

నెం. 1459
 శ్రీమతి / శ్రీ K. Prabhakar Reddy sp. holder

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Lab				11
దస్తావేజు విలువ	2752000				Kafu
స్టాంపు విలువ రూ.	100			vat - 34400	
దస్తావేజు వెంబరు	9307/14			382041	
రిజిస్ట్రేషన్ రుసుము	13260			918282	
లోటు స్టాంపు(D.S.D.)				27/9	
GHMC (T.D.)	109980				
యూజర్ ఛార్జీలు					
అదనపు షీట్లు	100				
5 x	41280				
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మొత్తం	165120				

(అక్షరాల) 47

రూపాయలు మాత్రమే)
 తేది 27/9
 వాపసు తేది

సబ్ రిజిస్ట్రారు
 రిజిస్ట్రారు
 కాలనూరు

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.

3382

230: 3307/2014



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S.No. 3650 Date: 07-06-2014

Sold to: Romesh
 S/o. W/o. D/o. Narasimha Rao
 For Whom: Vista Homes

K.SATISH KUMAR
 LICENSED STAMP VENDOR
 LIC No.16-05-059/2012,
 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 21st day of August 2014 at SRO, Kapra 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, Son of Late Vasant U. Mehta, aged about 42 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 Son of Shri Satish Modi, aged about 43 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 Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

In favour of

Mr. M. V. H. Vasudeva Rao, Son of Mr. M. S. S. A. Sarma, aged about 36 years, Occupation: Service, residing at Flat No. 303, Swarna Apartments, Opp. Ramalayam, New Nallakunta, Hyderabad- 500 044, 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 M/s. VISTA HOMES

For Nareddy Kiran Reddy
 Rep. by AGPA Holder M/s. Vista Homes







For VISTA HOMES

Partner M/s. Summit Housing Pvt Ltd






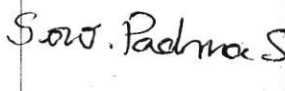
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13760/- paid between the hours of 3 and 4 on the 27th day of SEP, 2014 by Sri Bhavesh V Mehta

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

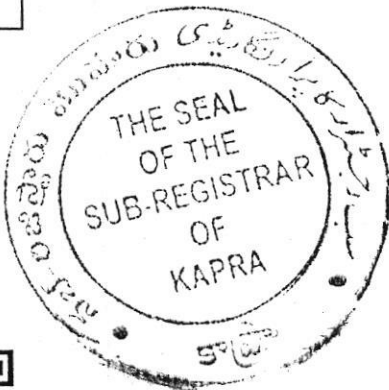
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M.V.H.VASUDEVA RAO: [1526-1-2014-3382]	M.V.H.VASUDEVA RAO S/O. S.S.A.SARMA FLATNO.303 SWARNA APTS, NEW NALLAKUNTA HYD	
2	EX		 VENDORS-REP BY ITS [1526-1-2014-3382]	VENDORS REP BY ITS SPA HOLDER K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II ND FLOOR, M.G ROAD SECBAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 M.MADHURI::27/09/14 [1526-1-2014-3382]	M.MADHURI F.NO.303, SWARNA APTS, NEW NALLAKUNTA, HYD.	
2		 K.PADMAVATHI::27/0 [1526-1-2014-3382]	K.PADMAVATHI 8-9-3/1, 9TH LANE,,3RD CROSS ROAD, ARUNDLPET, GUNTUR DIST.	

27th day of September, 2014

Signature of Joint SubRegistrar
Kapra

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Bk-1, CS No 3382/2014 & Doct No 330712014. Sheet 1 of 14
 Joint SubRegistrar Kapra



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

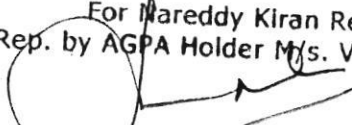
D. The Vendor has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no.17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities 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 deluxe flat bearing flat no. 106 on the first floor, in block no. 'A' admeasuring 1220 sft. of super built-up area together with proportionate undivided share of land to the extent of 74.12 sq. yds., and 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.

