

ORIGINAL

750.1

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

Sh. Bhaven V. Mehta & P. K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

| | | | | |
|-----------------------|---------|--|------------|---------|
| దస్తావేజు స్వభావము | Sale | | 6/2 | Kapur |
| దస్తావేజు విలువ | 2996000 | | 18/3 | |
| స్థాంపు విలువ రూ. | 100 | | | |
| దస్తావేజు నెంబరు | 954/15 | | 19/3 | F |
| రిజిస్ట్రేషన్ రుసుము | 14980 | | Voters | 35922 |
| లోటు స్థాంపు (D.S.D.) | 119740 | | Dt | 28/1/15 |
| GHMC (T.D.) | 44940 | | | |
| యూజర్ ఛార్జీలు | 100 | | | |
| అదనపు పీట్లు | | | | |
| 5 x | | | Ch. 937548 | |
| | | | 18/3 | |
| మొత్తం | 1797609 | | | |

RETURNED

(అక్షరాలకు) Nil

రూపాయలు మాత్రమే)

తేది

19/3

వాపసు తేది

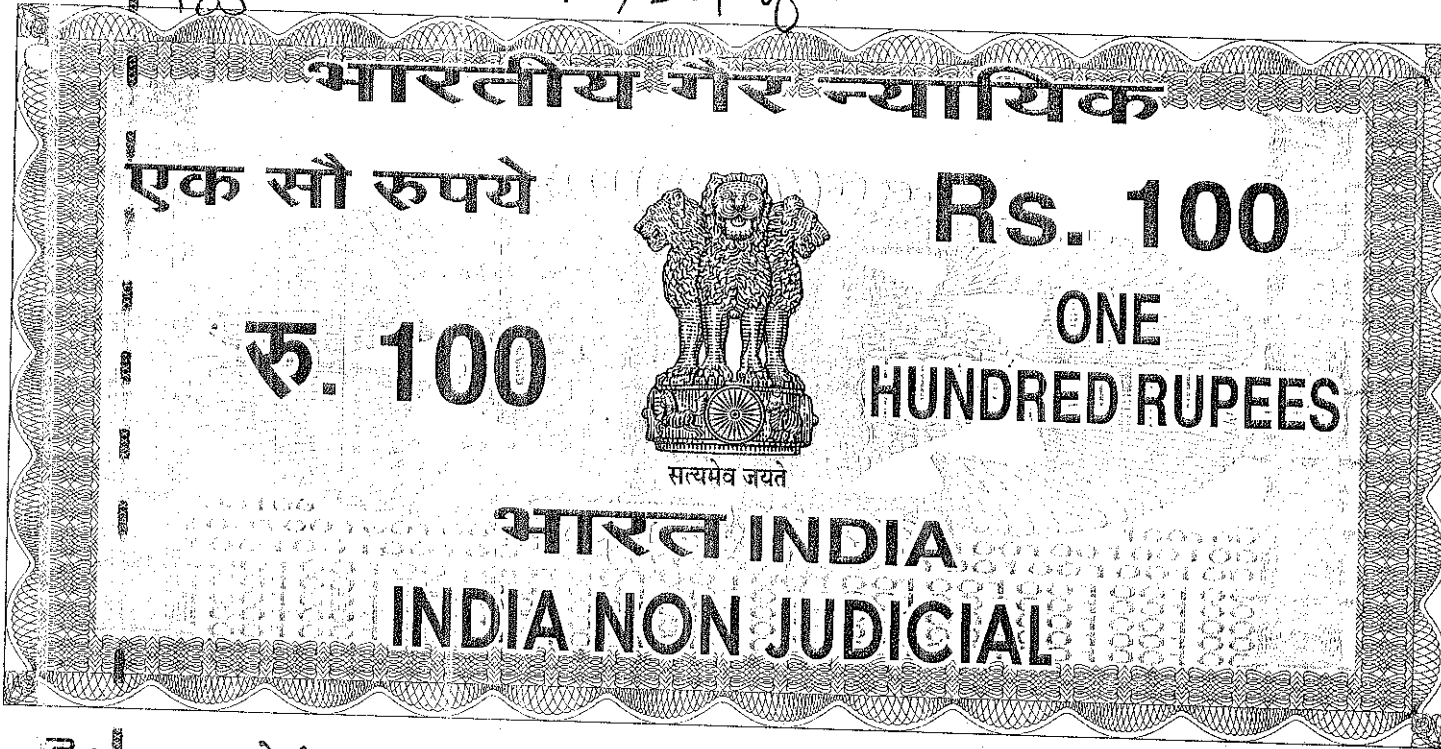
సెల్-రిజిస్ట్రేషన్

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

SCANNED

988

D. No. 954 of 2015



తెలంగాణ తెలంగాణ TELANGANA

S.No. 2223 Date: 06-02-2015

B 580272

Sold to: MAHENDAR

CH. SHRAVANI

S/o. MALLESH

LICENSED STAMP VENDOR
LIC.No.15-31-029/2013,
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

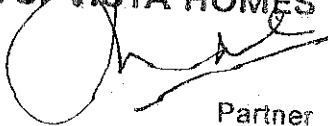
For Whom: VISTA HOMES

SALE DEED

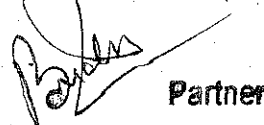
This Sale Deed is made and executed on this 18th day of March 2015 at SRO, Kapra, Ranga Reddy District by:

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 Partner (1) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, 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, S/o. 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, hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES



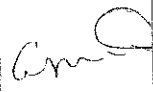


