

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

వెం. 2363 Mrs. Vigneshwari Home Rapti K. Prabhakar Reddy

ఈ రిగిస్ట్రేషన్ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

| | | | | | |
|----------------------|---------|--|--|--|-------|
| దస్తావేజు వ్యభావము | 8.12 | | | | 6/2 |
| దస్తావేజు విలువ | 2379000 | | | | 25/3 |
| స్టాంపు విలువ రూ. | 100 | | | | Flat |
| దస్తావేజు వెంబరు | 1140/15 | | | | Kapra |
| రిజిస్ట్రేషన్ రుసుము | 11895 | | | | |
| లోటు స్టాంపు(D.S.D.) | 95060 | | | | |
| GHMC (T.D.) | 3568 | | | | |
| యాజర్ ఛార్జీలు | 100 | | | | |
| అదనపు షీట్లు | | | | | |
| 5 x | | | | | |
| మొత్తం | 142740 | | | | |

DD No 001254
24/3/15

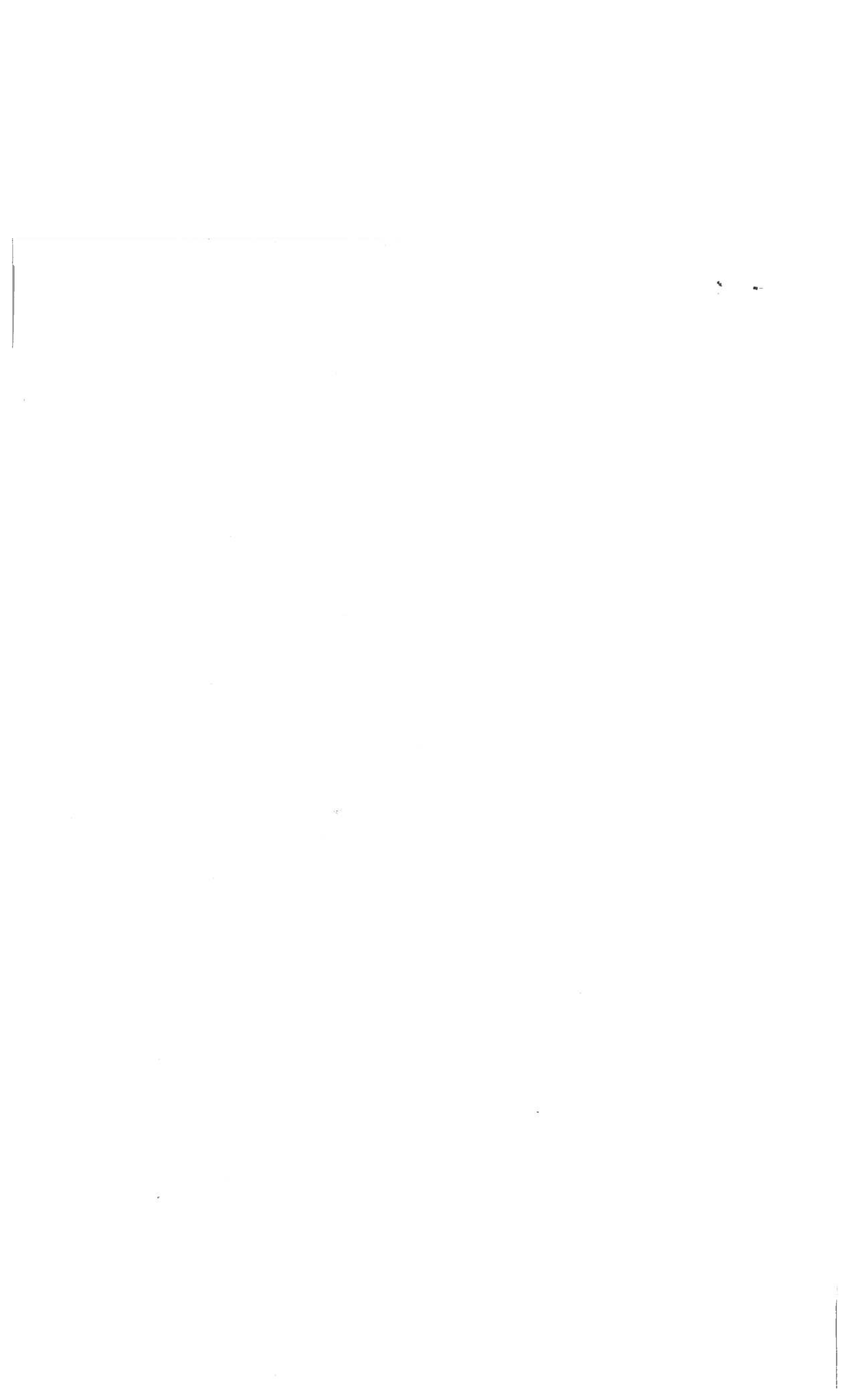
(అక్షరాల) On behalf of the ...

