

3897

దస్తావేజాలు మరియు రుసుముల రశీదు

13/2, 27/3

వెం. MK. Vista Homes Repbysohammedi
 శ్రీమతి / శ్రీ Repby JPA Holder K. Prabhakar Reddy
 ఈ దిగువ ఉదహరించిన దస్తావేజాలు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజ స్వభావము	Sale		Repby (V)	
దస్తావేజ విలువ	2593000		K JRO	
స్టాంపు విలువ రూ.	100			
దస్తావేజ వెంబరు	1092/12			
రిజిస్ట్రేషన్ రుసుము	12965		Chano	
లోటు స్టాంపు (D.S.D.)	103620		265m90270312	
GHMC (T.D.)	38895		dt 30/3/12	
యూజర్ ఛార్జీలు			vat 22413/-	
అదనపు షీట్లు	100 + 10 Chano		1200288092 dt 24/3/12	
5 x			MEM 2593/-	
			1700209 dt 28/3/12	
మొత్తం	155580 + 10 = 155590			

RETURNED

(అక్షరాల) Rupees one lakh fifty five thousand
 Five hundred and ninety only

తేది 30/3/12

వాపసు తేది _____

సబ్-రిజిస్ట్రారు
 చల్లపనేగర్
 నడ రిజిస్ట్రారు

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.

1083/17

Doc No: 1092 of 2017

SCANNED



తెలంగాణ తేలంగానా TELANGANA

S.No. 4213 Date: 13-02-2017

Sold to: MAHENDAR

S/o. : VALLESH

For Whom: VISTA HOMES

[Signature] F 954177

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 27th day of March 2017 at S.R.O, Vallabh Nagar, 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.


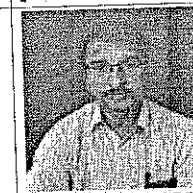
[Signature]
For VISTA HOMES
 Partner

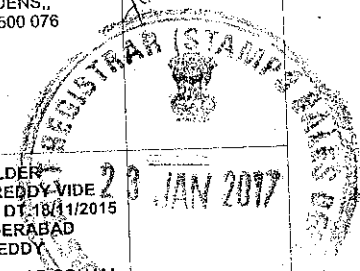
[Signature]
For VISTA HOMES
 Partner

Presentation Endorsement:



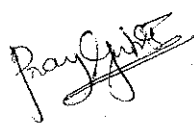



Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 12965/- paid between the hours of 3 and 4 on the 30th day of MAR, 2017 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/ink Thumb Impression
1	CL		 IMRAN KHAN::30/03 [1508-1-2017-1083]	IMRAN KHAN S/O. REZWAN ULLAH KHAN FLAT NO.206 & 207 D BLOCK, GULMOHAR GARDENS., MALLAPUR, HYD-500 076	
2	CL		 FAREA YUSUF::30/03 [1508-1-2017-1083]	FAREA YUSUF W/O. IMRAN KHAN FLAT NO.206 & 207 D BLOCK, GULMOHAR GARDENS., MALLAPUR, HYD-500 076	
3	EX		 REP BY GPA HOLDER [1508-1-2017-1083]	REP BY GPA HOLDER K.PRABHAKAR REDDY-VIDE 2 D.NO.121/IV/2015 DT.18/11/2015 AT SRO SECUNDERABAD S/O. K.PADMA REDDY 5-4-187/3 & 4, II FLOOR SOHAM MANSION, MG ROAD, SEC-BAD.	



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 PRANAY KUMAR GUPTA [1508-1-2017-1083]	PRANAY KUMAR GUPTA RAMGUDI PARA NEAR GANJA, CHOWK RAIGERH, CHATISGARH	
2		 ATUL SINGH::30/03/ [1508-1-2017-1083]	ATUL SINGH 301, MANASA NEST, ST.NO.1, M.J.CLY, MOUL ALI, HYD	

30th day of March, 2017

Signature of Sub Registrar
Vallabh Nagar
Exercising the powers of
Registrars under Section 30

Bk-1, CS No 1083/2017 & Doct No 1092 / 2017, Sheet 1 of 12 Sub Registrar Vallabh Nagar



