

ORIGINAL

4082 దస్తావేజులు మరియు రుసుముల రశీదు

13/2, 23/3

నెం.

SOKAM mode 4 am 11/11

శ్రీమతి / శ్రీ

Repay SPA Holders W. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	sale		Kapath (V) GHMC +
దస్తావేజు విలువ	3240,000		SRD
స్టాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	956/17		
రిజిస్ట్రేషన్ రుసుము	16200		chm
లోటు స్టాంపు (D.S.D.)	129500		3637EW2203/17
GHMC (T.D.)	48600		dt-23/3/17
యాజర్ ఛార్జీలు	100		vats 40500
అదనపు షీట్లు			1200260756 dt-20/3/17
5 x			m 3240
			190141 dt-22/3/17
మొత్తం	194400		

అక్షరాల Repees one Lakh ninety Four thousand

Four hundred and only

తేది 23/3/17

వాచసు తేది _____

రూపాయలు మాత్రమే
సబ్-రిజిస్ట్రారు
వల్లభ్ నగర్ 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.

98/12

DOUT NO: 956 of 2017

SCANNED



తెలంగాణ తేలంగానా TELANGANA

F 954175

S. No. 4211 Date: 13-02-2017

Sold to: MAHENDAR

S/o: MALLESH

For Whom: VISTA HOMES

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 23rd day of March 2017 at S.R.O, Vallabhnagar 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, Meerpeta, 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


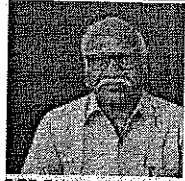



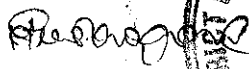
For VISTA HOMES

Partner

Presentation Endorsement:






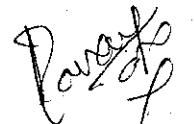
Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16200/- paid between the hours of 11 and 1 on the 23rd day of MAR, 2017 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/ink Thumb Impression
1	CL		 REP BY GPA N. SATYA [1508-1-2017-981]	REP BY GPA N.SATYANARYANA RAO S/O. LATE N.HANUMANTHA RAO FLAT NO.301, SRI LAKSHMI ENCLAVE, ROAD NO.8, KAKATIYA NAGAR, NEREDMET, SEC-BAD	
2	EX		 REP BY GPA HOLDER [1508-1-2017-981]	REP BY GPA HOLDER K.PRABHAKAR REDDY VIDE D.NO.121/IV/2015 DT.18/11/2015 AT SRO SECUNDERABAD S/O. K.PADMA REDDY 5-4-187/3 & 4, II FLOOR SRI MANSION, MG ROAD, SEC-BAD	



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 N.VIJAYA SREE::23/0 [1508-1-2017-981]	N.VIJAYA SREE F.NO.301,SRI LAKSHMI ENCLAVE,KAKATIYA NAGAR,RD.NO.8,NEREDMET, HYD	
2		 D.PAVAN KUMAR::23/0 [1508-1-2017-981]	D.PAVAN KUMAR H.NO.5- 39,PARVAHAPURAM,UPPAL,H YD	

23rd day of March, 2017

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

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Vallabh Nagar.



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IN FAVOUR OF

Mr. Pavan Kumar N. V. N, Son of Mr. N. Satyanarayana Rao aged about 35 years, represented by his GPA holder Mr. N. Satyanarayana Rao, Son of Late N. Hanumantha Rao, aged about 62 years, residing at Flat No. 301, Sri Lakshmi Enclave, Road No. 8, Kakatiya Nagar, Neredmet, Secunderabad - 500 056, 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, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	129500	0	0	0	129600
Transfer Duty	NA	0	48600	0	0	0	48600
Reg. Fee	NA	0	16200	0	0	0	16200
User Charges	NA	0	100	0	0	0	100
Total	100	0	194400	0	0	0	194500

Rs. 178100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16200/- towards Registration Fees on the chargeable value of Rs. 3240000/- was paid by the party through Challan/BC/Pay Order No ,1700260756 dated, ,20-MAR-17 through E-Challan No ,3637EW220317 dated ,23-MAR-17 of ,SBH/TULASI NAGAR HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 194400/-, DATE: 23-MAR-17, BANK NAME: SBH, BRANCH NAME: TULASI NAGAR HYDERABAD, BANK REFERENCE NO: 000456916,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: VISTA HOMES,CLAIMANT NAME: MR. PAVAN KUMAR N. V. N).

Date:
23rd day of March,2017

[Handwritten Signature]
Signature of Registering Officer
Vallabh Nagar

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13 వ పుస్తకము 2017 నం/ కాళ్ల 198వ పంలి పు
956 వెంబయ్య రిజిస్ట్రార్ కార్యాలయం, వాల్లభనగర్
నిమిత్తం గుర్తింపు నెంబరు 1000-1-956-2017

తేదీ, 23/3/17.

