

ORIGINAL

నెం. 3003 వి. దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమతి / శ్రీ K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	2ab		6/2		
దస్తావేజు విలువ	2894000		20/4		Kap
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	1369/15		12/1	39588	
రిజిస్ట్రేషన్ రుసుము	14370			23/1	
లోటు స్టాంపు(D.S.D.)				938869	
GHMC (T.D.)	114860			20/4	
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x .....	43110				
	/				
మొత్తం	172440				

(అక్షరాల) 11/1

తేది 20/4 రూపాయలు మాత్రమే)  
 వాపసు తేది \_\_\_\_\_ సెబ్-రిజిస్ట్రారు  
 పబ్ రిజిస్ట్రారు  
 కౌన్సిల్

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.

SCANNED

11/08

W.No. 1362/2015



తెలంగాణ తేలంగానా TELANGANA

B 580288

S.No. 2139 Date:06-02-2015

CH. SHRAVANI

Sold to: MAHENDAR

LICENSED STAMP VENDOR  
LIC.No.15-31-029/2013,

S/o. MALLESH

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

For Whom: VISTA HOMES

SALE DEED

This Sale Deed is made and executed on this 20<sup>th</sup> day of April 2015 at SRO, Kapra, Ranga Reddy District by:

1. M/s. Vista Homes, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2<sup>nd</sup> 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, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad, hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES .

For VISTA HOMES

Partner

Partner

**In favour of**

1. Mr. Partha Kumar Sarkar, Son of Late Sukumar Sarkar, aged about 45 years, Occupation: Service and
2. Mrs. Baisali Sarkar, Wife of Mr. Partha Kumar Sarkar, aged about 40 years, both residing at Flat No B-202, Srikeerthi Towers, Lalapet, Hyderabad - 500 017, 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

- E. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- F. The Vendee is desirous of purchasing a deluxe apartment bearing flat no.308 on the third floor, in block no. 'B' admeasuring 1220 sft, of super built-up area together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved parking space for single car in the basement, admeasuring about 100 sft., in the proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- H. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 28,73,780/- (Rupees Twenty Eight Lakhs Seventy Three Thousand Seven Hundred and Eighty Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.308 on the third floor, in block no. 'B', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:
- An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
  - A reserved parking space for single car on the basement, admeasuring about 100 sft.
- situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 28,73,780/- (Rupees Twenty Eight Lakhs Seventy Three Thousand Seven Hundred and Eighty Only) issued by HDFC Ltd., The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.

For VISTA HOMES  
  
Partner


For VISTA HOMES  
  
Partner

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 scheduled flat including water, electricity, etc.

For VISTA HOMES

For VISTA HOMES

- 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

**REGISTRATION PLAN SHOWING**

FLAT NO. 308 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. PARTHA KUMAR SARKAR, SON OF LATE SUKUMAR SARKAR

2. MRS. BAISALI SARKAR, WIFE OF MR. PARTHA KUMAR SARKAR

**REFERENCE:**

**AREA:** 74.12

**SCALE:** SQ. YDS. OR

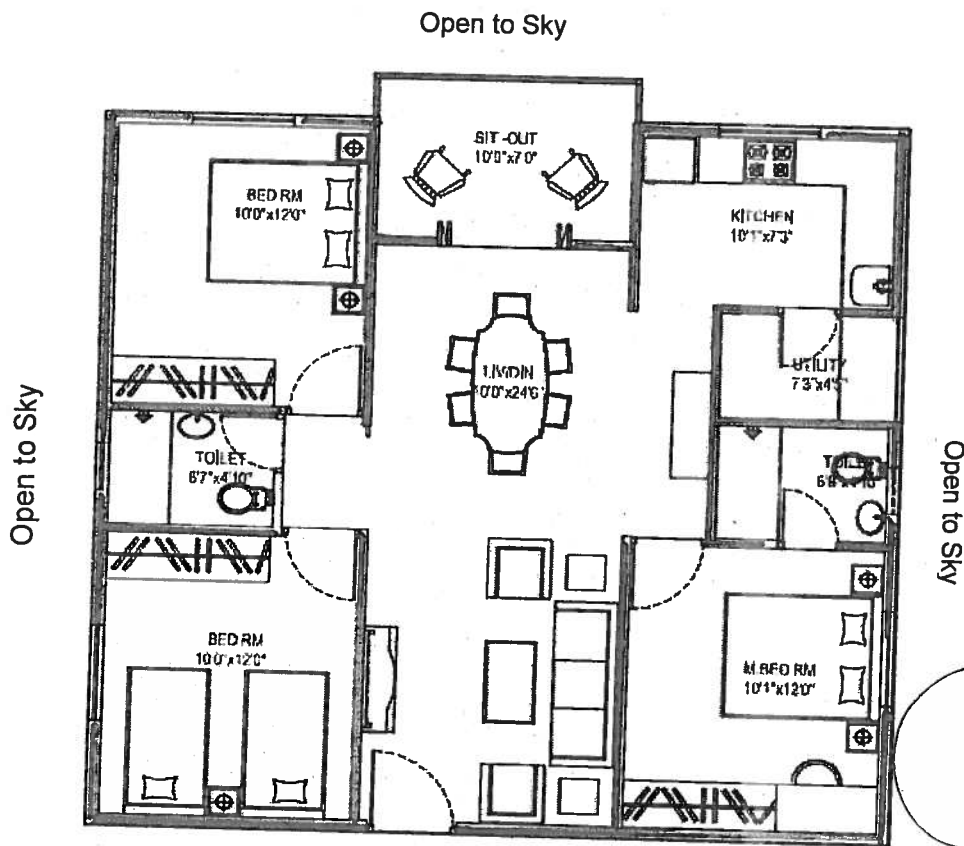
**INCL:** SQ. MTRS.



