

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

A-002

5004

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శ్రీమతి / శ్రీ

K. Drabhalakav Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవగలగినది.

దస్తావేజు స్వభావము	Sale		15/9		F
దస్తావేజు విలువ	2524000		12/1		Ref
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	169/15				
రిజిస్ట్రేషన్ రుసుము	14320				
లోటు స్టాంపు (D.S.D.)					
GHMC (T.D.)	114860		93776		
యాజర్ ఛార్జీలు	100				
అదనపు షీట్లు			12/1		
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RETURNED

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12/1

రూపాయలు మాత్రమే)

వాపసు తేది

సర్కారు
సబ్ రిజిస్ట్రారు
కాఫీ

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.

178
D. 30: 169 of 2015

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BL 013298

S.No. 16162 Date: 15-09-2014

Sold to: MAHENDER

S/o. MAHALESH

For Whom: VISTA HOMES

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 17th day of Jan 2015 at SRO, Kapra, R. R. Dist by:

1. M/s. Vista Homes, a registered Partnership firm having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) Shri Mehul V. Mehta, Son of Late Vasant U. Mehta, aged about 40 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad and M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, Son of Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee hills, Hyderabad.
2. Shri Nareddy Kiran Kumar, 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, 2nd 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 M/s. VISTA HOMES

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

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


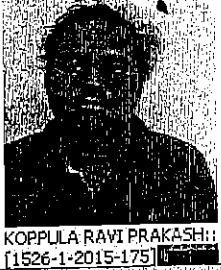
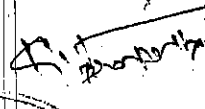


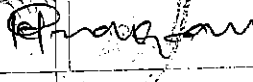
Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For VISTA HOMES



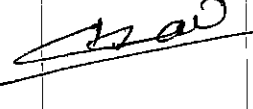

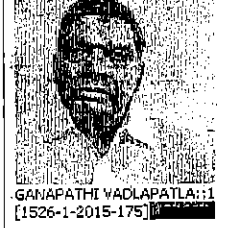
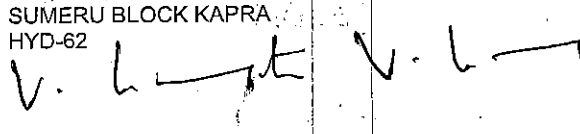
Partn

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 3 and 4 on the 17th day of JAN, 2015 by Sri M/S Vista Homes Rep By Soham M

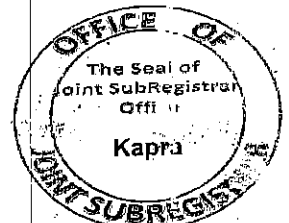
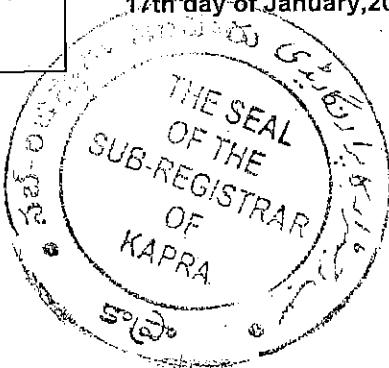
Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 KOPPULA RAVI PRAKASH: [1526-1-2015-175]	KOPPULA RAVI PRAKASH S/O. LATE K.APPARAO H.NO.1-9-325/1A, V.N.REDDY NAGAR COLONY,, KUSHAIGUDA, HYD.	
2	EX		 VENDORS REP BY ITS GPA [1526-1-2015-175]	VENDORS REP BY ITS GPA HOLDER K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4TH FLOOR, M.G ROAD SECABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 KOMARAGIRI RAMA KRISHNA: [1526-1-2015-175]	KOMARAGIRI RAMA KRISHNA R/O.3-10412,NEAR POST OFFICE SANKARAGUPTAM E.G.DIST-533250	
2		 GANAPATHI VADLAPATLA: [1526-1-2015-175]	GANAPATHI VADLAPATLA R/O:1108,SAKETH SRIYAM SUMERU BLOCK KAPRA HYD-62	

17th day of January, 2015

Signature of J. Nagarajah
Joint SubRegistrar
Kapra



Bk-1, CS No 175/2015 & Doct No 169 / 2015. Sheet 1 of 12
 Joint Sub Registrar Kapra

