

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 type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	B-208	<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 checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<input 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 checked="" 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	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	6'-6" wide corridor & stair case	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	28,73,700/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Discount (in Rs. per sft.)	<del>50</del> 121	N A
On time payment discount ((in Rs. per sft.)	50	N A
Total Discount (in Rs. per sft.)	-	
Sale Consideration Calculation	50	
Sale Deed value	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	28,73,700/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Installments		<input type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks	30.01.2015	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 28/12/2013	Date: 28/12/13	Date: 28/12/13	Date: 30 DEC 2013

30 DEC 2013  
DIRECTOR



5074

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	15/9		
దస్తావేజు విలువ	2,24,000	22/1	Kapu	
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	236/4			
రిజిస్ట్రేషన్ రుసుము	14330			
లోటు స్టాంపు(D.S.D.)				
GHMC (T.D.)	114860			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు	43110			
5 x .....	1			
మొత్తం	1,72,440			

RECORDED

vat-35922  
 3629292903  
 674249 ← 22/1  
 22/1

(అక్షరాల

22/1)

తేది

22/1

వాపసు తేది

రూపాయలు మాత్రమే)

సబ్-రిజిస్ట్రార్  
 నబ్ రిజిస్ట్రారు  
 కృష్ణా

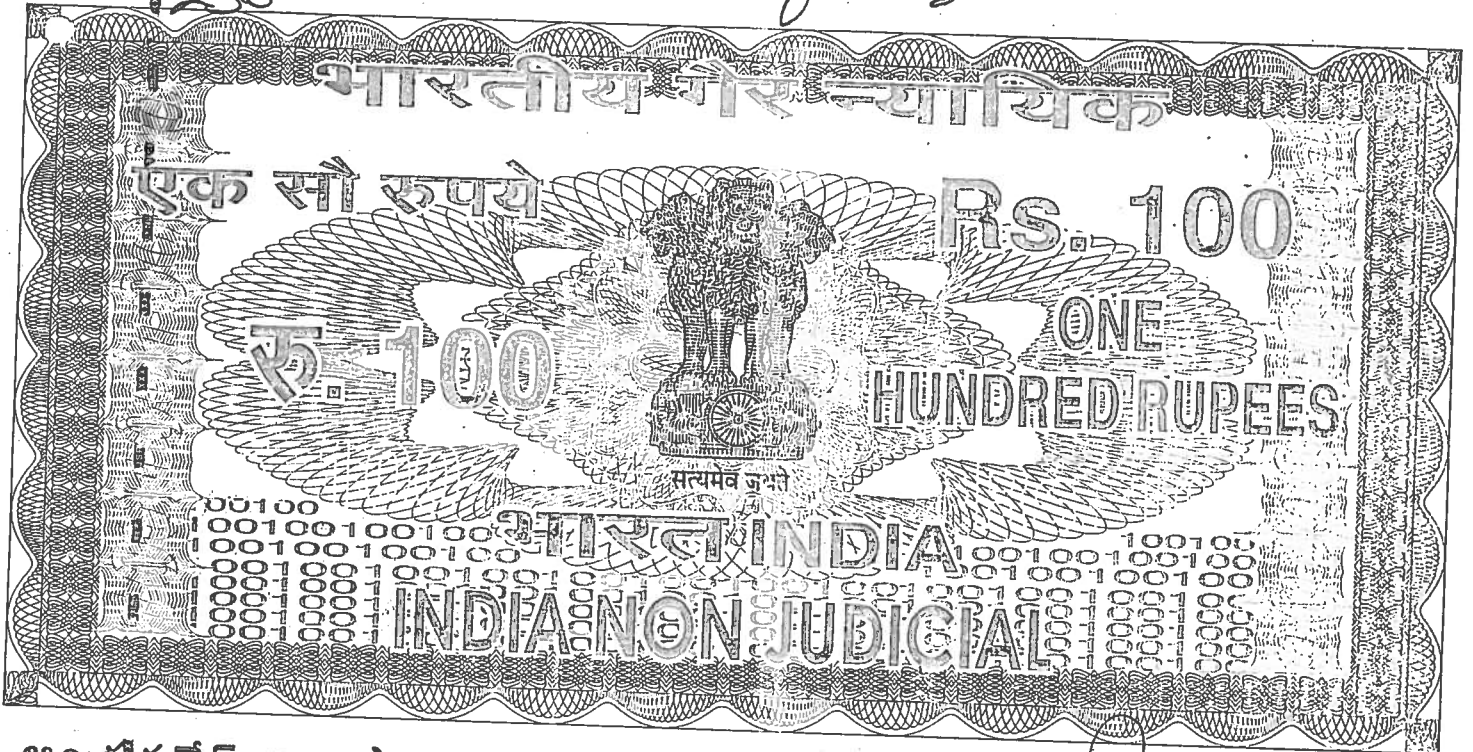
If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



