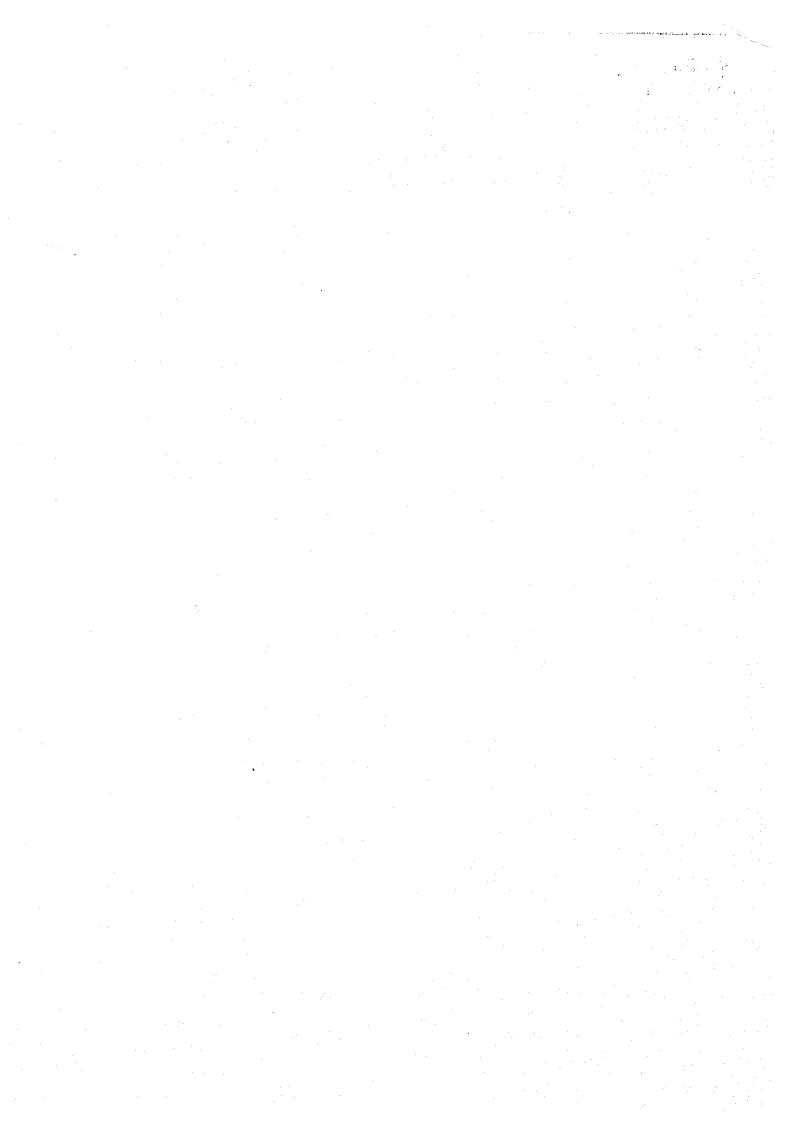
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उँए०४७६ तेलंगाना TELANGANA

S.No. #579 Date: 09-10-2015

Sold to: Smt. MADHU B MULANI W/o. Shei BASSAR N MULANI

FOR WHOM: SELF

716761

T. LALITHA

Kakaguda, Parkhana, Canatt. Sec'bad. Ph: 7842562342

SALE DEED

This Sale Deed is made and executed on this the 21st day of June 2016 at SRO, Kapta, Ranga Reddy District by and between:

Smt Madhu B. Mulani, Wife of Late Bassar N. Mulani, aged about 58 years, residing at Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assigner, etc.).

