

ORIGINAL

8173 దస్తావేజులు మరియు రుసుముల ధృతి
 M/s Visha Homes Reply
 కె. దినాశాఖారెడ్డి

వెం.

శ్రీమం / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		5/5	F
దస్తావేజు విలువ	3270000			Kept
స్టాంపు విలువ రూ.	100			
దస్తావేజు వెంబరు	2295/1		3270	
రిజిస్ట్రేషన్ రుసుము	16350		190805	
లోటు స్టాంపు(D.S.D.)				
GHMC (T.D.)	130700		25/5	
యూజర్ ఛార్జీలు	100		4829032505/1	
అదనపు షేట్లు				
5 x	49050		Vat - 40875	
	1		190059453	
మొత్తం	196210			3/5

RETURNED

(అక్షరాల

Ni)

రూపాయలు మాత్రమే)

తేది

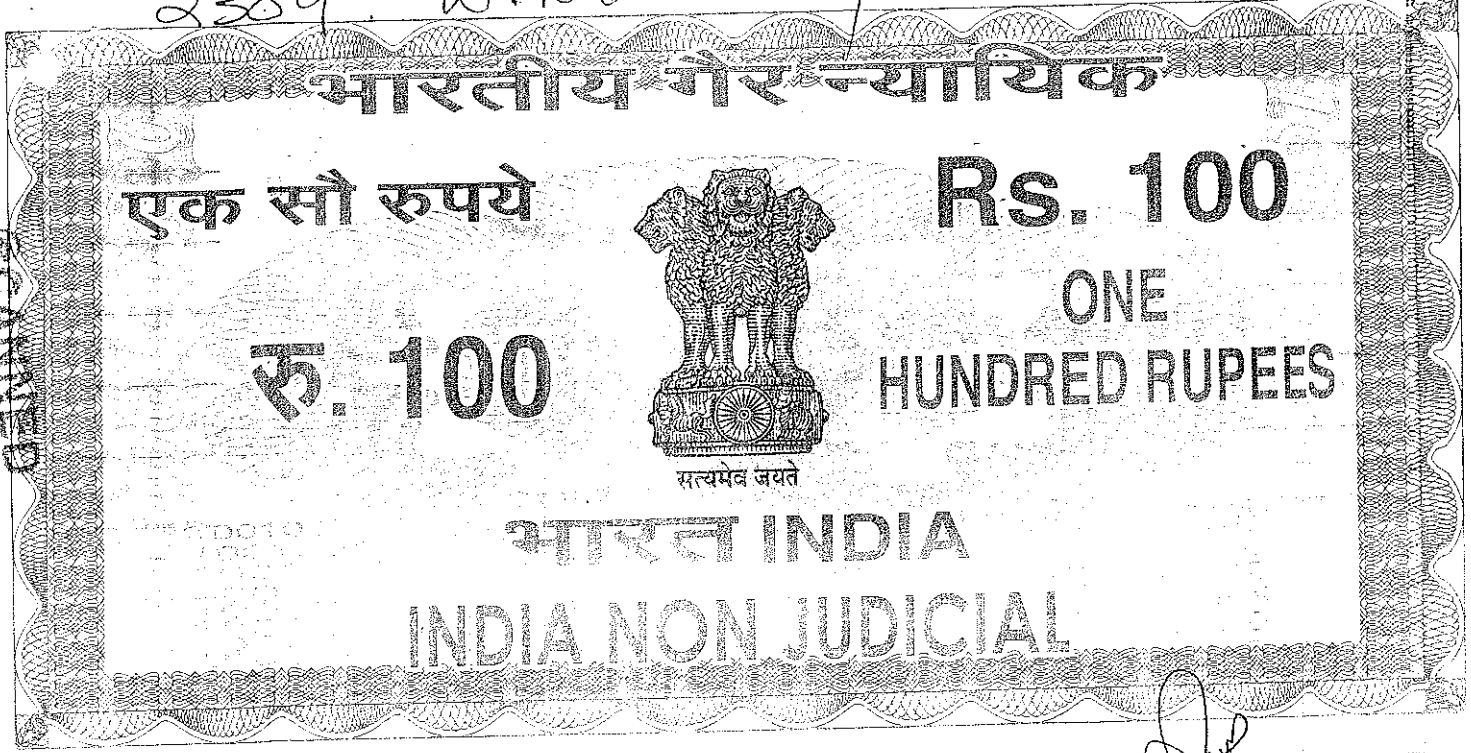
5/6

వాసను తేది

సబ్ రిజిస్ట్రారు
 నంద్యాల

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.

