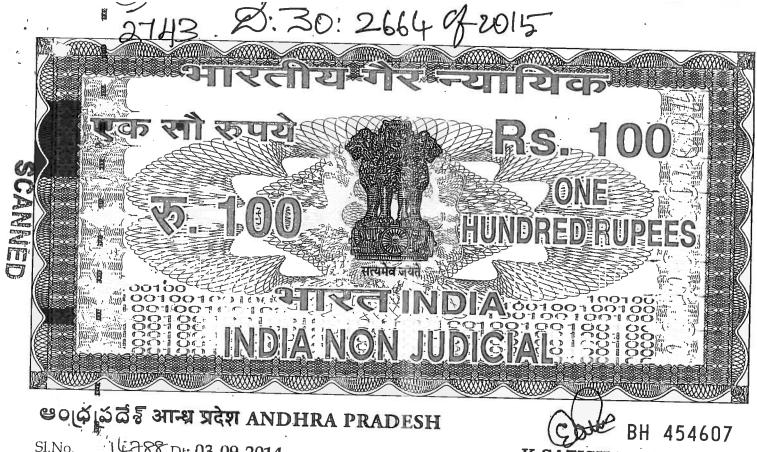
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If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



SI.No. 16788 Dt: 03-09-2014
Sold to: IFENAY IITENDER KAMDAR
S/o: ShrillITENDRA N. KAMDAL

For Whom: SELF

K.SATISH KUMAR

Licensed Stamp Vendor
Licence No.16-05-059/2012
Plot No.227, Opp. Outside
Gate of City Civil Court,
West Marredpally, SECUNDERABAD
Mobile No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 30 day of May 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri Jeenay Jitendra Kamdar, Son of Shri Jitendra N. Kamdar, aged about 28 years, Occupation: Business, resident of H. No: 503, Megh-Ratan, Derasar Lane, Ghatkopar East, Mumbai - 77, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

AND

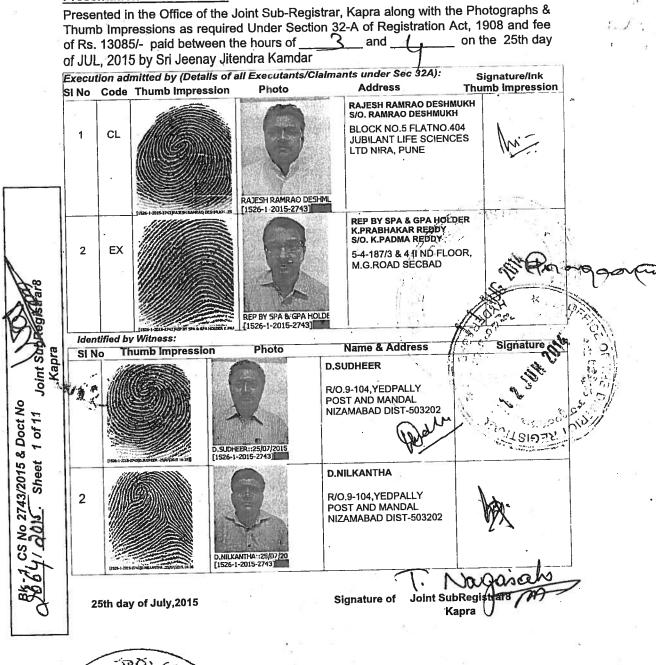
M/s. Vista Homes, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G, Road, Secunderabad - 500 003., represented by its Partners Partners, resident of Uttam Towers, D. V. Colony, Secunderabad and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, S/o. Shri Satish Modi, aged Business, Occupation: Business, resident of Plot No. 280, Road No. 25, Jublice Hills, Hyderabad - 500 003, hereinafter called the "Consenting Parties".

Trandage

Partner

For VISTA HOMES

Partner





Presentation Endorsement:





IN FAVOUR OF

Mr. Rajesh Ramrao Deshmukh, Son of Mr. Ramrao Deshmukh, aged about 45 years, residing at Block No. 5, Flat No. 404, Jubilant Life Sciences Ltd., Nira Village, Pune., hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no.104 on the first floor, in block no. 'A' 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, hereinafter referred as Scheduled Flat and is more fully described at the foot of the document. The Vendor under an understanding with the Builder M/s. Vista Homes has purchased undivided share of land pertaining to the Scheduled Flat from the Builder vide sale deed bearing no. 1547/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat.
- B. Whereas M/s. Vista Homes (herein after referred to as the Builder) has agreed to develop land admeasuring about Ac.5-25 Gts., forming a part of Sy. Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Land.
- C. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is
- D. The Buyer is desirous of purchasing flat no.104 on the first floor in block no. 'A', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- E. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Flat and the Buyer upon such inspection etc., is satisfied as to the title of the Scheduled Flat.
- 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. 26,17,000/- (Rupees Twenty Six Lakhs Seventeen Thousand Only) and the Buyer has agreed to purchase the same.
- G. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

ISTA HON

H. The Consenting Party at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Bayer and to avoid in future any litigations. The Consenting Party have has no share in the sale consideration agreed herein.