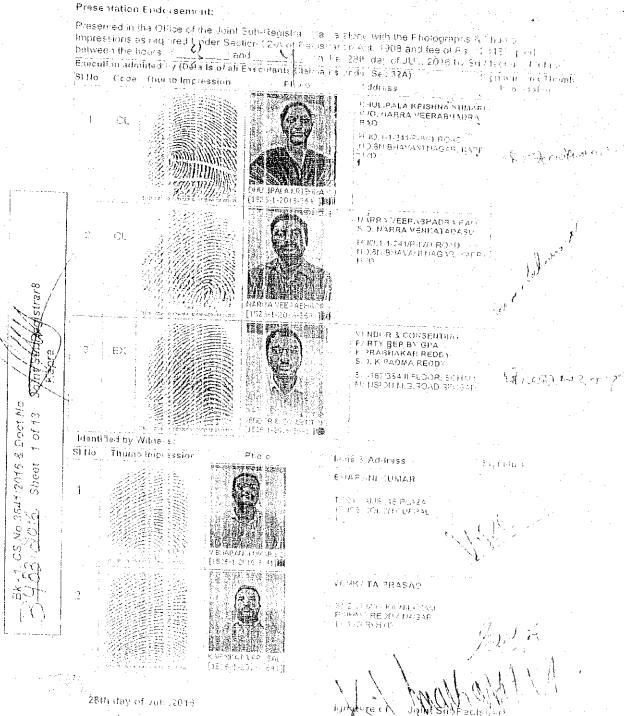
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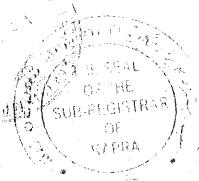
M/s. Vista Homes, a registered Partnership firm having its office at 5-4-187/3 & 4, 2nd Figor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Medi Son of Late Satish Modi, aged about 46 years. Occupation: Business, resident of Plot No. 280, Road No. 25, Jublice Hills, Hyderabad (Pan No. ABMPM6754C) 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. ABMPM6725H), hereinafter called the "Consenting Parties".

> VISTA HOMES Partne

FOR VISTA HOMES

Partner





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IN FAVOUR OF

- 1. Mr. Narra Veerabhadra Rao, Son of Mr. Narra Venkatadasu, aged about 37 years and
- 2. Mrs. Dhulipala Krishna Kumari, Wife of Mr. Narra Veerabhadra Rao, aged about 35 years, both residing at H. No: 1-1-241/P-IV/1, Road No. 8N, Bhavani Nagar, Kapra, Hyderabad 500 062, 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.103 on the first floor, in block no. 'B' 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. 1537/2013, 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 original owner M/s. Vista homes 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. The Project of development on the entire scheduled land is styled as 'Vista Homes'.
- D. The Buyer is desirous of purchasing apartment bearing flat no 103 on the first floor in block no. 'B', 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.
- F. 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. 25,69,500/- (Rupees Twenty Five Lakhs Sixty Nine Thousand and Five Hundred 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.

Mathe B-Mulani Por VISTA HOMES
Partner

FOR VISTA HOMES

Partner

10 mine form of						Description	
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on the chargeable value of Rs. 2669500/- was paid by the party through E-Challen/BC/Pay Order No. 1384SEZY0716 dated CAS-126-01. SHISTEASURY BRANCH HYDERABAD GAS-126-01.

E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 1541701, DATE: 28-JUL-16, BANK NAME: 58H, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001232956,REMITTER NAME: PRABHAKAR REDDY K.EXECUTANT NAME: 5MT MADHU B. MULANI,CLAIMANT NAME: NARRENDRA RAO AND DHULIPALA KRIE)

28th day of July,2016 Date:

3641/2016 & Doct No Sheet 2 of 13

gistrar8



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

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. 103 on the first floor, in block no. 'B', 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. 25,69,500/- (Rupees Twenty Five Lakhs Sixty Nine Thousand and Five Hundred Only) loan availed from ICICI Bank Ltd., Hyderabad. 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 made in this respect by any department/authorities, it shall be the responsibility of the Vendor to 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 Madher B Mulant For VISTA HOMES

- CONTES

Partner

DARBUS

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CS No 3641/2016 & Doct No S 10016 . Sheet 3 of 13 Join Subragistrar8

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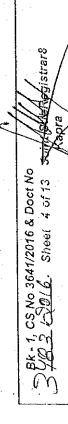
- 8. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:
 - i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically 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 may be decided to the association every month for the proper maintenance of the common 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. The Builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.

Partner

7 Mahn B. Mulani For VISTA HOMES

FOR VISTA HOMES

Partner









- 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.

y Madhu B-Muleni For VISTA HOMES

FOR VISTA HOMES

Partner

PENTANON

S463 10016 Sheet 5 of 13 John Sapra







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.) 4 (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.103 on the first floor, in block no.'B' 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	1
South By	Open to Sky	
East By	Open to Sky	
West By	6'-6" wide corridor	
		ĺ

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:

FOR VISTA HOMES

Madhu. B. Mulam, For VISTA HOMES

Partner

Partner

BUYER

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URS 1,50 No 3641/2016 & DOCT NO



STATE SALES

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ANNEXURE-1-A

1. Description of the Building

: DELUXE Apartment bearing flat no. 103 on the first floor, in block no. 'B' 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

