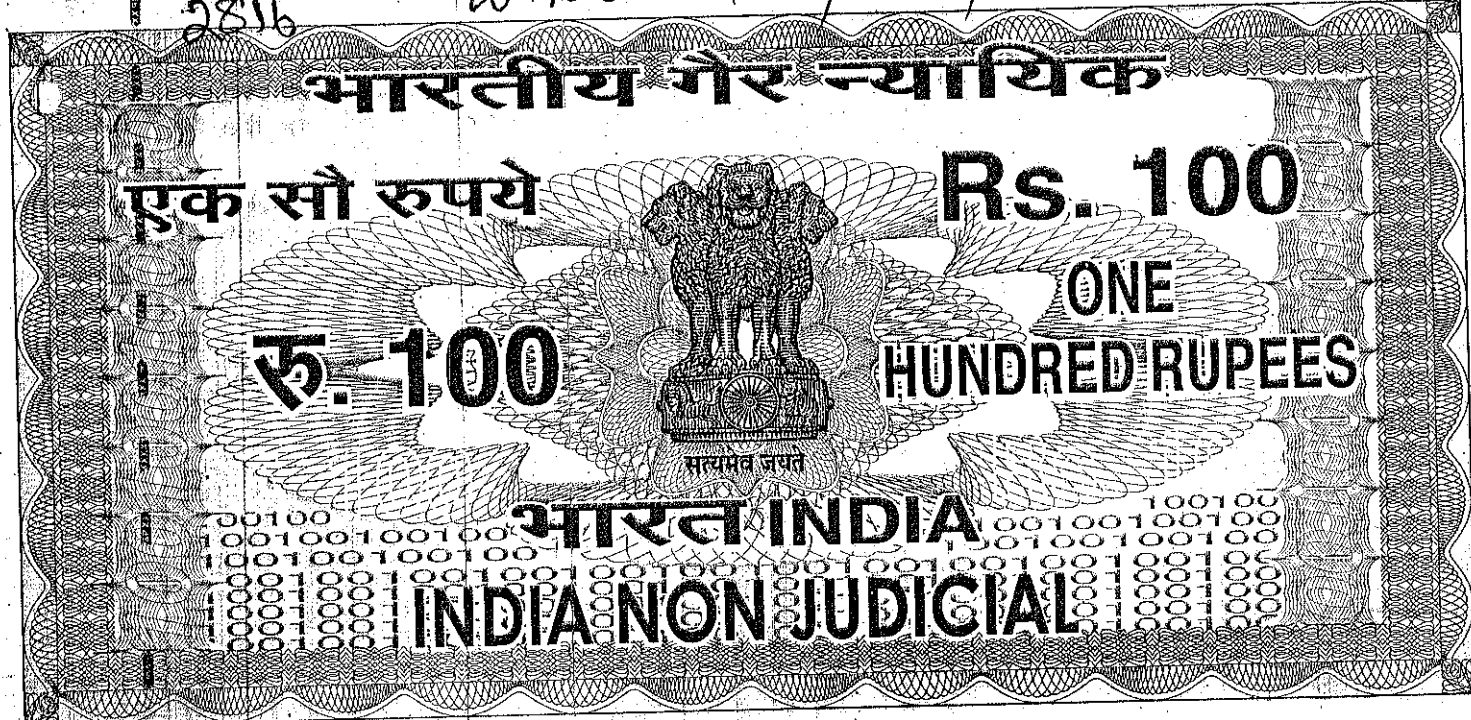


2816

TW. NO. 2738/2014

SHANIL



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BE 030110

S.No. 3210 Date: 01-05-2014

T. Sudhakar

T.SUDHAKAR
 LICENSED STAMP VENDOR
 LIC.No.15-01-007/2007
 REN.No.15-01-026/2010,
 LIG-60, A.P.H.B.Colony,
 Chevella, R.R.District.