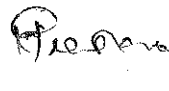

Partner

For VISTA HOMES








Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14979/- paid between the hours of 2 and 9 on the 19th day of MAR, 2015 by Sri Bhavesh V.Mehta

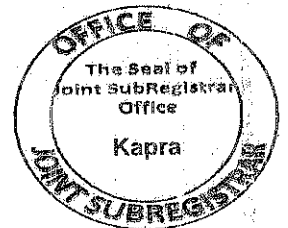
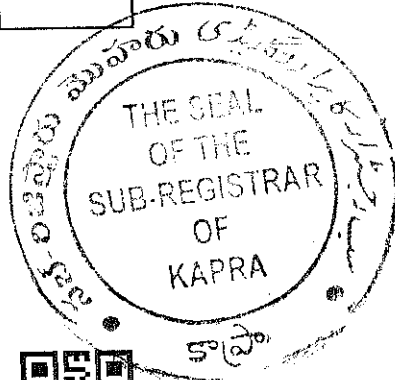
| Execution admitted by (Details of all Executants/Claimants under Sec 32A): | | | | | Signature/Ink Thumb Impression |
|----------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| SI No | Code | Thumb Impression | Photo | Address | |
| 1 | CL |  |  G.SAMPATH::19/03/2015 [1526-1-2015-985] | G.SAMPATH S/O. G.MOULALIAH PLOT NO. 24 & 26 FLATNO. S2 S.S. ROAD APTS, KAPRA HYD R. K. REDDY. |  |
| 2 | EX |  |  REP BY SPA FOR PRESENTIN [1526-1-2015-985] | REP BY SPA FOR PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD |  |

Identified by Witness:

| SI No | Thumb Impression | Photo | Name & Address | Signature |
|-------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 |  |  K.SUNIL KUMAR::19/03/ [1526-1-2015-985] | K.SUNIL KUMAR R/O.552/3,RAILWAY OFFICERS CLNY NEW BHOIGUDA SEC-BAD. |  |
| 2 |  |  R.HARISH::19/03/2015.12 [1526-1-2015-985] | R.HARISH R/O.1-1-697,SIDDARTH NAGAR FATHIMA NAGAR KAZIPET WARANGAL DIST. |  |

19th day of March, 2015

Signature of Joint SubRegistrar
Kapra



BK-1, CS No 985/2015 & Doct No 124/2015. Sheet 1 of 12 Joint SubRegistrar Kapra

In favour of

Mr. G. Sampath, Son of Mr. G. Mogilaiah, aged about 32 years, Occupation: Service, residing at Plot No. 24 & 26, Flat No. S2, S.S. Arcade Apartments, Sri Srinivasa Officer Colony, Kapra, 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.