SCANNED

250

20.30.236 of 2015



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 16163 Date: 15-09-2014

Sold to: MAHENDER

S/o. MALLESH

For Whom: VISTA HOMES

*(Signature)*

BL 013299

**K.SATISH KUMAR**  
 LICENSED STAMP VENDOR  
 LIC No.16-05-059/2012,  
 Plot No.227 ,Opp.Back Gate of City  
 Civil Court, West Marredpally,  
 Sec'bad.  
 Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this the 22<sup>nd</sup> day of January 2015 at SRO, Kapra by and between:

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 Partners (1) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, Son of Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.
2. Shri Nareddy Kiran Kumar, Son of Shri Madhusudhan Reddy, aged about 42 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad, represented by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, a registered Partnership Firm having its Office at 5-4-187/3 & 4, 2<sup>nd</sup> 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.

For VISTA HOMES  
*(Signature)*  
 Partner

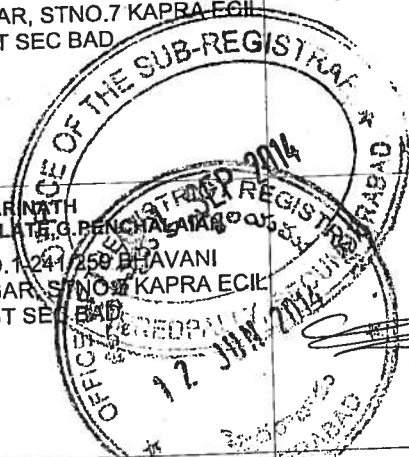
For VISTA HOMES  
*(Signature)*  
 Partner

**Presentation Endorsement:**


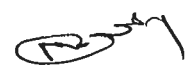

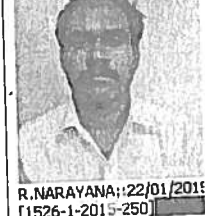
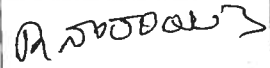
Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14369/- paid between the hours of 4 and 5 on the 22nd day of JAN, 2015 by Sri Bhavesh V.Mehta

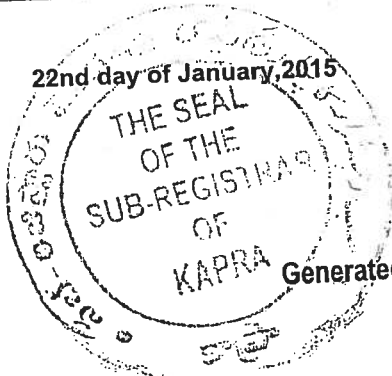
**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 G.VIJAYA KUMARI::22/01/2015 [1526-1-2015-250]	G.VIJAYA KUMARI W/O. G.HARINATH HNO.1-241/259 BHAVANI NAGAR, STNO.7 KAPRA ECIL POST SEC BAD	G. Vijaya Kumari
2	CL		 G.HARINATH::22/01/2015 [1526-1-2015-250]	G.HARINATH S/O. LATE G.BENCHALAKA HNO.1-241/259 BHAVANI NAGAR, STNO.7 KAPRA ECIL POST SEC BAD	
3	EX		 VENDORS REP BY ITS GPA HO [1526-1-2015-250]	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	K. Prabhakar Reddy



Bk - 1, CS No 250/2015 & Doct No 236 / 2015. Sheet 1 of 11  
 Joint Sub Registrar 8 Kapra

Identified by Witness:		Photo	Name & Address	Signature
SI No	Thumb Impression	 M.GOVIND REDDY::22/01/2015 [1526-1-2015-250]	M.GOVIND REDDY R/O.P.NO.50,1-10-28/252/1,NAGARJUNA NAGAR CLNY KUSHAIGUDA HYD	
2		 R.NARAYANA::22/01/2015 [1526-1-2015-250]	R.NARAYANA R/O.10-28/228/126,NAGARJUNA NAGAR CLNY KUSHAIGUDA HYD	



Signature of Joint Sub Registrar 8



In favour of

1. Mr. G. Harinath, Son of Late G. Penchalaiah, aged about 61 years, and
2. Mrs. G. Vijaya Kumari, Wife of Mr. G. Harinath, aged about 52 years both are residing at # H. No: 1-241/259, Bhavani Nagar, Street No.7, Kapra, ECIL Post, Secunderabad - 500 062, 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.