తేది 25/3/15

వాసము తేది

రూపాయలు మాత్రమే)
Sub-Registrar
Ranga Reddy (Dist)

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. 1140/2015

16
31
-9
46



తెలంగాణ తెలంగాణ TELANGANA

[Signature] B 580280

S.No. 231 Date: 06-02-2015

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

Sold to: MAHENDAR

S/o. MALLESH

For Whom: VISTA HOMES

SALE DEED

This Sale Deed is made and executed on this 25th day of March 2015 at SRO, Shamirpet, Ranga Reddy District by:

1. M/s. Vista Homes, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G, Road, Secunderabad - 500 003, represented by its Partner (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 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, S/o. 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.

[Signature]
VISTA HOMES
 Partner M/s. Summit Housing Pvt. Ltd.,
 Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
 Rep. by ACPA Holder M/s. Vista Homes
[Signature]
 M/s. Summit Housing Pvt. Ltd.,
 Authorised Signatory Soham Modi (Director)

For VISTA HOME:
[Signature]
 Partner

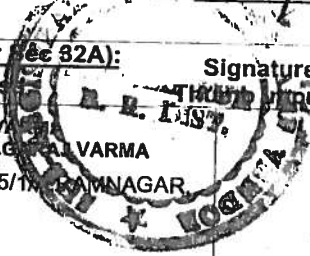
22/3/15

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. 11895/- paid between the hours of 3 and 4 on the 25th day of MAR, 2015 by Sri K Prabhakar Reddy

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

| Sl No | Code | Thumb Impression | Photo | Address | Signature/Ink |
|-------|------|---|--|--|---|
| 1 | CL |  |  NIMITHA VARMA::25 [1516-1-2015-1146] | NIMITHA VARMA W/O. K NAGARAJ VARMA 1-9-252/15/1/A, RAMNAGAR HYD |  |
| 2 | CL |  |  K NAGARAJ VARMA:: [1516-1-2015-1146] | K NAGARAJ VARMA S/O. LATE K NAGENDER 1-9-252/15/1/A, RAMNAGAR, HYD |  |
| 3 | EX |  |  K PRABHAKAR REDDY [1516-1-2015-1146] | 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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4401 2015
 Sheet 1 of 13
 Joint SubRegistrar15
 Shamirpet



In favour of

1. Mr. K. Nagaraj Varma, Son of Late. K. Nagender, aged about 35 years, Occupation: Service, and
2. Mrs. Nimitha Varma, Wife of Mr. K. Nagaraj Varma, aged about 32 years, both are residing at H. No: 1-9-252/15/1/A, Ramnagar, Hyderabad, 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:

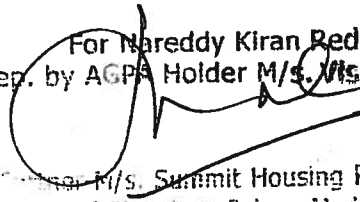
- A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac. 5-25 Gts., by virtue of various registered sale deeds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


For M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)