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For VISTA HOME

Partn

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	151260	0		0	151360
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	13760	0		0	13760
User Charges	NA	100	0		0	100
Total	100	165120	0		0	165220

Rs. 151260/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13760/- towards Registration Fees on the chargeable value of Rs. 2752000/- was paid by the party through Challan/BC/Pay Order No ,918782 dated ,27-SEP-14

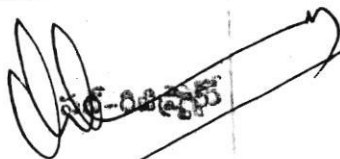
Date
27th day of September, 2014

Signature of Registering Officer
Kapra

19361E కెప్రా యూజ్ కేవలం

Bk-1, CS No 3382/2014 & Doct No 3307/2014. Sheet 2 of 14
 Joint SubRegistrar Kapra

పుస్తకము 2014 సం./ ఛా.స. 1936వ
 పం. 3307 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంప్ నిమిత్తం గుర్తింపు నెంబరు 1936
 3307/2014 గా యివ్వబడినది
 2014 సం. సెప్టెంబరు నెం. 27 వ తేదీ

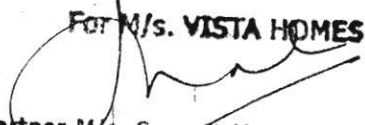

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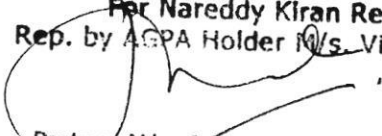


- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project 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. 27,52,000/- (Rupees Twenty Seven Lakhs Fifty Two 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. 106 on the first floor, in block no. 'A', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:
- An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
 - 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. 27,52,000/- (Rupees Twenty Seven Lakhs Fifty Two Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
- Rs.17,01,600/- (Rupees Seventeen Lakhs One Thousand and Six Hundred Only) paid by way of cheque no.308905, dated 08.10.2013 drawn on State Bank of India, Patny Branch, Secunderabad issued by SBI, RACPC-I, Hyderabad.
 - Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) paid by way of cheque no. 416384, dated 20.06.2014 drawn on State Bank of India, Patny Branch, Secunderabad issued by SBI, RACPC-I, Hyderabad.
 - Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 583483, dated 05.01.2014 drawn on HDFC Bank, Nacharam Branch, Hyd.
 - Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 583493, dated 14.03.2014 drawn on HDFC Bank, Nacharam Branch, Hyd.
 - Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 583497, dated 27.07.2014 drawn on HDFC Bank, Nacharam Branch, Hyd.
 - Rs.75,400/- (Rupees Seventy Five Thousand and Four Hundred Only) paid by way of cheque no. 000006, dated 01.08.2014 HDFC Bank, Nacharam Branch, Hyd.
 - Rs.25,000/- (Rupees Twenty Five Thousand Only) paid by way of cheque no.583484, dated 07.12.2013 drawn on HDFC Bank, Nacharam Branch, Hyd.

For M/s. VISTA HOMES,

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Saham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Nareddy Kiran Reddy (Director)

For VISTA HOME

Partn

Bk-1, CS No 3382/2014 & Doct No
2307/2014. Sheet 3 of 14


Joint SubRegistrar
Kapra

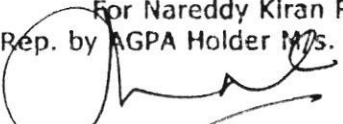


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2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
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.


For M/s. VISTA HOMES
Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For VISTA HOME

Partn

Bk - 1, CS No 3382/2014 & Doct No

3307/2014. Sheet 4 of 14

Joint SubRegistrar
Kapra



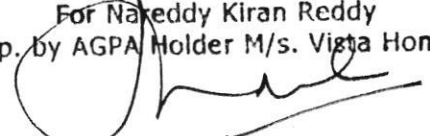
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- ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
- iii. That the Vendee shall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

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For VISTA HOMES

Partner

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33071/2014. Sheet 5 of 14

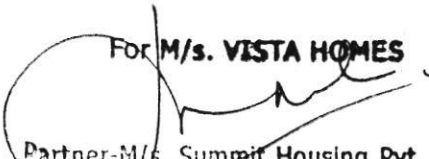
Joint SubRegistrar
Kapra




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- 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 **M/s. VISTA HOMES**

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For **Nareddy Kiran Reddy**
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For **VISTA HOMES**

Partner

Bk - 1, CS No 3382/2014 & Doct No

3307/2014.