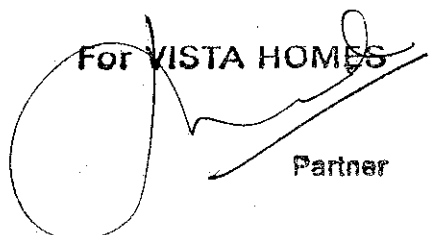
[Handwritten Signature]
Sub Registrar
Vallabh Nagar



- 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'.
- F. The Vendee is desirous of purchasing a deluxe apartment bearing flat no.202 on the second 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.32,40,000/- (Rupees Thirty Two Lakhs Forty 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.202 on the second 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.32,40,000/- (Rupees Thirty Two Lakhs Forty Thousand Only) loan availed from HDFC Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

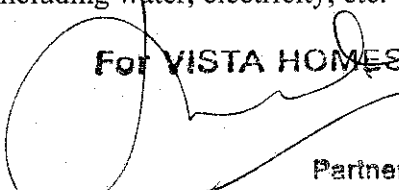
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3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming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

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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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

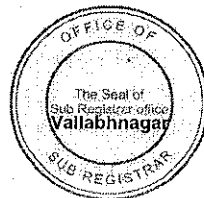
For VISTA HOMES

 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'

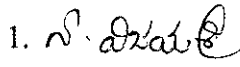
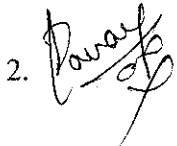
SCHEDULE OF FLAT

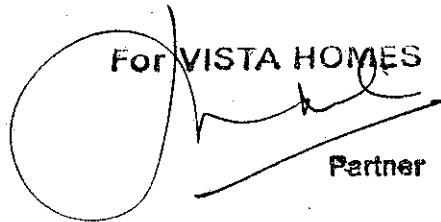
All that portion forming a deluxe apartment bearing flat no.202 on the second floor, in block no. 'C' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved 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

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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 202 on the 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 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 Second Floor : 1220 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 32,40,000/-

For VISTA HOMES

Partner

For VISTA HOMES


Partner


Signature of the Executants

Date: 23.03.2017

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

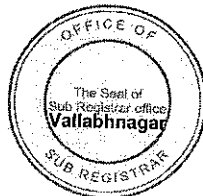
For VISTA HOMES
 Partner

Signature of the Executants

Date: 23.03.2017

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REGISTRATION PLAN SHOWING FLAT NO. 202 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

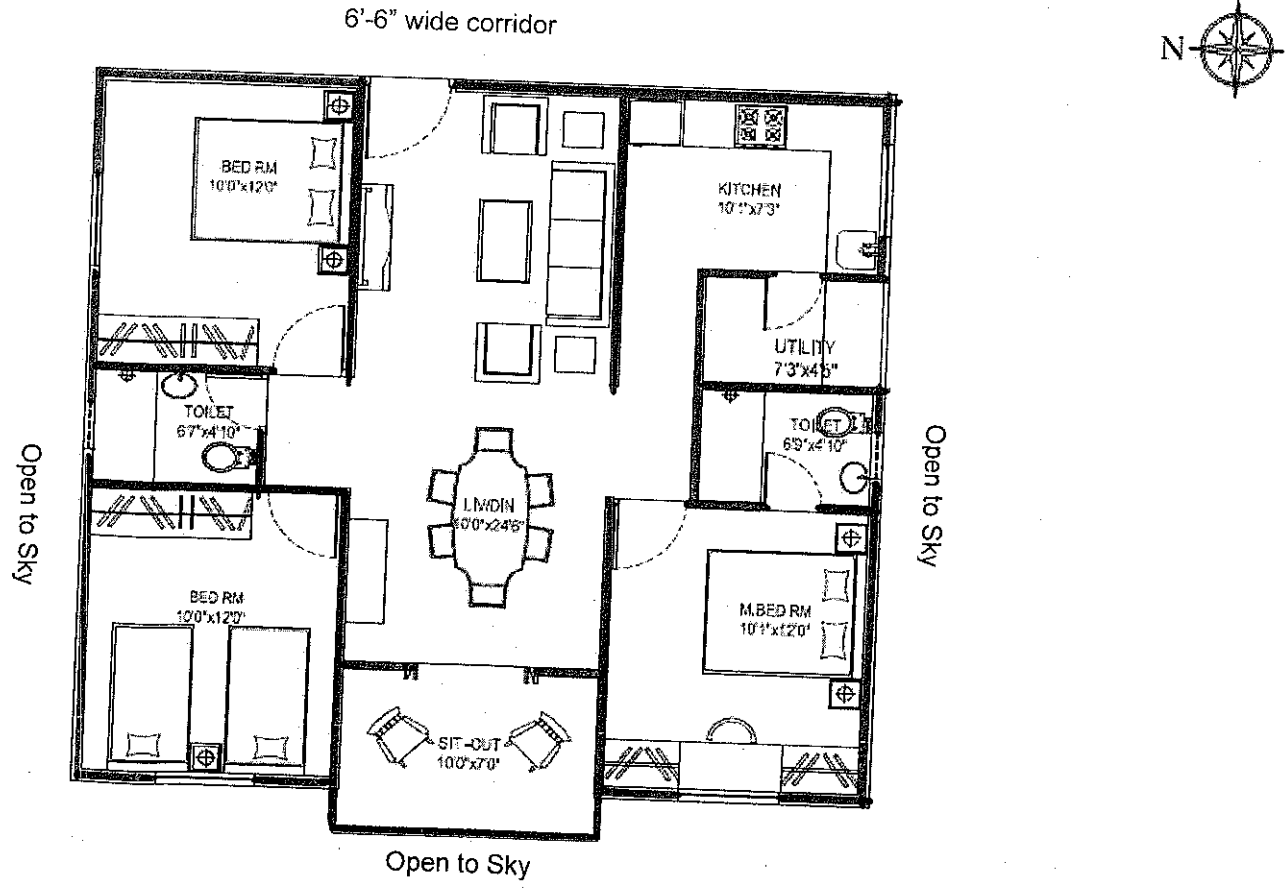
VENDOR: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