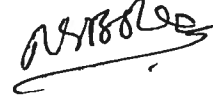


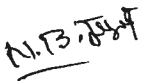
For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

For M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

For VISTA HOMES

Parti

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

Identified by Witness:

| Sl No | Thumb Impression | Photo | Name & Address | Signature |
|-------|---|--|---|---|
| 1 |  |  N BHASKAR RAO::25 [1516-1-2015-1146] | N BHASKAR RAO JAWAHARNAGAR, SHAMIR PET, RR DIST |  |
| 2 |  |  N JYOTHI::25/03/20: [1516-1-2015-1146] | N JYOTHI JAWAHARNAGAR, SHAMIR PET, RR DIST |  |

25th day of March, 2015


Signature of Joint SubRegistrar15
Shamirpet

| 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 | 0 | 0 | | 95060 | 95160 |
| Transfer Duty | NA | 0 | 0 | | 35685 | 35685 |
| Reg. Fee | NA | 0 | 0 | | 11895 | 11895 |
| User Charges | NA | 0 | 0 | | 100 | 100 |
| Total | 100 | 0 | 0 | | 142740 | 142840 |

Rs. 130745/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11895/- towards Registration Fees on the chargeable value of Rs. 2379000/- was paid by the party through DD No ,1254 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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11401/2015
Joint SubRegistrar15
Shamirpet



- 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. 303 on the third floor, in block no. 'B' admeasuring 950 sft. of super built-up area together with proportionate undivided share of land to the extent of 57.71 sq. yds., and a reserved parking space for single car in the basement, admeasuring about 100 sft., in the proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- H. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.23,79,000/- (Rupees Twenty Three Lakhs Seveny Nine 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.

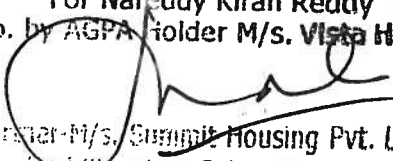
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the luxury apartment bearing flat no.303 on the third floor, in block no. 'B', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:

- a) An undivided share in the Schedule Land to the extent of 57.71 sq. yds.
- b) A reserved parking space for single car on the basement admeasuring about 100 sft.

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.23,79,000/- (Rupees Twenty Three Lakhs Seveny Nine Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:


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


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

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

For VISTA HOMES

Partner

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Joint SubRegistrar15
Shamirpet

1వ పుస్తకము 20/5నం|| (శా.శ. 1977) నం|| పు
...1140...నంబట్టి రిజిస్టరు చేయబడినది. స్కానింగ్
నిమిత్తం రిజిస్టరు నెంబరు 1816-I.....1140.....20/5
ఇవ్వబడినది.
20/5నం||.....నెంబరు.....25.....చేసి

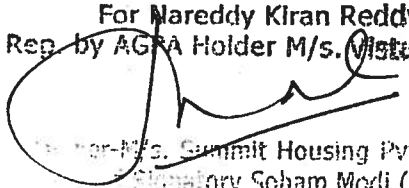

హబ్-రిజిస్ట్రార్ అధికారి
యం. సుబ్బలక్ష్మి



- i. Rs.9,52,000/-(Rupees Nine Lakhs Fifty Two Thousand Only) paid by way of D.D. No. no.355553, dated 18.02.2014 issued by State Bank of India, RACPC, Hyderabad.
- ii. Rs.4,79,000/-(Rupees Four Lakhs Seventy Nine Thousand Only) paid by way of D.D. No. no.443548, dated 13.08.2014 issued by State Bank of India, RACPC, Hyderabad.
- iii. Rs.2,00,805/-(Rupees Two Lakhs Eight Hundred and Five Only) paid by way of D.D. No. no.495315, dated 10.03.2015 issued by State Bank of India, RACPC, Hyderabad.
- iv. Rs.1,80,000/-(Rupees ~~one~~ ^{one} Lakhs ~~Eight~~ ^{Eight} Thousand Only) paid by way of D.D. No. no.830213, dated 05.01.2015 issued by State Bank of India, RACPC, Hyderabad.
- v. Rs.2,50,500/-(Rupees Two Lakhs Fifty Thousand and Five Hundred Only) paid by way of cheque no.923772, dated 03.03.2015 drawn on Syndicate Bank.
- vi. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.864061, dated 25.10.2013 drawn on Andhra Bank.
- vii. Rs.1,16,695/-(Rupees One Lakh Sixteen Thousand Six Hundred and Ninety Five Only) (Part Payment) paid by way of cheque no.864062, dated 07.12.2013 drawn on Andhra Bank.