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

| Endorsement: | | | | | | |
|-------------------------|----------------|--------------------------|----------|-----------------------------|------------------|---------------|
| Description of Fee/Duty | In the Form of | | | | | |
| | Stamp Papers | Challan u/s 41 of IS Act | Cash | Stamp Duty u/s 16 of IS act | DD/BC/ Pay Order | Total |
| Stamp Duty | 100 | 164668 | 0 | | 0 | 164768 |
| Transfer Duty | NA | 0 | 0 | | 0 | 0 |
| Reg. Fee | NA | 14979 | 0 | | 0 | 14979 |
| User Charges | NA | 100 | 0 | | 0 | 100 |
| Total | 100 | 179747 | 0 | | 0 | 179847 |

Rs. 164668/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14979/- towards Registration Fees on the chargeable value of Rs. 2995780/- was paid by the party through Challan/BC/Pay Order No ,937548 dated ,18-MAR-15.

Date
19th day of March,2015

Signature of Registering Officer
Kapra

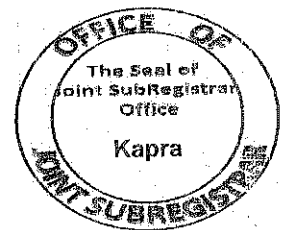
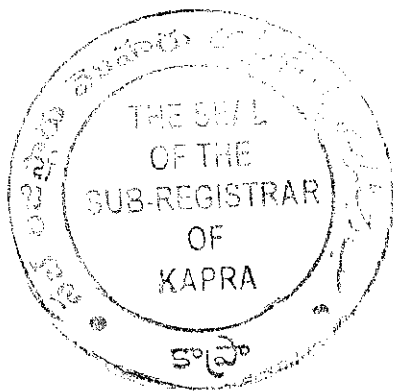
1936 (అంటే) 2 వలె

Joint SubRegistrar
Kapra

Bk-1, CS No 985/2015 & Doct No
954/2015 Sheet 2 of 12

పె పుస్తకము నెం. 15 నం./ కా.న. 1836
 954... నిజామా రిజిస్టరు వేయబడి
 ట్యాపింగ్ నిమిత్తం గుర్తింపు లెవలు 1526
 954/2015... యాజమాన్యమునకు
 2015 నం. ఎంట్రీ నెం. 19... వ తేదీ

Handwritten signature



- F. The Vendee is desirous of purchasing a luxury apartment bearing flat no.409 on the fourth floor, in block no. 'B' 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.29,95,780/- (Rupees Twenty Nine Lakhs Ninety Five Thousand Seven Hundred and Eighty Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the luxury apartment bearing flat no.409 on the fourth floor, in block no. 'B', 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.29,95,780/-(Rupees Twenty Nine Lakhs Ninety Five Thousand Seven Hundred and Eighty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.11,50,000/-(Rupees Eleven Lakhs Fifty Thousand Only) paid by way of cheque no.074006, dated 29.04.2014 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
- ii. Rs.5,75,000/-(Rupees Five Lakhs Seventy Five Thousand Only) paid by way of cheque no.061036, dated 08.10.2014 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
- iii. Rs.2,30,000/-(Rupees Two Lakhs Thirty Thousand Only) paid by way of cheque no.099228, dated 31.01.2015 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,

