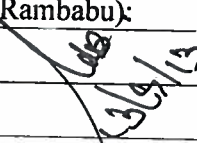
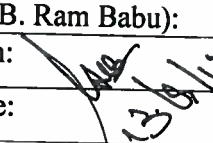
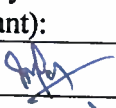
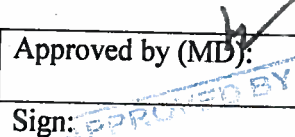


Sale Agreement Authorization Form-VISTA

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	VISTA HOMES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Vendor	M/s. Vista Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	A-001	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	74.12	<input type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1220	<input type="checkbox"/> Yes <input type="checkbox"/> No
Car Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe <input checked="" type="checkbox"/> Luxury	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Buyers name, age, address, etc.	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Schedule of flat	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Boundaries: North	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
South	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	6'6"wide corridor& open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	30,57,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	114	N A
Discount (in Rs. per sft.)	NIL	N A
On time payment discount ((in Rs. per sft.)	NIL	
Total Discount (in Rs. per sft.)	NIL	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	30,57,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	12.08.2014	<input type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by (G.B.Rambabu):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 13/9/13	Date: 13/9/13	Date: 13/9/13	Date: 13 SEP 2013

SOHAM MOJI
MANAGING DIRECTOR

ORIGINAL

నెం. M/s V. S. Homes Reply C/A
 శ్రీమతి / శ్రీ 1. Anuradha Kar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	<u>sale</u>	<u>1/5</u>		<u>H</u>
దస్తావేజు విలువ	<u>3057000</u>	<u>6/8</u>		<u>Rep</u>
స్టాంపు విలువ రూ.	<u>100</u>			
దస్తావేజు వెంబరు	<u>2737/14</u>	<u>val 38219</u>		
రిజిస్ట్రేషన్ రుసుము	<u>15285</u>			
లోటు స్టాంపు (D.S.D.)	<u>122180</u>			
GHMC (T.D.)	<u>100</u>			
యూజర్ ఛార్జీలు	<u>45817</u>		<u>000927</u>	
అదనపు షీట్లు	<u>1</u>		<u>5/8</u>	
5 x				
మొత్తం	<u>183420</u>			