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

: Rs. 25,69,500/-

Madher B. Mulary

FOR VISTA HOMES

Date: 21.06.2016

OF VISTA HOMES

Partner

Signature of the Executants

<u>EERTIFICATE</u>

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

× Madhu B Mulani

Date: 21.06.2016

Signature of the Executants

Partner

ISTA HOMES

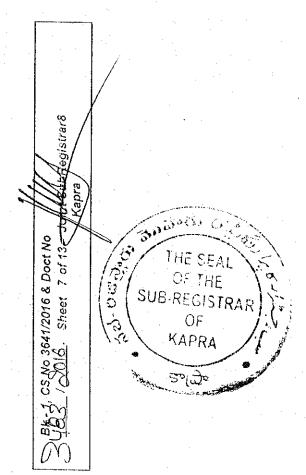
Partner

For VISTA HOMES

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Page 7





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REGISTRATION PLAN SHOWING FLAT NO. 103 IN BLOCK NO. 'B' CN THE FIRST FLOOR IN THE PROJECT KNOWN AS "VISTA HOMES" IN SURVEY NOS. 193, 194 & 195 SITUATED AT KAPRA VILLAGE, **KEESARA** MANDAL, R.R. DIST. VENDOR: SMT MADHU B. MULANI, WIFE OF LATE BASSAR N. MULANI CONSENTING PARTIES: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS 1. SHRI, SOHAM MODI, SON OF SHRI, SATISH MODI 2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA VENDEE: 1. MR. NARRA VEERABHADRA RAO, SON OF MR. NARRA VENKATADASU 2. MRS. DHULIPALA KRISHNA KUMARI, WIFE OF MR. NARRA VEERABHADRA RAO REFERENCE: SCALE: INCL: AREA: EXCL: 57.71 SQ. YDS. OR SQ. MTRS. Total Built-up Area = 950 sft, Out of U/S of Land = Ac. 5-25 Gts. Open to Sky SIT-01*17* 9'0'X6'6' BEDRM KITCHEN 7'2'X7'2* 4 DINING ATLLITY VE'X33' 70'x11'2 Open to Sky Open to Sky TOILE TOILET DRAWING 14'0'x10'0' M.BED RM 126"X100" 6'-6" wide corridor Modher B. Mulami WITNESSES: SIGNATURE OF THE VENDOR WISTA HOMES FOR VISTA HOMES Partner CONSTRUCT OF THE CONSTRUCTOR PARTY Robbrowleemani.D Veeralhadroino N SIGNATURE OF THE VENDEE

SK-1, CS.No 3641/2016 & Doct No Joint Stibilities







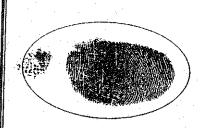
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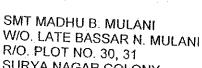
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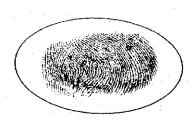






VENDOR:

SURYA NAGAR COLONY INSIDE KUSHALYA ESTATE KHARKHANA, SECUNDERABAD

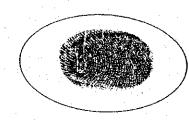




CONSENTING PARTIES:

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. M/S. SUMMIT HOUSING PVT. LTD., REP.BY AUTHORISED SIGNATORY MR. SOHAM MODI S/O. MR. 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.





SIGNATURE OF WITNESSES:

1. V.PdC

2.

FOT VISTA HOMES

· For V

Partner

SIGNATURE OF VENDOR

Modhu B. Mulani

FOR VISTA HOMES

SIGNATURE(S) OF COMMENTING PARTY

Kalstrakumasi.D

Vecialha diasao N

SIGNATURE OF THE VENDEE

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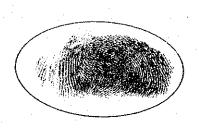
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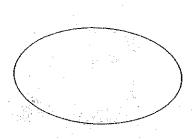
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





SPA / GPA FOR PRESENTING DOCUMENTS:
FOR VENDOR & CONSENTIGN PARTY VIDE
DOC NOS. 121/BK-IV/2015 Dt. 18.11.2015 & SPA
FILE NO: G/B612/16, Dt. 27. 07.2016

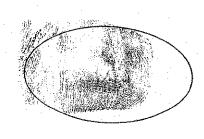
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003.





