depositories) R/o: D. NO. 43, SRI SURYA ENCLAVES
ANDHRA RATNA ROAD, RAMNAGAR, VIJAYAWADA.
IN FAVOUR OF

Central Bank of India, RETAIL ASSET BRANCH, Vijayawada - 520 010 (herein after called as Bank)

The depositor(s) has / have already deposited on 06/09/2013 the following documents of title relating to his / their title deeds situated at (full address) Flat No. 303, Block-I Vista Homes, Kusaiguda, Kapra Village, Keesara (M), R.R. Dist an extent of 57.71 Sq yards (undivided share) with the Bank with an intention to create deposit of Title deeds in favour of the bank, over the title deed to which the documents relate and described here under for the purpose of securing the payment to the Bank of all the amounts owing by way of loan not exceeding Rs. 17,00,000/- (Rupees Seventeen lacs only) together with the interest costs, charges etc., thereon sanctioned to Sri KUMARA PUSHYAMITRA JINKA

Schedule of Boundaries :

LIST OF DOCUMENTS DEPOSITED

S.No.	Date of document	Name of document	Original
1.	<u>06/09/2013</u>	SALE DEED : <u>2651/2013</u>	Original

J. K. R.

Book - 1 CS Number 2705 of 2013 of SRO, Shamirpet

Regular document number 2653 of year 2013

Sheet 1 of 5 Sheet

Signature of Sub Registrar

Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1700/- (Registration Fee) paid between the hours of 2 and 3 on the 06th day of SEP, 2013 by Kumarpushyamitra Jinka

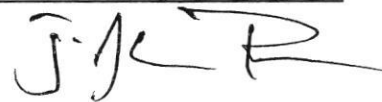
Execution admitted by (Details of all executants/Claimants of sec 32a):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 [1516-1-2013-2705]	KUMARA PUSHYAMITRA JINKA D.NO.LF3,SRI SURYA ENCLAVE,, ANDHRA RATNA ROAD, RAMNAGAR, VIJAY AWADA	

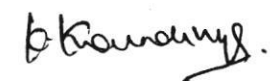


1 With an extent of 57.71 Sq. yards (undivided share) at (full address) Flat No. 303, Block-I, Vista Homes, Kushaiguda, Kapra Village, Keesara (M), R.R. Dist (Hyderabad - 500 062.) Sy. Nos. 193, 194 & 195. Builtup Area: 950 Sft. 3rd floor, parking 100 SFT

EAST	:	OPEN TO SKY
SOUTH	:	OPEN TO SKY
WEST	:	6'6" CORRIDOR
NORTH	:	OPEN TO SKY


DEPOSITOR /S

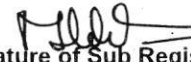
Witness whereof the depositor / s has / have set their hands on this 6th day of September, 2013

1. 
2. 

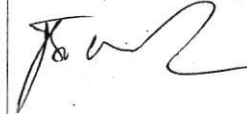
Book - 1 CS Number 2705 of 2013 of SRO, Shamirpet

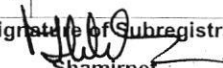
Regular document number 2653 of year 2013

Sheet 2 of 5 Sheet


Signature of Sub Registrar

Witness:

Sl No	Name & Address	Photo	Thumb Impression	Signature
1	J.S.R.KRISHNA PRASAD RAMANAGAR, VIJAYAWADA	 [1516-1-2013-2705]		
2	KOTHARU KOUNDINYA NAGARAM, KEESARA	 [1516-1-2013-2705]		


Signature of Sub Registrar
Shamirpet



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

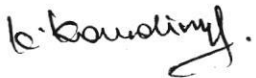
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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WITNESSES:

1. MR. J. S. R. KRISHNA PRASAD
S/O. LATE RAMA KOTESWARA RAO
R/O. # DOOR NO. LF 3
SRI SURYA ENCLAVES
ANDHRA RATNA ROAD
RAMNAGAR
VIJAYAWADA

2. MR. KOTHARU KOUNDINYA
S/O. MR. K. VENKATESWARA RAO
R/O. # FLAT NO. B-202
PARAMOUNT RESIDENCY
SY.NO.176, NAGARAM VILLAGE
KEESARA MANDAL
R. R. DIST.,

SIGNATURE OF WITNESSES:

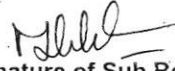
1. 
2. 


SIGNATURE OF THE EXECUTANT

Book - 1 CS Number 2705 of 2013 of SRO, Shamirpet

Regular document number 2653 of year 2013

Sheet 4 of 5 Sheet


Signature of Sub Registrar

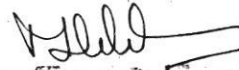
నే భూస్వామి 20/3 సం॥ (కా.న 1035) సం॥ అ

2653...వెంటర్గా రిజిస్టర్ చేయబడినది స్కానింగ్

నిమిత్తం గుర్తింపు పొందబడినది - 2653 - 20/3

భద్రపడినది

20/3 సం॥...సుబ్ రిజిస్ట్రార్ 6 నడిచి


సబ్-రిజిస్ట్రార్ అధికారి
యం. సుబ్బారావు



**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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DEPOSITOR:

MR. KUMARA PUSHYAMITRA JINKA
S/O. MR. J. S. R. KRISHNA PRASAD
R/O. # DOOR NO. LF 3
SRI SURYA ENCLAVES
ANDHRA RATNA ROAD
RAMNAGAR
VIJAYAWADA

SIGNATURE OF WITNESSES:

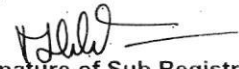
- 1.
- 2.

SIGNATURE OF THE EXECUTANT

Book - 1 CS Number 2705 of 2013 of SRO, Shamirpet

Regular document number 2653 of year 2013

Sheet 3 of 5 Sheet


Signature of Sub Registrar

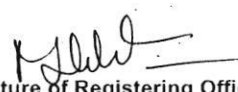
Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of I.S Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	
Stamp Duty	100	8400			0	8500
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	1700	0		0	1700
User Charges	NA	100	0		0	100
Total	100	10200	0		0	10300

Rs. 8400/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1700/- towards Registration Fees on the chargeable value of Rs. 1700000/- were paid by the party through Challan/BC/Pay Order No. ,771396 dated 06-SEP-13.

Date

Year 2013 September Month 06th day


Signature of Registering Officer
Shamirpet



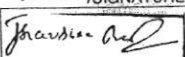
WITNESS

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABUPJ3572H

नाम /NAME
SIVARAMA KRISHNA PRASAD JINKA

पिता का नाम /FATHER'S NAME
RAMAKOTESWARA RAO JINKA

जन्म तिथि /DATE OF BIRTH
12-01-1959

हस्ताक्षर /SIGNATURE


मुख्य आयकर आयुक्त, आन्ध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

DEPOSITOR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KUMARA PUSHYAMITRA JINKA
SIVA RAMA KRISHNA PRASAD JINKA
29/08/1987

Permanent Account Number
AQZPJ5732H


Signature

WITNESS

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KOTHARU KOUNDINYA
VENKATESHWARA RAO KOTHARU
11/07/1987

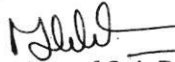
Permanent Account Number
BTZPK0535K


Signature

Book - 1 CS Number 2705 of 2013 of SRO, Shamirpet

Regular document number 2653 of year 2013

Sheet 5 of 5 Sheet


Signature of Sub Registrar