RETURNED

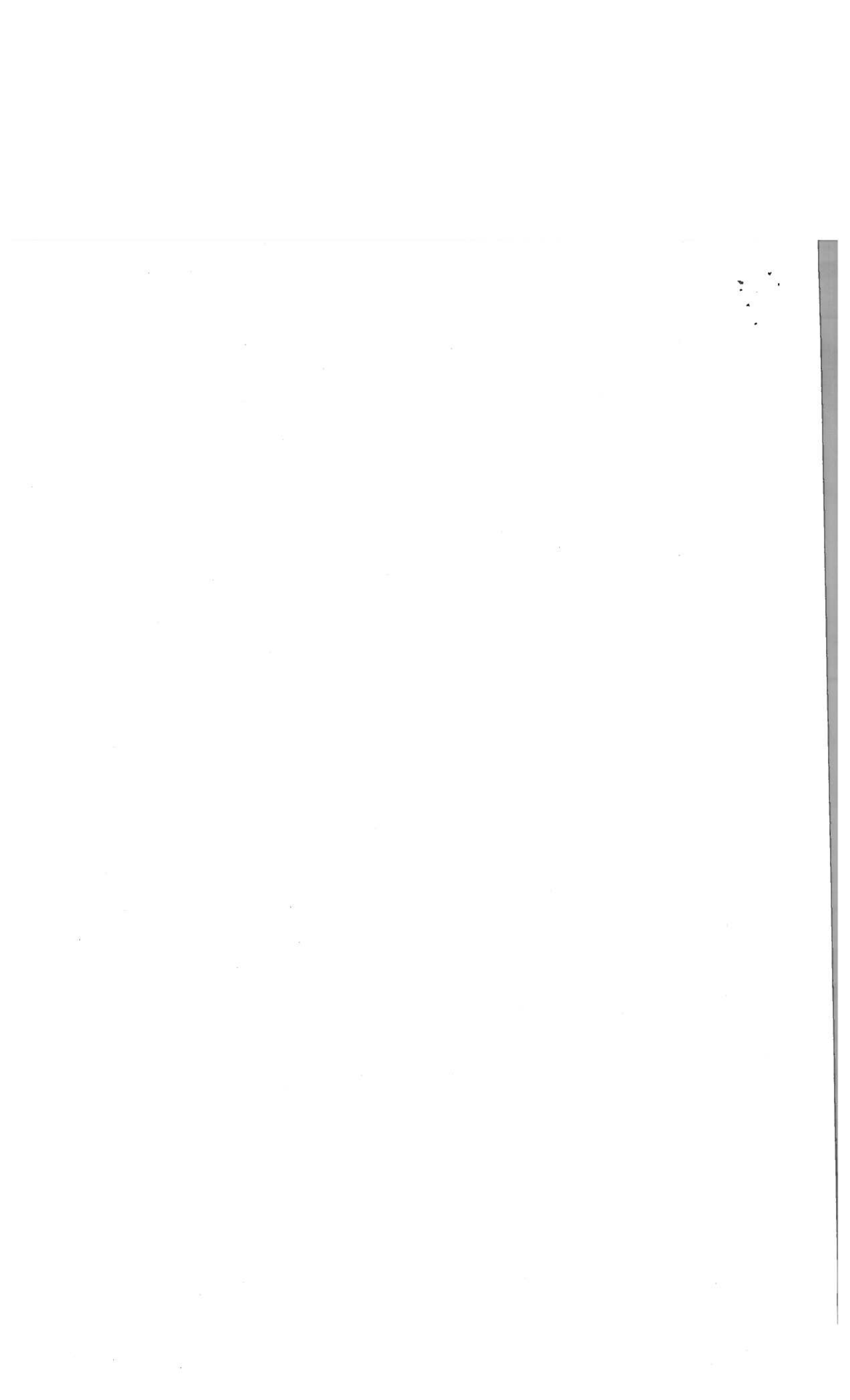
(అక్షరాల N/A)

తేది 6/8 రూపాయలు మాత్రమే).

వాపసు తేది _____

CLL
 వల్ రిజిస్ట్రారు
 నల్గొండ జిల్లా

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 80/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



2814

20.08.2014

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BE 030109

S.No. 3211 Date: 01-05-2014

T. Sudhakar

Sold to: Ramesh

T.SUDHAKAR
 LICENSED STAMP VENDOR
 LIC.No.15-01-007/2007
 REN.No.15-01-026/2010,
 LIG-60, A.P.H.B.Colony,
 Chevella, R.R.District.

S/o.W/o D/o: Narsinga Rao

For Whom: M/s. Vista Homes

SALE DEED

This Sale Deed is made and executed on this 6th day of August 2014 at SRO, Kapra, R.R. Dist by:

- 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 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 - 500 003.
- 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. Vikram Kakkerla, Son of Mr. K. Vijay Babu aged about 30 years, residing at Flat No.401, Amaravathi apartments, Sanjay Nagar, Brindavan colony, Malkajgiri 'X' roads Hyderabad - 500 047, represented by his General Power of Attorney holder Mr. Kakkerla Vijaya Babu, Son of Late. Kakkerla Kasinadham, residing at Flat No.401, Amaravathi apartments, Sanjay Nagar, Brindavan Colony, Malkajgiri 'X' roads, Hyderabad - 500 047, 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 AGRA Holder: M/s. Vista Homes





For VISTA HOMES

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

[Signature]

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. 15285/- paid between the hours of 1 and 2 on the 06th day of AUG, 2014 by Sri Bhavesh V.Mehta