2389 D. No. 2295/2017



తెలంగాణ తేలంగానా TELANGANA

S.No. 11633 Date: 05-05-2017

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. VISTA HOMES

H 416195

K.SATISH KUMAR
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

SALE DEED

This Sale Deed is made and executed on this 29th day of May 2017 at S.R.O, 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, 2nd 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, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad, 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 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, hereinafter jointly referred to as the Vendors 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 Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16350/- paid between the hours of 1 and 2 on the 05th day of JUN, 2017 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address
1	CL		 K. RATNA KUMARI::O [1526-1-2017-2389]	K.RATNA KUMARI W/O. LATE.MEPSENNET HNO.3-1-39/13 TEACHERS CLY ARMOOR NIZAMABAD DIST <i>K. Ratna Kumari</i>
2	EX		 VENDORS REP BY GP [1526-1-2017-2389]	VENDORS REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD <i>K. Prabhakar Reddy</i>



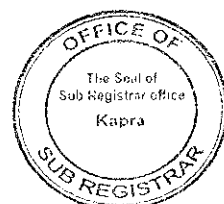
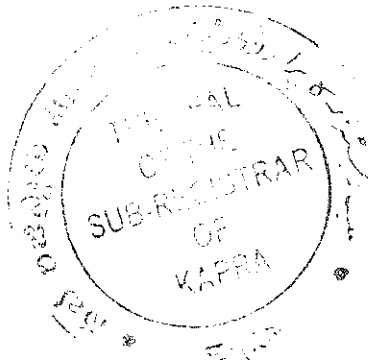
Identified by Witness:				Signature
Sl No	Thumb Impression	Photo	Name & Address	
1		 BABY FLOURINA KUTTY [1526-1-2017-2389]	BABY FLOURINA KUTTY R/O.SAINIKPURI,HYD	<i>Baby</i>
2		 N S J RATNAKARAN [1526-1-2017-2389]	N S J RATNAKARAN R/O.NEREDMET,MALKAJGIRI	<i>N S J Ratnakaran</i>

05th day of June, 2017

Signature of Sub Registrar Kapra

KSO

Bk-1, CS No 2389/2017 & Doct No KSO
Sub Registrar Kapra
Sheet 1 of 12
05/06/2017



IN FAVOUR OF

Mrs. K. Ratna Kumari, Wife of Late Shri Mepbennet, aged about 47 years, Occupation: Service residing at H. No. 3-1-39/13, Teachers Colony, Armoor, Nizambad District, Telangana State {Pan No. AW UPK3404A, Aadhar No. 8355 8993 7591}, hereinafter referred to as the 'Vendee', 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:

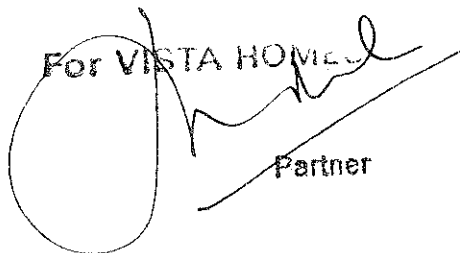
A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming survey nos.193 (Ac.2-21 Gts.) 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts., by virtue of various registered sale deeds and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

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	130700	0	0	0	130800
Transfer Duty	NA	0	49050	0	0	0	49050
Reg. Fee	NA	0	16350	0	0	0	16350
User Charges	NA	0	110	0	0	0	110
Total	100	0	196210	0	0	0	196310


Rs. 179750/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16350/- towards Registration Fees on the chargeable value of Rs. 3270000/- was paid by the party through E-Challan/BC/Pay Order No ,482PE3250517 dated ,31-MAY-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :


(1). AMOUNT PAID: Rs. 196210/-, DATE: 31-MAY-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 074947277,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: VISTA HOMES,CLAIMANT NAME: MRS. K. RATNA KUMARI).

