

Vista Homes Rep by G.P.A K. Prabhakar Reddy

దస్తావేజాలు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజం	Sale	09/10
దస్తావేజం విలువ	2284000	20/10
స్టాంపు విలువ రూ.	100	
దస్తావేజం వెంబరు	4325/2015	
రిజిస్ట్రేషన్ రుసుము	11420	
లోటు స్టాంపు(D.S.D.)	91260	
GHMC (T.D.)	34260	
యాజర్ ఛార్జీలు	100	
అదనపు షీట్లు	/	
5 x	/	
మొత్తం	137040/-	
(అక్షరాల)	N.L	

RETURNED

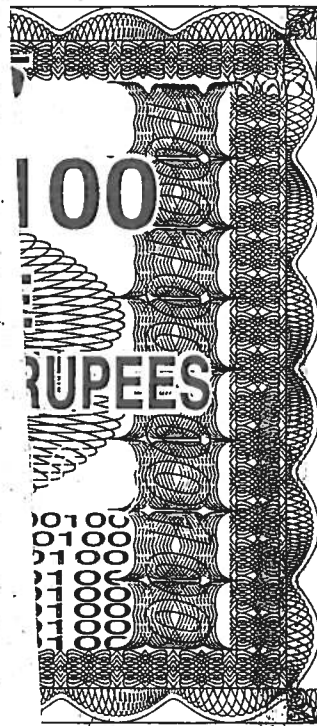
Ch. No: 634397

20/11/15

vat. 28550/-

Ch. No. 5689

19/11/15



D 716802

VISTA
AMP VENDOR
9-074/2012,
No. 3-48-266,
Karkhana,
Ph: 7842562342

తేది 20/11/15

Received Original
K. Prabhakar Reddy
రూపాయలు మాత్రమే
సబ్-రిజిస్ట్రారు
చేత రిజిస్ట్రారు
కాస్తా

వాపసు తేది

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.

2015 at SRO,

- 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 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6725H} and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Shri Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6754C}.
- Shri Nareddy Kiran Kumar, Son of Shri Madhusudhan Reddy, aged about 42 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad - 500 003., represented by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, a registered Partnership Firm having its Office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 {Pan No. AAGFV2068P} hereinafter jointly referred to as the Vendors and severally referred to as Vendor No. 1, and Vendor No. 2, respectively.

For VISTA HOMES
[Signature]
Partner

For VISTA HOMES
[Signature]
Partner

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 14219

శ్రీమతి / శ్రీ M/s Vista Homes Rep by G/A K. Prabhakar Reddy

ఈ దిగువ ఉదహరించి దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		09/10	
దస్తావేజు విలువ	2284000		20/10	
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	4325/2015			
రిజిస్ట్రేషన్ రుసుము	11420	RETURNED Ch. No: 634397 20/11/15 vat. 28550/- Ch. No: 5689 19/11/15		
లోటు స్టాంపు (D.S.D.)	91260			
GHMC (T.D.)	34260			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు	/			
5 x	/			
మొత్తం	137040/-			

