

ORIGINAL

11/2/16 8/3/17

3709 దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

H/s. Vista Homes repby sathamodi & another
Repby SPA Holder K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		1 cap 29 (V)	
దస్తావేజు విలువ	2287000		GHMC & SRO	
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	783/17			
రిజిస్ట్రేషన్ రుసుము	13935		Challan NO:	
లోటు స్టాంపు(D.S.D.)	111380		987ET0060317	
GHMC (T.D.)	41805		dt 7/3/17	
యూజర్ ఛార్జీలు	100		Vat Ro. 34838/	
అదనపు షీట్లు			1000201986 dt 6-3-17	
5 x	/		mutation fees Rs 2287/	
			002083 dt 8-3-17	
మొత్తం	1,672,220			

RETURNED

(అక్షరాలలో) Rupees one lakh sixty seven thousand

two hundred and twenty only

తేది 08/03/17

వాపసు తేది

రూపాయలు మాత్రమే
సహకార రిజిస్ట్రారు
పల్లభేంద్రర్
ఇదే రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe 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.

806/12 DOUT NO: 783 of 2017

SCANNED



తెలంగాణ తెలంగాణ TELANGANA
S.No. F1071 Date: 11-08-2016

Sold to: D. PAVAN KUMAR

S/o.D. ANJANEYULU

For Whom: VISTA HOMES

K.SATISH KUMAR 500736
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 8th day of March 2017 at S.R.O, Vallabh Nagar, Medchal-Malkajgiri District by and between:

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) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Late 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, Son of 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

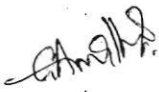
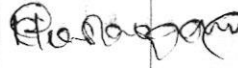
For VISTA HOMES

Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13935/- paid between the hours of 12 and 1 on the 08th day of MAR, 2017 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		 GARIKIPARTHY ANURADHA [1508-1-2017-806]	GARIKIPARTHY ANURADHA W/O. GARIKIPARTHY BINDU LIG-467, OPP LANE OF SRI DURGA WINES, MOULA ALI, HB CLY, SEC-BAD	
2	EX		 REP BY GPA HOLDER [1508-1-2017-806]	REP BY GPA HOLDER K.PRABHAKAR REDDY VIDE D.NO.121/IV/2015 DT.18/11/2015 AT SRO SECUNDERABAD S/O. K.PADMA REDDY 5-4-187/3 & 4, II FLOOR SOHAM MANSION, MG ROAD, SEC-BAD	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 G.V.S.PRASAD::08/0 [1508-1-2017-806]	G.V.S.PRASAD F.NO.101,SAGAR APTS,MOULALI,H.B.CLY,SEC- BAD	
2		 P.BENARJI::08/03/21 [1508-1-2017-806]	P.BENARJI H.NO.12- 91,PENAMALURU,VIJAYAWAD A	

08th day of March, 2017

Signature of Sub Registrar
Vallabh Nagar
Exercising the powers of
Registrars under Section 30

Bk-1, CS No 806/2017 & Doct No 703 / 2017

Sub Registrar
Vallabh Nagar



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IN FAVOUR OF

Mrs. Garikiparthi Anuradha, Wife of Mr. Garikiparthi Bindu Madhav, aged about 28 years residing at LIG-467, Opp: Lane of Sri Durga Wines, Moula-Ali, H. B Colony, Secunderabad {Pan No.BKAPP1310B}, 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 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.

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	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	111380	0	0	0	111480
Transfer Duty	NA	0	41805	0	0	0	41805
Reg. Fee	NA	0	13935	0	0	0	13935
User Charges	NA	0	100	0	0	0	100
Total	100	0	167220	0	0	0	167320

Rs. 153185/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13935/- towards Registration Fees on the chargeable value of Rs. 2787000/- was paid by the party through Challan/BC/Pay Order No ,1700201996 dated, 06-MAR-17 through E-Challan No ,987ET0060317 dated ,07-MAR-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 167220/-, DATE: 07-MAR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 004085758, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: VISTA HOMES, CLAIMANT NAME: MRS. GARIKIPARTHY ANURADHA).

