

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ 2360 K. prallek Reddy Vistā Homay

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				6/2
దస్తావేజు విలువ	2691000				25/3
స్థాంపు విలువ రూ.	100				PH
దస్తావేజు నెంబరు	1137/15				Kopu
రిజిస్ట్రేషన్ రుసుము	13455				
లోటు స్థాంపు (D.S.D.)	167840	DSD			
GHMC (T.D.)	40365	TD			
యూబర్ ఛార్జీలు	100				
ఆదనపు షీట్లు					
5 x					
				DD no 001251 24/3/15 HDFC Bank Val 33 638	
మొత్తం	161 460				

(అక్షరాల) One Lakhs Sixty one thousand four

hundred and six

తేది 25/3/15

వాచను తేది _____

రూపాయలు మాత్రమే)
Sub-Reg.
Shamir Reddy
Ranga Reddy (East)

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.

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 2360 K. prallek Reddy vishu Homey

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				6/2
దస్తావేజు విలువ	2691000				25/3
స్థాంపు విలువ రూ.	100				Flt
దస్తావేజు నెంబరు	1134/15				Kapur
రిజిస్ట్రేషన్ రుసుము	13455				
లోటు స్థాంపు (D.S.D.)	167540	DSD			
GHMC (T.D.)	40365	TD			
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x					
				DDNO 001251	
				24/3/15	
				HDFC Ru	
				Val: 33 638	
మొత్తం	161460				

(అక్షరాల) One Lakhs Sixty one thousand four

hundred only

తేది 25/3/15

వాససు తేది

రూపాయలు మాత్రమే)
Sub-Reg.
Shamir
Ranga Reddy (East)

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.

CANNED

Doc. No. 1137/2015



తెలంగాణ తెలంగాణ TELANGANA

S.No. 2230 Date: 06-02-2015

Sold to: MAHENDAR

S/o. MALLESH

For Whom: VISTA HOMES

B 580279

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this the 25th day of March 2015 at SRO, Sharmirpet, Ranga Reddy 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 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 and
(2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, Son of Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.
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, 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, hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES

Partner

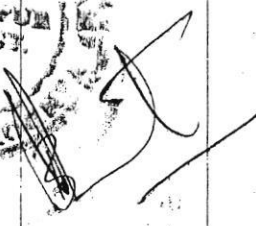
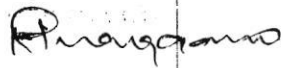
For VISTA HOMES

Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13455/- paid between the hours of 2 and 8 on the 25th day of MAR, 2015 by Sri K Prabhakar Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/lnk Thumb Impression
1	CL		 D BALA VENKAT::25/ [1516-1-2015-1147]	D BALA VENKAT S/O. D V V SATYANARAYANA 5-13-84,INDIRA NAGAR, MOULALI,HYD	
2	EX		 K PRABHAKAR REDDY [1516-1-2015-1147]	K PRABHAKAR REDDY (PRESENTING SPA) VIDE SPA NO.BK IV 87/2014 OF SRO KAVADIGUDA[R]SOHAM MODI (AUTHORISED SIGNATORY OF SUMMIT H PVT LTD) . SATISH MODI	

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Joint SubRegistrar15
Shamirpet



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In favour of

Mr. D. Bala Venkat, Son of Mr. D. V. V. Satyanaryana, aged about 29 years, Occupation: Service, residing at H. No: 5-13-84, Indira Nagar, Moulali Hyderabad - 500 040, 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

5-4-187/3 & 4, IIND FLOOR,,
SOHAM MANSION,
M.G.ROAD,SEC-BAD

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 A T PAUL::25/03/201 [1516-1-2015-1147]	A T PAUL KARKHANA,SEC BAD	
2		 NAGARJUNA::25/03/ [1516-1-2015-1147]	NAGARJUNA MOULALI,SEC BAD	

25th day of March,2015

Signature of Joint SubRegistrar15
Shamirpet

Endorsement:

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		107540	107640
Transfer Duty	NA	0	0		40365	40365
Reg. Fee	NA	0	0		13455	13455
User Charges	NA	0	0		100	100
Total	100	0	0		161460	161560

Rs. 147905/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13455/- towards Registration Fees on the chargeable value of Rs. 2691000/- was paid by the party through DD No ,1251 dated ,24-MAR-15 of ,HDFC BANK/R.P.ROAD,SEC-BAD

Date

25th day of March,2015

Signature of Registering Officer
Shamirpet

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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 semi-deluxe apartment bearing flat no.402 on the fourth floor, in block no. 'B' admeasuring 1220 sft, of super built-up area together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved parking space for single car in the basement, admeasuring about 100 sft., in the proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- H. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 26,91,000/- (Rupees Twenty Six Lakhs Ninety One 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 semi-deluxe apartment bearing flat no.402 on the fourth floor, in block no. 'B', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:
 - a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
 - b) A reserved parking space for single car on the basement, admeasuring about 100 sft.situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.26,91,000/- (Rupees Twenty Six Lakhs Ninety One Thousand Only) issued by HDFC Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.

FOR VISTA HOMES

Partner

For VISTA HOMES

Partner



1వ పుస్తకము 2015 సం॥ (శ.శ. 1937) సం॥ పు
...1132... నెంబర్ గుర్తింపు చేయబడినది. స్కిలింగ్
నిమిత్తం గుర్తింపు నెంబరు 1516-1.....1137.....2015
ఇవ్వబడ్డది.
2015 సం॥ మార్చి 25 వ తేది

మన్-రిజిస్ట్రార్ అధికారి
యం. సుబ్బలక్ష్మి



3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
 - i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
 - ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
 - iii. That the Vendee shall become a member of the Vista Homes Owners Association that has been / shall be formed by / for the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Vendee ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.

For VISTA HOMES



Partner

For VISTA HOMES



Partner



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Shamirpet

[Signature]

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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


For VISTA HOMES

Partner



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1/37 / 2015.

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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 semi-deluxe apartment bearing flat no.402 on the fourth floor, in block no. 'B' 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:

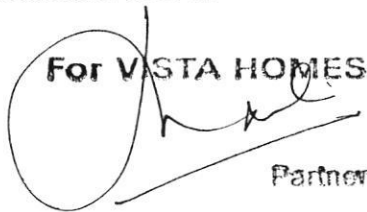
1.



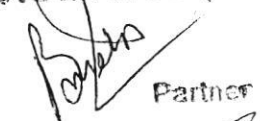
2.



For VISTA HOMES


Partner

For VISTA HOMES


Partner

VENDOR


VENDEE



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ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no.402 on the fourth floor, in block no. 'B' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 74.12 sq. yds, U/s Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement Floor : 100 sft. Parking space for one car
- b) In the Fourth Floor : 1220 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 26,91,000/-

Date: 25.03.2015

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Signature of the Executants

C E R T I F I C A T E

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

For VISTA HOMES

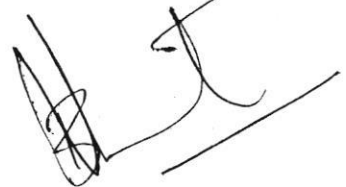
Partner

For VISTA HOMES

Partner

Date: 25.03.2015

Signature of the Executants





Bk -1, CS No 1147/2015 & Doct No
1137/12015.

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REGISTRATION PLAN SHOWING

FLAT NO. 402 IN BLOCK NO. 'B' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.**VENDOR:**

M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

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

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

BUYER:

MR. D. BALA VENKAT, SON OF MR. D. V. V. SATYANARYANA

REFERENCE:**AREA:**

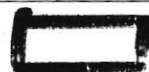
74.12

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

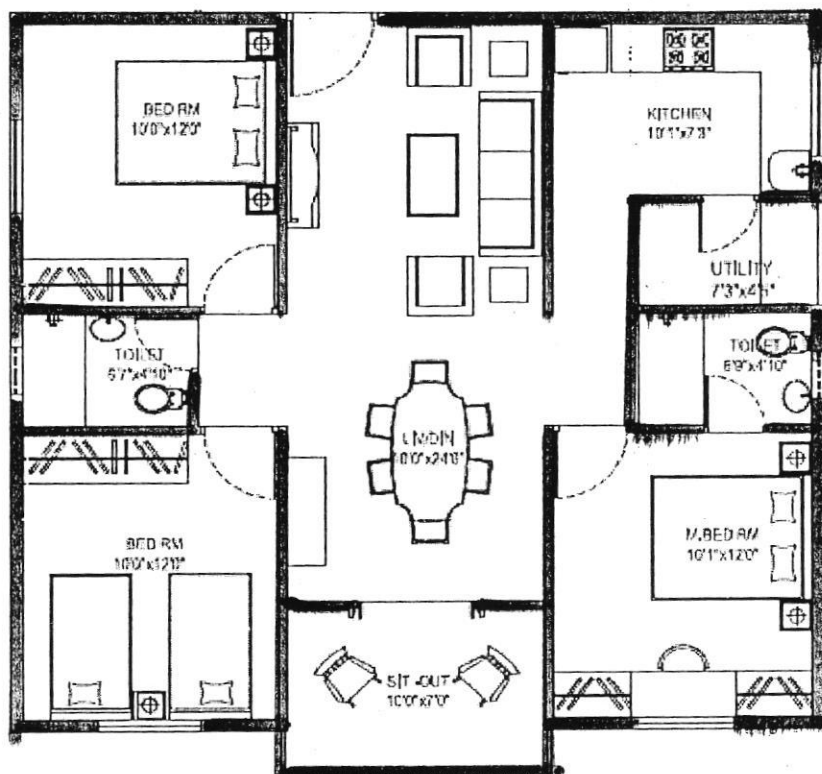
**EXCL:**

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

Open to Sky & 6'-6" wide corridor



Open to Sky



Open to Sky

Open to Sky

WITNESSES:1.
2.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER



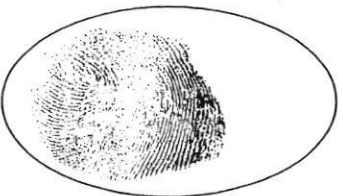
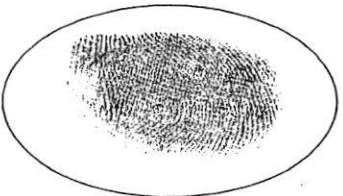
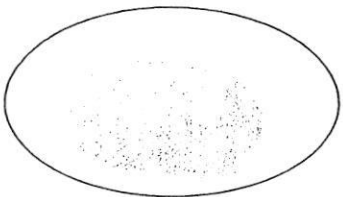
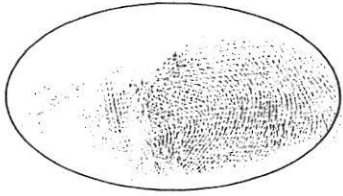
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1132-12015 Sheet 8 of 11 Joint SubRegistrar15
Shamirpet

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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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VENDORS:

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. MR. SOHAM MODI
S/O. MR. SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS
HYDERABAD- 500 034.
2. SHRI. BHAVESH V. MEHTA
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
D. V. COLONY, P. G. ROAD
SECUNDERABAD - 500 003.

SPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 87/BK-IV/ 2014, Dt. 26.09.2014

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:

MR. D. BALA VENKAT
S/O. MR. D. V. V. SATYANARYANA
R/O. H. NO: 5-13-84
INDIRA NAGAR
MOULALI
YDERABAD - 500 040.

SIGNATURE OF WITNESSES:

1.

2.