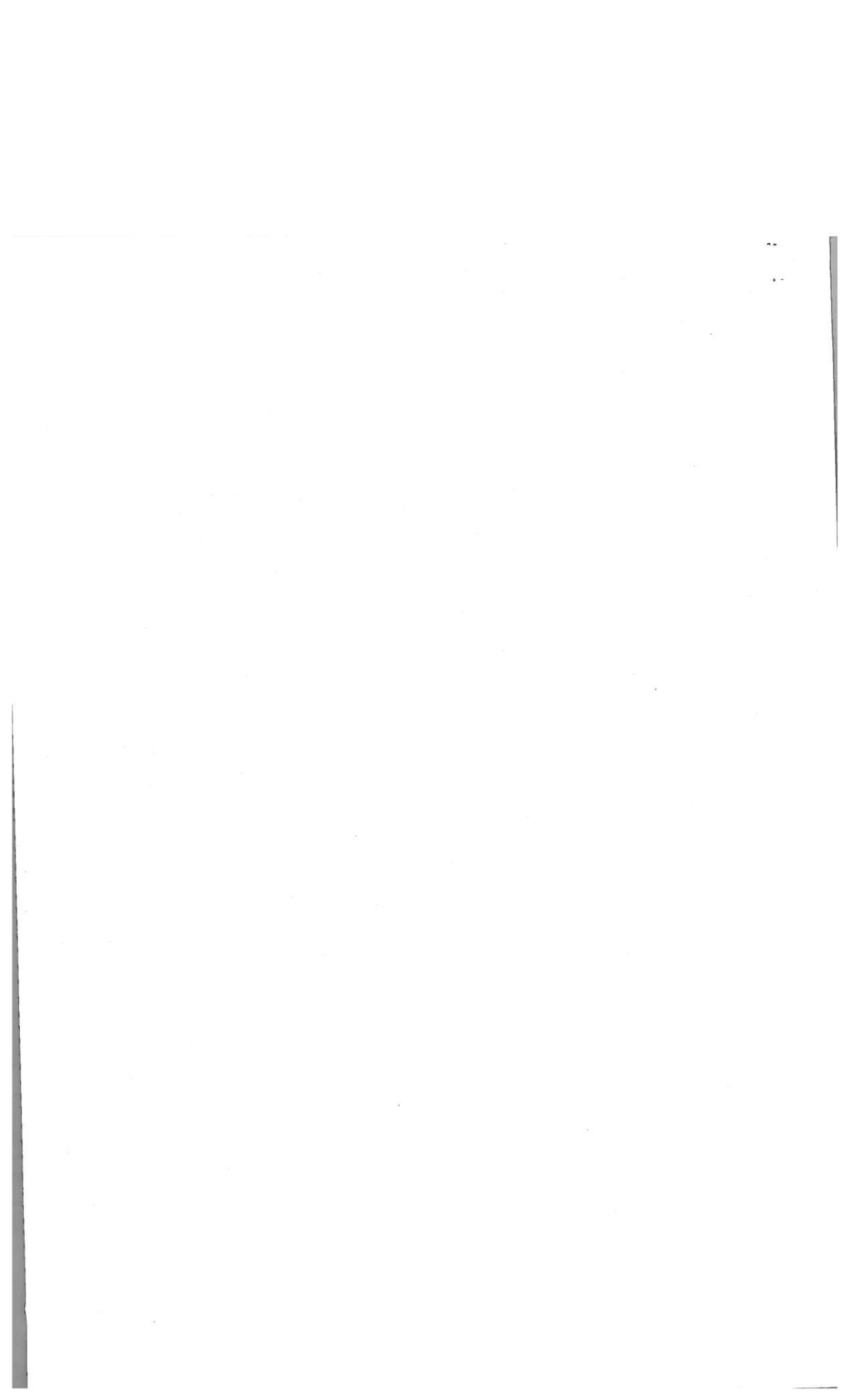
(అక్షరాల) Nil

తేది 20/11/15

వాపసు తేది _____

రూపాయలు మాత్రమే
 డివిజన్ - రిజిస్ట్రేషన్
 సబ్ రిజిస్ట్రేషన్
 క్రాప్

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.



12/166

DOCT. NO: 4325/2015



SCANNED

తెలంగాణ తేలంగానా TELANGANA

(Signature) D 716802

S.No: **4620** Date:09-10-2015

Sold to: PAVAN KUMAR

S/o. ANJANEYULU

For Whom: VISTA HOMES

T. LALITHA
 LICENSED STAMP VENDOR
 LIC.No.16-09-074/2012,
 Plot No.32, H.No.3-48-266,
 Kakaguda, Karkhana,
 Canmtt. Sec'bad. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this the 20th day of November 2015 at SRO, Kapra, 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 - 500 003., represented by its Partners (1) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6725H} and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Shri Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6754C}.
2. Shri Nareddy Kiran Kumar, Son of Shri Madhusudhan Reddy, aged about 42 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad - 500 003., represented by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, a registered Partnership Firm having its Office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 {Pan No. AAGFV2068P} hereinafter jointly referred to as the Vendors and severally referred to as Vendor No. 1, and Vendor No. 2, respectively.