Sold to: Ramesh

S/o.W/O P/O: Narsinga Rao

For Whom: M/s. Vista Homes

SALE DEED

This Sale Deed is made and executed on this the 6th day of August 2014 at SRO, Kapra by and between:

1. M/s. Vista Homes, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G, Road, Secunderabad - 500 003., represented by its Partners (1) Shri Bhavesh V, Mehta, S/o. Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad -500 003, and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi S/o. Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 003.
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 - 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 -500003., hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

In favour of

Mr. Badiseti Gupteswara Venkata Rama Rao, Son of Mr. B. Chittibabu aged about 50 years, residing at Flat No. C-208, Vidyanagar Building, Evershine Nagar, Malad (West), Mumbai- 400 064, 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.

For M/s. VISTA HOMES

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

For VISTA HOMES

Summit Housing Pvt. Ltd.,
Partner



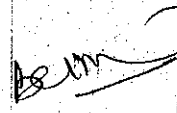


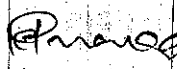
Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

Partner

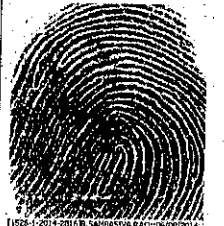

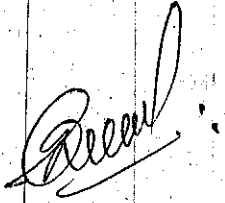
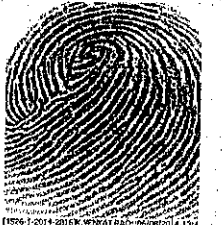

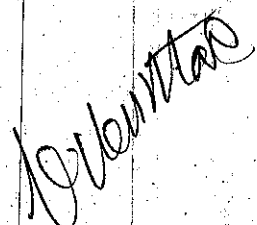
Presentation Endorsement:

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. 14674/- paid between the hours of 1 and 2 on the 06th day of AUG, 2014 by Sri Bhavesh V.Mehta

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

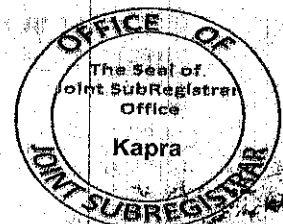
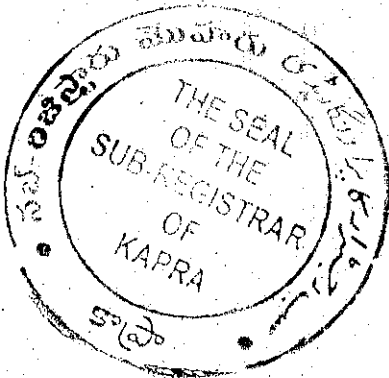
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			BADISETTI GUPTESWARA VENKATA RAMA RAO CHITTIBABU FLAT NO: G-208 VIDYA NAGAR BUILDING, MALAD WEST MUMBAI	
2	EX			VENDORS REP BY ITS GPA HOLDER K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II ND FLOOR, M.G ROAD SECBAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			B.SAMBASIVA RAO F.NO.3FA,SWAGRUHA TOWERS,BRUNDAWAN CLONY,DR.A.S.RAO NAGAR,HYD.	
2			K.VENKAT-RAO F.NO.3FB,SWAGRUHA TOWERS,BRUNDAWAN CLONY,DR.A.S.RAO NAGAR,HYD.	

06th day of August, 2014

Signature of Joint SubRegistrar Kapra



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Joint SubRegistrar Kapra



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. -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.

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. 301 on the third floor in block no. 'I' 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.

For M/s. 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

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	0	0		161313	161413
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		14674	14674
User Charges	NA	0	0		100	100
Total	100	0	0		176087	176187

Rs. 161313/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14674/- towards Registration Fees on the chargeable value of Rs. 2934780/- was paid by the party through DD No ,929 dated ,05-AUG-14 of ,HDFC BANK/HYD