Date:
08th day of March, 2017

R. Subramanian
Signature of Registering Officer
Vallabhnagar

Bk - 1, CS No 806/2017 & Doct No
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Vallabhnagar

13 వ పుస్తకము 2017 సం. / చాస్ 1996 సం. పు

783 నెంబరుగా రిజిస్టరు చేయబడినది. స్వామిన్

నిమిత్తం గుర్తింపు నెంబరు 1508- 1...783 - 2017.

తేదీ, 08/03/2017.

R. Subramanian
అధి. సబ్ రిజిస్ట్రార్
చాస్ రిజిస్ట్రార్
వల్లభనగర్



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- 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.304 on the third floor, in block no. 'C' admeasuring 950 sft. of super built-up 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 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. 27,87,000/- (Rupees Twenty Seven Lakhs Eighty Seven 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.304 on the third floor, in block no. 'C', 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.27,87,000/-(Rupees Twenty Seven Lakhs Eighty Seven Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.15,26,000/-(Rupees Fifteen Lakhs Twenty Six Thousand Only) paid by way of D. D. No.277843, dated 01.11.2016 issued by Indian Bank, Narayanaguda Branch, Hyderabad.
- ii. Rs.6,88,000/-(Rupees Six Lakhs Eighty Eight Thousand Only) paid by way of D. D. No.557220, dated 27.02.2017 issued by Indian Bank, Narayanaguda Branch, Hyderabad.
- iii. Rs.4,36,000/-(Rupees Four Lakhs Thirty Six Thousand Only) paid by way of D. D. No.557176, dated 07.02.2017 issued by Indian Bank, Narayanaguda Branch, Hyderabad.
- iv. Rs.1,37,000/-(Rupees One Lakhs Thirty Seven Thousand Only) (Part Payment) paid by way of cheque no.117459, dated 03.06.2016 drawn on Indian Bank.

For VISTA HOMES

Partner

For VISTA HOMES

Partner



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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.
- J. 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.
- K. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. 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

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- 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

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 now under Kapra Mandal, Medchal-Malkajgiri 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'

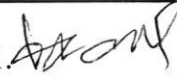
SCHEDULE OF FLAT

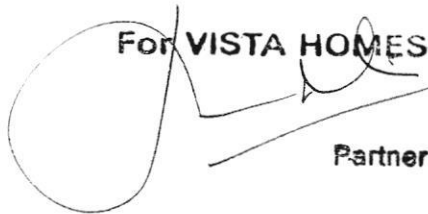
All that portion forming a deluxe apartment bearing flat no.304 on the third floor, in block no.'C' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds, and a reserved 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. Rudra Beni


For VISTA HOMES
Partner


For VISTA HOMES
Partner

VENDOR


VENDEE

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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 304 on the third floor, in block no. 'C' 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-Malkajgirti District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 57.71 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 Third Floor : 950 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 27,87,000/-

