

Government of Telangana
Registration And Stamps Department

4314/12

Payment Details - Citizen Copy - Generated on 11/10/2017, 01:05 PM

SRO Name: 1526 Kapra

Receipt No: 4597

Receipt Date: 11/10/2017

Name: MADHU B.MULANI

CS No/Doct No: 4466 / 2017

Transaction: Sale Deed

Challan No:

E-Challan No: 417CP3290917

Chargeable Value: 2760000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 03-OCT-17

Bank Name:

Bank Branch:

E-Challan Bank Name: SBH

E-Challan Bank Branch: SBH INB

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				13800
Transfer Duty /TPT				41400
Deficit Stamp Duty				110300
User Charges				100
Total:				165600
In Words: RUPEES ONE LAKH SIXTY FIVE THOUSAND SIX HUNDRED ONLY				

Prepared By: UMAKANTH

Signature by SR

4466 W. No. H314/2012

SCANNED



తెలంగాణ తెలంగాణ TELANGANA
S.No. 1110 Date: 03-06-2017

Sold to: Madhu B. Mulani
S/o. W/o. Late.: Late. Bassar N. Mulani
For Whom: Self

G 943576
T. JALITHA
LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this 21st day of September 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Smt. Madhu B. Mulani, Wife of Late Bassar N. Mulani, aged about 58 years, residing at Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad {Aadhaar No. 4296 2421 4062}, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

AND

M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office at 5-4-187/3 and 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} and 2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C} hereinafter called the "Consenting Party"

Madhu B. Mulani For VISTA HOMES
Partner

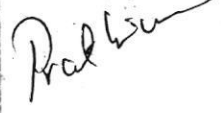
For VISTA HOMES
Partner
Page 1

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. 13800/- paid between the hours of 1 and 2 on the 11th day of OCT, 2017 by Sri Madhu B Mulani

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	CL		 S.PAVANI::11/10/20 [1526-1-2017-4466]	S.PAVANI FLATNO.C-303 SRI SRINIVASAN APTS, MOULA ALI HYD
2	CL		 M.GAUTHAM REDDY: [1526-1-2017-4466]	M.GAUTHAM REDDY S/O. NIRANJAN REDDY FLATNO.C-303 SRI SRINIVASAN APTS, MOULA ALI HYD
3	EX		 [1526-1-2017-4466]	VENDOR & CONSENTING PARTIES REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 T PRATIMA REDDY::: [1526-1-2017-4466]	T PRATIMA REDDY R/O.FL.NO.402 VAISHNAVI RESIDENCY,SHIVAPURI MALKAJGIRI	
2		 R SRIKANTH REDDY: [1526-1-2017-4466]	R SRIKANTH REDDY R/O.P.NO.35 KAKATIYA NAGAR NEREDMET MALKAJGIRI	

11th day of October,2017


Signature of Sub Registrar
Kapra



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IN FAVOUR OF

1. Mr. M. Gautham Reddy, Son of Mr. Niranjana Reddy, aged about 33 years, Occupation: Service {Pan No. AZQPM0059A, Aadhaar No. 2626 9206 3850} and
2. Mrs. S. Pavani, Wife of Mr. M. Gautham Reddy, aged about 25 years, both are residing at Flat No, C-303, Sri Srinivasan Apartments, Vasat Vihar Colony, Moula Ali, Hyderabad - 500 040 {Pan No. IKVPS5500Q, Aadhaar No. 3342 3194 7696}, 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. Mr. Bassar N. Mulani was the absolute and exclusive owner, and possessor of deluxe apartment bearing flat no. 404 on the fourth floor, in block no. 'H' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District, hereinafter referred as Scheduled Flat and is more fully described at the foot of the document. Mr. Bassar N. Mulani under an understanding with the Builder, M/s. Vista Homes has purchased undivided share of land pertaining to the Scheduled Flat from the Builder vide sale deed bearing no. 1548/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat. After the death of Mr. Bassar N. Mulani in September 2014, the Vendor herein, became the sole heir of the Scheduled Flat by way of will dated 5th June 2014.
- B. Whereas M/s. Vista Homes (herein after referred to as the Builder) has agreed to develop land admeasuring about Ac. 5-25 Gts, forming a part of Sy. Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Land.
- C. The original owner M/s. Vista homes 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. The Project of development on the entire scheduled land is styled as 'Vista Homes'.
- D. The Buyer is desirous of purchasing flat no. 404 on the fourth floor, in block no. 'H', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- E. The Consenting Party i. e., M/s. Vista Homes at the request of the Vendor and Buyer are joining in execution of this deed so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Consenting Party shall not have any share in the sale consideration agreed herein