For VISTA HOMES,

Partner

For VISTA HOMES

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER



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1137/2015 Sheet 9 of 11

Handwritten Signature
Joint SubRegistrar
Shamirpet

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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number
AAGFV2068B

06/03/2007

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, अंचलिक प्रोद्देश
Chief Commissioner of Income Tax, Andhra Pradesh

For VISTA HOMES

[Signature]
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
[Signature]

मुख्य आयकर अधिकारी, अंचलिक प्रोद्देश
Chief Commissioner of Income Tax, Andhra Pradesh

For VISTA HOMES

[Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर / SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, अंचलिक प्रोद्देश
Chief Commissioner of Income Tax, Andhra Pradesh

[Signature]



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Buher


భారత ఎన్నికల సంఘము
గుర్తింపుకార్డు
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GNH4773396




ఓటరు పేరు : బాల వెంకట్ ధన్వేటి
Elector's Name : Bala Venkat Dhangeti
తండ్రి పేరు : డి వీ వీ సత్య నారాయణ
Father's Name : D V V Satya Narayana
లింగము / Sex : పు / M
పుట్టిన తేదీ / Date of Birth : 09/10/1983

చిరునామా :
5-13-84
ఇందిర నగర్, మౌలాాలి,
ఉప్పల, 500040
GNH4773396

Address:
5-13-84
Indira Nagar, Moulaali,
Uppal, 500040

Date: 16/02/2014

ప్రతిరూప సంతకము
ఓటరు రిజిస్ట్రేషన్ అధికారి
47... ఉప్పల్ శాసనసభ నియోజక వర్గం

Facsimile Signature of
Electoral Registration Officer
47... Uppal Assembly Constituency

చిరునామాలో మార్పు ఉన్నప్పుడు మారిన చిరునామాలో
మీ పేరు జాబితాలో చేర్చబడే మరియు అదే సంవత్సరంలో శాసన
సభకు సంబంధించిన పాత్రలో ఈ కార్డు నమోదు చేయబడినది.

In case of change in address, mention this Card No. in
the relevant form for including your name in the Roll at
the changed address and to obtain the card with same
111 / 371

అధికారి :


భారత ప్రభుత్వం
Government of India
మద్దిరెళ్ల నాగార్జున
Maddiralla Nagarjuna




పుట్టిన సంవత్సరం / Year of Birth: 1982
పురుషుడు / Male

8470 6939 8016

ఆధార్ - సామాన్య హక్కు


అధికారి
Unique Identification Authority of India

చిరునామా: S/O: మద్దిరెళ్ల బస్వరాజ్
ఏల్ఎస్ఎస్-227, ఆపి కాలనీ
ఎస్టీ పాల్స్ పాఠశాల ఎదురుగా, మౌలాాలి
హైదరాబాద్, ఐఆర్ఎస్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500040

Address: S/O: Maddiralla
Baswaraj, LIGH-227, APHB
Colony, Opposite to ST
Pauls School, Moulaali,
Secunderabad, le Moulaali,
Hyderabad, Secunderabad,
Andhra Pradesh, 500040

8470 6939 8016

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

అధికారి :


ఆదాయ విభాగం
INCOME TAX DEPARTMENT

ALDRIN TREVOR PAUL
VIVIAN PAUL
16/09/1969
Permanent Account Number
ANPPP7655N

Signature

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/सीट
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर
नवी मुंबई - 400 614.



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**GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY**

App No : 225085

MeeSeva App No : ECM021501594772

Date : 31-Mar-15

Statement No : 10084806

Sri/Smt.: D BALA VENKAT : having searched for a statement giving particulars of registered acts and encumbrances any, in respect of the under mentioned property

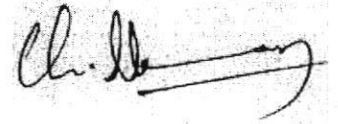
**VILLAGE: KHAPRA (M) ,House No: , , Flat No: 402 ,Apartment: VISTA HOMES ,Ward : 1-Block :
VILLAGE: KHAPRA (M) ,Survey No : ,193,194,195, East: 6-6 WIDE CORRIDOR West: OPEN TO
SKY South: OPEN TO SKY North: OPEN TO SKY**