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Signature of the Executants

Date: 08.03.2017

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: 08.03.2017

Signature of the Executants

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REGISTRATION PLAN SHOWING

FLAT NO 304 IN BLOCK NO. 'C' ON THE THIRD FLOOR

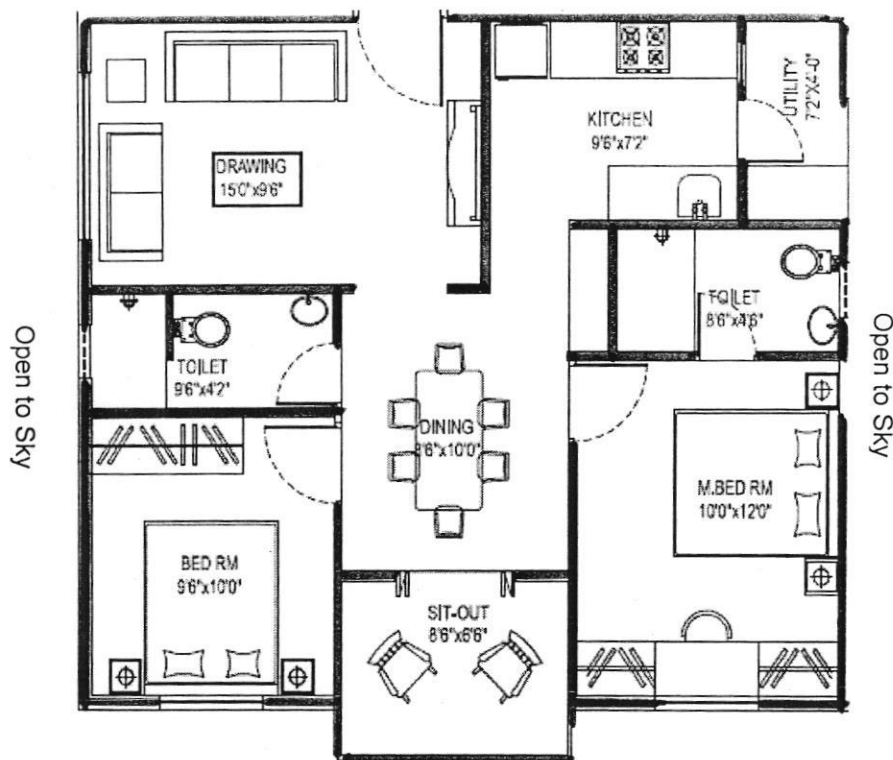
IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195**SITUATED AT**KAPRA VILLAGE, KEESARA MANDAL, R. R. DIST
NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT**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: MRS. GARIKIPARTHY ANURADHA, WIFE OF MR. GARIKIPARTHY BINDU MADHAV**REFERENCE:**
AREA: 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

**WITNESSES:**

1.

2.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

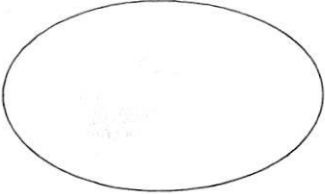
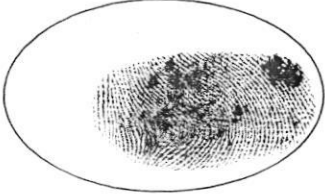
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Vallabh Nagar



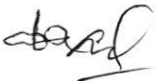
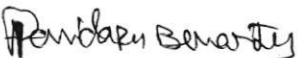
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDORS:</u> 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.
			<u>GPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC NO. 121/BK-IV/2015 Dt. 18.11.2015:</u> <u>AT SRO, SECUNDERABAD:</u> 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.
			<u>VENDEE:</u> MRS. GARIKIPARTHY ANURADHA W/O. MR. GARIKIPARTHY BINDU MADHAV R/O. LIG-467, OPP: LANE OF SRI DURGA WINES MOULA-ALI H. B COLONY SECUNDERABAD

SIGNATURE OF WITNESSES:

1. 
2. 

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number

AAGFV2068P

06033007

For VISTA HOMES

Partner

पेवाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जनम तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE
Soham Modi

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

पेवाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम /NAME
BHAVESH VASANT MEHTA

पिता का नाम /FATHER'S NAME
VASANT UTTAMLAL MEHTA

जनम तिथि /DATE OF BIRTH
02-03-1970

हस्ताक्षर /SIGNATURE
Bhavesh Mehta

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

For VISTA HOMES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

Signature
Prabha Reddy

10062008

Prabha Reddy

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783 / 10/2. Sheet 10 of 11 Sub Registrar
Vallabh Nagar



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MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

0 8 0 3 2 0

Pay
Rupees

*** COMMISSIONER GHMC ***

Or Or

या उनके आदेश

TWO THOUSAND SEVEN HUNDRED EIGHTY SEVEN ONLY.

₹

2,787.00

For HDFC BANK LTD.

FC HDFC BANK LTD.

