

ORIGINAL

14229 M/E Vista Homes Reply

శ్రీమతి / శ్రీ K. Prabhakar Reddy.

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sal	11/9	F
దస్తావేజు విలువ	20,74,000	10/11	Keep
స్టాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	5604/16	2014	
రిజిస్ట్రేషన్ రుసుము	10370	188638	
లోటు స్టాంపు (D.S.D.)	82860	18/11	
GHMC (T.D.)	100		
యూజర్ ఛార్జీలు	3110	Vat - 25925-	
అదనపు షీట్లు		227366	
5 x .....	/	922VNB10116	
మొత్తం	124440	18/11	

RETURNED

(అక్షరాల) \_\_\_\_\_

\_\_\_\_\_ రూపాయలు మాత్రమే)

తేది 24/11

వాసమ తేది \_\_\_\_\_

*[Signature]*  
Sub-Registrar

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.

Received Original document

*[Signature]*

G. MAYURI

Vista A-402

100  
100





తెలంగాణ తెలంగాణ TELANGANA  
S.No. 11043 Date: 11-08-2016

K.SATISH KUMAR 500708  
LICENSED STAMP VENDOR  
LIC No.16-05-059/2012,  
R.No.16-05-029/2015  
Plot No.227, Opp.Back Gate  
of City Civil Court,  
West Marredpally, Sec'bad.  
Mobile: 9849355156

Sold to: D. PAVAN KUMAR

S/o. D. ANJANEYULU

For Whom: VISTA HOMES

### SALE DEED

This Sale Deed is made and executed on this 10<sup>th</sup> day of November 2016 at SRO, Kapra, Medchal Malkajgiri District by:

1. M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office at 5-4-187/3 and 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Late Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} and (2) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C}.
2. Shri Nareddy Kiran Kumar, Son of Shri Madhusudhan Reddy, aged about 45 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad - 500 003., represented by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, a registered Partnership Firm having its Office at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 {Pan No. AAGFV2068P}, hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively.

### AND

Mr. Gulab Mankani, Son of Late Rochiram Mankani, aged about 50 years residing at H. No: 2/5, Parmanand Society, Kuber Nagar, Ahmedabad - 382 340 {Pan No. BCZPM3357E} hereinafter referred to as the "Consenting Party" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For VISTA HOMES

Partner

For VISTA HOMES

Partner

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1998 and fee of Rs. 10370.- paid between the hours of 11 and 12 on the 24th day of NOV. 2016 by Sri Soham Modi.

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 REP TO CLAIMANT [1526-1-2016-5795]	REP TO CLAIMANT GANAPURAM MAYURI W/O. GANAPURAM CHANDRASHEKAR REDDY H NO 25, PANGANAND SOCIETY, AMBER NAGAR AMMIDABAD	
2	FX		 GULAB MANKANI (CC [1526-1-2016-5795]	GULAB MANKANI (CONSENTING PARTY) S/O. LATE KOCHIRAM MANKANI H NO 25, PANGANAND SOCIETY, AMBER NAGAR AMMIDABAD	
3	LX		 VENDORS REP BY GPA [1526-1-2016-5795]	VENDORS REP BY GPA K.PRABHAKAR REDDY S/O. K PADMA REDDY H NO 25, PANGANAND SOCIETY, AMBER NAGAR AMMIDABAD	



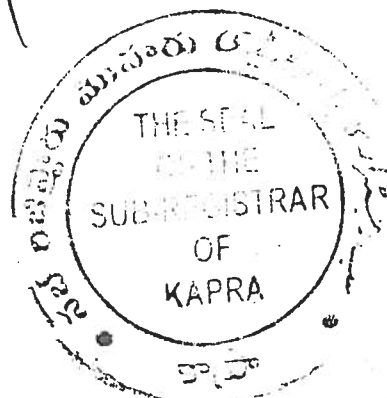
G.R. Um

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 Y RAJENDRA PRASAD [1526-1-2016-5795]	Y RAJENDRA PRASAD R/O 11 64/71 SAI LAKSHMI	
2		 O CHENNA REDDY [1526-1-2016-5795]	O CHENNA REDDY R/O 12, PANGANAND	

24th day of November, 2016

Signature of Sub Registrar  
Kapra



Kapra

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**IN FAVOUR OF**

Mr. Ganapuram Chandrashekar Reddy, Son of Late G. Janardhan Reddy, aged about 40 years, residing at H.No: 1-9-139, Kushaiguda, ECIL Post, Hyderabad {Pan No. ADOPC8498D}, 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.

E. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

  
G.R. www

**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	82860	0	0	0	82960
Transfer Duty	NA	0	31110	0	0	0	31110
Reg. Fee	NA	0	10370	0	0	0	10370
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>124440</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>124540</b>

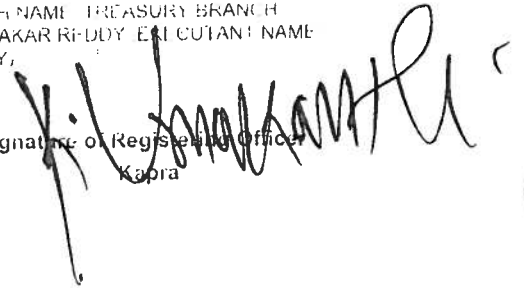
RS. 113970 - towards Stamp Duty including E-Challan Section 41 of IS Act, 1989 and Rs. 10370 towards Registration Fees on the chargeable value of Rs. 2073000. It was paid by the party through E-Challan BC Pay Order No. 0227NB181116 dated 18-NOV-16 of SBH, TREASURY BRANCH, HYDERABAD.

**E-Challan Details Received from Bank :**

(1) AMOUNT PAID Rs. 124440/-, DATE: 18-NOV-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH, HYDERABAD, BANK REFERENCE NO: 002636415, REMITTER NAME: K. PRABHAKAR REDDY, BENEFICIARY NAME: VISTA HOMES, CLAIMANT NAME: MR. GANAPURAJ CHANDRASHEKAR REDDY.

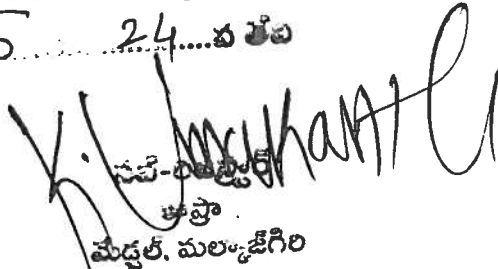
Date: 24th day of November, 2016

Signature of Registration Officer  
Kapra



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Sub Registrar  
Kapra

1 వ పుస్తకము 2016 సం./తా.స. 1038  
పు. 5604 సంబంధం లాభ్యం చేయబడి  
సాక్షినింగ్ విభాగం ద్వారా సేవ చేయబడి 1526  
T-5604 20.16 లాభ్యం చేయబడి  
2016 సం. ఏప్రిల్ 24 వ తేదీ



Sub-Registrar  
అప్రెంటిస్  
మెట్రో. మల్కాజ్ గిరి



- A. Whereas the Consenting Party had agreed to purchase the Scheduled Apartment from the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Apartment. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute agreement of sale in favour of the Vendee. The Vendor and the Consenting Party hereby confirm that the Vendee shall be the absolute owner of the Scheduled Property without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Apartment. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Vendee. There is no subsisting agreement of sale between the Vendor and Consenting Party and therefore the Consenting Party has been made Party this sale deed.
- F. The Vendee is desirous of purchasing a luxury apartment bearing flat no.402 on the fourth 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. 20,74,000/- (Rupees Twenty Lakhs Seventy Four Thousand Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the luxury apartment bearing flat no.402 on the fourth 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 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.20,74,000/-(Rupees Twenty Lakhs Seventy Four Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

G.R. www

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3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
  - i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
  - ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
  - iii. That the Vendee shall become a member of the Vista Homes Owners Association that has been / shall be formed by / for the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Vendee ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

G.R. www

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Kapra



- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the Flats.
- x. That the Vendee or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Vista Homes. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Vista Homes (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

G.R. VVP

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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'

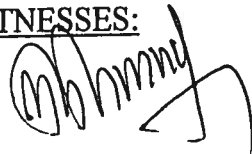
SCHEDULE OF FLAT

All that portion forming a luxury apartment bearing flat no.402 on the fourth 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 (Now under Khapra Mandal and Medchal-Malkajgiri District) marked in red in the plan enclosed and bounded as under:

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

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

2. 