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IN FAVOUR OF

1. Mrs. Farea Yusuf, Wife of Mr. Imran Khan, aged about 24 years {Pan No.AGSPY8682L} and
2. Mr. Imran Khan, Son of Mr. Rezwan Ullah Khan, aged about 27 years, both residing at Flat No. 206 & 207, D Block, Gulmohar Gardens, Mallapur, Hyderabad - 500 076 {Pan No.CPVVK2733Q}, 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.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	103620	0	0	0	103720
Transfer Duty	NA	0	38895	0	0	0	38895
Reg. Fee	NA	0	12965	0	0	0	12965
User Charges	NA	0	100	10	0	0	110
Total	100	0	155580	10	0	0	155690

Rs. 142515/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12965/- towards Registration Fees on the chargeable value of Rs. 2593000/- was paid by the party through Challan/BC/Pay Order No ,1700288092 dated, 24-MAR-17 through E-Challan No ,765M9D270317 dated ,30-MAR-17 of ,SBH/TULASI NAGAR, HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 155580/-. DATE: 30-MAR-17, BANK NAME: SBH, BRANCH NAME: TULASI NAGAR HYDERABAD, BANK REFERENCE NO: 000482417, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: VISTA HOMES, CLAIMANT NAME: MRS. FAREA YUSUF AND IMRAN KHAN).

Date:
30th day of March, 2017

R. Subramanyam
Signature of Registering Officer
Vallabh Nagar

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1092/2017. Sheet 2 of 12
Sub Registrar
Vallabh Nagar

1వ వున్నకము 2017 సం./ శాశ 1965 నంబరు
1092 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్

నిమిత్తం గుర్తింపు నెంబరు 15580- 1-1092-2017.

తేదీ. 30/3/17.

R. Subramanyam
ఆర్. సుబ్రమణ్యం
హబ్ రిజిస్ట్రారు
వల్లభనగర్



- 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.203 on the second floor, in block no. 'C' admeasuring 950 sft. of super built-up 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 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.25,93,000/- (Rupees Twenty Five Lakhs Ninety Three 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:

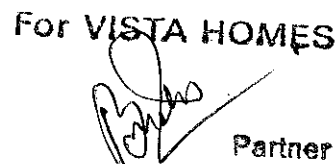
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.203 on the second floor, in block no. 'C', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:
- An undivided share in the Schedule Land to the extent of 57.71 sq. yds.
 - 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. 25,93,000/- (Rupees Twenty Five Lakhs Ninety Three Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- Rs.13,70,200/- (Rupees Thirteen Lakhs Seventy Thousand and Two Hundred Only) paid by way of D. D. No.029465, dated 09.09.2016 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
- Rs.4,00,000/- (Rupees Four Lakhs Only) paid by way of D. D. No.028379, dated 15.07.2016 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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Vallabh Nagar



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- iii. Rs.3,59,800/- (Rupees Three Lakhs Fifty Nine Thousand and Eight Hundred Only) paid by way of D. D. No.030399, dated 23.01.2017 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
- iv. Rs.2,63,100/- (Rupees Two Lakhs Sixty Three Thousand One Hundred Only) (Part Payment) paid by way of cheque no.875536, dated 22.03.2017 drawn on State Bank of India.
- v. Rs.1,99,900/- (Rupees One Lakhs Ninety Nine Thousand and Nine Hundred Only) paid by way of D. D. No.031238, dated 18.03.2017 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, 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.
- J. 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.
- K. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
- L. 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.
- M. 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.
- N. 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.
- O. 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

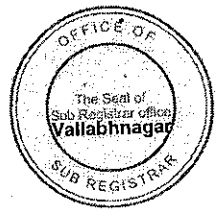
For VISTA HOMES

Partner


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Vallabh Nagar



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- P. 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.
 - 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

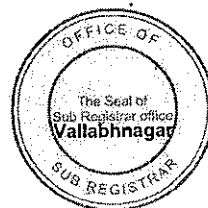
For VISTA HOMES

Partner

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Vallabhnagar



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- 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 now under Kapra Mandal, Medchal-Malkajgiri 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'

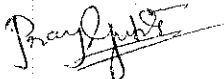
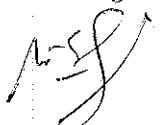
SCHEDULE OF FLAT