Date: 06th day of August, 2014

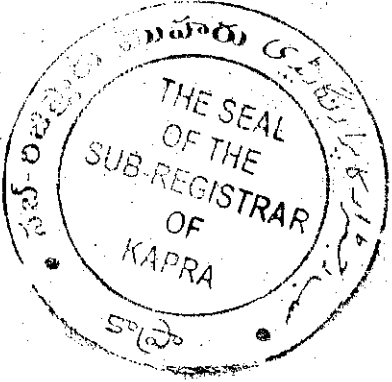
Signature of Registering Officer: Kapra

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BK-1, CS No 2816/2014 & Doct No 2738/2014
 Joint Sub Registrar Kapra
 Sheet 2 of 12

ఈ పుస్తకము 2014 సం./ చా.స. 1936 న
 2738 నెంబరుగా రిజిస్టరు చేయబడి
 శా.వింట్ రిజిస్టరు కింద నెంబరు 456
 2738 సం. 2014 నా యిక్కడ వున్నది
 2014 సం. 12 వ తేదీ నెంబరు 6 వ తేదీ

Handwritten signature



- 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. 29,34,780/- (Rupees Twenty Nine Lakhs Thirty Four 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 luxury apartment bearing flat no. 301 on the third floor, in block no. 'I', 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:

- a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
- b) A reserved parking space for single car on the stilt floor, 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. 29,34,780/- (Rupees Twenty Nine Lakhs Thirty Four Thousand Seven Hundred and Eighty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner.

- i. Rs.25,000/- (Rupees Twenty five Thousand Only) paid by way of cheque no.620763, dated 31.01.2013 drawn on Syndicate Bank, Somajiguda, Hyderabad.
- ii. Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only) paid by way of cheque no.410219, dated 12.02.2013 drawn on SBI, Gachibowli Branch, Hyderabad.
- iii. Rs.50,000/- (Rupees Fifty Thousand Only) paid by way of cheque no.410220, dated 25.02.2013 SBI, Gachibowli Branch, Hyderabad.
- iv. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.410221, dated 12.03.2013 SBI, Gachibowli Branch, Hyderabad.
- v. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.410222, dated 25.03.2013 SBI, Gachibowli Branch, Hyderabad..
- vi. Rs.11,54,890/- (Rupees Eleven Lakhs Fifty Four Thousand Eight Hundred and Ninety Only) paid by way of cheque no.165729, dated 18.09.2013 drawn on SBI, Patny Branch, Secunderabad issued by RACPC-1, Hyderabad.

For M/s. 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

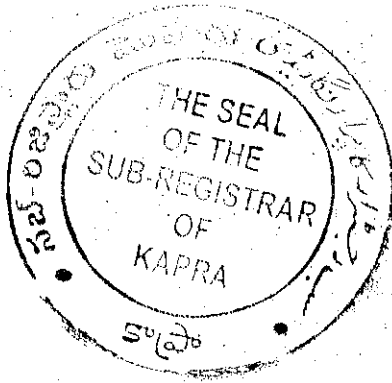
Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

FOR VISTA HOMES

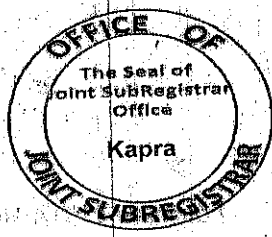
Partner

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2738/2014

Joint SubRegistrar
Kapra



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- vii. Rs.6,92,934/-(Rupees Six Lakhs Ninety Two Thousand Nine Hundred and Thirty Four Only) paid by way of cheque no.170252, dated 31.01.2014 drawn on SBI, Patny Branch, Secunderabad issued by RACPC-1, Hyderabad.
- viii. Rs.1,65,729/-(Rupees One Lakh Sixty Five Thousand Seven Hundred and Twenty Nine Only) paid by way of cheque no.586566, dated 16.06.2014 drawn on SBI, Patny Branch, Secunderabad issued by RACPC-1, Hyderabad.
- ix. Rs.2,96,227/-(Rupees Two Lakhs Ninety Six Thousand Two Hundred and Twenty Seven Only) paid by way of cheque no.883505, dated 24.07.2014 drawn on SBI, Patny Branch, Secunderabad issued by RACPC-1, Hyderabad.
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.
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.