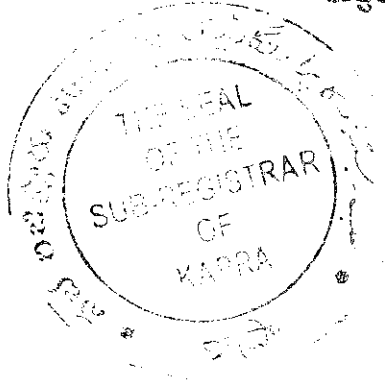
Date:
05th day of June,2017


Signature of Registering Officer
Kapra

Bk -1, CS No 2389/2017 & Doct No 
Sub Registrar
Kapra
Sheet 2 of 12

1 వ పుస్తకము 2017 నం./కా.స.1939
పు.....2295.....నెంబరుగా రిజిస్టరు చేయబడి
స్టాంప్ నిమిత్తం దఫా చేసి నెంబరు 1526
1 - 2295 / 20.17.....గా యివ్వడమైనది
2017 నం.....2017.....05.....వ తేదీ


సబ్-రిజిస్ట్రార్
కాప్రా
మేడ్చల్, మల్కాజ్ గిరి



- D. The Vendor has obtained the necessary permissions from GHMC in file no. 24386/11/04/201 2, 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'.
- F. The Vendee is desirous of purchasing a deluxe apartment bearing flat no.002 on the ground floor, in block no. 'C' 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.32,70,000/- (Rupees Thirty Two Lakhs Seventy 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 deluxe apartment bearing flat no.002 on the ground floor, in block no. 'C', 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.32,70,000/- (Rupees Thirty Two Lakhs Seventy Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.12,77,500/-(Rupees Twelve Lakhs Seventy Seven Thousand and Five Hundred Only) paid by way of banker cheque no. 534724, dated 20.06.2016 issued by State Bank of India, RACPC-III, Himayathnagar, Hyderabad.

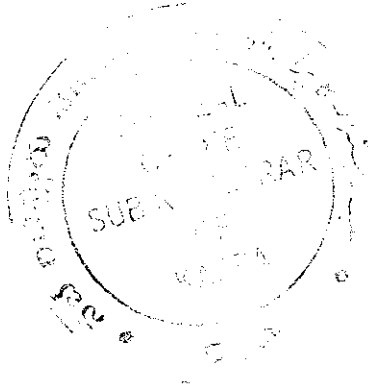
For VISTA HOMES

Partner

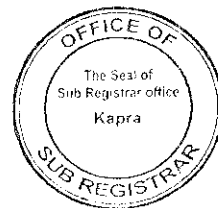
For VISTA HOMES

Partner

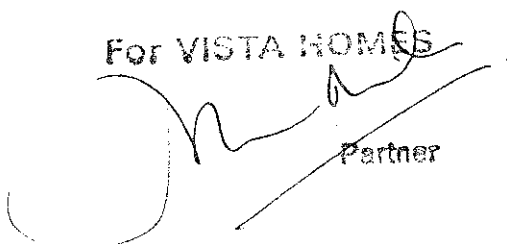
Bk: 1, CS.No 2389/2017 & Doct No K9
0875/2012 Sheet 3 of 12 Sub Registrar
Kapra