For VISTA HOMES



Partner

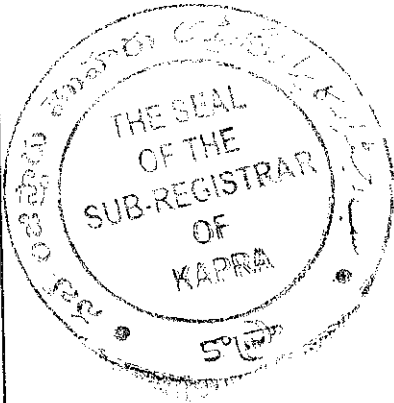
For VISTA HOMES



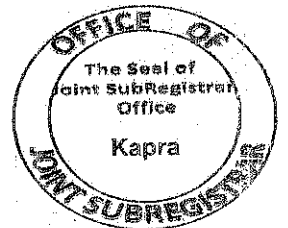
Partner

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Joint SubRegistrar
Kapra



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- iv. Rs.3,15,000/-(Rupees Three Lakhs Fifteen Thousand Only) paid by way of cheque no.898442, dated 14.3.2015 drawn on State Bank of India, Cherlapally Industrial Estate Branch, Hyderabad.
- v. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.898432, dated 14.08.2013 drawn on State Bank of India, Cherlapally Industrial Estate Branch, Hyderabad.
- vi. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.898431, dated 14.08.2013 drawn on State Bank of India, Cherlapally Industrial Estate Branch, Hyderabad.
- vii. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.898430, dated 14.08.2013 drawn on State Bank of India, Cherlapally Industrial Estate Branch, Hyderabad.
- viii. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.898429, dated 14.08.2013 drawn on State Bank of India, Cherlapally Industrial Estate Branch, Hyderabad.
- ix. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.898428, dated 02.07.2013 drawn on State Bank of India, Cherlapally Industrial Estate Branch, Hyderabad.
- x. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.898427, dated 02.07.2013 drawn on State Bank of India, Cherlapally Industrial Estate Branch, Hyderabad.
- xi. Rs.30,780/-(Rupees Thirty Thousand Seven Hundred and Eighty Only) paid by way of cheque no. 898444, dated 18.03.2015 drawn on State Bank of India, Cherlapally Industrial Estate Branch, Hyderabad.
- xii. Rs.70,000/-(Rupees Three Lakhs Fifteen Thousand Only) paid by way of cheque no.898443, dated 14.3.2015 drawn on State Bank of India, Cherlapally Industrial Estate Branch, Hyderabad.
- xiii. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.898426, dated 18.06.2013 drawn on State Bank of India, Cherlapally Industrial Estate Branch, Hyderabad.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.

For VISTA HOMES

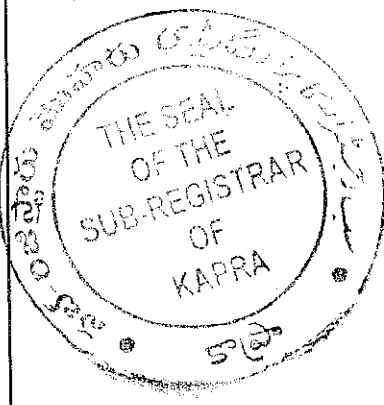
Partner

For VISTA HOMES

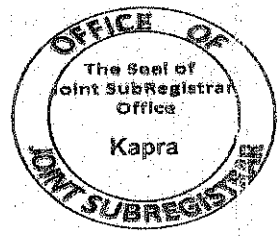
Partner

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Joint SubRegistrar
Kapra



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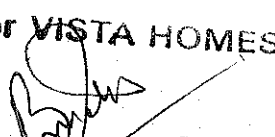


5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further 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

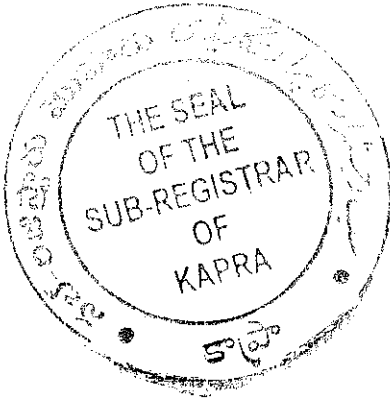
For VISTA HOMES


Partner

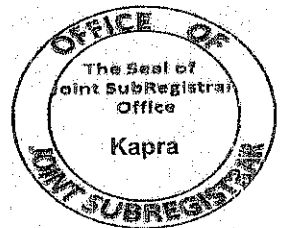
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Joint Sub Registrar
Kapra



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- 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

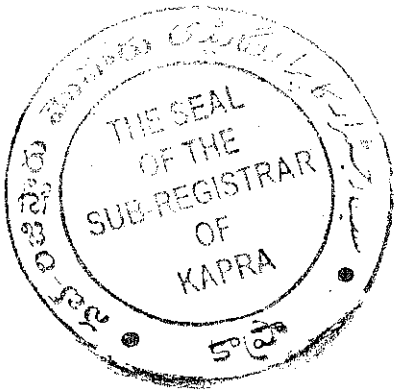
For VISTA HOMES



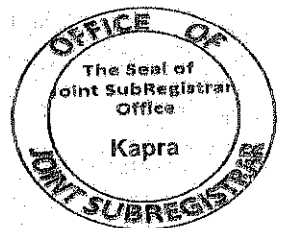
Partner

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SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac.5-25 Gts., in survey nos.193 (Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District and bounded by:

| | |
|----------|-----------------------------------------|
| North By | Sy. No. 199 |
| South By | Sy. No. 199 |
| East By | Sy. No. 199 & 40 ft. wide approach road |
| West By | Sy. No. 199 |