In favour of

Mr. Koppula Ravi Prakash, Son of Late. K. Apparao, aged about 33 years, Occupation: Service, residing at H. No: 1-9-325/1A, V. N. Reddy Nagar Colony, Kushaiguda, Hyderabad, hereinafter referred to as the 'Vendee'

The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

WHEREAS:

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

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

B. The total land admeasuring Ac.5-25 Gts., in survey nos.193 (Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.

C. The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:

- Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
- Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
- Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
- M/s. Sana Estates Limited, represented by Sana Yadi Reddy, S/o. Sri Gopaiah.
- Smt. Sana Bhagya Laxmi, W/o. Shri. Sana Yadi Reddy.
- Shri. Shiva Srinivas, S/o. late. S. Ramulu.
- Shri. P. Ramsunder Reddy, S/o Shri. P. Lakshminarsimha.
- Shri. Pathi Venkat Reddy, S/o. Shri. Veera Reddy.
- Shri. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

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 M/s. VISTA HOMES

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

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

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

For VISTA HOMES

Partner

Endorsement:						
Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	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
Total	100	172427	0		0	172527

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 ,937764 dated ,17-JAN-15.

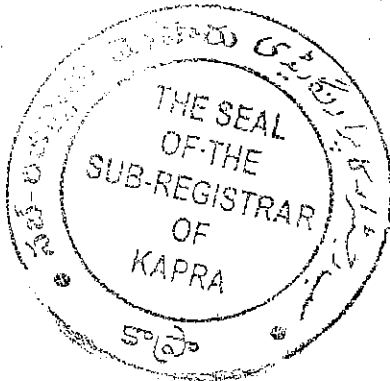
Signature of Registering Officer *T. Nagaraj*
Kapra

Date
17th day of January, 2015

193655 అంబు 22 వ తేదీ

*ఈ పుస్తకము 2015 సం./ చ.న. 103655
నంబరు 169 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంపు విలువ రుద్దించు నెంబరు 1526
169 / 2015 గా యిన్వోయిట్ చేసి
2015 సం. ఫిబ్రవరి నెంబరు 12 వ తేదీ*

T. Nagaraj



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 Joint Sub Registrar Kapra



- 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.002 on the ground floor in block no. 'A' 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:

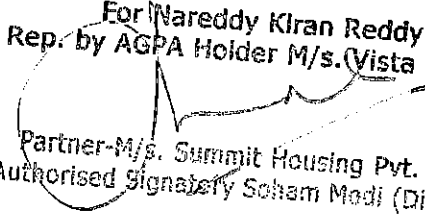
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.002 on the ground floor, in block no. 'A', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:

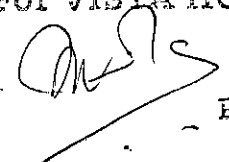
- a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
- b) A reserved parking space for single car on the basement, admeasuring about 100 sft.

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 in the following manner:

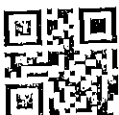
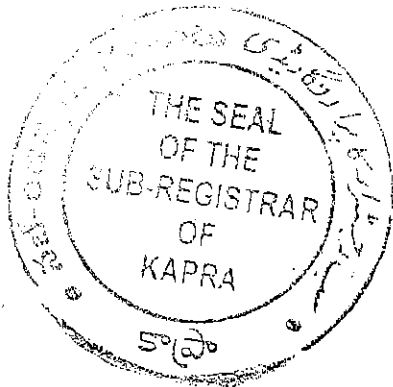
- i. Rs.7,65,000/- (Rupees Seven Lakhs Sixty Five Thousand Only) paid by way of cheque no.309564, dated 19.11.2013 issued by State Bank of India, RACPC-1, Hyderabad.