For VISTA HOMES
(Signature)
 Partner

For VISTA HOMES
(Signature)
 Partner



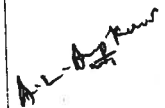


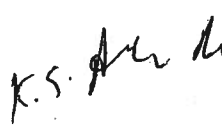
Presentation Endorsement:

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. 11420/- paid between the hours of 3 and 4 on the 20th day of NOV, 2015 by Sri Bhavesh V Mehta

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 SAVITHRI SEMWAL::20/11/15 [1526-1-2015-4466]	SAVITHRI SEMWAL W/O. KUSHAL ANAND SEMWAL HNO.29-1441/1 KAKATIYA NAGAR, R.K.PURAM NEREDMET SEC BAD	
2	CL		 KUSHAL ANAND SEMWAL:: [1526-1-2015-4466]	KUSHAL ANAND SEMWAL S/O. LATE.SURESH ANAND SEMWAL HNO.29-1441/1 KAKATIYA NAGAR, R.K.PURAM NEREDMET SEC BAD	
3	EX		 VENDORS REP BY GPA K.PRA [1526-1-2015-4466]	VENDORS REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

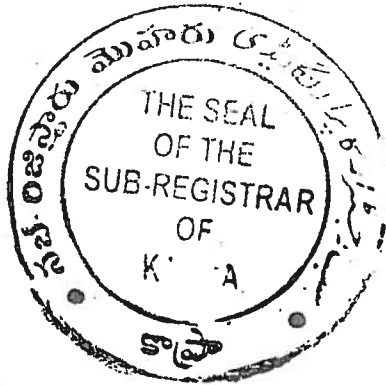


Bk-1, CS No 4466/2015 & Doct No 4325/2015. Sheet 1 of 11
Joint SubRegistrar Kapra

Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 ANUP KUMAR AROLA::20/11/15 [1526-1-2015-4466]	ANUP KUMAR AROLA R/O.5-2-28,FIRST FLOOR HYDERBASTI BIBLE HOUSE SECBAD-003	
2		 K.ANUPAM REDDY::20/11/15 [1526-1-2015-4466]	K.ANUPAM REDDY R/O.P.NO.18,AMARAVATHI COLONY KHARKANA SECBAD.	

20th day of November, 2015

Signature of Joint SubRegistrar Kapra



In favour of

1. Mr. Kushal Anand Semwal, Son of Late. Suresh Anand Semwal aged 35 years {Pan No. **BBXPS6731H**} and
2. Mrs. Savithri Semwal, Wife of Mr. Kushal Anand Semwal aged 26 years {Pan No. **CPSP50758C**} both residing at H. No: 29-1441/1, Kakatiya Nagar, R. K. Puram Post, Neredmet, Secunderabad, hereinafter referred to as the 'Vendee'

The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

WHEREAS:

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

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

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

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

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

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

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	125520	0	0	0	125620
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	11420	0	0	0	11420
User Charges	NA	100	0	0	0	100
Total	100	137040	0	0	0	137140

Rs. 125520/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11420/- towards Registration Fees on the chargeable value of Rs. 2284000/- was paid by the party through Challan/BC/Pay Order No ,634397 dated ,20-NOV-15.