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.


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.,
Signatory Soham Modi (Director)

For VISTA HOMES

Partner

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Joint SubRegistrar
Shamirpet

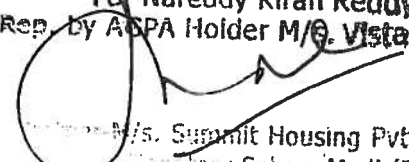
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7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, 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.
 - 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.

VISTA HOMES

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

For Nareddy Kiran Reddy
Rep. by ASPA Holder M/G. Vista Homes

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

For VISTA HOMES

Partner

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Shamirpet

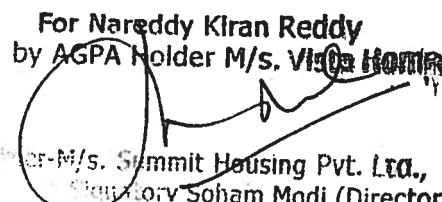
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- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the 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.

VISTA HOMES

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

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

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

For VISTA HOMES

 Partner

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Joint SubRegistrar15
Shamirpet



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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 luxury apartment bearing flat no.303 on the third floor, in block no. 'B' 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 | Open to Sky |
| West By | 6'-6" wide corridor |

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:

- 
- A.13.8807

VISTA HOMES

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

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

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

FOR VISTA HOMES



Partner

VENDOR



VENDEE

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114012015 Sheet 7 of 13
Joint SubRegistrar15
Shamirpet

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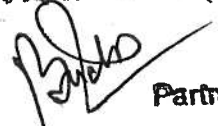


ANNEXURE - 1 - A

1. Description of the Building : LUXURY Apartment bearing flat no.303 on the third 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 : 57.71 sq. yds, U/s Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement Floor : 100 sft. Parking space for one car
- b) In the Third Floor : 950 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 23,79,000/-


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

For VISTA HOMES



Partner

Date: 25.03.2015

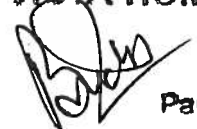
Signature of the Executants

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.

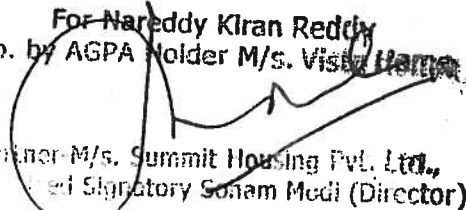

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

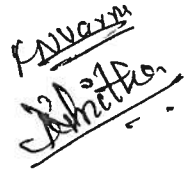
For VISTA HOMES


Partner

Date: 25.03.2015

Signature of the Executants

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

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



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Shamirpet

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REGISTRATION PLAN SHOWING

FLAT NO. 303 IN BLOCK NO. 'B' ON THE THIRD FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

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. K. NAGARAJ VARMA, SON OF LATE. K. NAGENDER