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 HOI

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69 12015. Sheet 3 of 12 Joint SubRegistrar
Kapra



- ii. Rs.7,33,000/- (Rupees Seven Lakhs Thirty Three Only) paid by way of cheque no.415699, dated 13.05.2014 issued by State Bank of India, RACPC-1, Hyderabad.
- iii. Rs.3,00,000/- (Rupees Three Lakhs Only) paid by way of cheque no.355455, dated 13.02.2014 drawn on issued by State Bank of India, RACPC-1, Hyderabad.
- iv. Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) paid by way of cheque no.416385, dated 20.06.2014 drawn on issued by State Bank of India, RACPC-1, Hyderabad.
- v. Rs.2,25,780/- (Rupees Two Lakhs Twenty Five Thousand Seven Hundred Only) (Part Payment) paid by way of cheque no.514237, dated 16.01.2015 drawn on State Bank of India, Defence Colony Branch, Secunderabad.
- vi. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of wire transfer.
- vii. Rs.1,50,000/- (Rupees One Lakhs Fifty Thousand Only) paid by way of cheque no.897597, dated 05.01.2014 drawn on Indian Overseas Bank.
- viii. Rs.1,50,000/- (Rupees One Lakhs Fifty Thousand Only) paid by way of cheque no.514235, dated 15.04.2014 drawn on drawn on State Bank of India, Defence Colony Branch, Secunderabad.
- ix. Rs.1,00,000/- (Rupees One Lakhs Only) paid by way of cheque no.514228, dated 15.11.2013 drawn on State Bank of India, Defence Colony Branch, Secunderabad.

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.

For M/s. VISTA HOMES

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

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

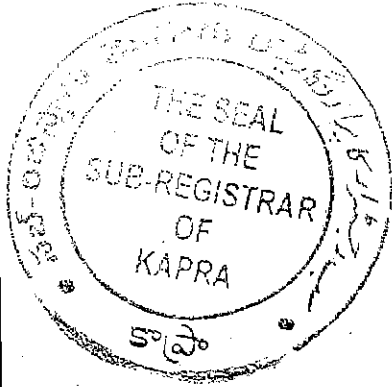
Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Saham Modi (Director)

For VISTA HOMES

Partn

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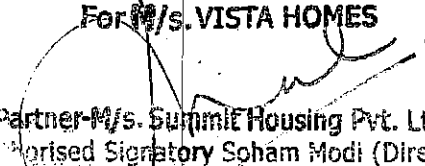
Joint Sub Registrar
Kapra

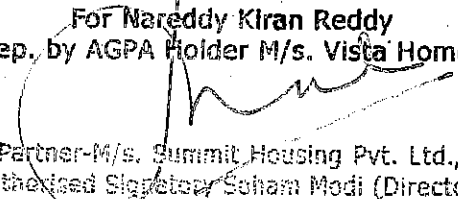


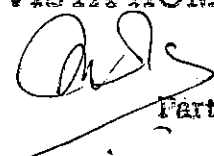
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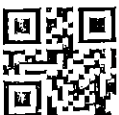
6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, 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.
 - 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.

For M/s. VISTA HOMES

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

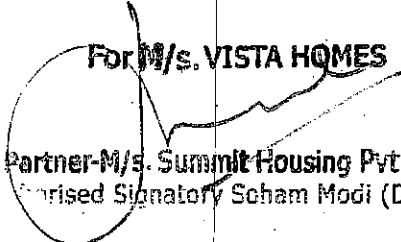
For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes,

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

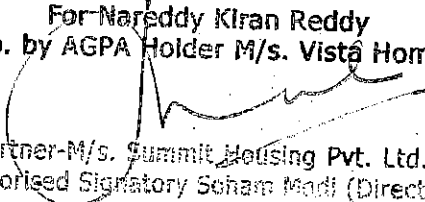
For VISTA HOMES

Part

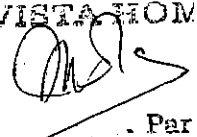
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169/1/2015. Sheet 5 of 12
Joint SubRegistrar
Kapra



- 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.