Generated on: 05/06/2017 01:56:31 PM



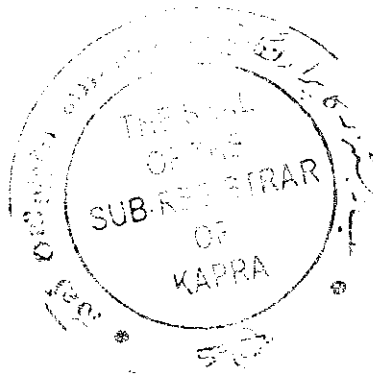
- ii. Rs.6,00,000/-(Rupees Six Lakhs Only) paid by way of banker cheque no. 536708, dated 09.12.2016 issued by State Bank of India, RACPC-III, Himayathnagar, Hyderabad.
 - iii. Rs.7,30,746/-(Rupees Seven Lakhs Thirty Thousand Seven Hundred and Forty Six Only) paid by way of banker cheque no. 090185, dated 11.05.2017 issued by State Bank of India, RACPC-III, Himayathnagar, Hyderabad.
 - iv. Rs.4,90,500/-(Rupees Four Lakhs Ninety Thousand and Five Hundred Only) paid by way of cheque no.346676, dated 22.01.2015 drawn on Andhra Bank.
 - v. Rs.1,71,254/-(Rupees One Lakhs Seventy One Thousand Two Hundred and Fifty Four Only) (Part Payment) paid by way of cheque no.000006, dated 10.04.2017 drawn on Andhra Bank.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
 3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
 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.

For VISTA HOMES

Partner

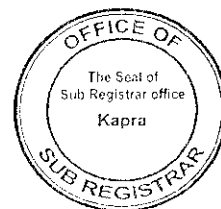
For VISTA HOMES

Partner

BK-1, CS No 2389/2017 & Doct No KD
025/2017 Sheet 4 of 12 Sub Registrar
Kapra

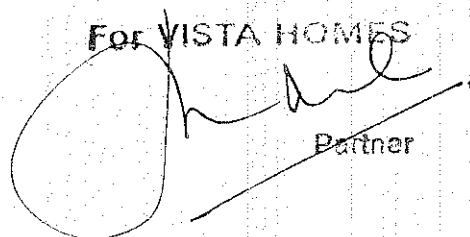


Generated on: 05/06/2017 01:56:31 PM



9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-

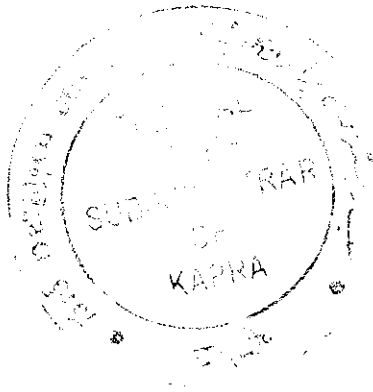
- i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking 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 Scheduled 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 scheduled flat including water, electricity, etc.
- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- 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.

For VISTA HOMES

Partner

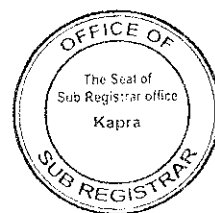
For VISTA HOMES

Partner

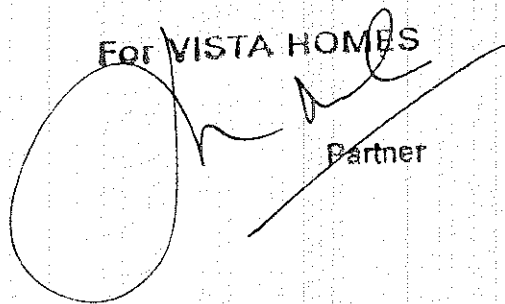
Bk-1, CS No 2389/2017 & Doct No *KD*
295/2017 Sheet 5 of 12 Sub Registrar
Kapra

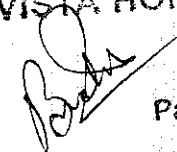


Generated on: 05/06/2017 01:56:31 PM

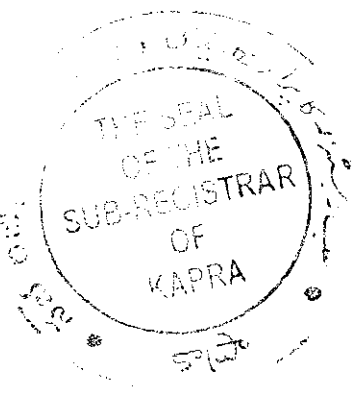


- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to 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

Bk-1, CS No 2389/2017 & Doct No KD
02/05/2017 Sheet 6 of 12 Sub Registrar
Kapra



Generated on: 05/06/2017 01:56:31 PM



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'