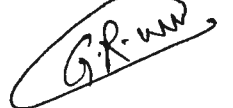
For VISTA HOMES

Partner

For VISTA HOMES

Partner

VENDOR

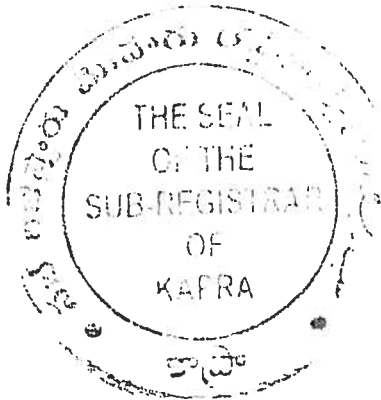


CONSENTING PARTY

  
VENDEE

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*[Signature]*  
Sub Registrar  
KAPRA



ANNEXURE-1-A

1. Description of the Building : LUXURY flat bearing flat no. 402 on the fourth 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. (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 Basement Floor : 100 sft. Parking space for One Car
- b) In the Fourth Floor : 1220 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 20,74,000/-

For VISTA HOMES .

Partner

For VISTA HOMES

Partner

Signature of the Executants

Date: 10.11.2016

C E R T I F I C A T E

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

For VISTA HOMES .

For VISTA HOMES

Partner

Partner

Signature of the Executants

Date: 10.11.2016

G.R. www

G.R. www

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Sub-Registrar  
Kapra





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

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

CONSENTING PARTY: 1. MR. GULAB MANKANI, SON OF LATE ROCHIRAM MANKANI

VENDEE: 2. MR. GANAPURAM CHANDRASHEKAR REDDY, SON OF LATE G. JANARDHAN REDDY

REFERENCE: AREA: 74.12

SCALE: SQ. YDS. OR

INCL: SQ. MTRS.

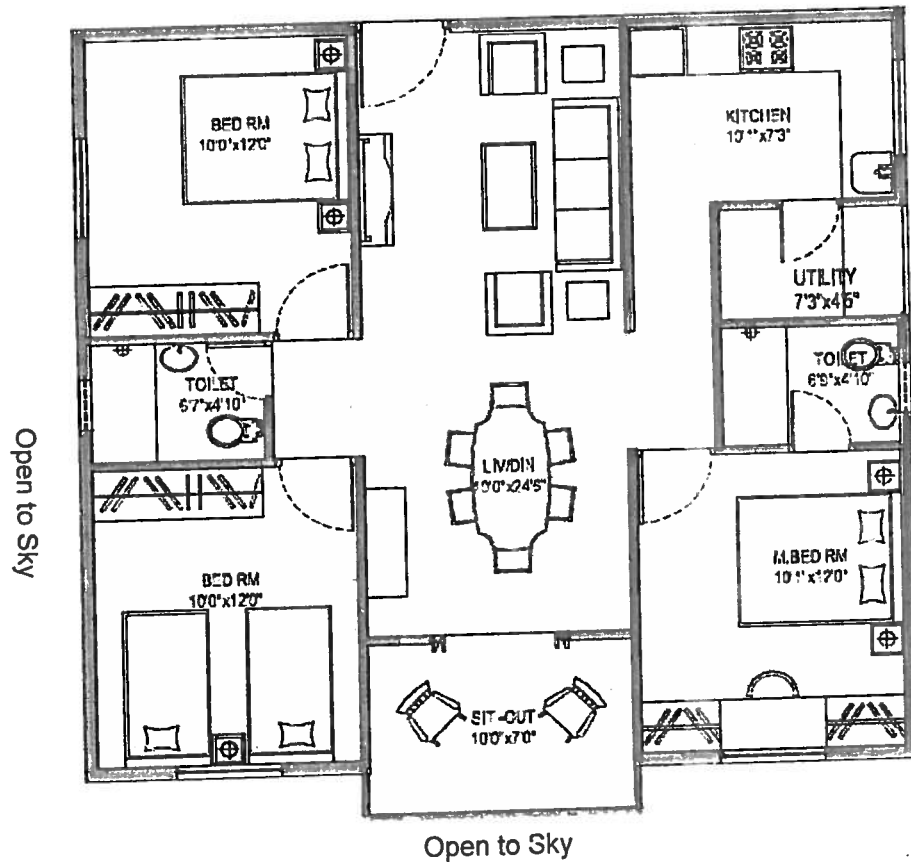


EXCL:



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

6'-6" wide corridor & Open to Sky



Open to Sky

For VISTA HOMES

*[Signature]*

Partner

For VISTA HOMES

*[Signature]*

Partner

WITNESSES:

- [Signature]*
- [Signature]*

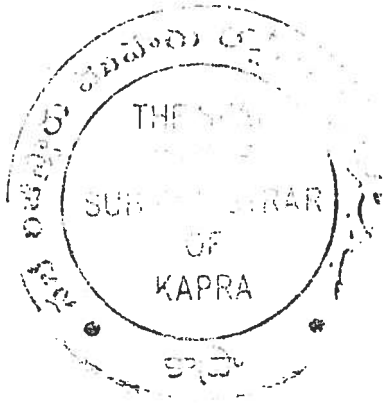
SIGNATURE OF THE VENDOR

*[Signature]*

SIGNATURE OF THE CONSENTING PARTY

*[Signature]*  
SIGNATURE OF THE VENDEE

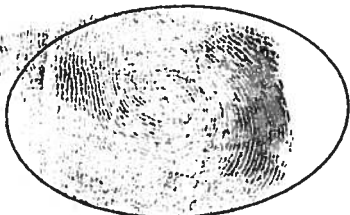
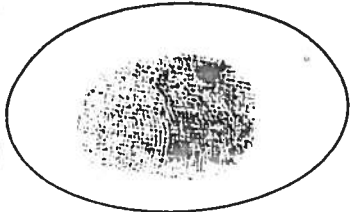
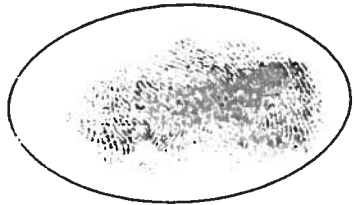
Bk - 1, CS No 5795/2016 & Doc1 No  
**5604 / 2016** Sheet 8 of 13  
~~Sub Registrar~~  
Kapra



**PHOTOGRAPHS AND FINGER PRINTS AS PER THE  
OF REGISTRATION ACT, 1908.**

**SL.NO.**      **FINGER PRINT  
IN BLACK  
(LEFT THUMB)**

**NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER**



**VENDORS:**

**M/S. VISTA HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD  
REPRESENTED BY ITS PARTNERS:  
1. M/S. SUMMIT HOUSING PVT. LTD., REP. BY  
AUTHORISED SIGNATORY  
MR. SOHAM MODI,  
S/O. LATE SATISH MODI  
R/O. PLOT NO. 280, ROAD NO. 25  
JUBILEE HILLS, HYDERABAD- 500 034.  
2. SHRI. BHAVESH V. MEHTA,  
S/O. LATE VASANT U. MEHTA  
R/O. UTTAM TOWERS  
D. V. COLONY, P. G. ROAD  
SECUNDERABAD - 500 003.

**GPA FOR PRESENTING DOCUMENTS:**  
**VIDE DOC NO. 121/BK-IV/2015 Dt. 18.11.2015:**

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.

**CONSENTING PARTY:**

MR. GULAB MANKANI  
S/O. LATE ROCHIRAM MANKANI  
R/O. H. NO: 2/5  
PARMANAND SOCIETY  
KUBER NAGAR  
AHMEDABAD - 382 340,

**VENDEE:**

MR. GANAPURAM CHANDRASHEKAR REDDY  
S/O. LATE G. JANARDHAN REDDY  
R/O. H. NO: 1-9-139  
KUSHAIGUDA  
ECIL POST  
HYDERABAD 500 062.

**SIGNATURE OF WITNESSES:**

1.

2.