Sheet 6 of 14

Joint SubRegistrar
Kapra



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SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no. 106 on the first floor, in block no. 'A' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky & 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. M. Madhura

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)
VENDOR

2.

Saro. Padma S. Kona.

For VISTA HOMES

Partner

(Handwritten Signature)

VENDEE

Bk - 1, CS No 3382/2014 & Doct No

3307/2014. Sheet 7 of 14

Joint SubRegistrar8

Kapra



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ANNEXURE - 1 - A

1. Description of the Building : DELUXE flat bearing flat no.106 on the first floor, in block no. 'A' of "Vista Homes", Residential Localities, forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 74.12 sq. yds, U/S Out of Ac. 5-25 Gts.

4. Built up area Particulars:

- a) In the Basement Floor : 100 sft. Parking space for One Car
- b) In the First Floor : 1220 sft

5. Annual Rental Value :

6. Municipal Taxes per Annum :

7. Executant's Estimate of the MV of the Building : Rs. 27,52,000/-

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

Date: 21.08.2014

Signature of the Executants

For VISTA HOMES

Partner

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 M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

Date: 21.08.2014

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)
Signature of the Executants

For VISTA HOMES

Partner

[Handwritten signature]

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3307/2014. Sheet 8 of 14

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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 106 IN BLOCK NO. 'A' ON THE FIRST FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

VENDOR: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

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

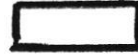
2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

BUYER: MR. M. V. H. VASUDEVA RAO, SON OF MR. M. S. S. A. SARMA

REFERENCE:
AREA: 74.14

SCALE:
SQ. YDS. OR

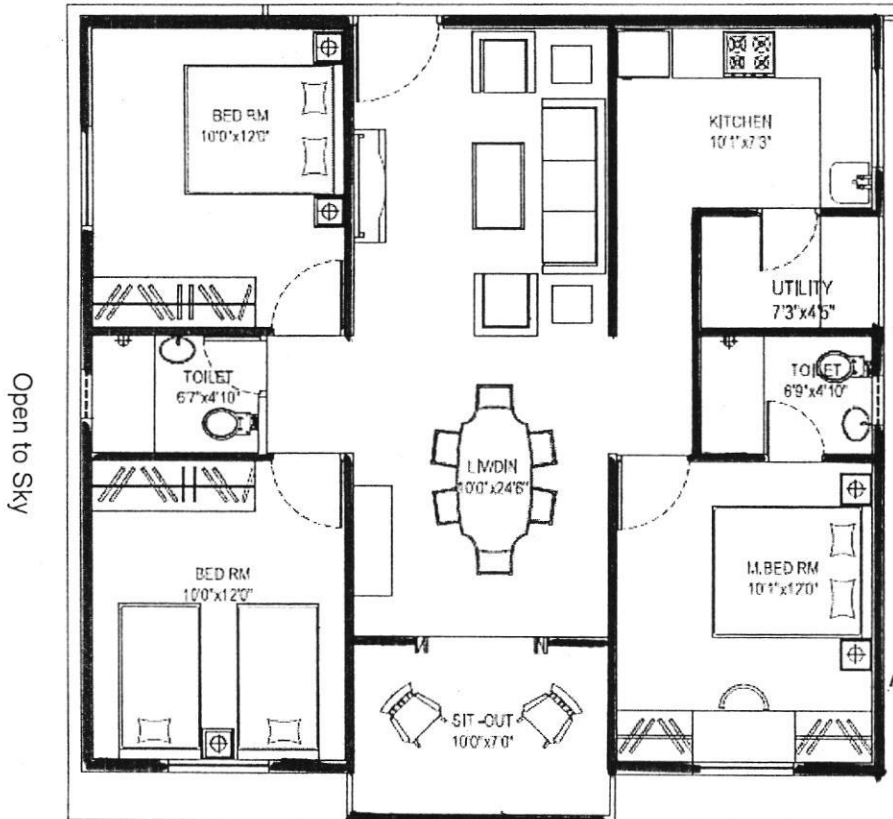
INCL:
SQ. MTRS.