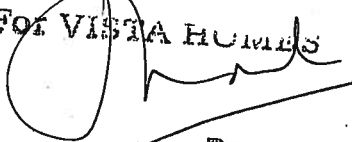
S. No.	Deed Doc. No.	Dated	Extent of Land
1.	1426/2007	19.02.2007	Ac. 3-01 gts.
2.	3000/2007	21.04.2007	Ac.1-10 gts.
3.	4325/2007	16.06.2007	Ac.0-12 gts.
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts.


- 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  


FOR VISTA HOMES  


Kapra

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	157958	0		0	158058
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	14369	0		0	14369
User Charges	NA	100	0		0	100
<b>Total</b>	<b>100</b>	<b>172427</b>	<b>0</b>		<b>0</b>	<b>172527</b>

Rs. 157958/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14369/- towards Registration Fees on the chargeable value of Rs. 2873780/- was paid by the party through Challan/BC/Pay Order No ,674249 dated ,22-JAN-15.

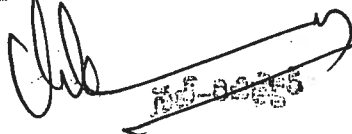
Date  
22nd day of January 2015

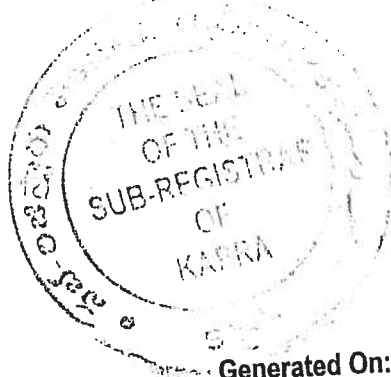
Signature of Registering Officer  
Kapra

Bk -1, CS No 250/2015 & Doct No 236 / 2015. Sheet 2 of 11  
 Joint SubRegistrar Kapra

1936 SE మాచి 1వ తేదీ

దీని పత్రము 2015 సం./ భ.స. 1936 వ  
 పే. 236 నందుగా రిజిస్టరు చేయబడి  
 స్టాంపు విలువకు తుల్యము నెయిరు 1526  
 1 236 / 15 నా లాన్సువెస్టునకి  
 2015 సం 26వ 22 వ తేదీ

  
 నా. 2015





- 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.208 on the second 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.208 on the second 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). 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

Bk-1, CS No 250/2015 & Doct No  
236 / 2015. Sheet 3 of 11

Joint SubRegistrar  
Kapra

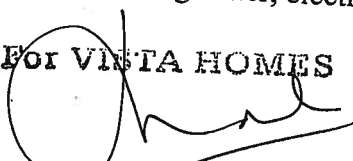


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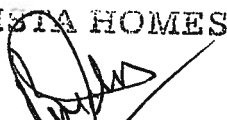
3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the 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



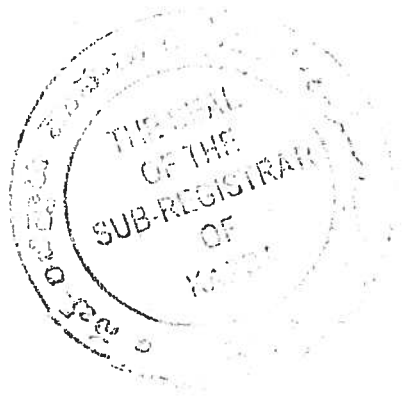
Partner

For VISTA HOMES



Partner

Bk.-1, CS No 250/2015 & Doct No  
236 / 2015. Sheet 4 of 11 Joint SubRegistrar  
Kapra