SCHEDULE OF FLAT

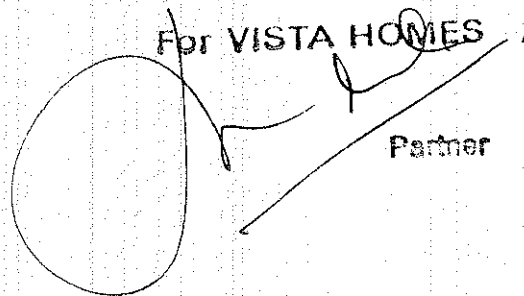
All that portion forming a deluxe apartment bearing flat no.002 on the ground floor, in block no. 'C' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved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

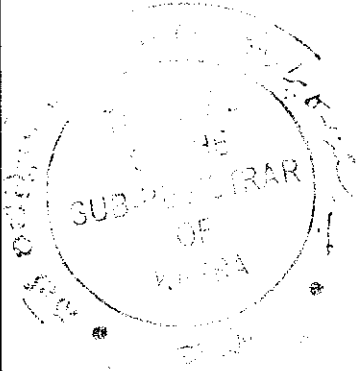

Partner

VENDOR

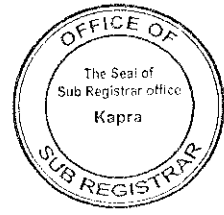
K. Ratwal

VENDEE

Bk. 1 CS No 2389/2017 & Doct No KD
10/07 Sheet 7 of 12 Sub Registrar
Kapra



Generated on: 05/06/2017 01:56:31 PM



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 002 on the ground floor, in block no. 'C' of "Vista Homes", Residential Localities, forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Khapra Mandal, Medchal-Malkajgiri 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 Ground Floor : 1220 sft

5. Annual Rental Value : ---

6. Municipal Taxes per Annum : ---

7. Executant's Estimate of the MV of the Building : Rs. 32,70,000/-

Date: 29.05.2017

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

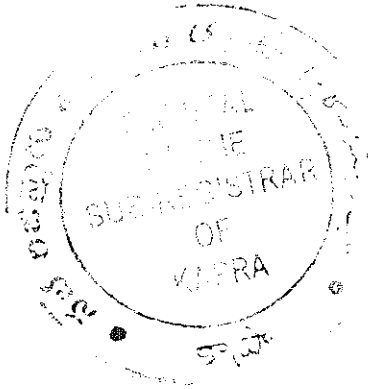
For VISTA HOMES
Partner

Date: 29.05.2017

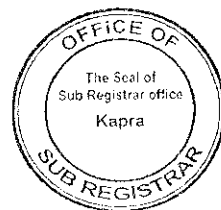
Signature of the Executants

K. Radhakumari

BK-1, CS No 2389/2017 & Doct No K-1
0295-2017 Sheet 8 of 12 Sub Registrar
Kapra



Generated on: 05/06/2017 01:56:31 PM



REGISTRATION PLAN SHOWING FLAT NO. 002 IN BLOCK NO. 'C' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

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 LATE SATISH MODI

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

VENDEE: MRS. K. RATNA KUMARI, WIFE OF LATE SHRI MEHBENNET

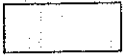
REFERENCE: AREA: 74.12

SCALE: SQ. YDS. OR

INCL: SQ. MTRS.