For M/s. VISTA HOMES

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

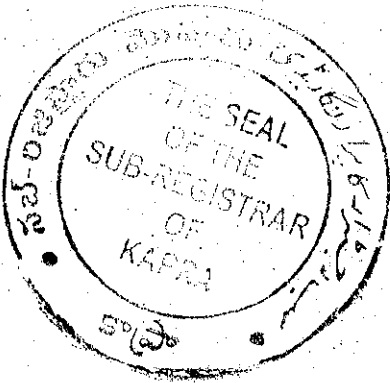
For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

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

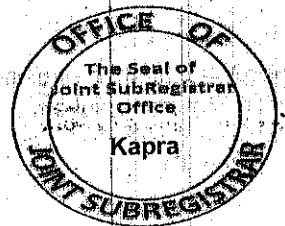
For VISTA HOMES

Partner


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2728/2014 Sheet 4 of 12
Joint Sub Registrar
Kapra




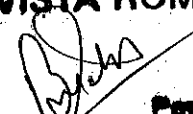
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8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction 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.
 - 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.

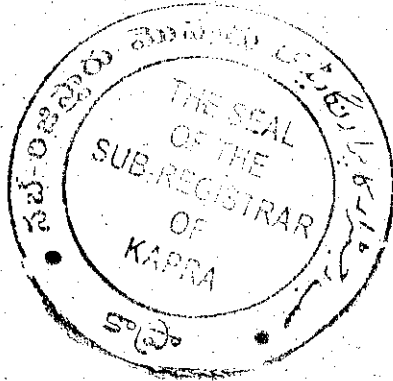
For M/s. VISTA HOMES

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)

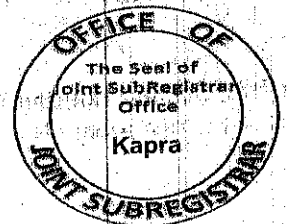
For VISTA HOMES

Partner

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Joint SubRegistrar
Kapra



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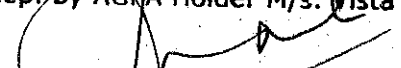


- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute 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 M/s. 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.,
Authorised Signatory Soham Modi (Director)

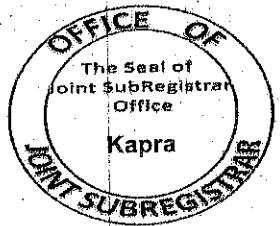
For VISTA HOMES


Partner

BK-1 CS No 2816/2014 & Doct No
2816/2014 Sheet 6 of 12
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 semi-deluxe apartment bearing flat no. 301 on the third floor, in block no. 'T' 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	6'-6" wide corridor & 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.
- 2.

[Handwritten signatures of witnesses]

For M/s. VISTA HOMES

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

For Nareddy Kiran Reddy

By AGPA Holder M/s. Vista Homes

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

For VISTA HOMES

Partner

VENDEE

Bk - 1, CS No 2816/2014 & Doct No
2728-12014. Sheet 7 of 12

Joint SubRegistrar
Kapra



ANNEXURE-1-A

1. Description of the Building : LUXURY flat bearing flat no. 301 on the third floor, in block no. 'P' 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. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
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 Stilt Floor : 100 sft. Parking space for One Car
- b) In the Third Floor : 1220 sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 29,34,780/-

Date: 06.08.2014

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

For Naleddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes
Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

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: 06.08.2014

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

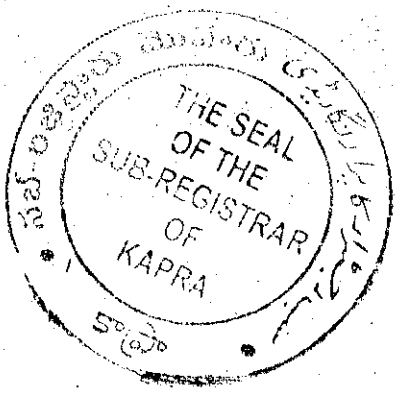
For Naleddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes
Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