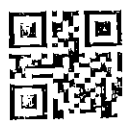
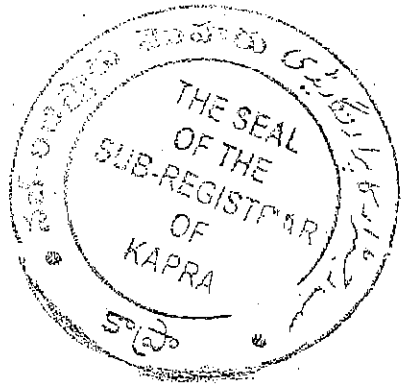
For M/s. VISTA HOMES

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

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

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

For VISTA HOMES

Per

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Joint Sub Registrar
Kapra



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'

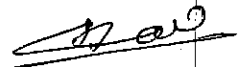
SCHEDULE OF FLAT

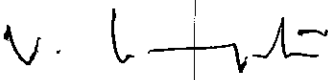
All that portion forming a deluxe apartment bearing flat no.002 on the ground floor, in block no. 'A' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved 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	6'-6" wide corridor & Open to Sky
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:

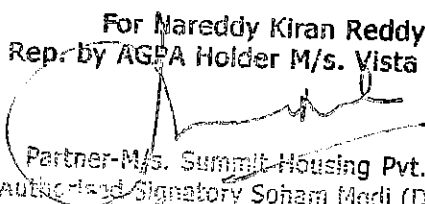
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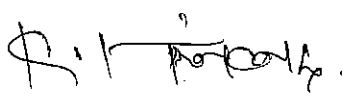
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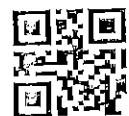
For M/s. VISTA HOMES

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

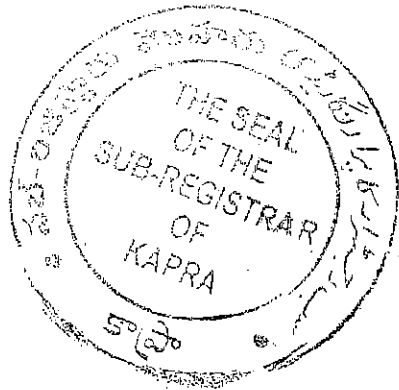
For Mareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes:

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

FOR VISTA HOMES

Partner


BUYER



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 Kapra



ANNEXURE - 1 - A

1. Description of the Building : DELUXE flat bearing flat no. 002 on the ground floor in block no. 'A' 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 + 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 : 100 sft. Parking space for One Car
- b) In the Ground 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 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)

Date: 17.01.2015

Signature of the Executants

C E R T I F I C A T E

For VISTA HOMES

[Signature]
Partner

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

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)

Date: 17.01.2015

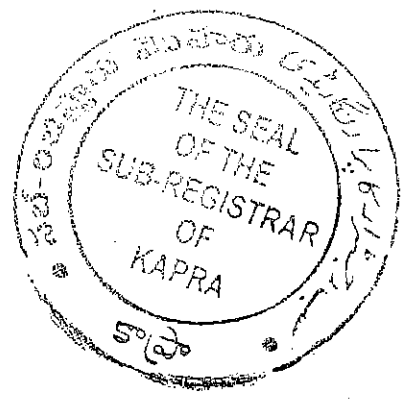
Signature of the Executants

For VISTA HOMES

[Signature]
Partner

[Signature]

File No CS No 175/2015 & Doct No
169/1/2015 Sheet 8 of 12 Joint SubRegistrar
Kapra



REGISTRATION PLAN SHOWING FLAT NO. 002 IN BLOCK NO. 'A' ON THE GROUND 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. MEHUL V. MEHTA, SON OF LATE VASANT U. MEHTA