For VISTA HOMES

Madhu B. Mulani

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	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	110300	0	0	0	110400
Transfer Duty	NA	0	41400	0	0	0	41400
Reg. Fee	NA	0	13800	0	0	0	13800
User Charges	NA	0	100	0	0	0	100
Total	100	0	165600	0	0	0	165700

Rs. 151700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13800/- towards Registration Fees on the chargeable value of Rs. 2760000/- was paid by the party through E-Challan/BC/Pay Order No ,417CP3290917 dated ,03-OCT-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 165600/-, DATE: 03-OCT-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 114176397,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MRS. MADHU B MULANI AND VISTA HOMES,CLAIMANT NAME: MRS. M. GAUTHAM REDDY AND S. PAVANI).

Date:

11th day of October,2017

Signature of Registering Officer

Kapra

(Signature)

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దీని పుస్తకము 2017 నం./శా.స. 1939
పు. 4314... యిందుగా రిజిస్టరు చేయబడి
స్టాంపింగ్ నిమిత్తం రెజిస్ట్రార్ కు సమర్పించబడినది 4314
2017 నం. 4314/2017 యివ్వబడినది
2017 నం. 4314/2017 11వ తేది

(Signature)

సబ్-రిజిస్ట్రార్

కాపరా

మొదటి ముద్రా

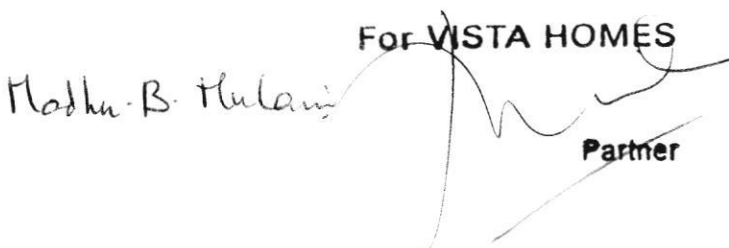


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- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Flat and the Buyer upon such inspection etc., is satisfied as to the title of the Scheduled Flat.
- G. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.27,60,000/- (Rupees Twenty Seven Lakhs Sixty Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.404 on the fourth floor, in block no. 'H', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:
 - a) An undivided share in the Schedule Land to the extent of 57.71 sq. yds.
 - b) A reserved parking space for single car 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.27,60,000/-(Rupees Twenty Seven Lakhs Sixty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
 - i. Rs.18,00,000/-(Rupees Eighteen Lakhs Only) paid by way of D. D. No. 010780, dated 12.09.2017 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
 - ii. Rs.9,60,000/-(Rupees Nine Lakhs Sixty Thousand Only) already received.
2. The Vendor hereby declares that she has absolute right to sell the Scheduled Flat.
3. The Vendor further covenant that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
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 Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
 - i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
 - ii. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule flat and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - iii. That the Buyer shall become a member of the Vista Homes Owners Association that has been / shall be formed by the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
 - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor/Builder shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