Partner

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Description of Fee/Duty	Stamp	Challan u/S 41of iS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
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Stamp Duty	100	143835	0			
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Reg. Fee	NA	13085	0			10
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User Charges	NA	100			0	1571

Rs. 143835/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13085/towards Registration Fees on the chargeable value of Rs. 2617000/- was paid by the party through
Challan/BC/Pay Order No ,886321 dated ,24-JUL-15.

25th day of July,2015

Signature of Registering Officer

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NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.104 on the first floor, in block no. 'A', having a super built-up area of 950 sft. of super built-up area (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. 26,17,000/-(Rupees Twenty Six Lakhs Seventeen Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

- 2. The Vendor further covenant 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 Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Buyer fully for such losses.
- 3. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
- 4. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
- 5. The Vendor hereby covenant 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 Buyer in the concerned departments.
- 6. The Vendor hereby covenant that the Vendor have 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 clear the same.
- 7. That it is hereby agreed and understood explicitly between the parties hereto the Buyer 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.

X JKandar

Partner

MAN

Partner

Bk - 1, CS No 2743/2015 & Doct No







- 8. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:
 - i. The Buyer 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 Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule flat and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
- That the Buyer shall become a member of the Vista Homes Owners Association that has been / shall be formed by the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Buyer 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 services. If the Buyer ever fails to pay maintenance charges for his flat, the association shall 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/Builder 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 Buyer 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 Buyer.
- 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 Builder and the Buyer shall not have any right, title or claim thereon. Without any objection whatsoever from the Buyer.

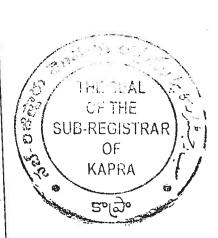
X IKandar

Partner

For VISTA HOMES

Partner

BK-1, CS No 2743/2015 & Doct No







- 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 Buyer 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 Buyer.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Buyer further covenant(s) with the Builder and through them to the Buyer(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 Flat nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Builder or other body that may be formed for the maintenance of the Flats.
- x. That the Buyer 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 Buyer 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 Buyer, 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.

ISTA HON

Partner

X Ikandar

For

Bk-1, CS No 2743/2015 & Doct No







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. 104 on the first floor, in block no. 'A' 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 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:

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FOR VISTA HOMES

Partner

For VISTA HOMES

Partner VENDOR

Kandar

BUYER

mi.

BK-1, CS No 2743/2015 & Doct No







ANNEXURE-1-A

1. Description of the Building

: DELUXE flat bearing flat no.104 on the first 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 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

: 100 sft. Parking space for one car

b) In the First Floor

: 950 sft.

5. Annual Rental Value

Date: 30,05.2015

Date: 30.05.2015

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

: Rs. 26,17,000/-

For VISTA HOMES

Partner

Partner

Signature of the Executants

CERTIFICATE

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

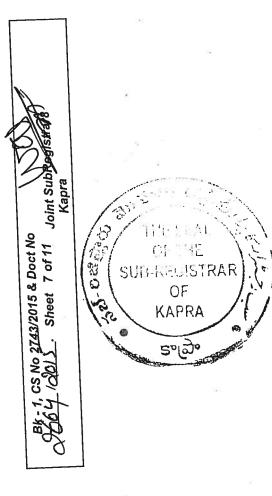
Partner

For VISTA HOMES

Partner

Signature of the Executants

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IN CHOUSE ST	20		AS "VISTA HOMES"			
in Survey N	193, 194 &	195	V	SITU	ATED AT	
	KAPRA VILLAGE,		KEESARA	MANI	MANDAL, R.R. DIST.	
VENDOR:	SHRI JEEN	AY JITENDRA KA	MDAR, SON OF SHRI	JITENDRA N. KA	MDAR	
CONSENTING	PARTIES: M/S. VI	STA HOMES, REI	PRESENTED BY ITS PA	ARTNERS		
			OF SHRI. SATISH MO			
			SON OF LATE VASAN			
BUYER:			MUKH, SON OF MR. R		IUKH	
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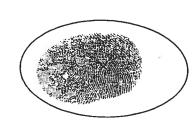
P. OTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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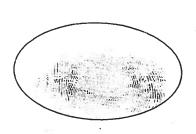
FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

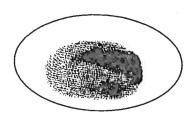
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



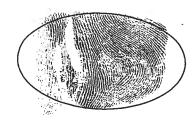




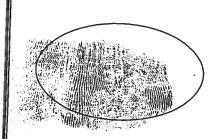














VENDOR:

SHRI JEENAY JITENDRA KAMDAR S/O. SHRI JITENDRA N. KAMDAR R/O. H. NO: 503, MEGH-RATAN DERASAR LANE GHATKOPAR EAST MUMBAI -- 77.

