

Government of Telangana
Registration And Stamps Department

2528/12
RETURNED

Payment Details - Citizen Copy - Generated on 17/06/2017, 04:22 PM

SRO Name: 1526 Kapra

Receipt No: 2715

Receipt Date: 17/06/2017

Name: BHAVESH V MEHTA CS No/Doct No: 2634 / 2017
Transaction: Sale Deed Challan No: E-Challan No: 209MEM250517
Chargeable Value: 2467000 DD No: DD Dt: Challan Dt: E-Challan Dt: 31-MAY-17
Bank Name: Bank Branch: E-Challan Bank Branch: TREASURY BRANCH HYDERABAI
E-Challan Bank Name: SBH

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				12335
Transfer Duty /TPT				37005
Deficit Stamp Duty				98580
User Charges				110
Total:				148030

In Words: RUPEES ONE LAKH FORTY EIGHT THOUSAND THIRTY ONLY

Prepared By: UMAKANTH

C - 204 - visle
Mammi. Subhaleeni

Signature by SR



Government of Telangana
Registration And Stamps Department

2528/12

RETURNED

Payment Details - Citizen Copy - Generated on 17/06/2017, 04:26 PM

SRO Name: 1526 Kapra

Receipt No: 2716

Receipt Date: 17/06/2017

Name: BHAVESH V MEHTA
Transaction: Sale Deed
Chargeable Value: 0
Bank Name:
E-Challan Bank Name:
DD No:
DD Dt:
Bank Branch:
E-Challan Bank Branch:
CS No/Doct No: 2634 / 2017
Challan No: 1700594134
Challan Dt: 31/05/2017
E-Challan No:
E-Challan Dt:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Value Added Tax		30,838		0
Total:		30,838		0
In Words: RUPEES THIRTY THOUSAND EIGHT HUNDRED THIRTY EIGHT ONLY				

Prepared By: UMAKANTH

Signature by SR

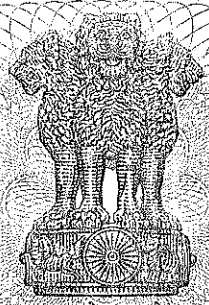
2634 D.O. 2528/2017

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIAN NON JUDICIAL

SCANNED

తెలంగాణ తెలంగాణ TELANGANA
S.No. 11632 Date:05-05-2017

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. VISTA HOMES

H 416194

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
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 29th day of May 2017 at S.R.O, Kapra,, Medchal-Malkajgiri District by:

1. M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office at 5-4-187/3 and 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Late Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} and (2) 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. ABMPM6754C}.
2. Shri Nareddy Kiran Kumar, Son of Shri Madhusudhan Reddy, aged about 45 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 , represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Late Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad and (2) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES




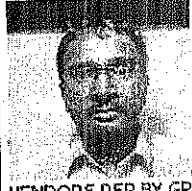
Partner

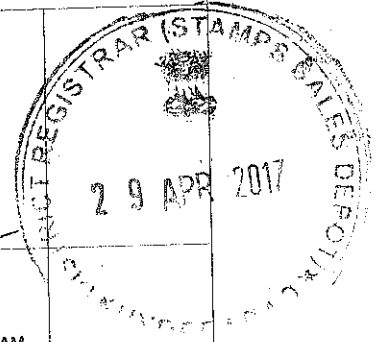
For VISTA HOMES





Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 12335/- paid between the hours of 4 and 5 on the 17th day of JUN, 2017 by Sri Soham Modi

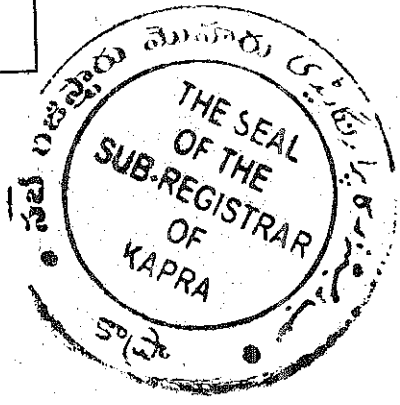
Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 MANNE SUHASINI::1 [1526-1-2017-2634]	MANNE SUHASINI D/O. LATE.MANNE ASHIRVADAM HNO.1-7-847/28/1 SASTRI NAGAR, RAM NAGAR HYD	<i>M. Suhasini</i>
2	EX		 VENDORS REP BY GP [1526-1-2017-2634]	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	<i>Prabakar</i>



Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 G SUSHEEL KUMAR::1 [1526-1-2017-2634]	G SUSHEEL KUMAR R/O.11-2- 331,KANTESHWAR,NIZAMABD A	<i>G Susheel Kumar</i>
2		 M SUBHASHINI::17/C [1526-1-2017-2634]	M SUBHASHINI R/O.11-2-331,NIZAMABAD	<i>M. Subhashini</i>

17th day of June, 2017

Signature of *[Signature]*
Sub Registrar
Kapra



Bk - 1, CS No 2634/2017 & Doct No *[Signature]*
Sub Registrar Kapra
Sheet 1 of 12
[Signature]



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IN FAVOUR OF

Ms. Manne Suhasini, Daughter of Late Manne Ashirvadam, aged about 48 years, Occupation: Service residing at H. No: 1-7-647/28/1, Sastri Nagar, Ram Nagar, Hyderabad {Pan No. AIKPM4903A, Aadhar No. 4586 4912 3537} 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 in respect of this instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	98580	0	0	0	98680
Transfer Duty	NA	0	37005	0	0	0	37005
Reg. Fee	NA	0	12335	0	0	0	12335
User Charges	NA	0	110	0	0	0	110
Total	100	0	148030	0	0	0	148130

Rs. 135585/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12335/- towards Registration Fees on the chargeable value of Rs. 2467000/- was paid by the party through E-Challan/BC/Pay Order No ,209MEM250517 dated ,31-MAY-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 148030/-, DATE: 31-MAY-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 075061442, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: VISTA HOMES, CLAIMANT NAME: MANNE SUHASINI).

Date:

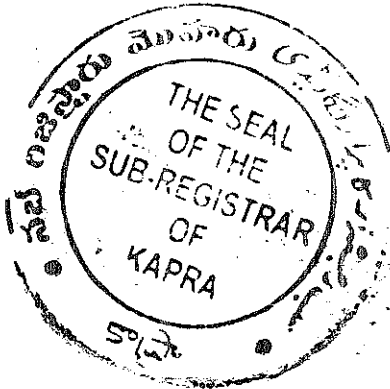
17th day of June, 2017

Signature of Registering Officer

Kapra

Bk-1, CS No 2634/2017 & Doct No 2528/2017 Sheet 2 of 12 Sub Registrar Kapra

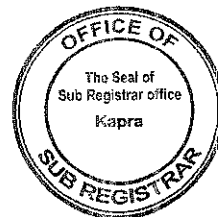
1వ పుస్తకము 2017 సం./శా.శ.1939
 పు. 2528 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంప్ విముక్తం దస్తవేజు నెంబరు 126
 2528/2017 గా యివ్వబడినది
 2017 జూన్ 17 వ తేదీ



సబ్-రిజిస్ట్రార్
 కాప్రా
 సుద్దర్. మల్లాజీగిరి



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- 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.204 on the second floor, in block no. 'C' 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. 24,67,000/- (Rupees Twenty Four Lakhs Sixty Seven Thousand Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.204 on the second floor, in block no. 'C', 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.24,67,000/-(Rupees Twenty Four Lakhs Sixty Seven Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.8,35,000/-(Rupees Eight Lakhs Thirty Five Thousand Only) paid by way of banker cheque no.536000, dated 16.09.2016 issued State Bank of India, RACPC-III, Himayathnagar, Hyderabad.
- ii. Rs.6,65,000/-(Rupees Six Lakhs Sixty Five Thousand Only) paid by way of banker cheque no.090186, dated 11.05.2017 issued State Bank of India, RACPC-III, Himayathnagar, Hyderabad.
- iii. Rs.3,72,000/-(Rupees Three Lakhs Seventy Two Thousand Only) paid by way of cheque no.370579, dated 12.12.2016 drawn on State Bank of India.