VENDEE:

1. MR. NARRA VEERABHADRA RAO S/O. MR. NARRA VENKATADASU R/O. H. NO: 1-1-241/P-IV/1 ROAD NO. 8N BHAVANI NAGAR, KAPRA HYDERABAD - 500 062





2. MRS. DHULIPALA KRISHNA KUMARI W/O. MR. NARRA VEERABHADRA RAO R/O. H. NO: 1-1-241/P-IV/1 ROAD NO. 8N BHAVANI NAGAR, KAPRA HYDERABAD - 500 062

SIGNATURE OF WITNESSES:

1. 1.2

2 Jar.

FOR VISTA HOMES

Modhu B- Hulami

SIGNATURE OF VENDOR OF VISTA HOMES

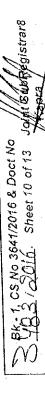
Partner

SIGNATURE(S) OF CONSERPTING PARTY

Kalshraskumasi-O

Veeralha Lura N

SIGNATURE OF THE VENDEE

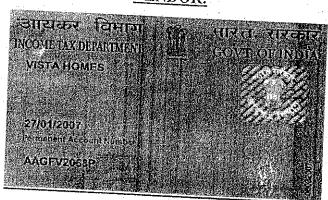


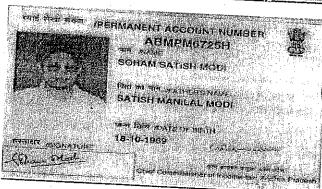




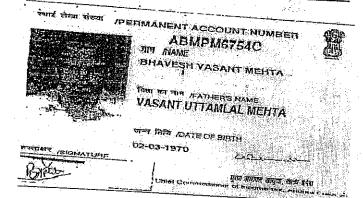


CONSENTING PARTY: VENDOR:

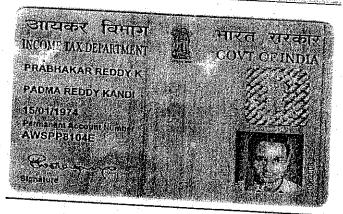




For VISTA HOMES



For VISTA HOMES
Partner



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St. 1, CS No 3641/2016 & Doct No











భారత ప్రభుత్వం Lipique Identification Authority of India

నమోదు సంఖ్య / Enrollment No. : 2017/60383/01380

To Madhu & Mulani ລະດະ & ລະກະລ W/O: Bassar N Mulani Plot no 30 Surya Nagar Colony Inside Kaushalya Estate Karkhana Tirumalagiri Manovikasnagar, Hyderabad Andhra Pradesh - 500009 9885032082

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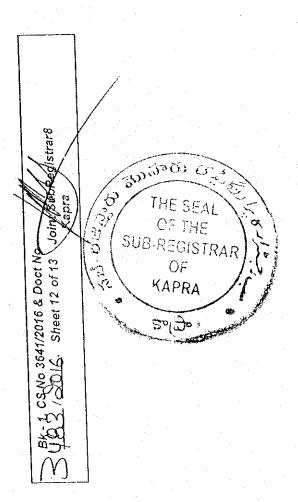
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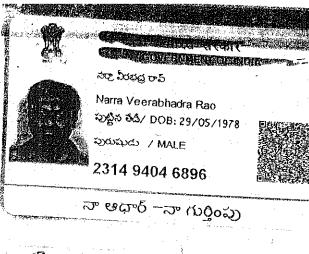
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Madhu B. Mulami











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చిరునామా:

Address: C/O Venkatadasu Narra, 1-1-241/P/4/1, bhavani nagar, kar Secunderabad, Hyderabad, Telangana - 500062 C/O పెంకతదాసు నర్మా 1-1-

4/1, భవాని నగర్, కాఫ్త్రా

సికింధులాద్, హైదరాబాద్,

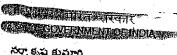
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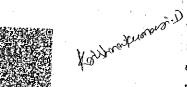


సర్మా కృష్ణ కుమారి

Narra Krishna Kumari పుల్టిన తేది/ DOB: 10/05/1981

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गारतायमवाशेष्ट पहचान प्राधिकरण UNIQUE DENTIFICATION DU DHORTY OF INDI-

చిరునామా:

W/O నర్మా వీరభద్ర రావ్, 1-1-241/5-4/1,8& 5-835, భావనీనగర్, సాకేత్ మార్గము,

కాప్తా, సీకించ్రాలాడ్, హైదరాబాడ్,

Beorra - 500062

Address:

W/O Narra Veerabhadra Rao, 1-1-241/p-4/1,road no-8n, bhavaninagar, saketh road, kapra, Secunderabad, Hyderabad, Telangana - 500062

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Venkata Prasad Kakaraparty (వింకట ప్రసాద్ కాకరపత్తి)

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Date: 04/07/2011

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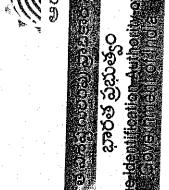
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ఆధార్ సంఖ్య / Your Aadhaar No.



Venkata Prasad Kakaraparty 6016 1970 1017 చురుషుడు / Male

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