Madhu B. Hulani
For VISTA HOMES

Partner

For VISTA HOMES

Partner

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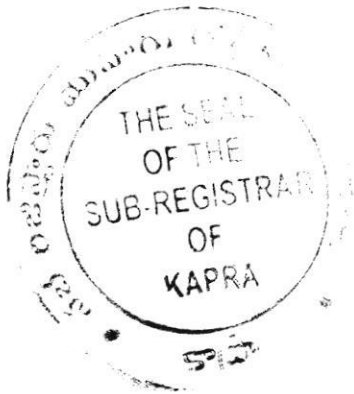


- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the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

Modhu B. Hulani
For VISTA HOMES
Partner

For VISTA HOMES
Partner

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SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

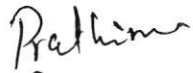
SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.404 on the fourth floor, in block no.'H' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds, and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

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

WITNESSES:

1. 
2. 

Madhu B. Thilani

For VISTA HOMES

For VISTA HOMES

Partner
SIGNATURE OF THE CONSENTING PARTY

S. PAVANI

BUYER

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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.404 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 now under Kapra Mandal, Medchal-Malkajgiri 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 : 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 Basement : 100 sft. Parking space for one car
- b) In the Fourth Floor : 950 sft
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV of the Building : Rs. 27,60,000/-

Medhu B. Milani

Date: 21.09.2017

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.

Medhu B. Milani

Date: 21.09.2017

For VISTA HOMES
Partner

Signature of the Executants
For VISTA HOMES

Signature of the Consent Partner

S. PAVANI

Signature of the Buyer

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REGISTRATION PLAN SHOWING

FLAT NO. 404 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.

NOW UNDER KHAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

VENDOR:

MRS. MADHU B. MULANI, WIFE OF LATE BASSAR N. MULANI

CONSENTING PARTY: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS1. M/S. SUMMIT HOUSING PVT. LTD., REPRESENTED BY AUTHORISED SIGNATORY
SHRI. SOHAM MODI, SON OF LATE SATISH MODI

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

BUYER:

1. MR. M. GAUTHAM REDDY, SON OF MR. NIRANJAN REDDY

2. MRS. S. PAVANI, WIFE OF MR. M. GAUTHAM REDDY

REFERENCE:

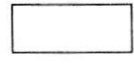
57.71

SCALE:

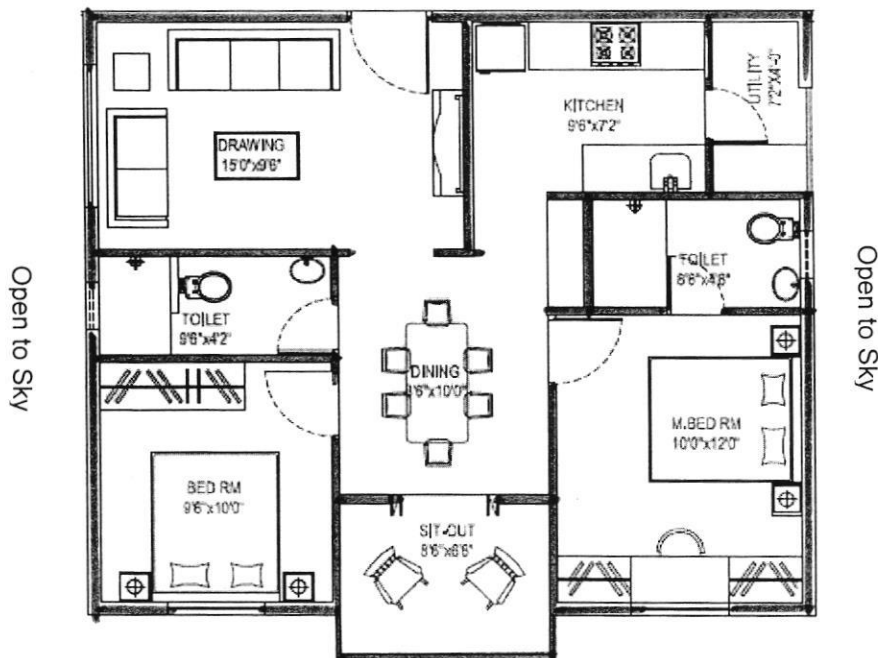
SQ. YDS. OR

INCL:

SQ. MTRS.