CONSENTING PARTIES:

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

- 1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD—500 034.
- SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY, P. G. ROAD SECUNDERABAD - 500 003.

GPA / SPA FOR PRESENTING DOCUMENTS: FOR VENDOR & CONSENTING PARTY VIDE DOC NOS. 72/BK-IV/2014, DATED 20.11.14 & 87/BK-IV/ 2014, Dt. 26.09.2014:

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

BUYER:

MR. RAJESH RAMRAO DESHMUKH S/O. MR. RAMRAO DESHMUKH R/O. BLOCK NO. 5, FLAT NO. 404 JUBILANT LIFE SCIENCES LTD., NIRA VILLAGE PUNE.

SIGNATURE OF WITNESSES:

1. Work

Partner

For VISTA HOMES

Partner Kandar .
SIGNATURE OF EXECUTANTS

BH-1, CS No 2743/2015 & Doct No

Sheet 9 of 11 Joint Supregrafiars

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आयकर विभाग INCOME TAX DEPARTMENT



मारत सरकार GOVT OF INDIA

VISTA HOMES

. 7.



27/01/2007

Permanent Account Number

AAGFV2068P

च्यार्थ तेल्या सञ्जा /PERMANENT ACCOUNT NUMBER

ABMPM6725H

HIM MANE

SOHAM SATISH MODI

िता यह माम PATHERS NAME SATISH MANILAL MODI

खन्म तिथि AME OF HIRTH

18-10-1969

FRITHR ASIGNATURE

पुरु मानार राष्ट्रक क्रम क्रम Chief Commissioner of trooprodax, Andres Pradi

(Pla Mod.

MENDOR:



Kandan

विवार सेव्या /PERMANENT ACCOUNT NUMBER

ABMPM6754C

BHAVESH VASANT MEHTA

वा का चान /FATHER'S NAME VASANT UTTAMLAL MEHTA

मान्य तिथि JDATE OF BIRTH 02-03-1970

Bir

पुरा आध्या वापुण, वास्त्र उदेश

आयकर विमाग INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account AWSPP8:104E

Bosto 4

भारत सरकार GOVT, OF INDIA





ISTA HOMES

Partner

For VISTA HOMES

Pariner

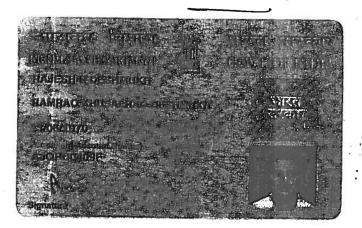
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C PURSUANT CONTROL GOVERNMENT OF INDIA

డెక్కుళ్ మధీర్ Deahnaukh Sudheor

ఫెట్టిప సంవత్సరం/Year of Birth: 1972 ప్రభుమడు /Male

6463 6294 9781



ఆధార్ - సామాన్యుని హక్కు



ANIQUE IDENTIFICATION ALTHORITY OF INDIA-

్రువామా: కిం దేశ్ముఖ్ రామారావు 1-104, ఎకవల్లి, హనుమావ్ బెంపుల్ దగ్గర ఎడ్డపల్లి, యొక్కవల్లె, విజామాబాదు ఆర్కర డ్రవరేక్, 503202

Address: S/O Deshmukh Ramarao, 9-104, Yedapally, Near hanuman tample, Yedapally, Yedpalle, Edapalli, Nizamabad, Andhra Pradesh, 503202







WWT0441758





భారత ఎన్నికల పంఘము గుర్తింపుకార్థు ELECTION COMMISSION OF INDIA







కేురు : వీల్ కంట్ దేశ్ ముక్

r's Name : Neelkath Deshmuk

తండ్రి పేరు : వీరన్న దేశ్ ముక్

Father's Name :Veeranna Deshmuk

లింగము / Sex : పు / M

ক্রার ইউ / Date of Birth: YX/XX/1976

చిరువామా : 9-106

5-100 ఎతపల్లి , హమమావ్ గుడి మండి అంబేడ్కర్ విగ్రహం వరకు , ఎడపల్లి(మండలం) ,

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Yedpalli , Hanuman Gudi Nundi Ambedkar Vigraham Varaku , Yedpalli(Mandal) , Nizamabad

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