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/lnk Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	CL		 REP BY GPA KAKKERLA VIJAYA [1526-1-2014-2814]	REP BY GPA KAKKERLA VIJAYA BABU S/O. LATE.KAKKERLA KASINADHAM FLATNO.401 AMARAVATHI APTS, SANJAY NAGAR MALKAJGIRI X ROAD S HYD
2	EX		 VENDORS REP BY ITS GPA [1526-1-2014-2814]	VENDORS REP BY ITS GPA 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		 K.MADHAVI:06/08/2014 [1526-1-2014-2814]	K.MADHAVI F.NO.401,AMARAVATHI APTS,SANJAY NAGAR,MALKAJGIRI, HYD.	
2		 P.JYOTHI:06/08/2014.13 [1526-1-2014-2814]	P.JYOTHI P.NO.100,VIMALA DEVI NAGAR,MANJU ASHOK ENCLAVE,MALKAJGIRI,HY D,	

06th day of August,2014

Signature of Joint SubRegistrar
Kapra



Generated On:06/08/2014 02:37:45 PM



Bk - 1, CS No 2814/2014 & Doct No 2737/2014
 Joint SubRegistrar Kapra
 Sheet 1 of 14

WHEREAS:

A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming survey nos.193 (Ac.2-21 Gts.) 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts., by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S. No.	Deed Doc. No.	Dated	Extent of Land
1.	1426/2007	19.02.2007	Ac. 3-01 Gts.
2.	3000/2007	21.04.2007	Ac.1-10 Gts.
3.	4325/2007	16.06.2007	Ac.0-12 Gts.
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 Gts.

B. The total land admeasuring Ac.5-25 Gts., in survey nos.193 (Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.


C. The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:

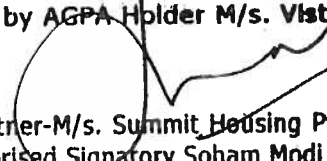
- Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
- Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
- Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
- M/s. Sana Estates Limited, represented by Sana Yadi Reddy, S/o. Sri Gopaiah.
- Smt. Sana Bhagya Laxmi, W/o. Shri. Sana Yadi Reddy.
- Shri. Shiva Srinivas, S/o. late. S. Ramulu.
- Shri. P. Ramsunder Reddy, S/o Shri. P. Lakshminarsimha.
- Shri. Pathi Venkat Reddy, S/o. Shri. Veera Reddy.
- Shri. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

D. The Vendor has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no.17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

E. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.

F. The Vendee is desirous of purchasing a luxury apartment bearing flat no.001 on the ground 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 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.

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

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		168035	168135
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		15285	15285
User Charges	NA	0	0		115	115
Total	100	0	0		183435	183535

Rs. 168035/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15285/- towards Registration Fees on the chargeable value of Rs. 3057000/- was paid by the party through DD No ,927 dated ,05-AUG-14 of ,HDFC BANK/HYD

Date

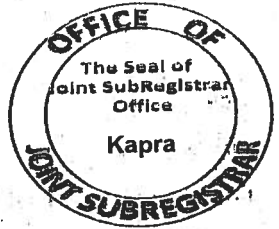
06th day of August,2014

Signature of Registering Officer
Kapra

1936 SE (అవతలి వలె)

Bk - 1, CS No 2814/2014 & Doct No
2737/2014 Sheet 2 of 14
Joint Sub Registrar
Kapra

ప పుస్తకము 2014 నం./ శ.న. 1936
ఫ. 2737 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంప్ విలువకు సుర్తింపు నెంబరు 1526
2737/2014 నా యివ్వబడ్డవనది
2014 నం. 1936 వలె వేయబడినది