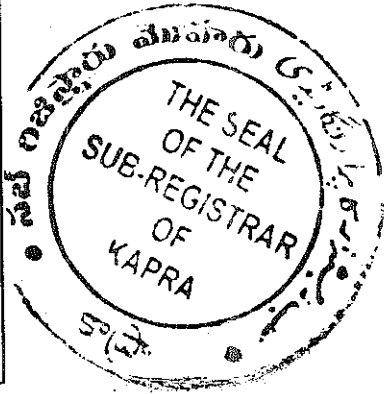
For VISTA HOMES

Partner

For VISTA HOMES

Partner

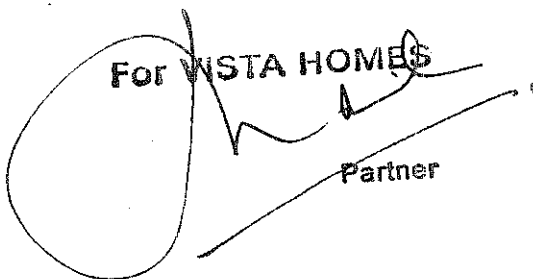
Bk - 1, CS No 2634/2017 & Doct No. ND
2522/2017. Sheet 3 of 12 Sub Registrar
Kapra



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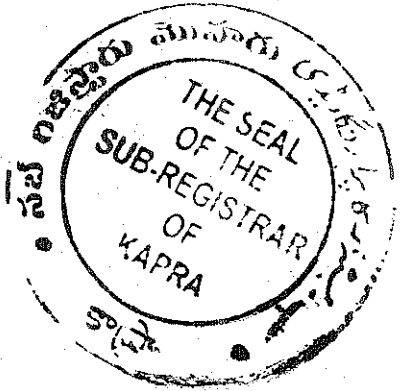
- iv. Rs.3,70,000/-(Rupees Three Lakhs Seventy Thousand Only) paid by way of cheque no.370570, dated 04.05.2016 drawn on State Bank of India.
- v. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.370569, dated 18.04.2016 drawn on State Bank of India.
- vi. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.370568, dated 04.04.2016 drawn on State Bank of India.
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.
- J. 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.
- K. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
- L. 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.
- M. 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.
- N. 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.
- O. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.

For VISTA HOMES

Partner

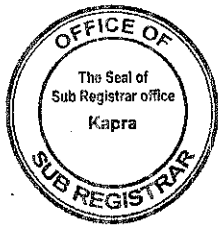
For VISTA HOMES

Partner

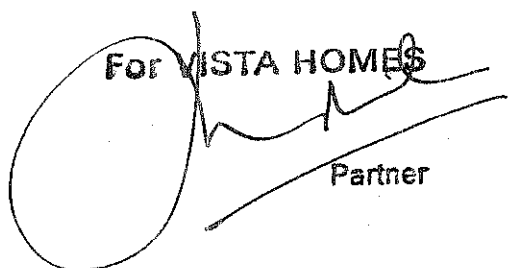
Bk - 1, CS No 2634/2017 & Doct No. MS
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Kapra



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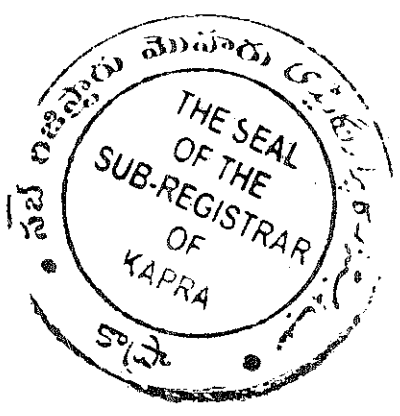
- P. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
- i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
 - ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
 - iii. That the Vendee shall become a member of the Vista Homes Owners Association that has been / shall be formed by / for the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Vendee ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
 - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
 - v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.
 - vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

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- 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.