EXCL:

Total Built-up Area = 1220 sft.,
Out of U/S of Land = Ac. 5-25 Gts.

6'-6" wide corridor & Open to Sky



Open to Sky

Open to Sky

Open to Sky

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGRA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)
SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

WITNESSES:

1. M. Madhuri
2. Soro. Padma S. Kona.

For VISTA HOMES

Partner

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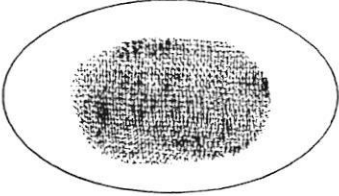

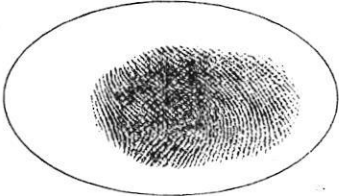


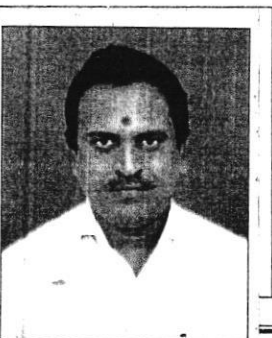
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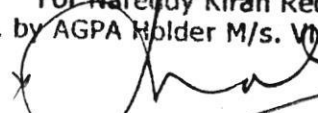
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDORS:</p> <p>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:</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD- 500 034.</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY P. G. ROAD SECUNDERABAD - 500 003.</p> <p>SPA FOR PRESENTING DOCUMENTS: <u>VIDE DOC NO. 87/BK-IV/ 2014, Dt. 29.9.2014</u></p> <p>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.</p> <p>BUYER:</p> <p>MR. M. V. H. VASUDEVA RAO S/O. MR. M. S. S. A. SARMA R/O. FLAT NO. 303, SWARNA APARTMENTS OPP. RAMALAYAM NEW NALLAKUNTA HYDERABAD- 500 044</p>
			
			
			

SIGNATURE OF WITNESSES:


- M. Madhusri
- Sow. Padma S. Kora

For M/s. VISTA HOMES

 Partner-M/s. Summit Housing Pvt. Ltd.,
 Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
 Rep. by AGPA Holder M/s. Vista Homes

 Partner-M/s. Summit Housing Pvt. Ltd.,
 Authorised Signatory Soham Modi (Director)

For VISTA HOMES

 Partner

SIGNATURE OF EXECUTANTS

 (S) OF BUYER(S)

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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGFV2088P

06/03/2007

For VISTA HOMES

Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE
Soham Modi

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

For VISTA HOMES

Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम /NAME
BHAVESH VASANT MEHTA

पिता का नाम /FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH
02-03-1970

हस्ताक्षर /SIGNATURE
Bhavesh Mehta

मुख्य आयकर अधिकारी, अंध्र 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

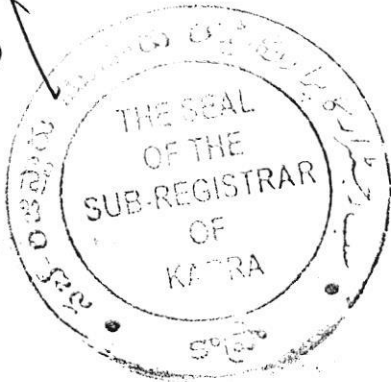
हस्ताक्षर /SIGNATURE
Prabakar Reddy K

10/03/2008

Prabakar Reddy K

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BMER



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WITNES:



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India

సమోచ సంఖ్య / Enrollment No. : 1093/20132/52667

To
M Madhuri
మ మధురి
12/10/2011 W/O METLAPALLI VENKATA HANUMA VASUDEVA RAO
2-2-1137/3/1/8/8 F NO 303 SWARNA APTS
NEW NALLAKUNTA
OPP RAMALAYAM
NEW NALLAKUNTA
Hyderabad
Hyderabad
Andhra Pradesh - 500044