- 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. 30,57,000/- (Rupees Thirty Lakhs Fifty 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 luxury apartment bearing flat no. 001 on the ground floor, in block no. 'I', 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 stilt floor, 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. 30,57,000/- (Rupees Thirty Lakhs Fifty Seven Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.18,00,000/- (Rupees Eighteen Lakhs Only) paid by way of cheque no.329751, dated 05.12.2013 drawn on SBI Patny Branch, Secunderabad issued by RACPC-1, Hyderabad.
- ii. Rs.2,86,400/- (Rupees Two Lakhs Eighty Six Thousand and Four Hundred Only) paid by way of cheque no 442948, dated 12.07.2014 drawn on SBI Patny Branch, Secunderabad issued by RACPC-1, Hyderabad.
- iii. Rs.25,000/- (Rupees Twenty five Thousand Only) paid by way of cheque no.136416, dated 12.08.2013 drawn on State Bank of Hyderabad, Hyderabad.
- iv. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 267050, dated 06.09.2013 drawn on Citi Bank, Hyderabad.
- v. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.136419, dated 26.11.2013 drawn on State Bank of Hyderabad, Hyderabad.
- vi. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.136420, dated 16.12.2013 drawn on State Bank of Hyderabad, Hyderabad.

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

Partner

Bk-1 CS No 2814/2014 & Doct No

273/2014 Sheet 3 of 14

Joint Sub Registrar

Kapra



Generated On: 06/08/2014 02:37:45 PM



- vii. Rs.1,52,000/-(Rupees One Lakh Fifty Two Thousand Only) paid by way of cheque no.136421, dated 27.03.14 drawn on State Bank of Hyderabad, Hyderabad.
- viii. Rs.1,93,525/-(Rupees One Lakh Ninety Three Thousand Five Hundred and Twenty Five Only) paid by way of cheque no. 443330, dated 30.07.2014 drawn on SBI, Patny Branch, Secunderabad issued by RACPC-1, Hyderabad.
- ix. Rs.75/-(Rupees Seventy Five) paid by way of cash.
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.

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 2814/2014 & Doct No

2737/2014 Sheet 4 of 14

Joint Sub Registrar

Kapra




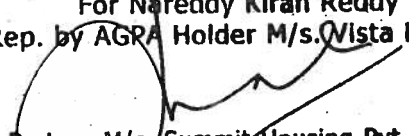
Generated On: 06/08/2014 02:37:45 PM




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.
- 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.

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)

For VISTA HOMES

Partner

Bk - 1, CS No 2814/2014 & Doct No

272712014 Sheet 5 of 14

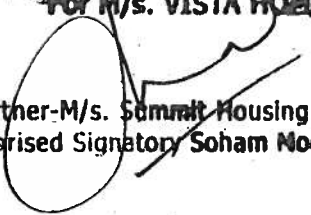
Joint SubRegistrar
Kapra

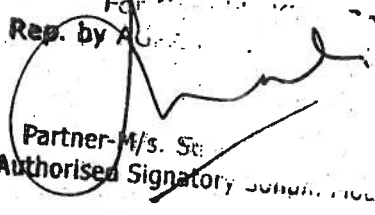


Generated On:06/08/2014 02:37:45 PM



- 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 M/s. VISTA HOMES

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

For M/s. Vista Homes
 Rep. by A. G. ...

 Partner-M/s. Summit Housing Pvt. Ltd. (Director)

For VISTA HOMES

 Partner

Bk - 1, CS No 2814/2014 & Doct No
2137/2014. Sheet 6 of 14

Joint SubRegistrar
Kapra



Generated On:06/08/2014 02:37:45 PM



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

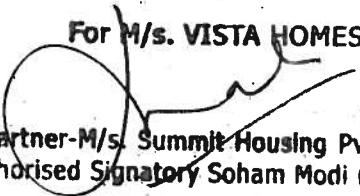
All that portion forming a luxury apartment bearing flat no.001 on the ground floor, in block no. 'A' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved 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:

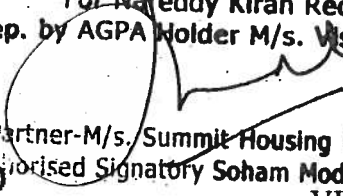
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor & Open to Sky

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. P. Jyothi

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)
VENDOR

For VISTA HOMES


Partner

Bk - 1, CS No 2814/2014 & Doct No
2737/2014 Joint Sub Registrar
Kapra



Generated On:06/08/2014 02:37:45 PM



ANNEXURE-1-A

1. Description of the Building : LUXURY flat bearing flat no. 001 on the ground 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. (G+5)
- (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 Ground Floor : 1220 sft

5. Annual Rental Value :
6. Municipal Taxes per Annum :

7. Executant's Estimate of the MV of the Building : Rs. 30,57,000/-

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. L.
Authorised Signatory Sonam Modi (Director)

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

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

Date: 06.08.2014

Signature of the Executants

CERTIFICATE

For VISTA HOMES

Partner

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 Sonam Modi (Director)

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

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

Date: 06.08.2014

Signature of the Executants

For VISTA HOMES

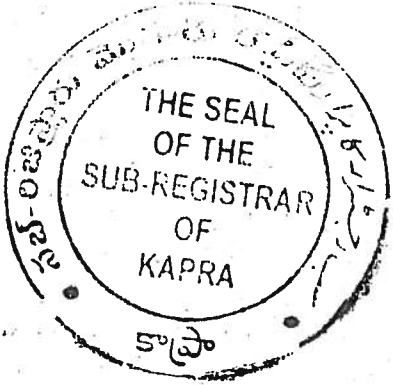
Partner

Bk: 1, CS No 2814/2014 & Doct No

252712014 Sheet 8 of 14

Joint SubRegistrar8

Kapra



Generated On: 06/08/2014 02:37:45 PM



REGISTRATION PLAN SHOWING FLAT NO. 001 IN BLOCK NO. 'A' ON THE GROUND 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:

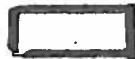
MR. VIKRAM KAKKERLA SON OF MR. K. VIJAY BABU, REP BY
MR. KAKKERLA VIJAYA BABU, SON OF LATE. KAKKERLA KASINADHAM

REFERENCE:
AREA:

74.12

SCALE:
SQ. YDS. OR

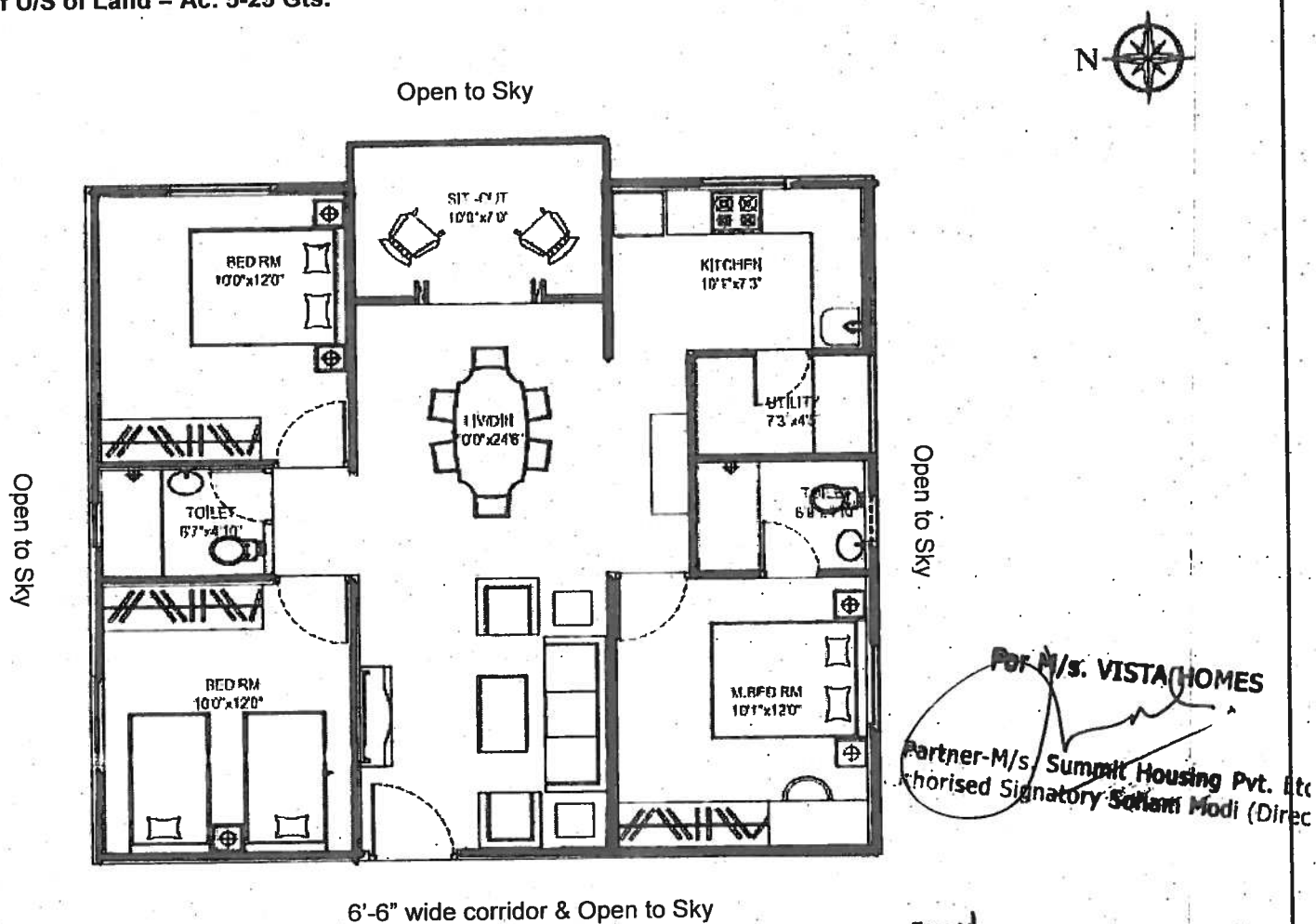
INCL:
SQ. MTRS.



EXCL:



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



6'-6" wide corridor & Open to Sky

WITNESSES:

1. *Soham*
2. *P. Jyothi*

For VISTA HOMES

Soham

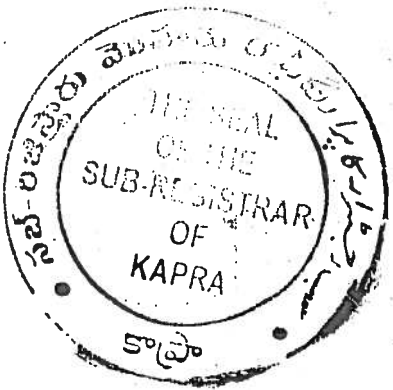
Partner

For Narreddy 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 VENDOR

Bk-1 CS No 2814/2014 & Doct No
2573212014 Joint Sub Registrar
Kapra



Generated On:06/08/2014 02:37:45 PM



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

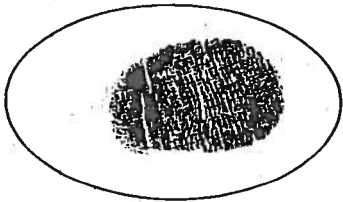
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



VENDORS:

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

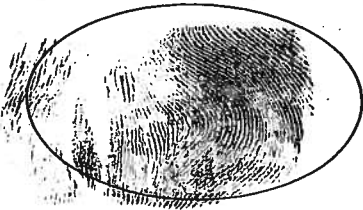
1. MR. SOHAM MODI
S/O. MR. SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS
HYDERABAD- 500 034.