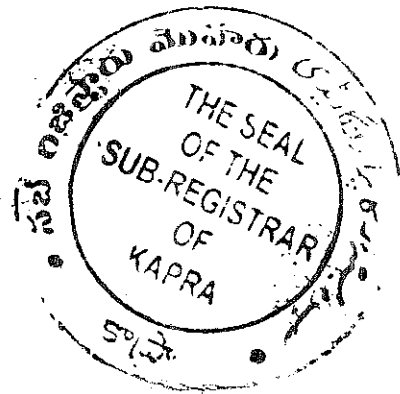
For VISTA HOMES

Partner

For VISTA HOMES

Partner

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2528/2017 Sheet 6 of 12 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 now under Kapra Mandal, Medchal-Malkajgiri 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.204 on the second floor, in block no. 'C' 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 now under Kapra Mandal, Medchal-Malkajgiri 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. M. Subhashini

2. [Signature]

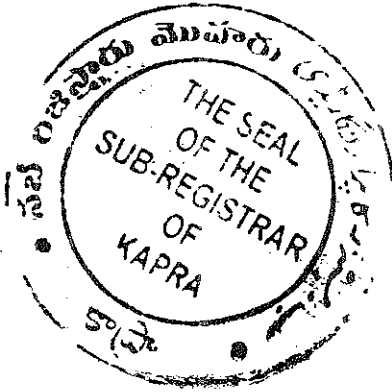
For VISTA HOMES
[Signature]
Partner

For VISTA HOMES
[Signature]
Partner

VENDOR
M. Subhashini

VENDEE

BK-1, CS No 2634/2017 & Doct No MD
Sub Registrar
Kapra
25/6/17



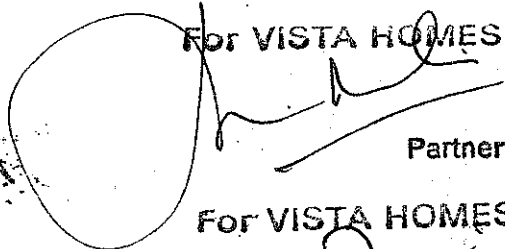
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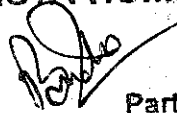


ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 204 on the second floor, in block no. 'C' of "Vista Homes", Residential Localities, forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgirti 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 Second Floor : 950 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 24,67,000/-

Date: 29.05.2017


For VISTA HOMES
Partner

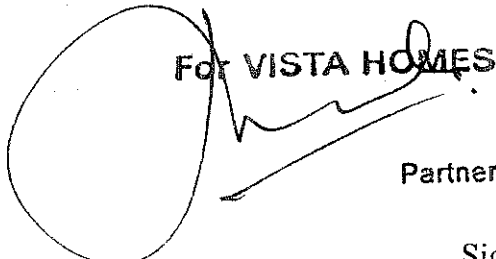

For VISTA HOMES
Partner


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: 29.05.2017

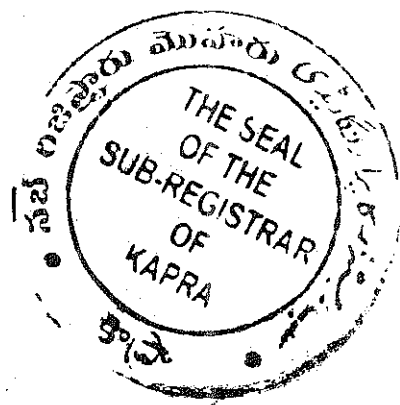

For VISTA HOMES
Partner


For VISTA HOMES
Partner

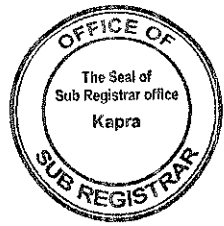
Signature of the Executants

M. Suhagini

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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO.204 IN BLOCK NO. 'C' 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
NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

VENDOR: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. M/S. SUMMIT HOUSING PVT. LTD., REPRESENTED BY AUTHORISED SIGNATORY SHRI. SOHAM MODI, SON OF LATE SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

VENDEE: MS. MANNE SUHASINI, DAUGHTER OF LATE MANNE ASHIRVADAM

REFERENCE:

AREA: 57.71

SCALE:

SQ. YDS. OR

INCL:

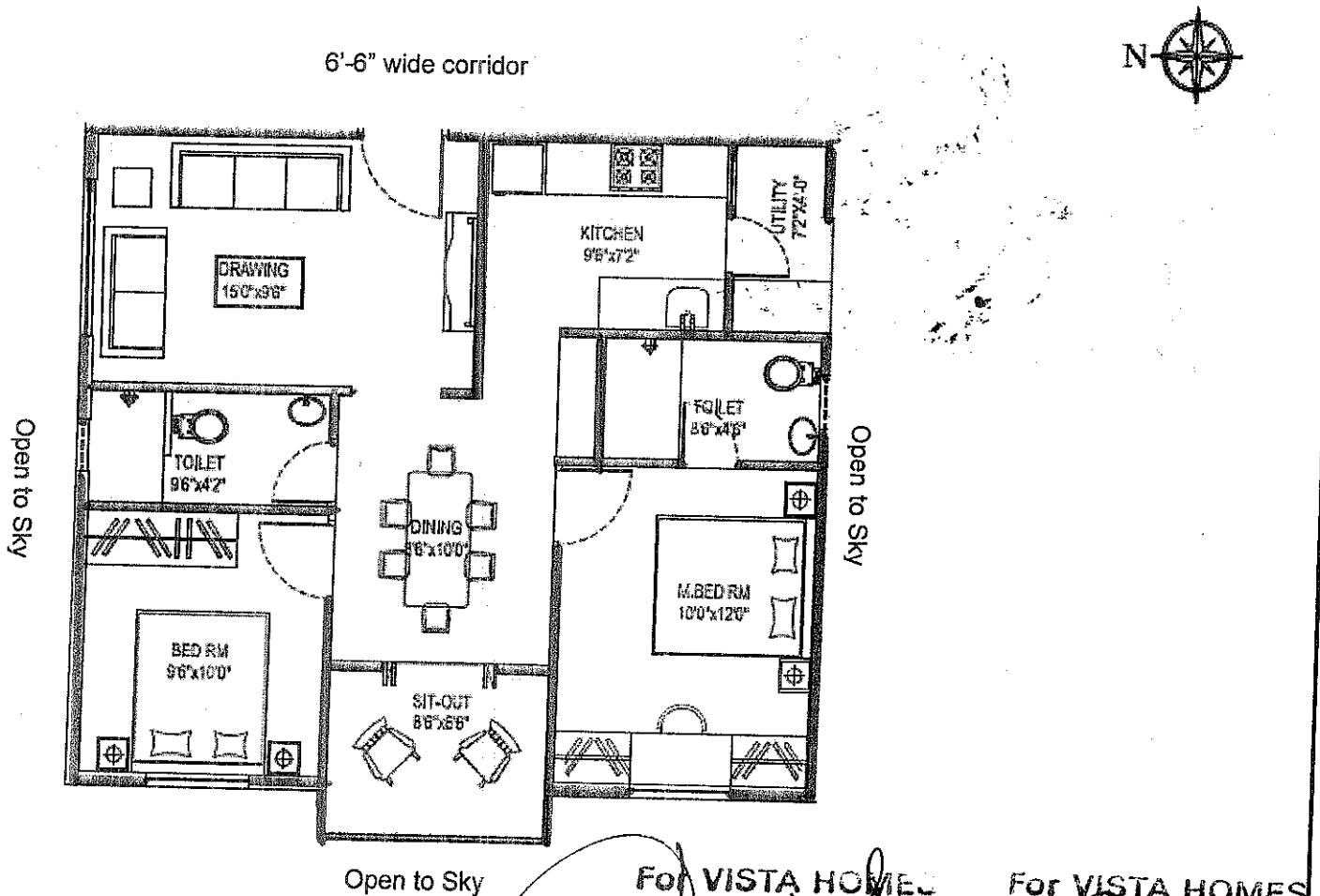
SQ. MTRS.