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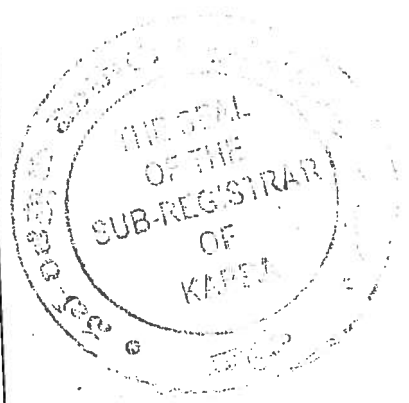


- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ 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 250/2015 & Doct No  
236 / 2015. Sheet 5 of 11 Joint SubRegistrar  
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
East By	Sy. No. 199 & 40 ft. wide approach road
West By	Sy. No. 199

SCHEDULE 'B'

SCHEDULE OF FLAT

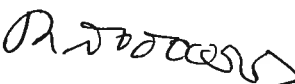
All that portion forming a deluxe apartment bearing flat no.208 on the second floor, in block no. 'B' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

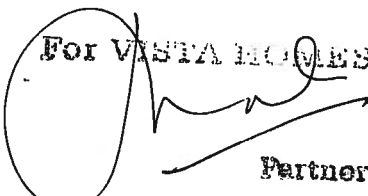
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	Open to Sky & 6'-6" wide corridor

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:

1. 

2. 

  
For VISTA HOMES  
Partner

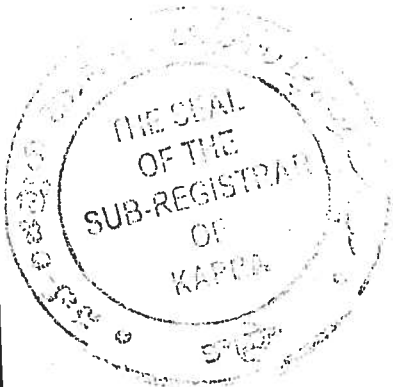
  
For VISTA HOMES  
Partner  
VENDOR

  
VENDEE

G. Vijaya kumari

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Joint SubRegistrar  
Kapra



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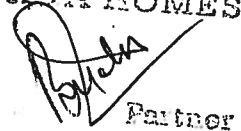
ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 208 on the second floor, in block no. 'B' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 74.12 sq. yds, U/S Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement Floor : 100 sft. Parking space for One Car
- b) In the Second Floor : 1220 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 28,73,780/-

For VISTA HOMES

  
Partner

For VISTA HOMES

  
Partner

Signature of the Executants

Date: 22.01.2015

C E R T I F I C A T E

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

For VISTA HOMES

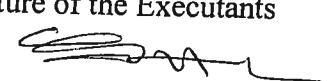
  
Partner

For VISTA HOMES

  
Partner

Signature of the Executants

Date: 22.01.2015

  
C. Vijaya Kumari

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Kapra



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**REGISTRATION PLAN SHOWING**

FLAT NO. 208 IN BLOCK NO. 'B' ON THE SECOND 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. G. HARINATH, SON OF LATE G. PENCHALAI AH