SCHEDULE 'B'

SCHEDULE OF FLAT

All that portion forming a luxury apartment bearing flat no.409 on the fourth floor, in block no. 'B' 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 & Staircase |
| 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. *K. Sril Kesar*

2. *Abhishek*

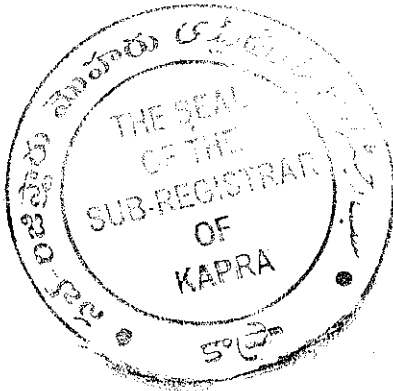
For VISTA HOMES
[Signature]
Partner

For VISTA HOMES
[Signature]
Partner
VENDOR

[Signature]
BUYER

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Joint SubRegistrar
Kapra



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ANNEXURE-1-A

1. Description of the Building : LUXURY Apartment bearing flat no.409 on the fourth 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 : 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. 29,95,780/-

Date: 18.03.2015

For VISTA HOMES

Partner


For VISTA HOMES

Partner

Signature of the Executants

C E R T I F I C A T E

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

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Date: 18.03.2015

Signature of the Executants

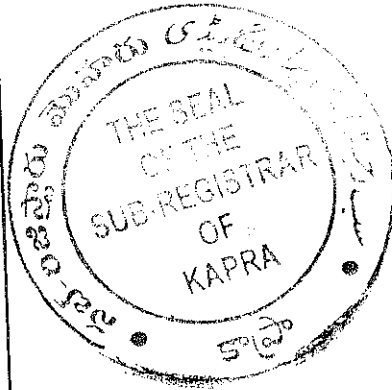


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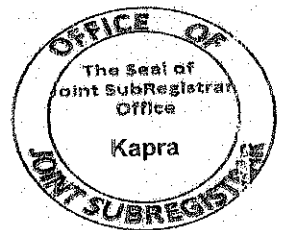
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REGISTRATION PLAN SHOWING FLAT NO. 409 IN BLOCK NO. 'B' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KEESARA

MANDAL, R.R. DIST.

VENDOR: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

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

BUYER: MR. G. SAMPATH, SON OF MR. G. MOGILAI AH

REFERENCE:

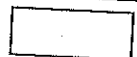
AREA: 74.12

SCALE: SQ. YDS. OR

INCL: SQ. MTRS.