**EXCL:**Total Built-up Area = 950 sft,
Out of U/S of Land = Ac. 5-25 Gts.

6'-6" wide corridor



Open to Sky

Madhu B. Mulani

WITNESSES:

1. Prathima

2. P. S. S.

For VISTA HOMES

SIGNATURE OF THE VENDOR
For VISTA HOMES

Partner

SIGNATURE OF THE CONSENTING PARTY

Partner

S. PAVANI

SIGNATURE OF THE BUYER

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4314 12-01-2 Sub Registrar
Kapra

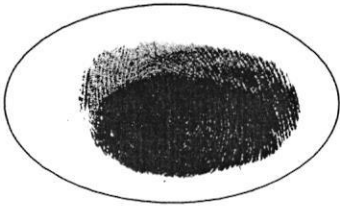


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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

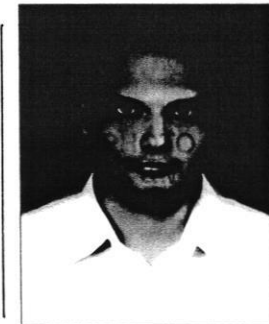
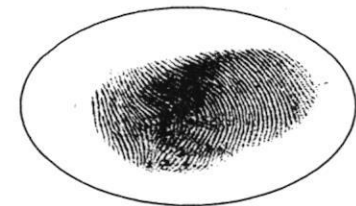
SMT. MADHU B. MULANI
W/O. LATE BASSAR N. MULANI
R/O. PLOT NO. 30, 31
SURYA NAGAR COLONY
INSIDE KUSHALYA ESTATE
KHARKHANA
SECUNDERABAD.



CONSENTING PARTY:

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

1. M/S. SUMMIT HOUSING PVT. LTD., REP.BY
AUTHORISED SIGNATORY
MR. SOHAM MODI, S/O. LATE SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS, HYDERABAD- 500 034.
2. SHRI. BHAVESH V. MEHTA,
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
D. V. COLONY
P. G. ROAD
SECUNDERABAD - 500 003.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For VISTA HOMES

SIGNATURE OF THE VENDOR
For VISTA HOMES

Partner

SIGNATURE OF THE CONSENTING PARTY

Partner

S. PAVANI

SIGNATURE OF THE BUYER

Bk-1, CS No 4466/2017 & Doct No
6314 12012 Sheet 9 of 12 Sub Registrar
Kapra



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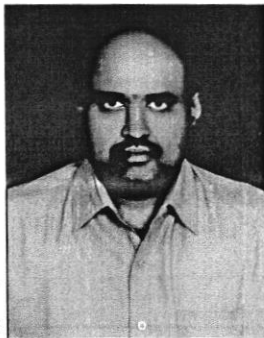
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



**SPA / GPA FOR PRESENTING DOCUMENTS ON
BEHALF OF VENDOR VIDE FILE NO. E115205/2017
DT. 07.10.17 AT DR. OFFICE, Hyderabad &
CONSENTING PARTY VIDE GPA NO. 121/BK-
IV/2015 DATED 18.11.2015 AT SRO,
SECUNDERABAD.**

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION
M.G. ROAD
SECUNDERABAD -500 003.



BUYER:

1. MR. M. GAUTHAM REDDY
S/O. MR. NIRANJAN REDDY
R/O. FLAT NO, C-303
SRI SRINIVASAN APARTMENTS
VASAT VIHAR COLONY
MOULA ALI
HYDERABAD - 500 040



2. MRS. S. PAVANI
S/O. MR. M. GAUTHAM REDDY
R/O. FLAT NO, C-303
SRI SRINIVASAN APARTMENTS
VASAT VIHAR COLONY
MOULA ALI
HYDERABAD - 500 040

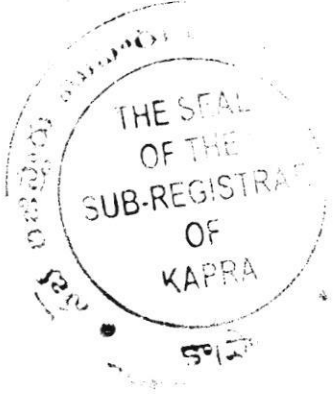
SIGNATURE OF WITNESSES:

1.