2. MRS. G. VIJAYA KUMARI, WIFE OF MR. G. HARINATH

**REFERENCE:**

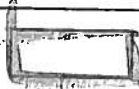
**AREA:** 74.12

**SCALE:**

SQ. YDS. OR

**INCL:**

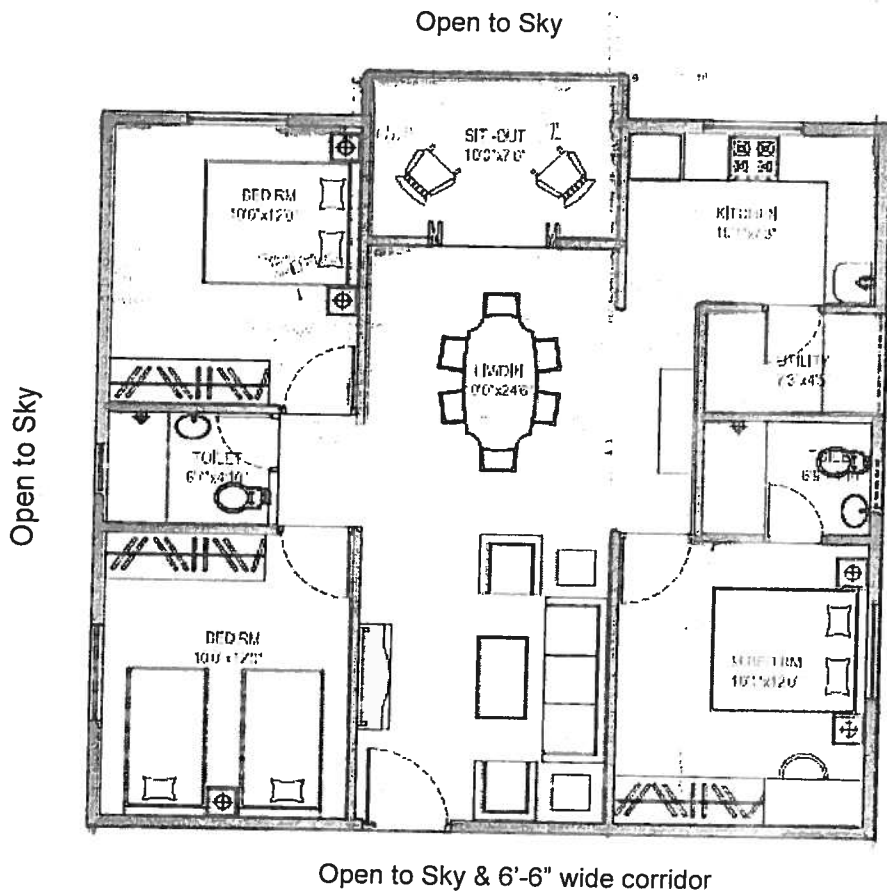
SQ. MTRS.



**EXCL:**



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



Open to Sky

Open to Sky

FOR VISTA HOMES  
*[Signature]*  
Partner

FOR VISTA HOMES  
*[Signature]*  
Partner

SIGNATURE OF THE VENDOR

*[Signature]*

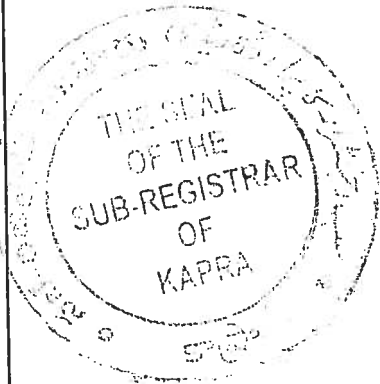
SIGNATURE OF THE BUYER

**WITNESSES:**

- 1. *[Signature]*
- 2. *[Signature]*

*G. Vijaya Kumari*

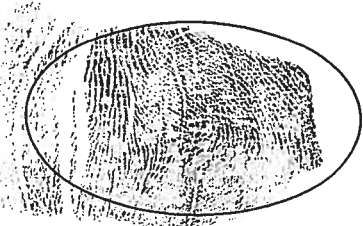
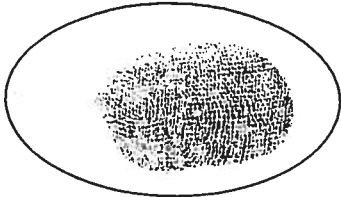
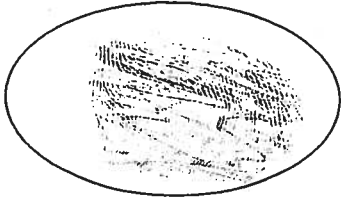
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Joint SubRegistrar  
Kapra



**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.

**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. G. HARINATH  
S/O. LATE G. PENCHALAI AH  
R/O. H. NO: 1-241/259  
BHAVANI NAGAR  
STREET NO.7, KAPRA  
ECIL POST, SECUNDERABAD - 500 062.
2. MRS. G. VIJAYA KUMARI  
W/O. MR. G. HARINATH  
R/O. H. NO: 1-241/259  
BHAVANI NAGAR  
STREET NO.7, KAPRA  
ECIL POST, SECUNDERABAD - 500 062

**SIGNATURE OF WITNESSES:**

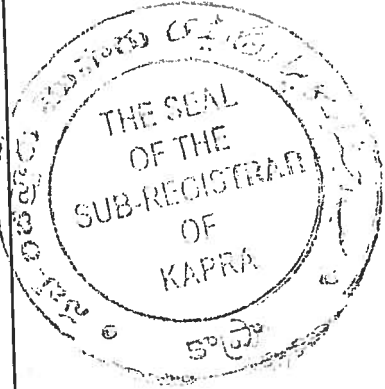
- 1.
- 2.