For VISTA HOMES

Partner

SINGATURE OF THE CONSENGPARTY

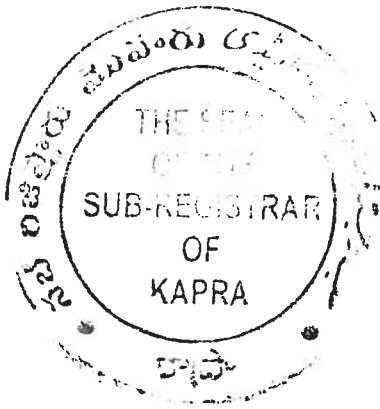
For VISTA HOMES

Partner  
SIGNATURE OF THE VENDOR





SIGNATURE OF THE VENDEE

Bk - 1, CS No 5795/2016 & Doct No  
5604 / 2016 Sheet 9 of 13



Sub Registrar  
Kapra



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b><u>VENDEE:</u></b></p> <p>MR. GANAPURAM CHANDRASHEKAR REDDY S/O. LATE G. JANARDHAN REDDY R/O. H. NO: 1-9-139 KUSHAIGUDA ECIL POST HYDERABAD – 500 062.</p>
			<p><b><u>REPRESENTATIVE:</u></b></p> <p>MRS. GANAPURAM MAYURI W/O.MR. GANAPURAM CHANDRASHEKAR REDDY R/O. H. NO: 1-9-139 KUSHAIGUDA ECIL POST HYDERABAD – 500 062.</p>

**SIGNATURE OF WITNESSES:**

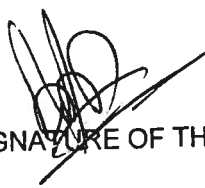
1.   



For VISTA HOMES  
  
 Partner  


For VISTA HOMES  
  
 Partner

SIGNATURE OF THE VENDOR

I send here with my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Ganapuram Mayuri, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Medchal-Malkajgiri District.

  
 SIGNATURE OF THE REPRESENTATIVE

  
 SIGNATURE OF THE VENDEE

Bk - 1, CS No 5795/2016 & Doct No

5604 / 2016 Sheet 10 of 13

*[Signature]*  
Sub Registrar  
Kapra



**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT. OF INDIA

27/01/2007  
Permanent Account Number  
AAGFV2088P

06/06/2007

For VISTA HOMES

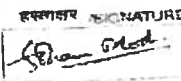
  
Partner

पत्राई 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  


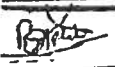
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-Tax, Andhra Pradesh

पत्राई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम / NAME  
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
02-03-1970

हस्ताक्षर / SIGNATURE  


मुख्य आयकर अधिकारी, राजस्थान  
Chief Commissioner of Income-Tax, Rajasthan


For VISTA HOMES

  
Partner

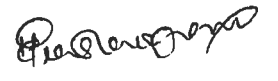
आयकर विभाग  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
PADMA REDDY KANDI

भारत सरकार  
GOVT. OF INDIA

15/01/1974  
Permanent Account Number  
AWSPP8104E

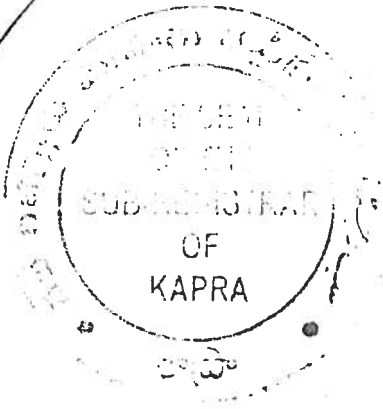
हस्ताक्षर / SIGNATURE  


10/06/2008





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5604 / 2016 Sheet 11 of 13


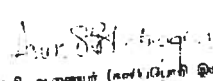
*[Signature]*  
Sub Registrar  
Kapra






आयकर विभाग  
 INCOME TAX DEPARTMENT  
 MANKANI TULAB ROCHIRAM  
 ROCHIRAM HELWALI MANKANI  
 भारत सरकार  
 GOVT. OF INDIA  
 20/08/1981  
 Permanent Account Number  
 BCZP43367E  
  


G.P. 1111

PERMANENT ACCOUNT NUMBER  
**ADOPC8498D**  
 Name / NAME  
**GANAPURAM CHANDRASEKARA REDDY**  
 Name of Father / FATHER'S NAME  
**GANAPURAM JANARDHAN REDDY**  
 Date of Birth / DATE OF BIRTH  
**06-01-1977**  
 Signature / SIGNATURE  
  