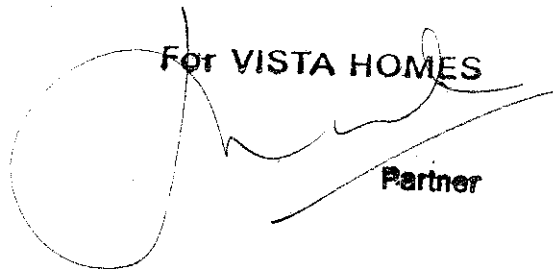
All that portion forming a deluxe apartment bearing flat no.203 on the second floor, in block no. 'C' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds, and a reserved 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 now under Kapra 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	Open to Sky
West By	6'-6" wide corridor

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


VENDEE

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Vallabhagar



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ANNEXURE-1-A

- 1. Description of the Building : DELUXE apartment bearing flat no. 203 on ^{second} 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 Kapra Mandal, Medchal-Malkajgirti 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 Floor : 100 sft. Parking space for one car
 - b) In the Second Floor : 950 sft
- 5. Annual Rental Value : ---
- 6. Municipal Taxes per Annum : ---
- 7. Executant's Estimate of the MV of the Building : Rs. 25,93,000/-

Date: 27.03.2017

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.

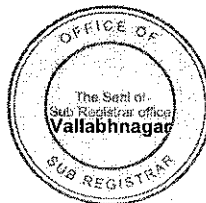
Date: 27.03.2017

For VISTA HOMES Partner
For VISTA HOMES Partner
Signature of the Executants
fareed Yusuf
Nasir Khan

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Vallabh Nagar



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REGISTRATION PLAN SHOWING

FLAT NO.203 IN BLOCK NO. 'C' ON THE SECOND 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 SHRI. SATISH MODI

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

VENDEE:

1. MRS. FAREA YUSUF, WIFE OF MR. IMRAN KHAN

2. MR. IMRAN KHAN, SON OF MR. REZWAN ULLAH KHAN

REFERENCE:

AREA:

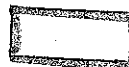
57.71

SCALE:

SQ. YDS. OR

INCL:

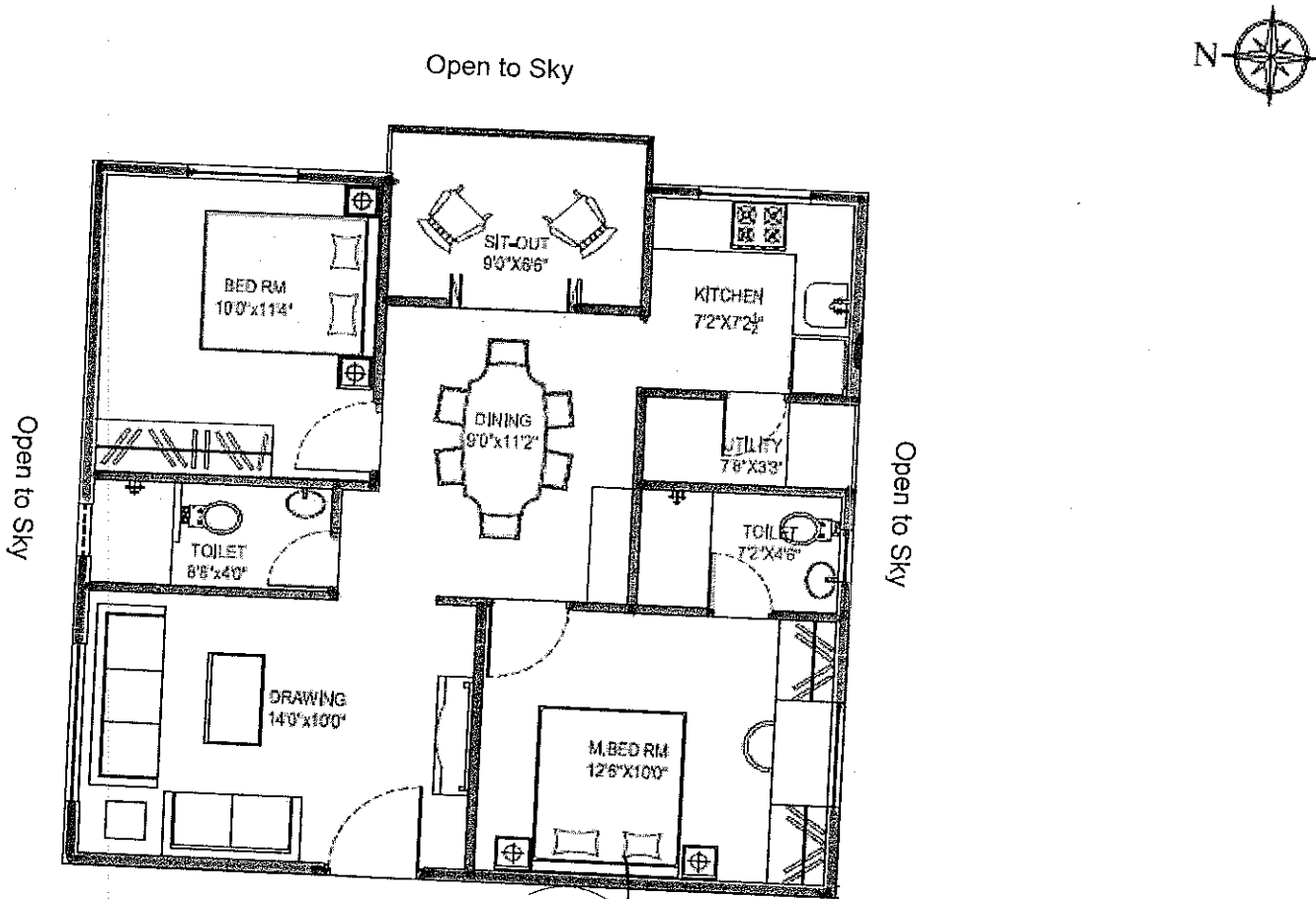
SQ. MTRS.