Signature of the Executants

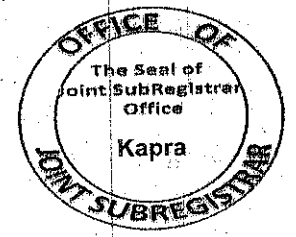
For VISTA HOMES

BK-1, CS No 2816/2014 & Doct No
2812014

Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 301 IN BLOCK NO. 'I' 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:

MR. BADISETTI GUPTESWARA VENKATA RAMA RAO, SON OF MR. B. CHITTIBABU

REFERENCE:

SCALE:

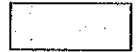
INCL:

EXCL:

AREA: 74.12

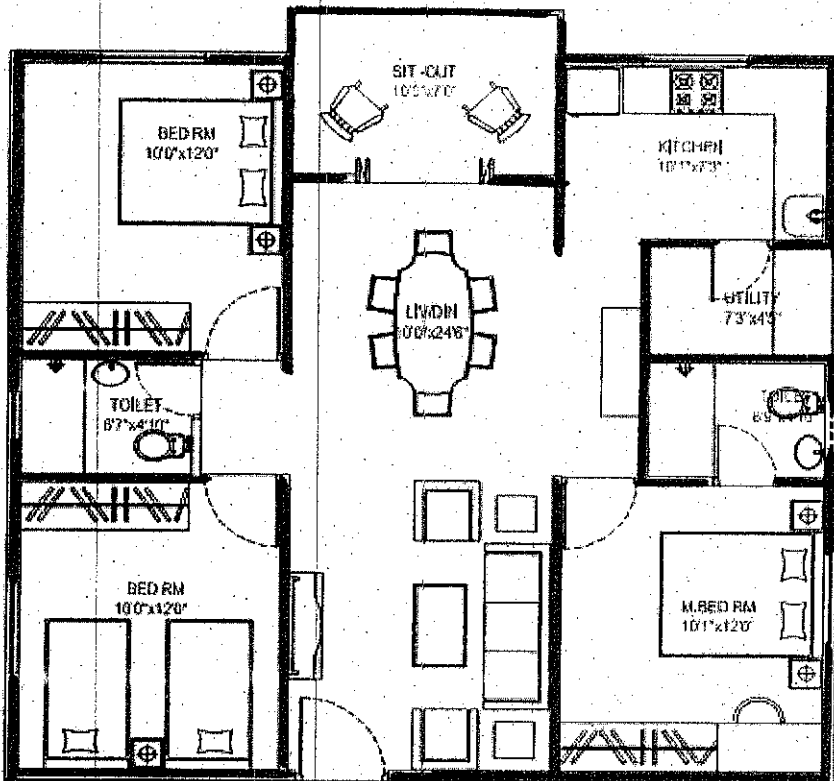
SQ. YDS. OR

SQ. MTRS.



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

Open to Sky



Open to Sky

Open to Sky

Open to Sky & 6'-6" wide corridor

For M/s. VISTA HOMES

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

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

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

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

For VISTA HOMES

WITNESSES:

- 1.
- 2.

Partner

Bk-1, CS No 2816/2014 & Doct No
~~228~~ 12019 Sheet 9 of 12






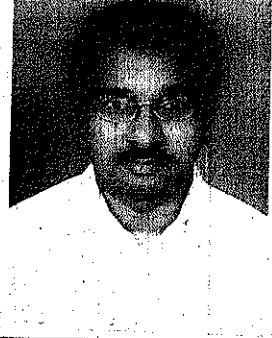


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Kapra




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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	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> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD- 500 034.</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY, P. G. ROAD SECUNDERABAD - 500 003.</p> <p>GPA FOR PRESENTING DOCUMENTS: <u>VIDE DOC NO. 21/BK-IV/ 2013, Dt. 06.09.2013</u></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> <p>MR. BADISETTI GUPTESWARA VENKATA RAMA RAO S/O. MR. B. CHITTI BABU R/O. FLAT NO. C-208 VIDYANAGAR BUILDING EVERSHERE NAGAR MALAD (WEST), MUMBAI - 400 064.</p>
			
			
			

SIGNATURE OF WITNESSES:

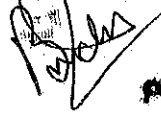
1. 