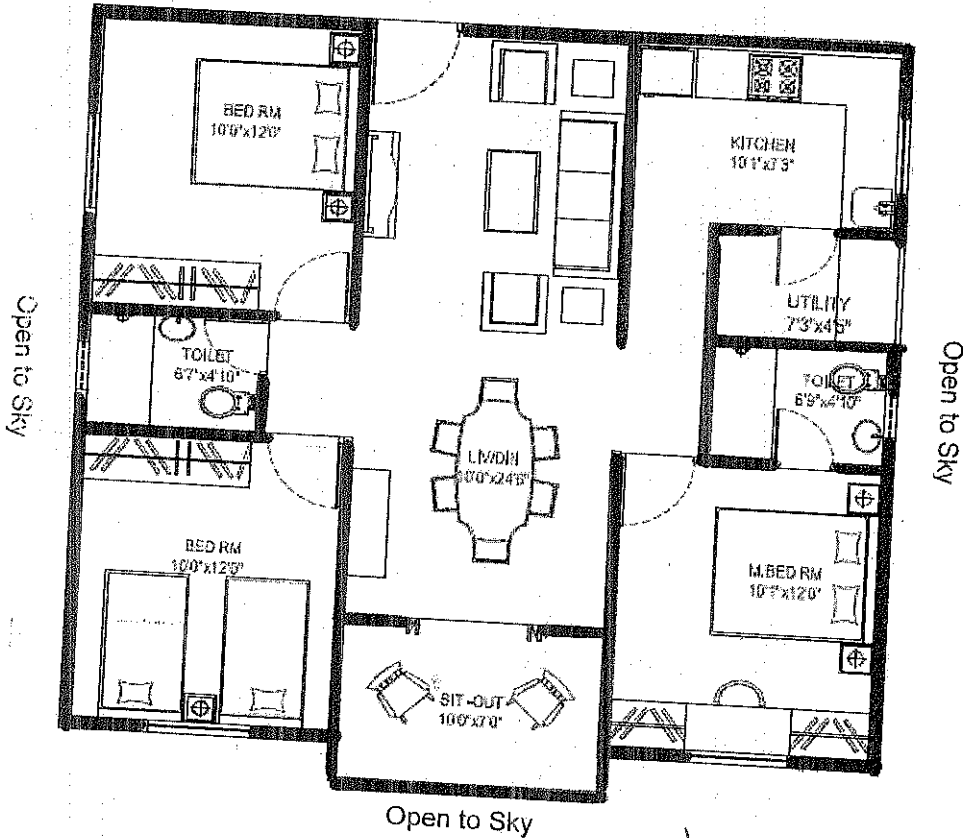


EXCL:



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

6'-6" wide corridor & Staircase



WITNESSES:

1. K. Srip krish
2. Bhadesh

FOR VISTA HOMES
[Signature]
Partner

For VISTA HOMES
[Signature]
Partner

SIGNATURE OF THE VENDOR

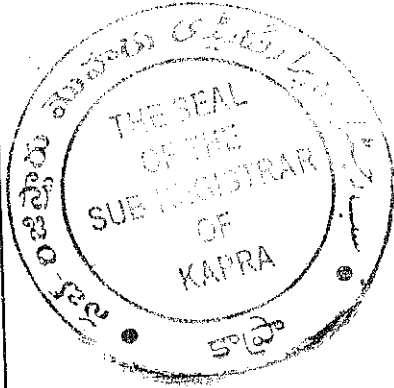
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SIGNATURE OF THE BUYER

Bk -1, CS No 985/2015 & Doct No

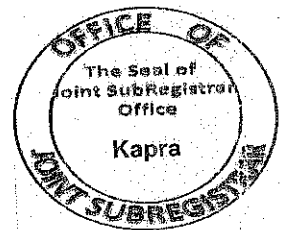
985/2015. Sheet 9 of 12

Joint SubRegistrar8



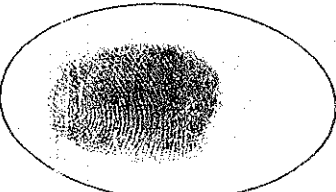



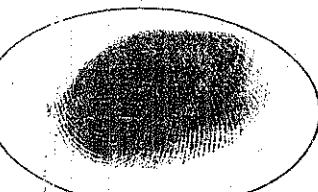

Kapra



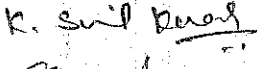
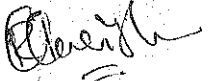
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL. NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|---------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| |  |  | <p><u>VENDORS:</u></p> <p>M/S. VISTA HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS:</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD- 500 034.</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY P. G. ROAD SECUNDERABAD - 500 003.</p> <p><u>SPA FOR PRESENTING DOCUMENTS:</u> <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><u>BUYER:</u></p> <p>MR. G. SAMPATH S/O. MR. G. MOGILAI AH R/O. PLOT NO. 24 & 26 FLAT NO. S2, S.S. ARCADE APARTMENTS SRI SRINIVASA OFFICER COLONY KAPRA, HYDERABAD.</p> |
| |  |  | |
| |  |  | |
| |  |  | |

SIGNATURE OF WITNESSES:

1. 
2. 