EXCL:



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



Open to Sky

For VISTA HOMES

For VISTA HOMES

WITNESSES:

1. *M. Subhashini*

2. *[Signature]*

Partner

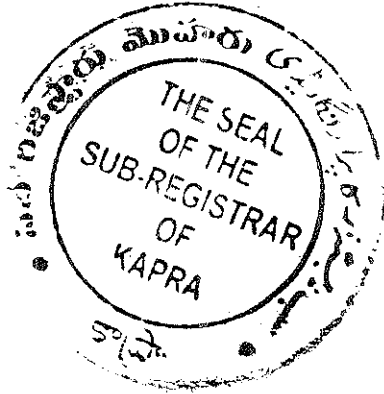
Partner

SIGNATURE OF THE VENDOR

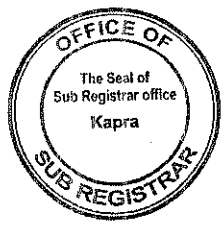
M. Subhashini

SIGNATURE OF THE VENDEE

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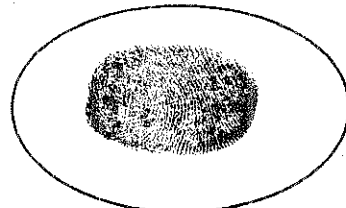
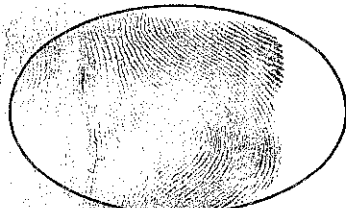
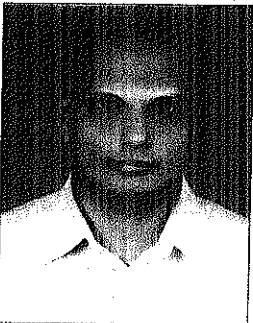
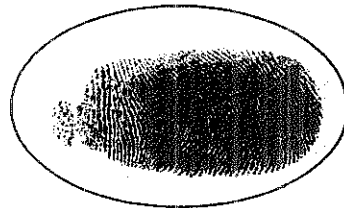
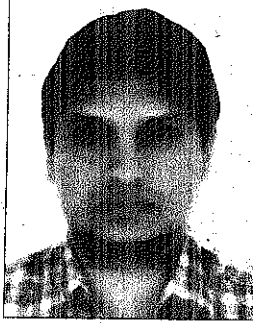
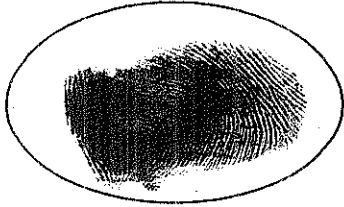
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDORS:

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

1. M/S. SUMMIT HOUSING PVT. LTD., REP. BY
AUTHORISED SIGNATORY MR. SOHAM MODI
S/O. LATE 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:
AT SR0, SECUNDERABAD:**

**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.**

VENDEE:

**MS. MANNE SUHASINI
D/O. LATE MANNE ASHIRVADAM
R/O. H. NO: 1-7-647/28/1
SASTRI NAGAR
RAM NAGAR
HYDERABAD**

SIGNATURE OF WITNESSES:

1. *M. Subhashini*
2. *[Signature]*

For VISTA HOMES

[Signature]
Partner

For VISTA HOMES

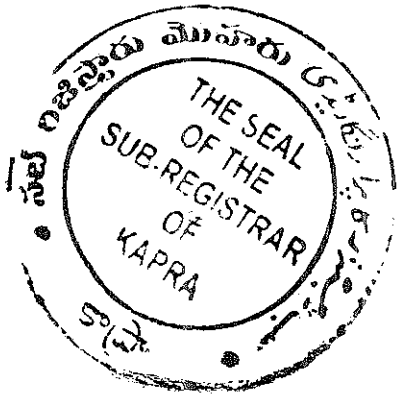
[Signature]
Partner

SIGNATURE OF THE VENDOR

M. Subhashini

SIGNATURE OF THE VENDEE

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2588/2017 Sheet 10 of 12 Sub Registrar
Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number
AAGFV2088P



नाम लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

स्थिति / SIGNATURE
Sonam Modi

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

[Handwritten Signature]
For VISTA HOMES
Partner

नाम लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम / NAME
BHAVESH YASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