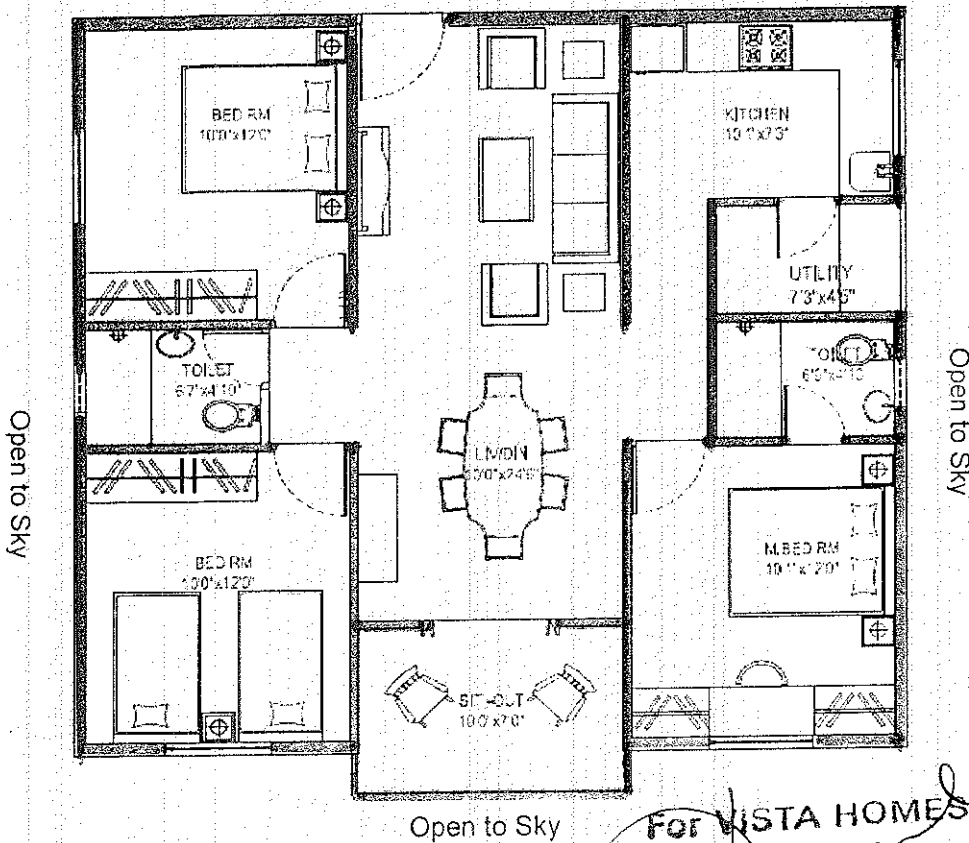


EXCL:



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

6'-6" wide corridor



WITNESSES:

1.

2.

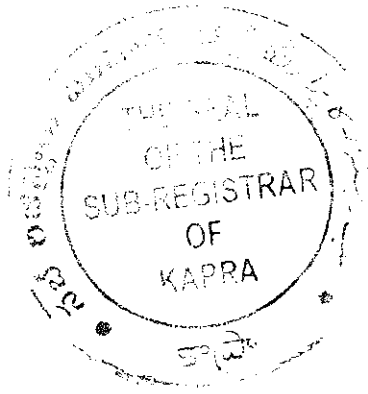
Partner

Partner

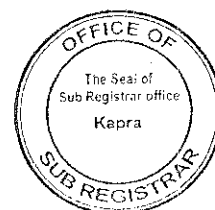
SIGNATURE OF THE VENDOR
K. Ratnakumari.

SIGNATURE OF THE VENDEE

BK-1 CS.No 2389/2017 & Doct No *Ked*
2017 Sheet 9 of 12 Sub Registrar
Kapra

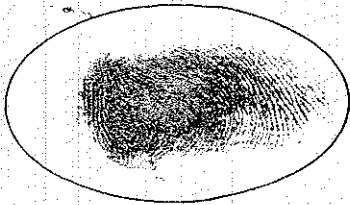


Generated on: 05/06/2017 01:56:31 PM



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

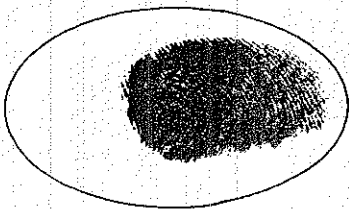
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	-----------------------------	--



VENDOR:

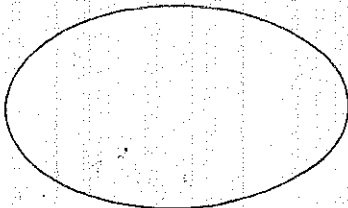
M/S. VISTA HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REPRESENTED BY ITS PARTNERS:

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



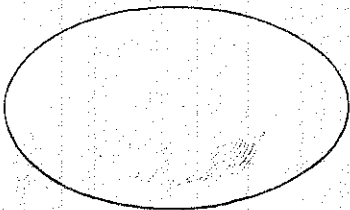
GPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 121/BK-IV/2015 Dt. 18.11.2015;
AT SRO, SECUNDERABAD.