2.

For VISTA HOMES S. PAVANI	For VISTA HOMES Gautham
Partner SIGNATURE OF THE VENDOR	Partner SIGNATURE OF THE CONSENTING PARTY
SIGNATURE OF THE BUYER	

Bk - 1, CS No 4466/2017 & Doct No
4214 120/2 Sheet 10 of 12 Sub Registrar
Kapra



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Journal of Interpersonal Violence 26(10) 1978-1994
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MADHU BASSARMAL

भारतीय / INDIAN

BOMBAY, MAHARASHTRA

HYDERABAD

Medhu. B. Hulani

20/03/2017

Z 4032037

F

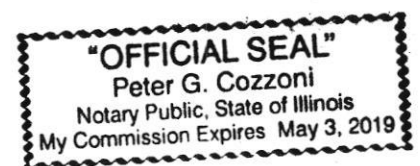
15/07/1953

19/03/2027

P<INDMULANI<<MADHU<BASSARMAL<<<<<<<<<<<<<
Z4032037<6IND5307151F2703198<<<<<<<<<<<<<2

Medhu. B. Mulani:

[Signature] 9/21/2017



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGFV2068P

06032007

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

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT. OF INDIA

15/01/1974
Permanent Account Number
AWSPP8104E

Signature

10062008

Aadhaar No 3287 6953 9204

Prabha Reddy K



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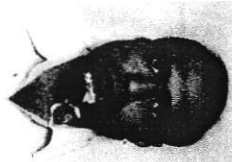


Bk-1, CS No 4466/2017 & Doct No

KP

4314/2017 Sheet 11 of 12

Sub Registrar
Kapra



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పుట్టిన సంవత్సరం / Year of Birth: 1984

పురుషుడు / Male



ఆధార్ - సామాన్యుని హక్కు
2626 9206 3850

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

UF324200424IN
32420042



To
M Gautham Reddy
పిమ్ గౌతం రెడ్డి
S/O M Niranjana Reddy
F NO 502 S V S RAMANA PARADISE APTS
EAST ANAND BAGH
NEAR SAI BABA TEMPLE
MALKAJIRI
Hyderabad
Hanumanpet, Rangareddi
Andhra Pradesh - 500047

Document

సమాచిత సంఖ్య / Enrollment No. : 1111/15127/02422

Unique Identification Authority of India
Government of India



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం



భారత ప్రభుత్వం
Government of India

ఎస్ పావని
S Pavani

పుట్టిన తేదీ / DOB: 25/04/1992
స్త్రీ / Female

3342 3194 7696



S. PAVANI

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: W/O: ఎం గౌతం రెడ్డి
ఫ్లాట్-502, ఎస్ఎస్ఎస్ రమణ
పార్కర్లైన అపార్ట్మెంట్
ఈస్ట్ అనంద్ బాగ్, మల్కాజిరి గిరి
మల్కాజిరి గిరి, కె.వి.రంగారెడ్డి
ఆంధ్ర ప్రదేశ్, 500047

Address: W/O: M Gautham
Reddy, Flat-502, SVS
Ramana Paradise
Apartments, East Anand
Bagh, Malkajigiri, Malkajigiri,
K.v. Rangareddy, Andhra
Pradesh, 500047