2. MRS. NIMITHA VARMA, WIFE OF MR. K. NAGARAJ VARMA

REFERENCE:
AREA: 57.71

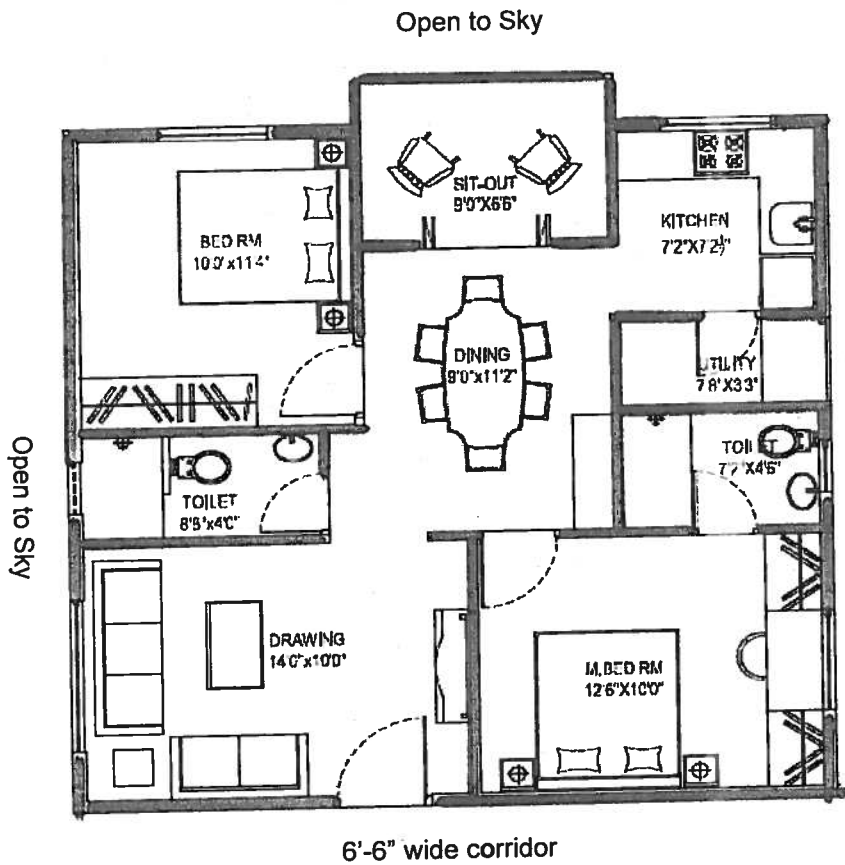
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

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



Open to Sky

Open to Sky

VISTA HOMES
 For Nandeddy Kiran Reddy
 Rep. by AGPA Holder M/s. Vista Homes
 Director Signatory Soham Modi (Director)

For Nandeddy Kiran Reddy
 Rep. by AGPA Holder M/s. Vista Homes
 Director Signatory Soham Modi (Director)

For VISTA HOMES

[Signature]
 Partner

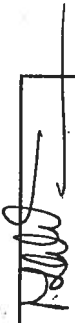
SIGNATURE OF THE VENDOR

WITNESSES:

- [Signature]*
- [Signature]*

[Signature]
SIGNATURE OF THE BUYER



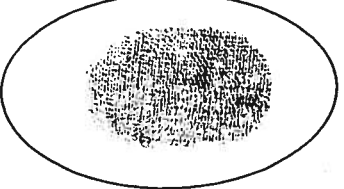

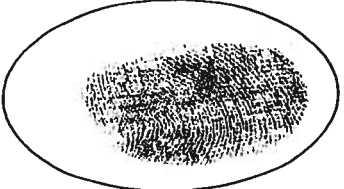

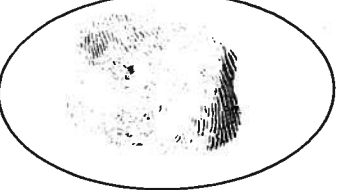



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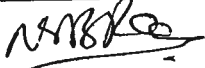
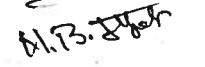
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.


| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|--------|---|---|--|
| |  |  | <p>VENDORS:</p> <p>M/S. VISTA HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS:</p> <ol style="list-style-type: none"> MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD- 500 034. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY P. G. ROAD SECUNDERABAD - 500 003. <p>SPA FOR PRESENTING DOCUMENTS: VIDE DOC NO. 87/BK-IV/ 2014, Dt. 26.09.2014</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003.</p> <p>BUYER:</p> <ol style="list-style-type: none"> MR. K. NAGARAJ VARMA S/O. LATE. K. NAGENDER R/O. H. NO: 1-9-252/15/1/A RAMNAGAR HYDERABAD. MRS. NIMITHA VARMA W/O. MR. K. NAGARAJ VARMA R/O. H. NO: 1-9-252/15/1/A RAMNAGAR HYDERABAD. |
| |  |  | |
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SIGNATURE OF WITNESSES:

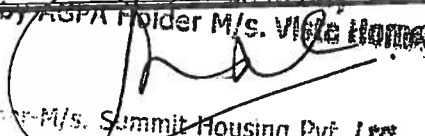
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FOR VISTA HOMES

Summit Housing Pvt. Ltd.,
Signatory Soham Modi (Director)





For Nareddy Kiran Reddy
SPA Holder M/s. Vista Homes



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

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

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Shamirpet

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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/04/2007
Permanent Account Number

AAGFY20MP

06082007

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, अरुणाचल प्रदेश
Chief Commissioner of Income-tax, Arunachal 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, अरुणाचल प्रदेश
Chief Commissioner of Income-tax, Arunachal Pradesh

For VISTA HOMES
[Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/04/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर /SIGNATURE
[Signature]

10062008

[Signature]

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1140/2015
Joint SubRegistrar
Shamirpet



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भारत सरकार
GOVERNMENT OF INDIA



నాంపల్లి భాస్కర రావు
Nampally Bhaskar Rao
పుట్టిన తేదీ/ DOB: 01/02/1949
పురుషుడు / MALE



5192 3988 9866

ఆధార్-సామాన్యమానవుడి హక్కు

N. P. Jyothi

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O నాంపల్లి శంకర రావు, ఎ.ఎ.ఎ.,
బి జే ఆర్ నగర్, నెఆర్ బి జే ఆర్
స్టాచు, జవాహర్ నగర్, షామిర్పేట్,
రంగారెడ్డి
ఆంధ్ర ప్రదేశ్ - 500087

Address:
S/O Nampally Shankar Rao, 22-8, B
J R NAGAR, NEAR B J R STATUE,
JAWAHAR NAGAR, SHAMIRPET,
Rangareddi,
Andhra Pradesh - 500087

5192 3988 9866

Aadhaar-Aam Admi ka Adhikar

Rangareddi
Andhra Pradesh - 500087



UF337592548IN
33759254



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

9327 6657 5147

ఆధార్ - సామాన్యని హక్కు

- ఆధార్ దేశమంతటా ఆమోదించబడుతుంది.
- ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందచేయడంలో సహాయపడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



GOVERNMENT OF INDIA



నాంపల్లి జ్యోతి
Nampally Jyothi

పుట్టిన సంవత్సరం/ Year of Birth: 1960
స్త్రీ / Female



9327 6657 5147

ఆధార్ - సామాన్యని హక్కు



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O నాంపల్లి భాస్కర్ రావు
22-8, బి జే ఆర్ నగర్
నెఆర్ బి జే ఆర్ స్టాచు, జవాహర్ నగర్
షామిర్పేట్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్
500087

Address: W/O Nampally
Bhaskar Rao, 22-8, B J R
NAGAR, NEAR B J R
STATUE, JAWAHAR
NAGAR, SHAMIRPET,
Rangareddi, Andhra
Pradesh, 500087

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పి.ఎ. లాగ్ నెం. 1947,
సంఖ్య-560001

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11401/2015



Joint SubRegistrar15
Shamirpet



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Bumer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

K NAGARAJ VARMA
NAGENDER KORICHERLA
25/02/1978
Permanent Account Number
AYIPK6355L

K. Nagaraj
Signature






K. Nagaraj

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KORICHERLA NIMITHA VARMA
SIVA SANKAR NAMPALLI
15/06/1980
Permanent Account Number
BEIPK6213E

Nimitha
Signature



06112008

Nimitha

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