BUYER: MR. KOPPULA RAVI PRAKASH, SON OF LATE. K. APPARAO

REFERENCE:
AREA: 74.12

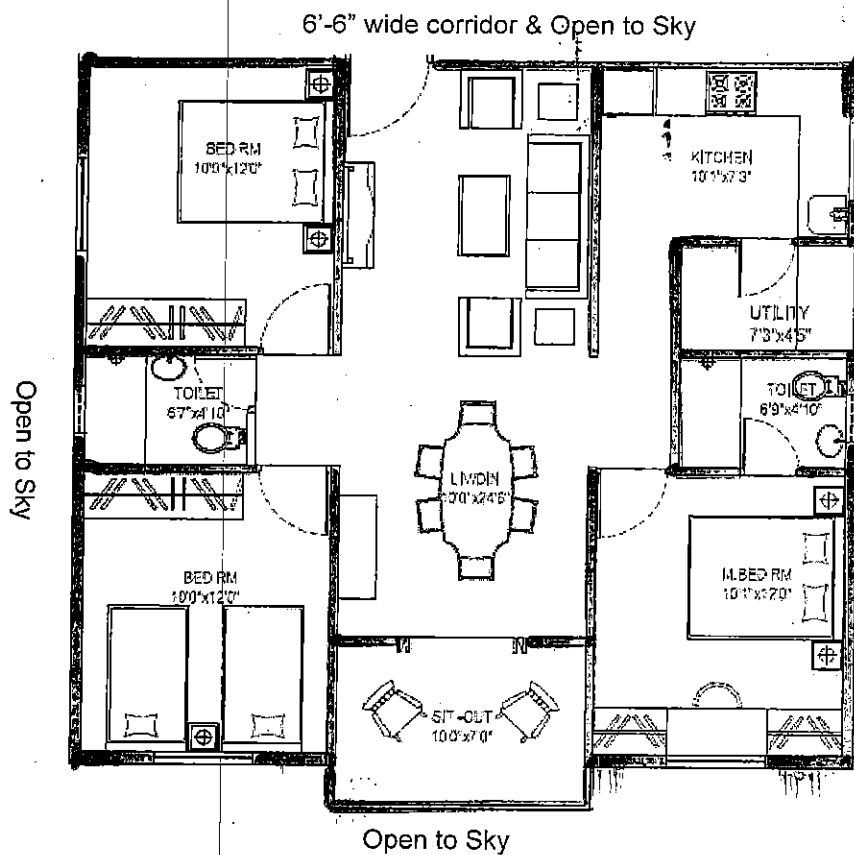
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

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



For 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

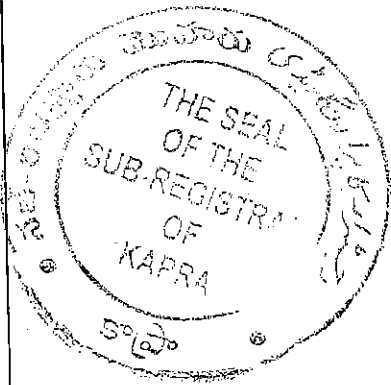
SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

WITNESSES:

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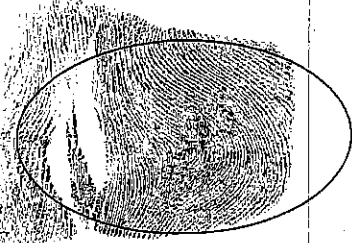
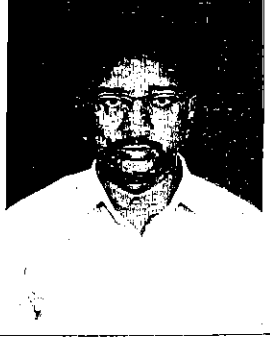
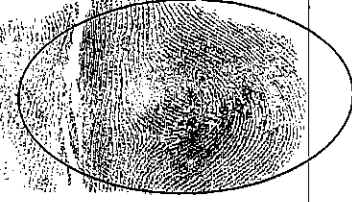

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769 / 2015. Sheet 9 of 12
Joint Sub Registrar
Kapra



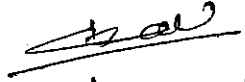
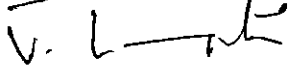
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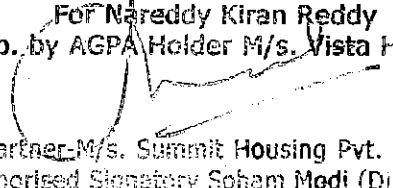
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			<p>VENDORS:</p> <p>M/S. VISTA HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS:</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD- 500 034.</p> <p>2. SHRI. MEHUL V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. PLOT NO. 21 BAPUBAGH COLONY P. G. ROAD SECUNDERABAD - 500 003.</p> <p>GPA FOR PRESENTING DOCUMENTS: <u>VIDE DOC NO. 87/BK-IV/ 2014, Dt. 26.09.2014</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. KOPPULA RAVI PRAKASH S/O. LATE. K. APPARAO R/O. H. NO: 1-9-325/1A V N REDDY NAGAR COLONY KUSHAIGUDA HYDERABAD.</p>
			
			
			

SIGNATURE OF WITNESSES:

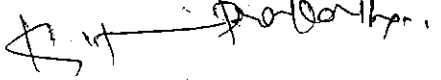
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For M/s. VISTA HOMES

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

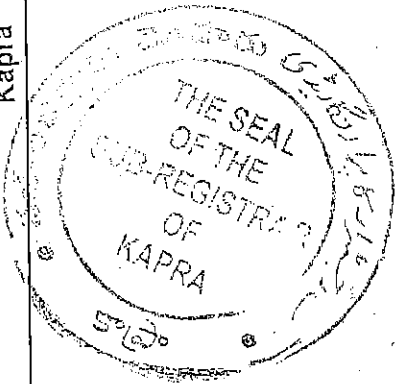
For Nareddy Kiran Reddy
 Rep. by AGPA Holder M/s. Vista Homes

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

For VISTA HOMES


SIGNATURE OF EXECUTANTS




BK-1, CS No 175/2015 & Doct No
169 / 12015. Sheet 10 of 12
 Joint Sub Registrar
 Kapra



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number

AAGEV2068P

24020000

FOR VISTA HOMES
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH WANILAL MODI

जन्म तिथि / DATE OF BIRTH
14-10-1968

हस्ताक्षर / SIGNATURE
Soham Modi

Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

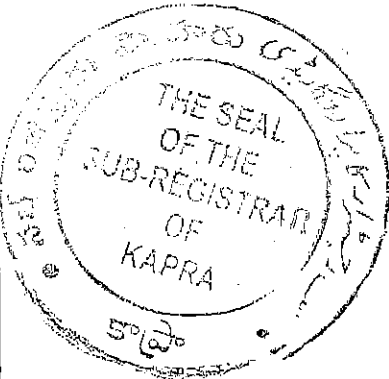
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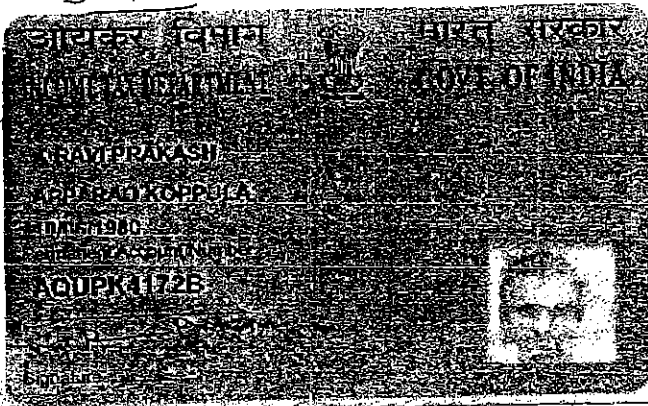
Signature
Prabakar Reddy K

Prabakar Reddy K

EK -1, CS No 175/2015 & Doct No
169/2015, Sheet 11 of 12

Joint SubRegistrar
Kapra





R. T. prabhakar

W 17/11/11

Government of Andhra Pradesh

ఆధార్

కొమరగిరి రామా కృష్ణ
Komaragiri Rama Krishna

పుట్టిన తేదీ/DOB: 01/01/1956
పురుషుడు / Male

6261 9334 7502

ఆధార్ - సామాన్యుని హక్కు

Unique Identification Authority of India

ఆధార్

చిరునామా: S/O నరసింహ మూర్తి
కంకరగుప్తం, పోస్ట్ ఆఫీసు దగ్గర
కంకరగుప్తం, మలికపూరు, ఈస్ట్ గోదావరి
ఆంధ్ర ప్రదేశ్, 533250

Address: S/O Narasimha Murty, 3-10412, Near post office, sankaraguptam, Malikipuram, Sankaraguptam, East Godavari, Andhra Pradesh, 533250

6261 9334 7502

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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స్థావర లేదా సంఖ్య / PERMANENT ACCOUNT NUMBER
ACQPV3713R

నామ / NAME
GANAPATHI VADLAPATLA

పితా కా నామ / FATHER'S NAME
SURYANARAYANA SARMA

జన్మ తేదీ / DATE OF BIRTH
01-01-1955

హस्ताక్షర / SIGNATURE

[Handwritten signature]

मुख्य आयकर बाणुक, आन्ध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

V. L. [Handwritten signature]

169_12015
Joint SubRegistrar
Kapra



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