EXCL:



Total Built-up Area = 950 sft.,
Out of U/S of Land = Ac. 5-25 Gts.



WITNESSES:

- 1.
- 2.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

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

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

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

PASSPORT SIZE

VENDORS:

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.

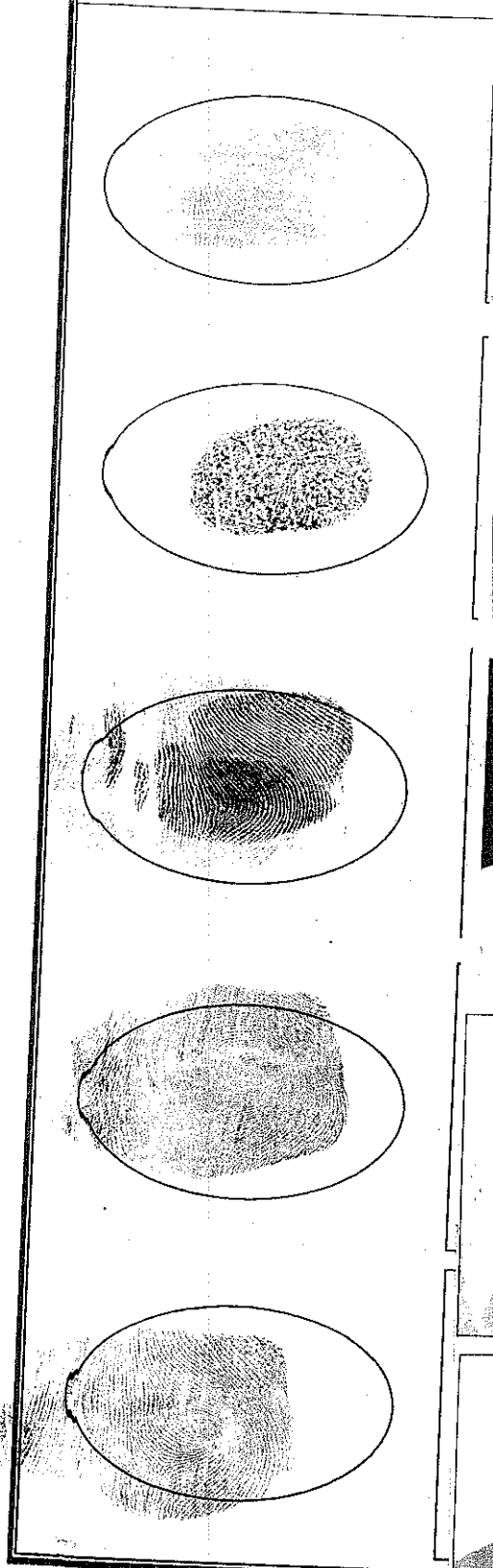
GPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 121/BK-IV/2015 DT. 18.11.2015:
AT SRO, SECUNDERABAD:

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:

1. MRS. FAREA YUSUF
W/O. MR. IMRAN KHAN
R/O. FLAT NO. 206 & 207
D BLOCK, GULMOHAR GARDENS
MALLAPUR
HYDERABAD - 500 076

2. MR. IMRAN KHAN
S/O. MR. REZWAN ULLAH KHAN
R/O. FLAT NO. 206 & 207
D BLOCK, GULMOHAR GARDENS
MALLAPUR
HYDERABAD - 500 076



SIGNATURE OF WITNESSES:

1.