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:

MRS. K. RATNA KUMARI
W/O. LATE SHRI MEPBENNET
R/O. H. NO. 3-1-39/13
TEACHERS COLONY
ARMOOR
NIZAMBAD DISTRICT
TELANGANA STATE.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For VISTA HOMES

Partner

For VISTA HOMES

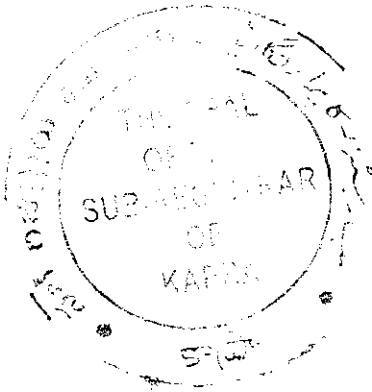
Partner

SIGNATURE OF THE VENDOR

K. Ratna Kumari.

SIGNATURE OF THE VENDEE

Bk-1, CS No 2389/2017 & Doct No *KD*
295 / 2017 Sheet 10 of 12 Sub Registrar
Kapra



Generated on: 05/06/2017 01:56:31 PM





VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGEV2068P




0000207

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

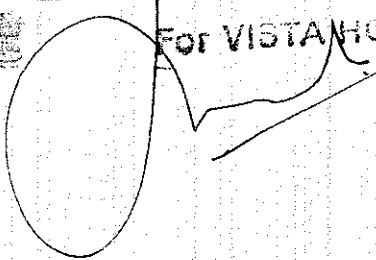
नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आयकर विभाग
Chief Commissioner of Income-tax, Andhra Pradesh


For VISTA HOMES

Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754C

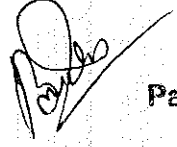
नाम / NAME
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
02-03-1970




हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आयकर विभाग
Chief Commissioner of Income-tax, Andhra Pradesh


For VISTA HOMES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
16/01/1974
Permanent Account Number
AWSPP8104E

भारत सरकार
GOVT. OF INDIA

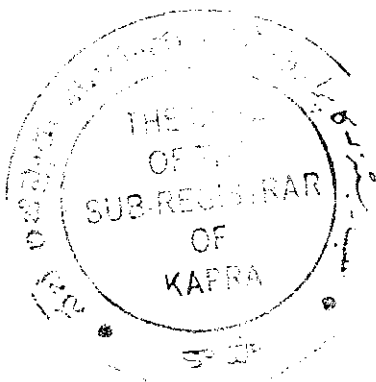


10052008

हस्ताक्षर / SIGNATURE

Signature

Prabha Prasad

Bk-1, CS No 2389/2017 & Doct No *K 92*
0095-2017 Sheet 11 of 12 Sub Registrar
Kapra



Generated on: 05/06/2017 01:56:31 PM



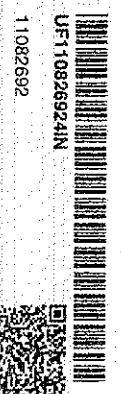


భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నివాస సంఖ్య / Enrollment No. : 104610843/06177

To
Kaiva Ratna Kumari
కావై రత్న కుమారి
W/O Mukka Edward Penuel Bennet
H.No 3-1-39/13
Teachers Colony
Ammoor
Ammoor, Nizamabad,
Andhra Pradesh - 503224
9440983610

26/02/2012



UF1108269241N
11082692



K.Ratna Kumari

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

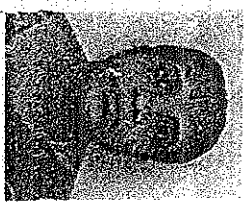
8355 8993 7591

ఆధార్ - సామాన్యుని హక్కు



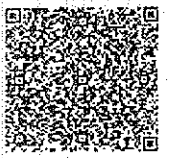
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కావై రత్న కుమారి
Kaiva Ratna Kumari