3342 3194 7696

1800 300 1947

help@uidai.gov.in

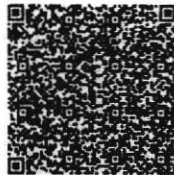
www.uidai.gov.in



భారత सरकार
GOVERNMENT OF INDIA

టి ప్రతిమ రెడ్డి
T Pratima Reddy
పుట్టిన తేదీ / DOB: 15/03/1979
స్త్రీ / FEMALE

8299 9505 5598



Pratima

ఆధార్ - సామాన్య మానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O తిరుపతి రెడ్డి తూంపల్లి,
ఫ్లాట్ 402 వైష్ణవి రెసిడెన్సీ,
నార్త్ బ్లాక్, శివపురి, లాక్ష్మి విలాస్
బ్యాంకు, మల్కాజిరి, హైదరాబాద్,
ఆంధ్రప్రదేశ్,
ఆంధ్ర ప్రదేశ్ - 500047

Address:
W/O Tirupathi Reddy Toompally,
FLAT 402. VAISHNAVI
RESENDECEY .NORTH
BLOCK, SHIVAPURI, LAXMI
VILAS BANK, MALKAJIRI,
Hyderabad, Rangareddi, Andhra
Pradesh - 500047



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA

రావుల శ్రీకాంత్ రెడ్డి
Ravula Srikanth Reddy
పుట్టిన తేదీ / DOB: 31/08/1989
పురుషుడు / MALE

2774 5246 8027



Srikanth

నా ఆధార్ - నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O రావుల యెల్లారెడ్డి, పి నా
కాకతియా నగర్, బస్ స్టాప్
నెరెడ్మెట్, మల్కాజిరి.
హైదరాబాద్.
ఆంధ్ర ప్రదేశ్ - 500056

Address:
S/O Ravula Yellareddy, P NO 35.
KAKATHIYA NAGAR. NEAR BUS
STOP. NEREDMET. Malkajigiri
Hyderabad. Andhra Pradesh -
500056



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

YES BANK

YES BANK LTD.

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

DEMAND DRAFT

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A/C. PAYEE / Non-Negotiable

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On Demand Pay COMMISSIONER GHMC

or Order

को या उनके आदेश पर

Rupees

रुपये

TWO THOUSAND SEVEN HUNDRED SIXTY ONLY.**

अदा करें

₹

**2,760.00*

YES BANK LTD

DRAWEE BANK AND BRANCH
SOMAJIGUDA, HYDERABAD

YES BANK

ISSUING BANK AND BRANCH
BEGUMPET, SECUNDRABAD

For YES BANK LTD.

AUTHORISED SIGNATORY(IES)

187143 0005320001

16

Bk - 1, CS No 4466/2017 & Doct No

4314 2017 Sheet 12 of 12 Sub Registrar Kapra



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Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :12-10-2017 13:27:30

App No :422079

Statement No :28309236

Sri/Smt.:GAUTHAM REDDY 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:404 , SURVEY NO: ,193,194/P,195/P,

Bounded by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY , EAST :6-6 WIDE CORRIDOR , WEST :OPEN TO SKY

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. KAPRA** for years **10** from **01-10-2007 to 11-10-2017** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/6	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: 404 EXTENT: 57.71SQ.Yds BUILT: 1050SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6-6' WIDE CORRIDOR [W]: OPEN TO SKY Link Doct:3000/2007 of SRO 1512 Link Doct:1548/2013 of SRO 1526 Link Doct:1842/2009 of SRO 1526 Link Doct:4325/2007 of SRO 1512 Link Doct:1426/2007 of SRO 1512	(R) 11-10-2017 (E) 21-09-2017 (P) 11-10-2017	0101 Sale Deed Mkt.Value:Rs. 2760000 Cons.Value:Rs. 2760000	1.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V MEHTA (CONSENTING PARTY) 2.(EX)M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT HOUSING PVT LTD REP BY MD SOHAM MODI (CONSENTING PARTY) 3.(EX)VENDOR & CONSENTING PARTIES REP BY GPA K.PRABHAKAR REDDY 4.(EX)MADHU B.MULANI 5.(CL)M.GAUTHAM REDDY 6.(CL)S.PAVANI	0/0 4314/2017 [1] of SRO KAPRA(1526)
2/6	VILL/COL: KHAPRA (M)/VAMPUGUDA COLONY@Rs2300 W-B: 1-3 SURVEY: 193 194 195 EXTENT: 263.66SQ.Yds Boundires: [N]:	(R) 12-04-2013 (E) 25-03-2013 (P) 26-03-2013	0101 Sale Deed Mkt.Value:Rs. 606418 Cons.Value:Rs. 304000	1.(CL)BASSAR N.MULANI 2.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 3.(EX)M/S.VISTA	0/0 1548/2013 [1] of SRO KAPRA(1526)