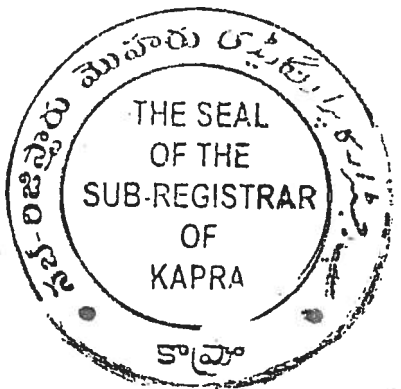
Date: 20th day of November, 2015

Signature of Registering Officer: Kapra

Bk-1, CS No 4466/2015 & Doct No 4325/2015. Sheet 2 of 11
 Joint Sub Registrar Kapra

ప పుస్తకము 20 15 నం./ కా.క. 10325
 4325 నెంబరుగా రిజిస్టరు చేయబడి
 రిజిస్ట్రేషన్ నిబంధనలను సరిబెరు 1526
 4325 నెంబరు గా యివ్వబడ్డవది
 20 15 నం. నెంబరు 20 వ తేది

నవ రిజిస్ట్రార్



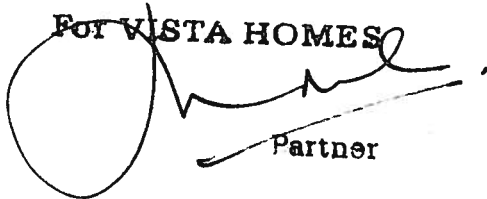
- E. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- F. The Vendee is desirous of purchasing a luxury apartment bearing flat no.004 on the ground floor, in block no. 'A' admeasuring 950 sft. of super built-up area together with proportionate undivided share of land to the extent of 57.71 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.
- 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. 22,84,000/- (Rupees Twenty Two Lakhs Eighty Four 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. That the Vendor agrees to sell and the Vendee agrees to purchase a flat together with proportionate undivided share in land and a parking space, as a package, as detailed here below in the residential complex named as Vista Homes, being constructed on the Scheduled Land which is hereinafter referred to as Scheduled Flat and more fully described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Vendee for a total sale consideration of Rs.22,84,000/- (Rupees Twenty Two Lakhs Eighty Four Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

Details of Flat:

- a) Luxury Flat No. 004 on the ground floor, in block no. 'A' admeasuring 950 sft of super built up area.
- b) An undivided share in the Schedule Land to the extent of 57.71 Sq. yds.
- c) A reserved parking space for single car in the basement admeasuring about 100 sft.
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

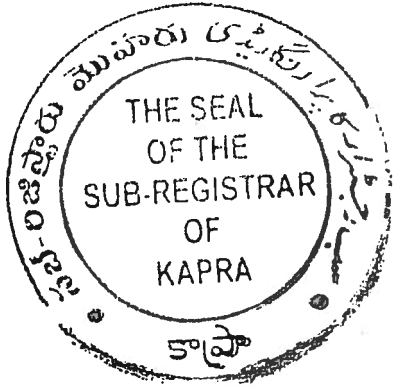
For VISTA HOMES

Partner

Bk - 1, CS No 4466/2015 & Doct No

ಪ್ರಜ್ಞಾ / ೨೦೧೫. Sheet 3 of 11

Joint SubRegistrar
Kapra



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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

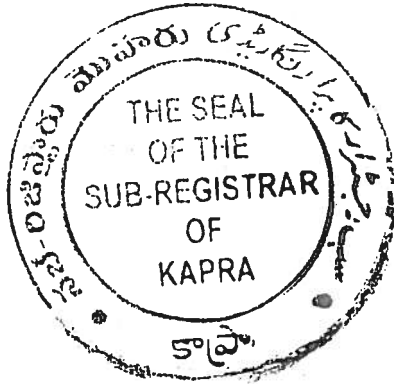
FOR VISTA HOMES

Partner

Bk-1, CS No 4466/2015 & Doct No

43257 2015. Sheet 4 of 11

Joint SubRegistrar
Kapra



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- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the Flats.
- x. That the Vendee or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Vista Homes. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Vista Homes (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