UF295123586IN
29512358



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2381 9943 5926

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



మ మధురి
M Madhuri

పుట్టిన సంవత్సరం/Year of Birth: 1979
స్త్రీ / Female

2381 9943 5926

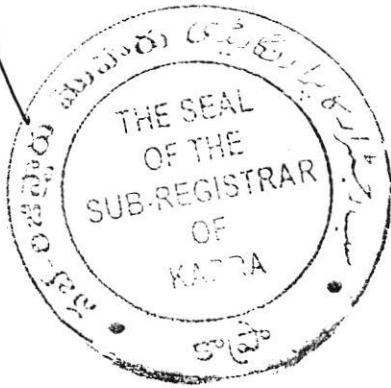


ఆధార్ - సామాన్యని హక్కు

M. Madhuri

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3307/2014. Sheet 13 of 14

Joint SubRegistrar
Kapura



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వికాసం



భారత ప్రభుత్వం
Unique Identification Authority of India

సమోదా సంఖ్య / Enrollment No. : 1027/10437/03146

22/04/2012

To
Kona Padmavathi
కోన పద్మావతి
W/O Sudhakara Babu
6-9-3/1
9th line 3rd cross road
Arundel pet
Guntur
Guntur
Guntur, Guntur
Andhra Pradesh - 522002



UF263115005IN

26311500



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8967 2851 9572

ఆధార్ - సామాన్యని హక్కు



కోన పద్మావతి
Kona Padmavathi

పుట్టిన సంవత్సరం / Year of Birth: 1950
స్త్రీ / Female

8967 2851 9572



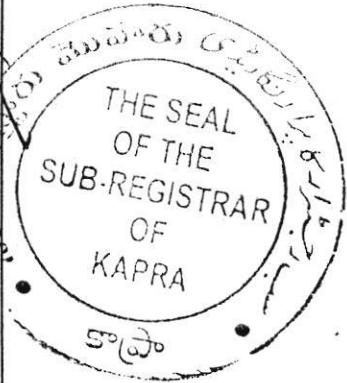
ఆధార్ - సామాన్యని హక్కు

Sow. Padma S. Kona.

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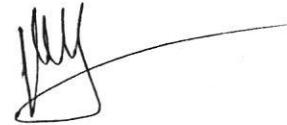
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :07-10-2014 14:59:35 App No :693307 Statement No :8039408

Sri/Smt.:**M.V.H.VASUDEVA RAO** 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 , Flat No:106 , SURVEY NO: ,193,194,195, Bounded by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY , EAST :OPEN TO SKY & 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 **7** from **01-10-2007 to 06-10-2014** 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]
1/1	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193PART 194PART 195PART APARTMENT: VISTA HOMES FLAT: 106 EXTENT: 74.12SQ.Yds BUILT: 1320SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY & 6-6' WIDE CORRIDOR [W]: OPEN TO SKY	(R) 27-09-2014 (E) 27-09-2014 (P) 27-09-2014	0101 Sale Deed Mkt.Value:Rs. 50000 Cons.Value:Rs. 2752000	1.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 2.(EX)M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT HOUSING PVT LTD REP AS SOHAM MODI 3.(EX)NAREDDY KIRAN KUMAR 4.(EX)REP BY AGPA HOLDER VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 5.(EX)NAREDDY KIRAN KUMAR REP BY AGPA HOLDER VISTA HOMES M/S.SUMMIT HOUSING PVT LTD REP BY AS SOHAM MODI 6.(EX)VENDORS REP BY ITS SPA HOLDER K.PRABHAKAR REDDY 7. (CL)M.V.H.VASUDEVA RAO	0/0 3307/2014 [1] of SRO KAPRA(1526)

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

Received Rs. 100 +20 towards EC-Fee against Cash Receipt No.

3. Search made and certificate prepared by / Umakanth Sub-Registrar Office

SUB-REGISTRAR
KAPRA

4. Search verified and certificate examined by / KAPRA

5. Result : '1 out of 1 are included in the statement.'

OFFICE SEAL & DATE
Signature of Register Officer

Print back Excel Report