2.

VISTA HOMES

Partner

For VISTA HOMES

Partner
SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

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Vallabh Nagar



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number
AAGFV2068P

06/03/2007

FOR VISTA HOMES

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
18-10-1969

हस्ताक्षर / SIGNATURE

मुख्य आयकर वायुपत्र, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

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 वायुपत्र, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

FOR VISTA HOMES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP0104E

Signature

06/03/2007

Bk-1, CS No 1083/2017 & Doct No
1092/2017. Sheet 11 of 12 Sub Registrar
Vallabhnagar



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HDFC BANK

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MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

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Rupees
रुपये

Or Order
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TWO THOUSAND FIVE HUNDRED NINETY THREE ONLY.

₹ 2,593.00

FC HDFC BANK LTD.

For HDFC BANK LTD.

SECUNDERABAD
SECUNDERABAD - 500 003
REF. No. 004212103285

18032017
2593
2593
AUTHORIZED SIGNATORIES
Please sign above

⑈ 190209⑈ 500240003⑈ 999989⑈ 12

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

IMRAN KHAN
REZWANULLAH KHAN
05/01/1989
Permanent Account Number
CPVPK2733Q

Imran Khan
Signature

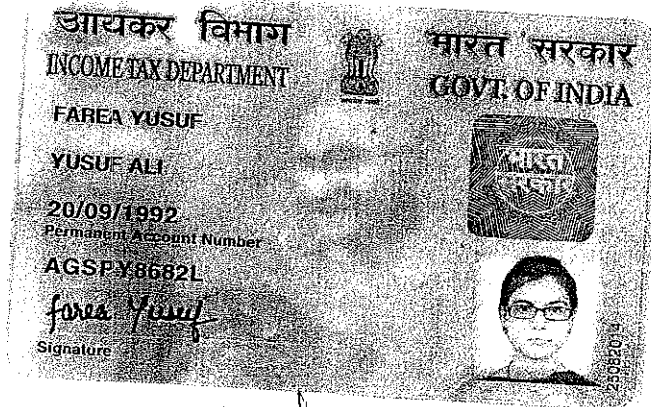


Imran Khan

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

FARAA YUSUF
YUSUF ALI
20/09/1992
Permanent Account Number
AGSPY8682L

faraa Yusuf
Signature



faraa Yusuf

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

ATUL SINGH
CHOKHE SINGH
301 MANASA NEST
ST NO. 1 M J COLONY
MOULA ALI
MALKAJGIRI
RANGA REDDY - 500047

Issued On: 27/02/2013

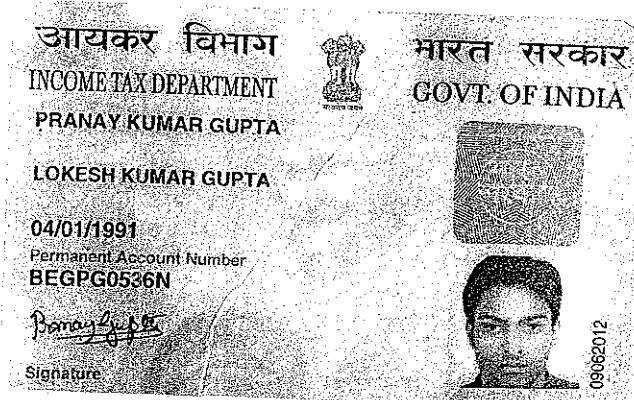
RTA-HYDERABAD-FC2

Atul Singh

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PRANAY KUMAR GUPTA
LOKESH KUMAR GUPTA
04/01/1991
Permanent Account Number
BEGPG0536N

Pranay Gupta
Signature



Pranay Gupta

Bk-1, CS No 1083/2017 & Doct No
1092 / 2017 Sub Registrar
Vallabh Nagar



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