ENCUMBRANCE FORM

	SYNO.199 [S] SYNO.199 [E]: SYNO.199 [W]: SYNO.199 Link Doct:1842/2009 of SRO 1526			HOMES REP BY PARTNER SOHAM MODI 4.(CL)REP BY CLAIMENT K.PRABHAKAR REDDY	
3/6	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION W-B: 1-3 SURVEY: 195/SP PLOT: / HOUSE: . EXTENT: 5082SQ.Yds Boundires: [N]: BALANCE LAND IN SY NO 195 BELONGING TO M/S VISTA HOMES [S] SY NO 199 [E]: SY NO 199 [W]: SY NO 194 BELONGING TO M/S VISTA HOMES Link Doct:4324/2007 of SRO 1512	(R) 30- 07-2009 (E) 30- 07-2009 (P) 30- 07-2009	0111 AGREEMENT OF SALE CUM GPA Mkt.Value:Rs. 11689000 Cons.Value:Rs. 7350000	1.(EX)NAREDDY KIRAN KUMAR 2.(CL)M/S VISTA HOMES REP BY MEHUL V.MEHTA 3.(CL)M/S VISTA HOMES REP BY SOHAM MODI	0/0 CD_Volume: 119 1842/2009 [1] of SRO KAPRA(1526)
4/6	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 194SOUTHERNPART HOUSE: / EXTENT: 1452SQ.Yds Boundires: [N]: BALANCE LAND IN SYNO.194 BELONGING TO PURCHASER [S] SYNO.199 [E]: SYNO.195 [W]: SYNO.199	(R) 16- 06-2007 (E) 16- 06-2007 (P) 16- 06-2007	0101 Sale Deed Mkt.Value:Rs. 2178000 Cons.Value:Rs. 2178000	1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3.(EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES MEHUL V MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume: 303 4325/2007 [@] of SRO MALKAJGIRI(1512)
5/6	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 HOUSE: / EXTENT: 6050SQ.Yds Boundires: [N]: SYNO.199 [S] BALANCE PARTOF SYNO.193 BELONGING TO THE PURCHASER [E]: SYNO.199 AND 40' WIDE APPROACH ROAD [W]: SYNO.199	(R) 21- 04-2007 (E) 21- 04-2007 (P) 21- 04-2007	0101 Sale Deed Mkt.Value:Rs. 9075000 Cons.Value:Rs. 861225	1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3.(EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES PARTNER MEHUL V.MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume: 300 3000/2007 [@] of SRO MALKAJGIRI(1512)
6/6	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 194 194 195 HOUSE: - EXTENT: 14641SQ.Yds Boundires: [N]: BALANCE PART OF SY	(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	0/0 CD_Volume: 297 1426/2007 [@] of SRO MALKAJGIRI(1512)



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			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	
--	--	--	--	--

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 / Umakant

4. Search verified and certificate examined by /

5.Result : '6 out of 13 are included in the statement.'

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

OFFICE SEAL & DATE
Register Officer

Print

back

Signature of
Sub-Registrar
Kapra

Sub-Registrar Office
Kapra, Medchal-Malkajgiri Dist