BK-1, CS No 4466/2015 & Doct No
4328/2015 Sheet 5 of 11 Joint Sub Registrar
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 & Nala
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.004 on the ground floor, in block no. 'A' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District marked in red in the plan enclosed and bounded as under:


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

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

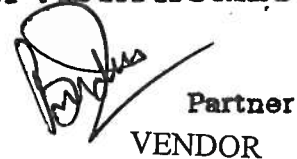
WITNESSES:

1. A.L. Anup Kumar

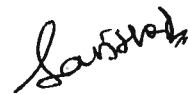
2. K.S. Anil Kumar

For VISTA HOMES

Partner

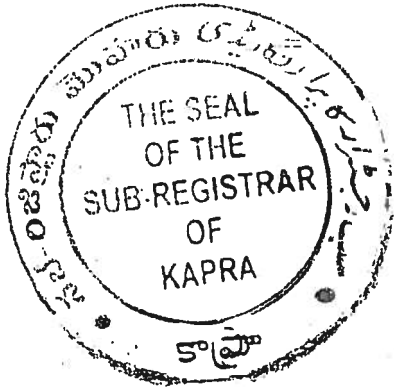
For VISTA HOMES


Partner
VENDOR


VENDEE



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ANNEXURE-1-A

1. Description of the Building : LUXURY apartment bearing flat no. 004 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. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 57.71 sq. yds, U/s Out of Ac. 5-25 Gts.
4. Built up area Particulars:
- a) In the Stilt Floor/^{Basement} : 100 sft. Parking space for One Car
- b) In the Ground Floor : 950 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 22,84,000/-

Date: 20.11.2015

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.

Date: 20.11.2015

For VISTA HOMES
Partner

For VISTA HOMES
Partner

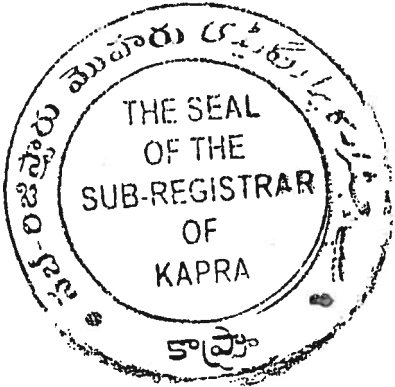
Signature of the Executants

Abhinal : Sarthak

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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO.004 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:

1. MR. KUSHAL ANAND SEMWAL, SON OF LATE. SURESH ANAND SEMWAL

2. MRS. SAVITHRI SEMWAL, WIFE OF MR. KUSHAL ANAND SEMWAL

REFERENCE:

AREA:

57.71

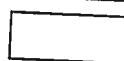
SCALE:

SQ. YDS. OR

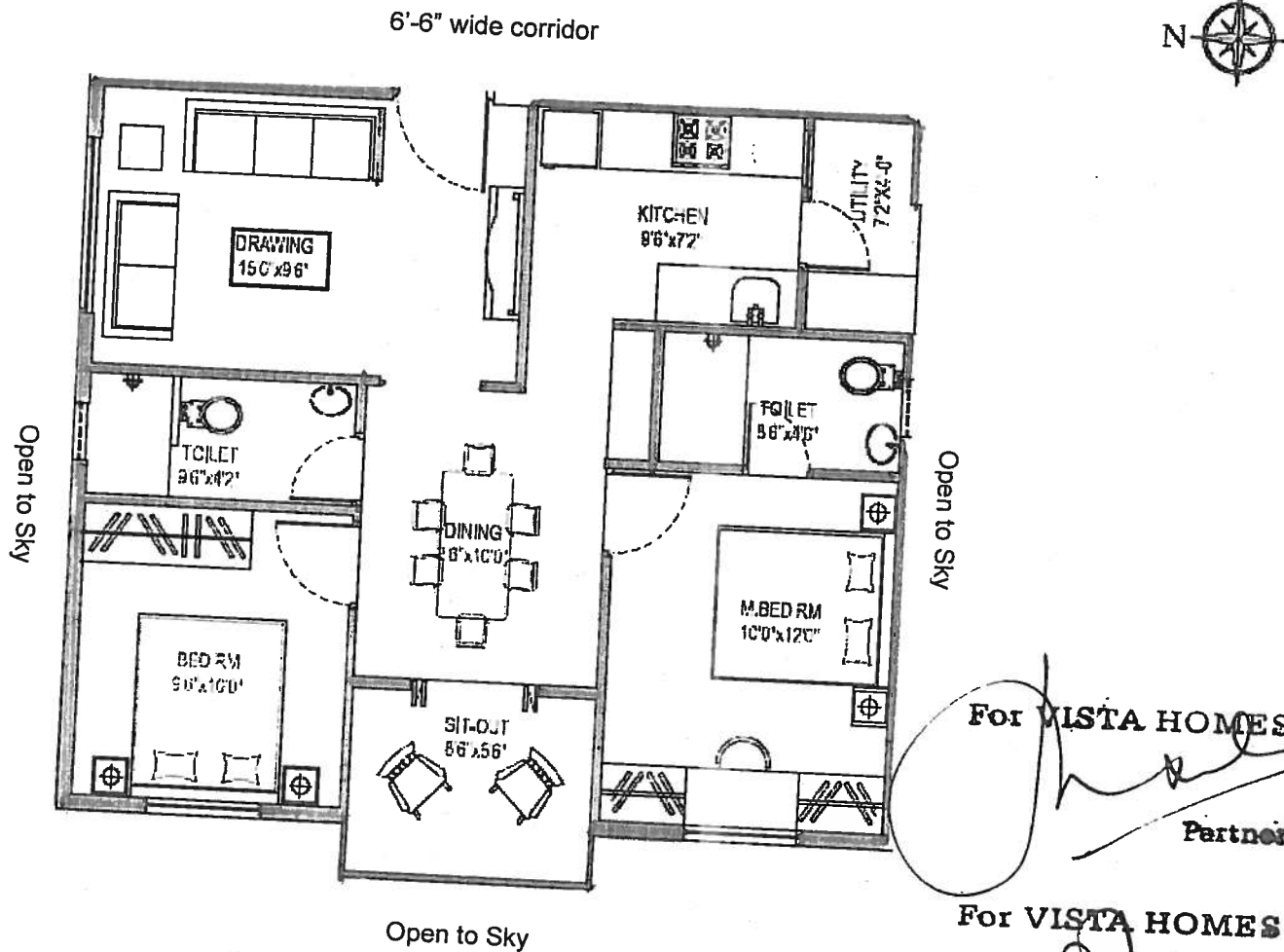
INCL:
SQ. MTRS.



EXCL:



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



For VISTA HOMES

Partner

For VISTA HOMES

Partner

WITNESSES:

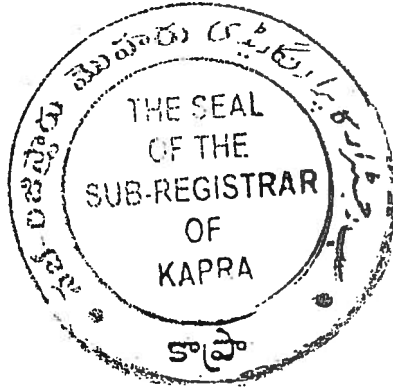
1. A.L. Anjaleer
2. K.S. Anand Modi

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

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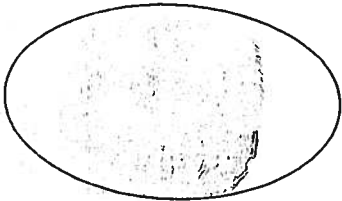
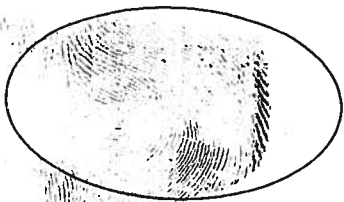
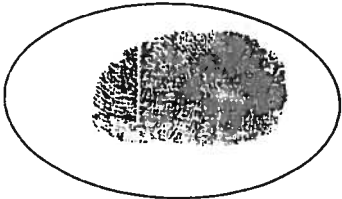
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