2. 

For M/s. VISTA HOMES

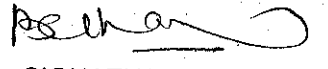
Partner-M/s. Summit Housing Pvt. Ltd.,
 Authorised Signatory Soham Modi (Director)

For VISTA HOMES


 Partner

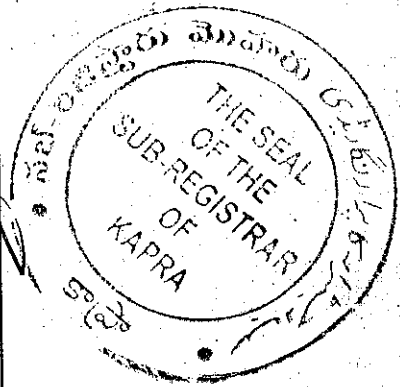
For Nareddy Kiran Reddy
 Rep. by AGPA Holder M/s. Vista Homes

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

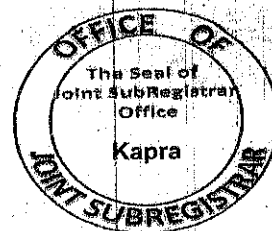

 SIGNATURE OF BUYER

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238/2014 Sheet 10 of 12

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



0903007



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
Chief Commissioner of Income-tax, Andhra Pradesh

For VISTA HOMES
[Signature]
Partner



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM8754C

नाम / NAME
SHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

हस्ताक्षर / SIGNATURE



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

For VISTA HOMES
[Signature]
Partner




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

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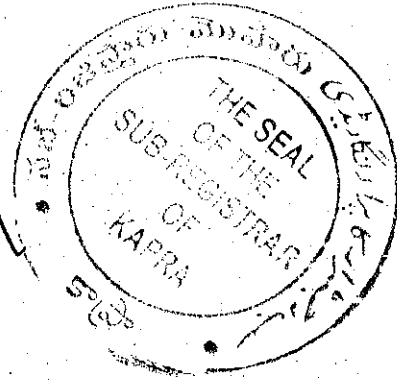


0903008

[Signature]

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278/2014 Sheet 11 of 12

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Kapra



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Buyer

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABDPB6208M



नाम /NAME
GUPTESWARA VENKATA RAMA RAO
BADISETTI

पिता का नाम /FATHER'S NAME
CHITTI BABU BADISETTI

जन्म तिथि /DATE OF BIRTH
08-06-1962

हस्ताक्षर /SIGNATURE

[Signature]

[Signature]

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

[Handwritten signature]

WITNESSES

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BISAMBASIVA RAO
CHITTI BABU BADICHETTI

08/06/1964
Permanent Account Number
AFUPB6371A

[Signature]
Signature



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WITNESSES

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DLFAP029510710

VENKATAPETA MURKUNADALA

SATYANARAYANA

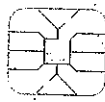
K. VENKATAPETA NO-2F

SWAGHATTA STREET, BRUNDAV

DR. A.S. RAO NAGAR

KEESARA

RANGA REDDY



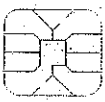
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RTA-HYDERABAD

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RTA HYDRABAD
Issued On: 25/05/2013

VENKATARAMANADALA
SATYANARAYANA
K.VENKATESWARA NO-2F
SWANATHA BRUNDAV
DR. S. RAMANADAM
KEESARA
RANGA REDDY



DLFAP029510710

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

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Handwritten signature



भारत सरकार
GOVT OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

CHITTI BABU BADICHETTI

B. SAI BASIVA RAO

28/01/1964

Permanent Account Number

AP02PB6371A

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Handwritten signature

Chief Commissioner of Income-tax, Andhra Pradesh

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Handwritten signature

हस्ताक्षर / SIGNATURE

08-06-1962

जन्म तिथि / DATE OF BIRTH

CHITTI BABU BADICHETTI

पिता का नाम / FATHER'S NAME

BADICHETTI

GUPTESWARA VENKATA RAMA RAO

नाम / NAME

ABDPB6208M

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER



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