A search is made in the records of SRO(s) of KAPRA relating there to for 8 years from 01-10-2007 To 29-03-2015 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date Date	Nature & Mkt.Value Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No No/Year [Schedule]
1 -- 5	VILL/COL: KHAPRA (M)/REST ALL-1 W-B: 1-10 SURVEY: 193 194 195 APARTMENT: VISTA HOMES FLAT: 402 EXTENT: 74.12SQ.Yds BUILT: 1320SQ. FT BLOCK NO.B Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6'-6" WIDE CORRIDOR [W]: OPEN TO SKY This document Link Doct,Link Doct,Link Doct,Link Doct 1516, 3000/2007 of SRO 1512;1426/2007 of SRO 1512;1842/2009 of SRO 1526;4325/2007 of SRO 1512;/ 2007	(R) 25-03-2015 (E) 25-03-2015 (P) 25-03-2015		0101 (Sale Deed) Mkt.Value:Rs. 977200 Cons.Value:Rs. 2691000	1 .1.(CL)D BALA VENKAT 2.(EX)M/S VISTA HOMES. REP BY ITS PARTNER BHAVESH V MEHTA 3.(EX)M/S VISTA HOMES REP BY M/S SUMMIT HOUSING PVT LTD. REP BY 4.(EX)SOHAM MODI (AUTHORISED SIGNATORY) 5.(EX)NAREDDY KIRAN KUMAR, REP BY AGPA HOLDER VISTA HOMES REP BY ITS PARTNER 6.(EX)BHAVESH V MEHTA 7.(EX)SOHAM MODI (AUTHORISED SIGNATORY OF SUMMIT H PVT LTD)	0/0 1137/ 2015 [1] of SROSHAMIRPE
2 -- 5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO 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 This document Link Doct 1526, 4324/2007 of SRO 1512;/ 2007	(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 .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 SROKAPRA
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 1512,	(R) 16-06-2007 (E) 16-06-2007 (P) 16-06-2007		0101 (Sale Deed) Mkt.Value:Rs. 2178000 Cons.Value:Rs. 2178000	1 .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 SROMALKAJGI
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 PARTOF SYNO.193 BELONGING TO THE PURCHASER [E]: SYNO.199 AND 40' WIDE APPROACH ROAD [W]: SYNO.199 1512,	(R) 21-04-2007 (E) 21-04-2007 (P) 21-04-2007		0101 (Sale Deed) Mkt.Value:Rs. 9075000 Cons.Value:Rs. 861225	1 .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 SROMALKAJGI
					1 .1.(EX)SINGIREDDY CHILAKAMMA	

5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 194 194 195 HOUSE: - EXTENT: 14641SQ.Yds Boundirés: [N]: BALANCE PART OF SY NO.193(6050 SQ YDS) [S] BALANCE PART OF SY NO.194(1452 SQ YDS) & BALANCE PART OF SY NO.195 (5082 SQ [E]: SY NO.199 & 40' WIDE APPROACH ROAD [W]: SY NO.199 1512,	(R) 23-02-2007 (E) 19-02-2007 (P) 19-02-2007	0101 (Sale Deed) Mkt.Value:Rs. 21961500 Cons.Value:Rs. 19034000	2.(EX)SINGIREDDY DHANPAL REDDY 3.(EX)SINGIREDDY MADHUSUDHAN REDDY 4.(EX)SINGIREDDY ANJI REDDY 5.(EX)SINGIREDDY SRINIVAS REDDY 6.(EX)SAANA ESTATES LTD,ITS M.D. SANA YADI REDDY 7.(EX)SANA BHAGYA LAXMI 8.(EX)SHIVA SRINIVAS 9.(EX)P.RAMSUNDER REDDY 10.(EX)PATHI VENKAT REDDY 11.(CL)M/S.VISTA HOMES,REPBY ITSPARTNER V. MEHTA	0/0 CD_Volume: 297 1426/ 2007 [@] of SROMALKAJGI
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Certified By



Name: CH ASHOK KUMA
Designation: SUB
REGISTRAR
SRO: KAPRA