SL.NO. **FINGER PRINT
IN BLACK
(LEFT THUMB)**

**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. 121/BK-IV/ 2015, DT. 18.11.2015

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 NO.1:

MR. KUSHAL ANAND SEMWAL
S/O. LATE. SURESH ANAND SEMWAL
R/O. H. NO: 29-1441/1
KAKATIYA NAGAR
R. K. PURAM POST
NEREDMET, SECUNDERABAD

BUYER NO: 2:

MRS. SAVITHRI SEMWAL
W/O. MR. KUSHAL ANAND SEMWAL
R/O.H. NO: 29-1441/1
KAKATIYA NAGAR
R. K. PURAM POST
NEREDMET, SECUNDERABAD

SIGNATURE OF WITNESSES:

1. *A.L. Anj Kumar*
2. *K.S. Anu Akh*

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

[Signature]
SIGNATURE OF THE REPRESENTATIVE

VISTA HOMES

For **VISTA HOMES**

[Signature]
Partner

SIGNATURE OF EXECUTANTS

Partner

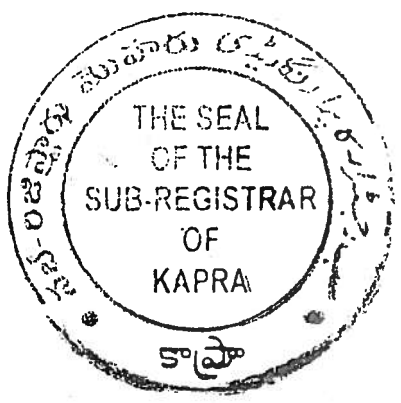
1. *[Signature]*

2. *[Signature]*

SIGNATURE(S) OF BUYER(S)

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ಪ್ರತಿ 1 ಸೀಟ್. Sheet 9 of 11

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Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number
AAGFV2068P

0003808

पथार्द लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
Soham Modi

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

For VISTA HOMES
[Signature]
Partner

पथार्द लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम / NAME
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन तिथि / DATE OF BIRTH
02-03-1970

हस्ताक्षर / SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, अंचल प्रदेश
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]

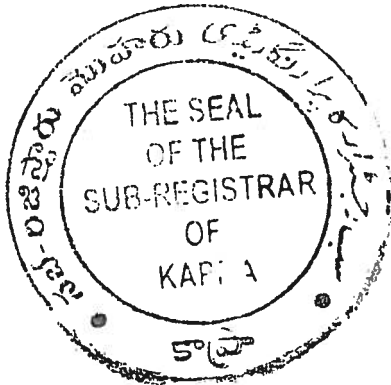
10062008

[Signature]

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Joint Sub Registrar
Kapra



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BUMBL

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

S KUSHALANAND
SURESHANAND SEMWAL

11/12/1979

Permanent Account Number
BBXPS6731H

S Kushalanand
Signature



S Kushalanand

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


SAVITHRI SEMWAL

DAYA RAM KALA

24/10/1988

Permanent Account Number
CPCPS0758C

Savithri
Signature



Savithri

WITNES

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEOPK0148P


नाम /NAME
ANUPAM REDDY KANUKALA

पिता का नाम /FATHER'S NAME
SATYANARAYANA REDDY KANUKALA

जन्म तिथि /DATE OF BIRTH
25-04-1978

हस्ताक्षर /SIGNATURE
K. Anupam Reddy

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



K. S. Anup Reddy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANUP KUMAR AROLA

LAXMINARAYANA AROLA

23/06/1976

Permanent Account Number
AJOPA3218M

A. L. Anup Kumar
Signature



A. L. Anup Kumar

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Kapra