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

GPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 21/BK-IV/ 2013, Dt. 06.09.2013

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.



SIGNATURE OF WITNESSES:

1. *Adhan*
2. P. Jyothi

For M/s. VISTA HOMES

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

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

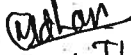
For VISTA HOMES

Partner

**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
			BUYER: MR. VIKRAM KAKKERLA S/O: MR. K. VIJAY BABU R/O: FLAT NO.401, AMARAVATHI APARTMENTS, SANJAY NAGAR, BRINDAVAN COLONY, MALKAJGIRI X ROADS, HYDERABAD - 500047
			REPRESENTATIVE: MR. KAKKERLA VIJAYA BABU, S/O: LATE. KAKKERLA KASINADHAM R/O: FLAT NO.401, AMARAVATHI APARTMENTS, SANJAY NAGAR, BRINDAVAN COLONY, MALKAJGIRI X ROADS, HYDERABAD - 500047

SIGNATURE OF WITNESSES:

- 
- P. S. Vothu

For M/s. VISTA HOMES

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

For VISTA HOMES

SIGNATURE OF EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Kakkerla Vijay Babu, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

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

SIGNATURE OF THE REPRESENTATIVE

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

SIGNATURE OF BUYER

Bk - 1, CS No 2814/2014 & Doct No

273-12014 Sheet 11 of 14

Joint SubRegistrar

Kapra



Generated On:06/08/2014 02:37:45 PM




VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number
AAGFV2088P



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

Chief Commissioner of Income-tax, Andhra Pradesh



For VISTA HOMES
[Signature]
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6754C


नाम /NAME
BHAVESH YASANT MEHTA

पिता का नाम /FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH
02-03-1970

हस्ताक्षर /SIGNATURE
[Signature]

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
AWSP8104E

हस्ताक्षर /Signature
[Signature]



[Signature]

BK-1, CS No 2814/2014 & Doct No
27372014

Sheet 12 of 14

Joint SubRegistrar
Kapra



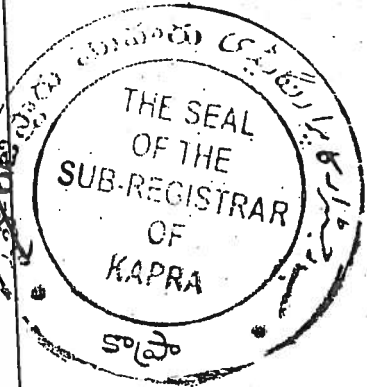
Generated On:06/08/2014 02:37:45 PM



Bk - 1, CS No 2814/2014 & Doct No

27512014
Sheet 13 of 14

Joint SubRegistrar8



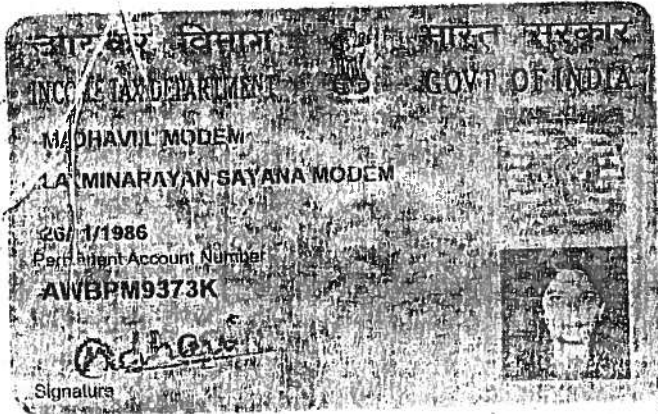
Generated On:06/08/2014 02:37:45 PM



WITNESSES



P. 34 other



A. Chavan

Bk-1, CS No 2814/2014 & Doct No
232/2014 Sheet 14 of 14 Joint SubRegistrar
Kapra



Generated On:06/08/2014 02:37:45 PM