For VISTA HOMES

Partner

For VISTA HOMES

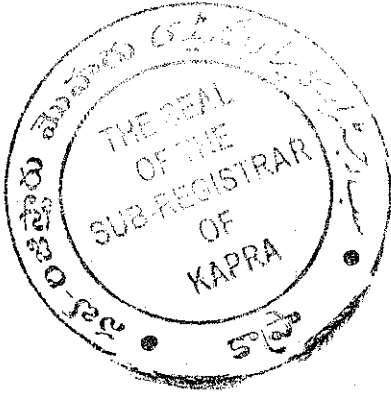
Partner

SIGNATURE OF EXECUTANTS

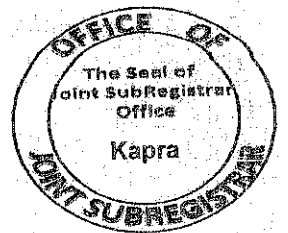

SIGNATURE(S) OF BUYER(S)

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914 P.O.S. Sheet 10 of 12

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Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
VISTA HOMES
271012007
Permanent Account Number
AAGFV2068P

For VISTA HOMES
[Signature]
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H
नाम / NAME
SOHAM SATISH MODI
पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH
16-10-1969
हस्ताक्षर / SIGNATURE
मुख्य आयकर अधिकारी, अहमदाबाद
Chief Commissioner of Income-tax, Ahmedabad

For VISTA HOMES
[Signature]
Partner

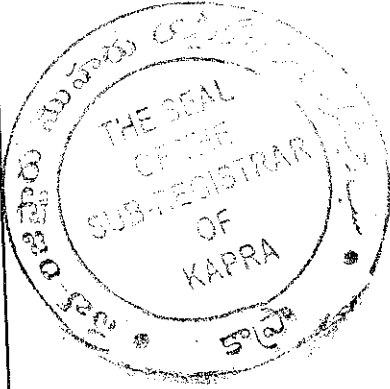
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ABMPM6754C
नाम / NAME
BHAVESH VASANT MEHTA
पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA
जन्म तिथि / DATE OF BIRTH
02-03-1970
हस्ताक्षर / SIGNATURE
मुख्य आयकर अधिकारी, अहमदाबाद
Chief Commissioner of Income-tax, Ahmedabad

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E
हस्ताक्षर / SIGNATURE
10062016

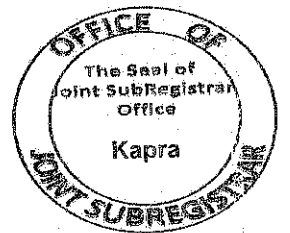
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Bk-1, CS No 985/2015 & Doct No
985/2015 Sheet 11 of 12

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Kapra



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Buher:

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

SAMPATH GOTTEMUKKULA
MOGILAI AH GOTTEMUKKULA
18/08/1980
Permanent Account Number
AOGPG0150F

[Signature]
Signature

180423006

इस कार्ड को खोने/पाए जाने पर कृपया सूचित करें/लौटाएं।
आयकर विभाग, 99/1, एन एच डी एल
प्लॉट नं. 3, सेक्टर 11, सीडी एच जंक्शन,
नवी मुंबई - 400 614।
Tel: 91-22-24950664
email: info@nsdl.com

If this card is lost / someone's lost card is found,
please inform return to
Income Tax PAN Services Unit, NSDL,
1st Floor, Janta Tower,
Kamala Mills Compound,
SBI Main Road, Sector 11, Mumbai - 400 013
Tel: 91-22-24950664
email: info@nsdl.com

WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

RAJOU HARISH
VENKATAIAH RAJOU
26/01/1988
Permanent Account Number
AYWHR5694M

[Signature]
Signature

4001207

[Signature]

WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

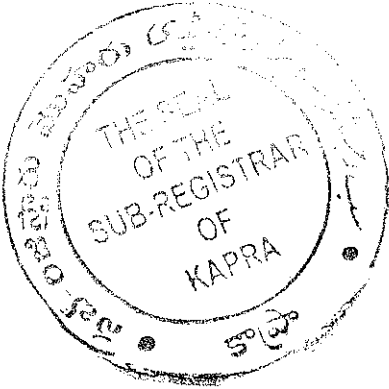
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MADHUSUDAN KALU SHWARAPI
24/04/1988
Permanent Account Number
BWEPK3030M

[Signature]
Signature

If this card is lost / found, please inform return to
Income Tax PAN Services Unit, NSDL,
1st Floor, Janta Tower,
Kamala Mills Compound,
SBI Main Road, Sector 11, Mumbai - 400 614
Tel: 91-22-24950664
email: info@nsdl.com

k. Srip Das

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Joint SubRegistrar
Kapra



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