**EXCL:**



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



FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

**WITNESSES:**

1. *N. Sankar*
2. *T. Sallu*

SIGNATURE OF THE VENDOR

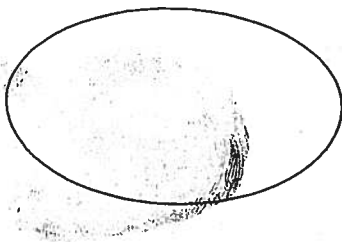
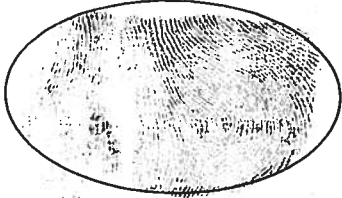
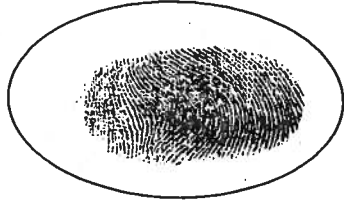
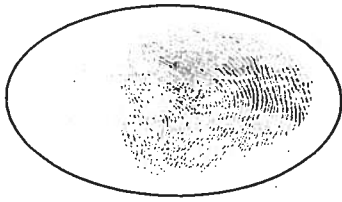
*Sankar*

*Partha Kumar Sarkar*

SIGNATURE OF THE BUYER

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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**VENDORS:**

**M/S. VISTA HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. 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.

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

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION, M.G. ROAD  
SECUNDERABAD -500 003.

**BUYER:**

1. MR. PARTHA KUMAR SARKAR  
S/O. LATE SUKUMAR SARKAR  
R/O. FLAT NO. B-202  
SRIKEERTHI TOWERS  
LALAPET  
HYDERABAD - 500 017

2. MRS. BAISALI SARKARS  
W/O. MR. PARTHA KUMAR SARKAR  
R/O. FLAT NO. B-202  
RIKEERTHI TOWERS  
LALAPET  
HYDERABAD - 500 017

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

**VISTA HOMES**

**For VISTA HOMES**

Partner

SIGNATURE OF EXECUTANTS

Partner



**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VISTA HOMES

27/01/2007  
Permanent Account Number

AAGFY2088F



For VISTA HOMES



Partner

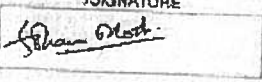

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE



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



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



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

For VISTA HOMES



Partner




आयकर विभाग  
INCOME TAX DEPARTMENT

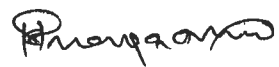
भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSP8104E

हस्ताक्षर / SIGNATURE





BULK



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

భారత ప్రభుత్వం

Unique Identification Authority of India  
Government of India

Unique Identification Authority of India  
Government of India

నమోదు క్రమనంబ్య/Enrolment No.: 1027/00035/43387

నమోదు క్రమనంబ్య/Enrolment No.: 1027/00035/43388

To: Sarkar Partha Kumar  
(సర్కార పార్థ కుమార్)  
S/O Sukumar  
12-1-509/202b  
Sree Keerthi Towers  
Lalapet  
Secunderabad  
Hyderabad  
Andhra Pradesh - 500017

To: Balsali Sarkar  
(బైసలి సర్కార)  
W/O Sarkar Partha Kumar  
12-1-509/202b  
Sree Keerthi Towers  
Lalapet  
Secunderabad  
Hyderabad  
Andhra Pradesh - 500017

Date: 10/04/2011

Date: 09/04/2011



EY 04405206 3 IN

Ref. No : 10042011-00283



EY 04405207 7 IN

Ref. No : 09042011-00284

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**2233 7510 4336**

**3458 6817 1077**

ఆధార్ - సామాన్యని హక్కు

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA



సర్కార పార్థ కుమార్  
Sarkar Partha Kumar

పుట్టిన సంవత్సరం / Year of Birth : 1968  
పురుషుడు / Male

2233 7510 4336



ఆధార్ - సామాన్యని హక్కు

*Sarkar Partha Kumar*



భారత ప్రభుత్వం

GOVERNMENT OF INDIA



బైసలి సర్కార  
Balsali Sarkar

పుట్టిన సంవత్సరం / Year of Birth : 1972  
స్త్రీ / Female

3458 6817 1077



ఆధార్ - సామాన్యని హక్కు

*Balsali Sarkar*

W 17968



భారత ప్రభుత్వ ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India

Government of India

సమాచార సంఖ్య / Enrollment No. : 1111/15129/01687

To  
Karunati Sailu  
కరునటి సాయిలు  
S/O Karunati Anthalah  
29-328/1  
BHAGATH SINGH nagar  
new vidya nagar  
MALKAJGIRI  
Hyderabad  
Andhra Pradesh - 500056  
9248481315

01/07/2012



UF383907893IN

38390789



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**2133 2665 6952**

ఆధార్ - సామాన్యుని హక్కు



భారత ఎన్నికల కమిషన్  
परिचय पत्र  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

KTF0353946



निर्वाचक नाम : कुन्ताल सिन्हा

Elector's Name : Kuntal Sinha

पिता नाम : संतोष सिन्हा

Father's Name : Santosh Sinha

लिंग / Sex : पुरु / M

जन्म तारीख / Date of Birth : 02/04/1974



భారత ప్రభుత్వం  
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కరునటి సాయిలు  
Karunati Sailu

పుట్టిన సంవత్సరం/Year of Birth: 1978  
పురుషుడు / Male

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K.Sailu