  
 Commissioner of Income-Tax (Computer Operations)

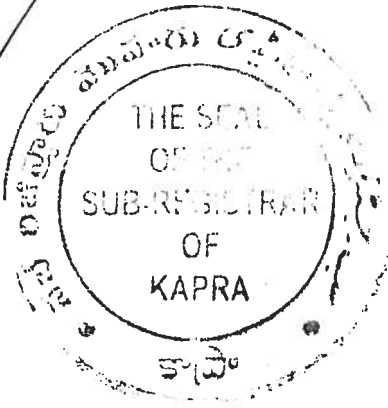
Reddy

గణపూరి మండలం  
 GANAPURAM MANDALAM  
 గణపూరి మండలం  
 Ganapuram Mandalam  
 పుట్టిన తేదీ / Year of Birth 1982  
 పులి / Female  
**5615 3658 9648**  
  
 పాపానుభవ హక్కు

Reddy

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56034 / 2016 Sheet 12 of 13

~~Sub Registrar~~  
Kapra



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

గణపూరం మయూరి  
Ganapuram Mayuri

పుట్టిన తేదీ/Year of Birth: 1982  
లింగం / Female

5615 3658 9648

సామాన్య నివాస హక్కు

*[Handwritten signature]*

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O జి చంద్రశేఖర్ రెడ్డి, 1-9-139, కుషాగూడ, కాప్రా, ఈసీఐఎల్ పోస్ట్, రంగారెడ్డి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500062

Address: W/O G Chandrashekar Reddy, 1-9-139, Kushaiguda, Kapra ECIL Post, Rangareddy, Hyderabad, Andhra Pradesh, 500062

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in పి.సి.ఎస్. నెం. 1947 సేవల నెం. 540801

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

యెలలి నారసిమల  
Yellani Narasimhan

పుట్టిన తేదీ/DOB: 14/11/1954  
లింగం / MALE

8901 7070 5339

*[Handwritten signature]*

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

యెలలి నారసిమల  
Yellani Narasimhan

పుట్టిన తేదీ/DOB: 14/11/1954  
లింగం / MALE

8901 7070 5339

*[Handwritten signature]*

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

ఓరిశెనా రెడ్డి  
Oria Chenna Reddy

పుట్టిన తేదీ/DOB: 14/11/1954  
లింగం / MALE

8901 7070 5339

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O ఓరిశెనా రెడ్డి 1-2-123/8, యెలలెడ్డిగూడ, కాప్రా, సెకండరాబాద్, హైదరాబాద్, తెలంగాణ - 500062

Address: S/O Oria Ram Reddy, 1-2-123/8, Yellareddyguda, Kapra, Secunderabad, Hyderabad, Telangana - 500062

8901 7070 5339

**HDFC BANK**

A/C PAYEE ONLY  
NOT NEGOTIABLE

**MANAGER'S CHEQUE**  
VALID FOR 3 MONTHS ONLY

18112016

Or Order

या उनके आदेश पर

Pay **COMMISSIONER, GHMC \*\*\*\***

अदा करे

Rupees

रुपये

**TWO THOUSAND SEVENTY FOUR ONLY.**

₹

\*2,074.00

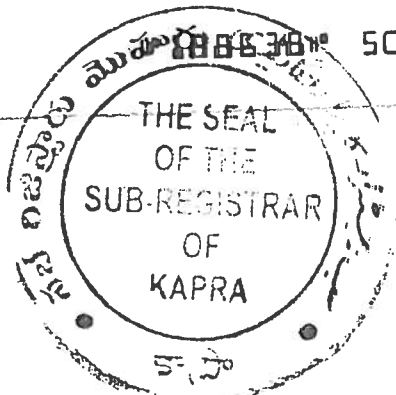
For HDFC BANK LTD.

**FC** HDFC BANK LTD.

**SECUNDERABAD**  
**SECUNDERABAD - 500 003**  
**REF. No. 004212101590**

*[Handwritten Signature]*  
**AUTHORISED SIGNATORIES**  
Please sign above

Bk - 1. CS No 5795/2016 & Doct No  
**5604 / 2016** Sheet 13 of 13  
Sub Registrar  
Kapra



5002400031: 99998912