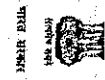


పుట్టిన తేదీ / Year of Birth: 1967
♀ / Female

8355 8993 7591



ఆధార్ - సామాన్యుని హక్కు

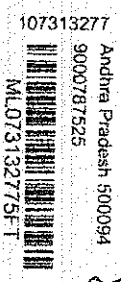


భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నివాస సంఖ్య / Enrollment No. : 1190/63066/78614

To
బిబి ఫ్లోరినా కుటీ
Baby Flourina Kutty
W/O. Naine Samuel Babu
Flat No-103, Santosh Apartment Brindavan Colony
Near Saibaba Temple Sainik Puri
Trunatalagiri
Sainikpuri
Trunatalagiri Hyderabad
Andhra Pradesh 500094
9000787525

18/01/2014



107313277
ML073132775FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

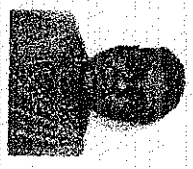
6284 1383 5210

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India

బిబి ఫ్లోరినా కుటీ
Baby Flourina Kutty
పుట్టిన తేదీ / DOB : 01/02/1962
♀ / Female



6284 1383 5210



ఆధార్ - సామాన్యుని హక్కు

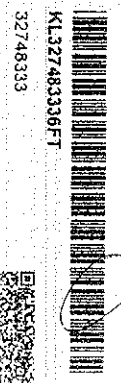


భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

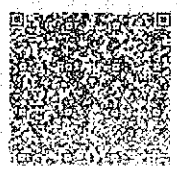
నివాస సంఖ్య / Enrollment No. : 1118/60015/06194

To
N Samuel John Ratnakaran
నెహెడీత్ సామెల్ జాన్ రత్నాకరం
S/O: Naine Samuel Babu
103 Santosh Apts
Brindavan Colony
Opp Aroma Bakers
Nerredmet
Trunatalagiri
Sainikpuri, Hyderabad
Andhra Pradesh - 500094
8143864364

02/09/2013



K1327483336FT
32748333



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3018 8689 6634

ఆధార్ - సామాన్యుని హక్కు

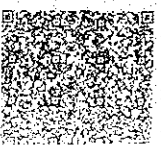


భారత ప్రభుత్వం
Government of India

నెహెడీత్ సామెల్ జాన్ రత్నాకరం
N Samuel John Ratnakaran
పుట్టిన తేదీ / DOB : 22/09/1968
♂ / Male



3018 8689 6634



ఆధార్ - సామాన్యుని హక్కు



A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

25052017

BEHNSHANGI/CPS/2010

Pay **COMMISSIONER GHMC******

Or Order

अदा करे

या उनके आदेश पर

Rupees

रुपये

THREE THOUSAND TWO HUNDRED SEVENTY ONLY.

₹ ***3,270.00**

FC HDFC BANK LTD.

For HDFC BANK LTD.

SECUNDERABAD
SECUNDERABAD - 500 003
REF. No. 004212103960

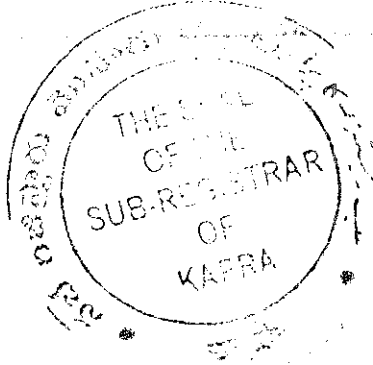
Maha
05714

Maha
05016

AUTHORISED SIGNATORIES

Please sign above

⑈ 190805⑈ 500240003⑈ 999989⑈ 12



BK-1, CS No 2389/2017 & Doct No
0295/2017. Sheet 12 of 12 Sub Registrar
Kapra



Generated on: 05/06/2017 01:56:31 PM