R P ROAD - SECUNDERABAD
SECUNDERABAD - 500003

REF. No. 270512002165

AUTHORISED SIGNATORIES

Please sign above

002083 500240057 999989 12



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పనిదాపు అనూరాధ
Panidapu Anuradha



పుట్టిన సంవత్సరం/Year of Birth: 1988
స్త్రీ / Female



2795 5214 8409

- సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: D/O బెనర్జి, 12-91,
పెనమలూరు, కృష్ణా, ఆంధ్ర ప్రదేశ్.
521139

Address: D/O Benarji, 12-91,
Penamaluru, Penamaluru,
Krishna, Andhra Pradesh, 521139

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
దామరచర్ల-560001



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గరికిపర్తి వెంకట శివ ప్రసాద్
Garikiparthi Venkata Siva Prasad



పుట్టిన సంవత్సరం/Year of Birth: 1956
పురుషుడు / Male



3635 6305 3164

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: గరికిపర్తి నాగ
భూషణం, బ్లాక్ నెం-671-ఎమ్
రైల్వే క్వార్టర్స్, చించి పేట
విజయవాడ అర్బన్, విజయవాడ, కృష్ణా
ఆంధ్ర ప్రదేశ్, 520001

Address: S/O: Garikiparthi
Naga Bhushanam, Block
No-671-M, railway quaters,
wynchi peta, Vijayawada
(Urban), Krishna,
Vijayawada, Andhra
Pradesh, 520001

3635 6305 3164

1947
1800 12 1947

help@uidai.gov.in

www.uidai.gov.in

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



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పనిదాపు బెనర్జి
Panidapu Benarji



పుట్టిన సంవత్సరం/Year of Birth: 1966
పురుషుడు / Male



2887 4902 2910

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O అర్జునరావు, 12-91,
పెనమలూరు, కృష్ణా, ఆంధ్ర ప్రదేశ్,
521139

Address: S/O Arjunarao, 12-91,
Penamaluru, Penamaluru,
Krishna, Andhra Pradesh, 521139

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
బెంగళూరు-560001

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STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :10-03-2017 15:42:49

App No :136812

Statement No :23567767

Sri/Smt.:**G.ANURADHA** 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:, 304FLAT, Apartment:VISTA HOMES BLOCK C , Flat No:304 , SURVEY NO: ,193,194,195S, 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 09-03-2017** 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 Exe cutant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/5	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193 194 195PARTS HOUSE: 304FLAT APARTMENT: VISTA HOMES BLOCK C FLAT: 304 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:1842/2009 of SRO 1526 Link Doct:4325/2007 of SRO 1512 Link Doct:1426/2007 of SRO 1512	(R) 08-03-2017 (E) 08-03-2017 (P) 08-03-2017	0101 Sale Deed Mkt.Value:Rs. 1475000 Cons.Value:Rs. 2787000	1.(EX)M/S VISTA HOMES REP BY M/S SUMMIT HOUSING PVT LTD REP BY SOHAM MODI 2.(EX)M/S VISTA HOMES REP BY PARTER BHAVESH V.MEHTA 3.(EX)NAREDDY KIRAN KUMAR 4.(EX)REP BY AGPA M/S VISTA HOMES REP BY M/S SUMMIT HOUSING PVT LTD REP BY SOHAM MODI 5.(EX)NAREDDY KIRAN KUMAR REP BY AGPA M/S VISTA HOMES REP BY BHAVESH V.MEHTA 6.(EX)REP BY GPA HOLDER K.PRABHAKAR REDDY VIDE D.NO.121/IV/2015 DT.18/11/2015 AT SRO SEC JNDERABAD 7.(CL)GARIKIPARTHY ANURADHA	0/0 783/2017 [1] of SRO VALLABHNAGAR(1508)
2/5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION W-B: 1 3 SURVEY:	(R) 30-07-2009 (E) 30-07 2009	0111 AGREEMENT OF SALE CUM GPA	1.(EX)NAREDDY KIRAN KUMAR 2.(CL)M/S VISTA HOMES REP BY MEHUL	0/0 CD_Volume: 119 1842/2009 [1] of SRO KAPRA(1526)



	5082SQ.Yds Boundres: [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		Cons.Value:Rs. 7350000	HOMES REP BY SOHAM MODI	
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]: 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)
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	(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	0/0 CD_Volume: 297 1426/2007 [@] of SRO MALKAJGIRI(1512)