**MES**  
  
Partner

**For VISTA HOMES**  
  
Partner

SIGNATURE OF EXECUTANTS

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236 / 2015. Sheet 9 of 11  
Joint SubRegistrar  
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

06032007

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 Cashier, Income Tax, Andhra Pradesh

*[Signature]*  
FOR VISTA HOMES  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

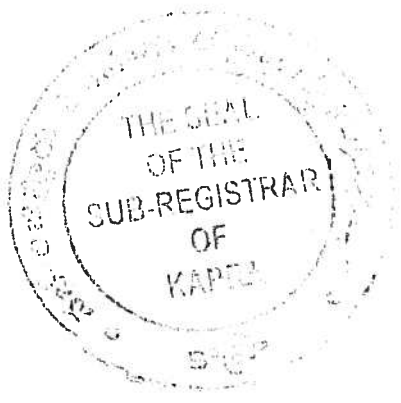
15/01/1974  
Permanent Account Number  
AWSPP8104E

Signature  
*[Signature]*

10062006

*[Signature]*

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236/2015. Sheet 10 of 11  
Joint SubRegistrar  
Kapra





BUREAU

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

Gallthoti Harinath  
Gallthoti Harinath

పుట్టిన సంవత్సరం/Year of Birth: 1954  
పురుషుడు / Male

7306 7140 0131

అధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 241/259  
Bhavani Nagar Street No-7 S, ECIL Post  
Kapra R R Dist, Hyderabad  
Andhra Pradesh, 500062

Address: 241/259, Bhavani Nagar Street No-7 S, ECIL Post, Kapra R R Dist, Hyderabad, Andhra Pradesh, 500062

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

Gallthoti Vijaya Kumari  
Gallthoti Vijaya Kumari

పుట్టిన సంవత్సరం/Year of Birth: 1962  
స్త్రీ / Female

7247 7485 4849

అధార్ - సామాన్యుని హక్కు

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in స.స. లాక్స్ నెం. 1947, హైదరాబాద్-500001

భారత ప్రభుత్వం ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O G Harinath, 241/259  
Bhavani Nagar Street No-7 S, ECIL Post  
Kapra R R Dist, Hyderabad  
Andhra Pradesh, 500062

Address: W/O G Harinath, 241/259, Bhavani Nagar Street No-7 S, ECIL Post, Kapra R R Dist, Hyderabad, Andhra Pradesh, 500062

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in స.స. లాక్స్ నెం. 1947, హైదరాబాద్-500001

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

మన్నె గోవింద రెడ్డి  
Manne Govinda Reddy  
పుట్టిన సం./YoB: 1977  
పురుషుడు Male

8368 6688 6064

అధార్ - అధార్ - సామాన్యమానవుడి హక్కు

భారత ప్రభుత్వం ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: మన్నె సూర్య రెడ్డి 1-10-28/252/1 ప్లాట్ నెం 50, నాగార్జున నగర్ కాలనీ రోడ్ నెం 3 కుషాయిగూడ, సీకింద్రాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500062

Address: S/O: Manne Subbi Reddy, 1-10-28/252/1 Plot No 50, Nagarjuna Nagar Colony Road No 3 Kushaiguda, Secunderabad, Ecil, Hyderabad Andhra Pradesh, 500062

Andhaar - Aam Aadmi ka Adhikar

आयकर विभाग  
INCOME TAX DEPARTMENT  
RAGULAKOLLU NARAYANA  
VENKATA SUBBAIAH RAGULAKOLLU  
08/08/1975  
Permanent Account Number  
ADZPN8638F

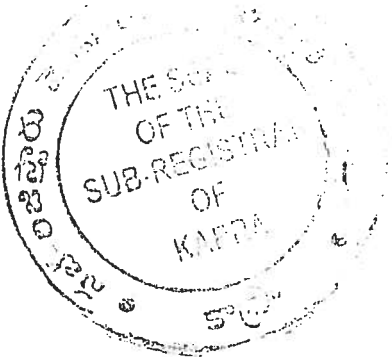
भारत सरकार  
GOVT. OF INDIA

26082013

Handwritten signature

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236 / 2015. Sheet 11 of 11

Joint SubRegistrar  
Kapra



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