स्थिति / SIGNATURE
Bhavesh Mehta

मुख्य आयकर अधिकारी, बिहार
Chief Commissioner of Income-tax, Bihar

For VISTA HOMES
[Handwritten Signature]
Partner



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E

स्थिति / SIGNATURE
Prabha Reddy



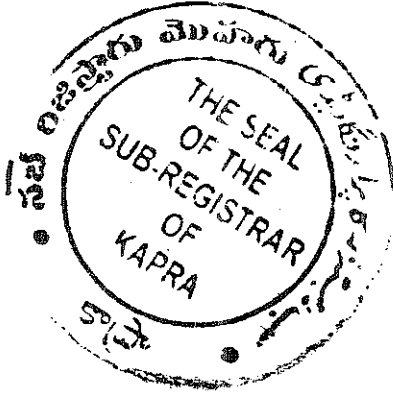
Prabha Reddy

BK- 1, CS No 2634/2017 & Doct No

Sub Registrar

Kapra


2526/2017



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भारत सरकार
GOVERNMENT OF INDIA



పాక సుహాసినీ
Paka Suhasini
పుట్టిన సం./YoB: 1968
స్త్రీ Female

4586 4912 3537

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O పాక పరంజ్యోతి, ౧-౭
ఎలవూరి, కాస్త్రీ నగర్, నియర్
మీశమ్మ టెంపుల్ రామ్ నగర్,
ముషీరాబాద్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500020

Address:
W/O Paka Paramjyothi, 1-7-
647/28/1, sastri nagar, near
pochamma temple ram nagar,
Musheerabad, Hyderabad
Andhra Pradesh, 500020

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार
GOVT OF INDIA

MAANIE SUHASINI
ASHIRVADAM MAANIE
12/03/1968
Nomination/Postal Number
AIKPN4903A

12/12/2011

Signature

M. Suhasini

భారత ప్రభుత్వం
Government of India

మానీ సుహాసినీ
Manie Subhashini

పుట్టిన సంవత్సరం/Year of Birth : 1970
స్త్రీ / Female

8339 3423 6233

ఆధార్ - సామాన్యమానవుని హక్కు

భారత ప్రభుత్వం
Government of India

మానీ సుహాసినీ
Manie Subhashini

12/12/2011

To
Manie Subhashini
పిమ్మె సుభాషిణి
W/O Gurukonda Sushael Kumar
H.N.11-2-331
Kanteshwar
Christian Colony
Nizamabad -
Nizamabad
Nizamabad
Andhra Pradesh - 503001

M. Subhashini

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
8339 3423 6233

ఆధార్ - సామాన్యమానవుని హక్కు

భారత ప్రభుత్వం
Government of India

గురుకొండ సుశేల్ కుమార్
Gurukonda Sushael Kumar

పుట్టిన సంవత్సరం/Year of Birth : 1967
పురుషుడు / Male

8849 0424 5005

ఆధార్ - సామాన్యమానవుని హక్కు

భారత ప్రభుత్వం
Government of India

గురుకొండ సుశేల్ కుమార్
Gurukonda Sushael Kumar

09/01/2012

To
Gurukonda Sushael Kumar
కుమార్ కుమార్
S/O Gurukonda Prabhakar
H.N.11-2-331
Kanteshwar
Christian Colony
Nizamabad
Nizamabad
Nizamabad
Andhra Pradesh - 503001

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
8849 0424 5005

ఆధార్ - సామాన్యమానవుని హక్కు



A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

25052017

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Or Order

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Rupees

या उनके आदेश प

रुपये **TWO THOUSAND FOUR HUNDRED SIXTY SEVEN ONLY.**

₹

2,467.00

For HDFC BANK LTD.

FC HDFC BANK LTD.

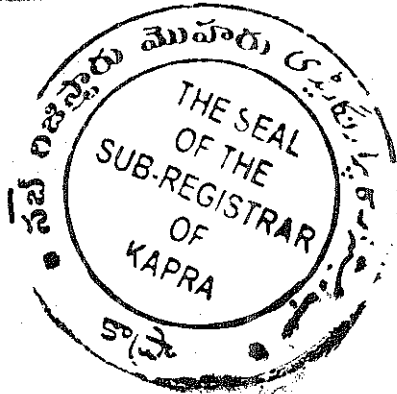
SECUNDERABAD
SECUNDERABAD - 500 003
REF. No. 004212103959

AUTHORISED SIGNATORIES

Please sign above

⑈ 190804⑈ 500240003⑈ 999989⑈ 12

Sub Registrar
Kapra



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05226 12017 Sheet 12 of 12



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