- 1. M/S. SUMMIT HOUSING PVT. LTD., REPRESENTED BY AUTHORISED SIGNATORY SHRI. SOHAM MODI, SON OF LATE SATISH MODI
- 2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

VENDEE: MR. PAVAN KUMAR N. V. N, SON OF MR. N. SATYANARAYANA RAO

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.



WITNESSES:

- 1. *[Signature]*
- 2. *[Signature]*

[Signature]
For VISTA HOMES
Partner

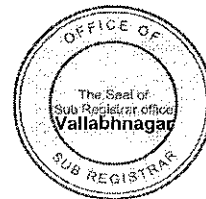
[Signature]
For VISTA HOMES
Partner

SIGNATURE OF THE VENDOR

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956/2012 Sheet 8 of 12 Sub Registrar
Vallabh Nagar

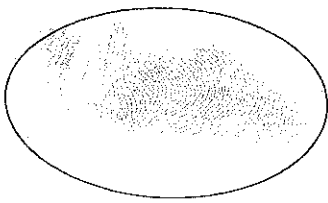


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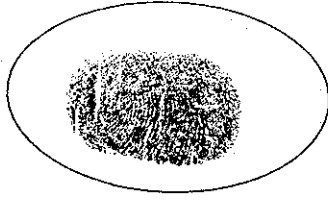


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

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



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.

SIGNATURE OF WITNESSES:

1.

2.

For VISTA HOMES

 Partner

For VISTA HOMES

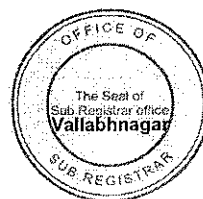
 Partner

SIGNATURE OF THE VENDOR

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976 / 2017. Sheet 9 of 12 Sub Registrar
Vallabh Nagar



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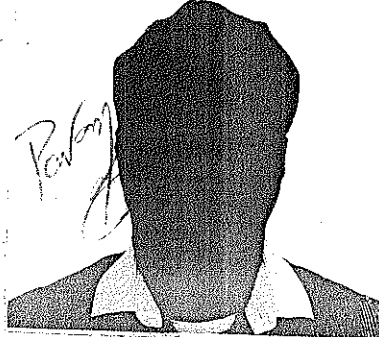
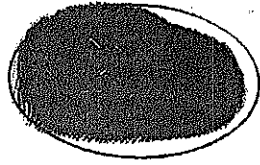


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32 - A OF
REGISTRATION ACT 1908**

S.NO. FINGER PRINT
IN BLACK INK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

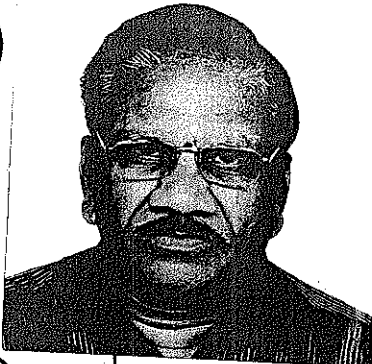
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER
BUYER:



VNI PAVAN KUMAR NERELLAKU

2505 Devils Glen Rd
Apt 2304, Bettendorf

IA-52722



REPRESENTATIVE:

MR. N. SATYANARAYANA RAO

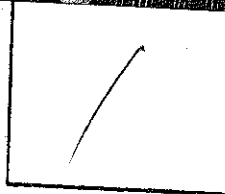
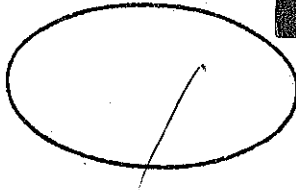
S/O. LATE N. HANUMANTH RAO

R/O. Flat No. 301,

SRI LAKSHMI ENCLAVE

ROAD NO. 8, KAKATHYA NAG

NEREDMETI, HYDERABAD



Note : If the Buyer(s) is/are not present before the Sub-Registrar, the following request should be signed.

I/We send herewith my/our Photograph(s) and Fingerprints in the form prescribed,
through my representatives Sri/Smt. N. Satyanarayana Rao S/O. Late N. Hanumant Rao
aged about 62 Years, Occ: _____ R/O. H.No. Flat No. 301
Sri Lakshmi Enclave, Rd. No. 8, Kakathyanagar, Sec 8, Hyderabad as I/We cannot

appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances
Malkajgiri, R.R. District.

Pavan

Signature of VENDEE

Signature of the Witness :

For VISTA HOMES

For VISTA HOMES

(1) *S. Aravind*

Signature of EXECUTANT (or) VENDOR
Partner

(2) *Pavan*

Signature of Representative

Bk-1, CS No 981/2017 & Doct No
958 / 2017 Sub Registrar
Vallabh Nagar



C-202
DND Parankumar



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES
27/01/2007
Permanent Account Number
AAGFV2068P
भारत सरकार
GOVT OF INDIA

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
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
Chief Commissioner of Income-tax, Andhra Pradesh

For VISTA HOMES

Partner

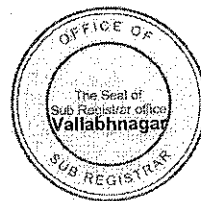
आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E
भारत सरकार
GOVT OF INDIA
Signature

Prabhat Reddy




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Vallabh Nagar

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VISA



Country of Issue: CHENNAI (C MADRAS)
 Control Number: 2011364324001
 Number: NERELLAKUNTA
 Class: VISA
 Name: VENKATA NAGENDRA PAVAN KUMAR
 Passport Number: E7569462
 Sex: M
 Date of Birth: 04 JAN 1981
 Issue Date: 04 JAN 2012
 Expiry Date: 30 SEP 2014
 Issuing Authority: INDIA
 PIN: KPTI (NEG) SYSTEMS INC
 P#: FAC1200650977
 FED: 30SEP2014
 VNU SANERELLAKUNTA << VENKATA < NAGENDRA < PAVAN < KU
 E7569462 < SIND < U06 < 57M1409301H8MDROW6L0862103


भारत सरकार
 GOVERNMENT OF INDIA



సత్యనారాయణ రావ్ నరేళ్ళకుంట
 Satyanarayana Rao Nerellakunta
 పుట్టిన తేదీ/DOB: 03/11/1953
 పురుషుడు Male

6326 1555 9792

भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA




విడుదల: S/O ఎన్ హనుమాంథ రావ్ (లేట్), ఫ్లాట్ నెం-301, 29-1384/2, శ్రీ లక్ష్మి ఎన్క్లవ్ రోడ్ నెం-8, కాకతీయ నగర్, శ్రీయ శ్రేయా హాస్పిటల్ దగ్గర నరేడ్మెట్, రామకృష్ణ పురం, రామకృష్ణపురం, హైదరాబాద్ తెలంగాణ, 500056

Address: S/O N Hanumantha Rao (Late), Flat No-301, 29-1384/2, Sri Laxmi Enclave, Road No-8, Kakathiya Nagar, Near Shreya Hospital Neredmet, Ramakrishna Puram, Ramakrishna Puram, Hyderabad Telangana, 500056

6326 1555 9792

Handwritten signature

విషయ శ్రీ నరేళ్ళకుంట
 Vijaya Sree Nerellakunta



పుట్టిన సంవత్సరం/Year of Birth: 1956
 స్త్రీ / Female

7235 5388 3208

అధికారి - సామాన్యుని హక్కు

విషయ: W/O: ఎన్ సత్యనారాయణ రావ్, 29-1469/1బ కాకతీయ డీవలప్మెంట్ ఉన్న, వడ్డేట్ వద్ద, తిరుమలగిరి, రామకృష్ణపురం, హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500056

Address: W/O: N Satyanarayana Rao, 29-1469/1A, kakathiya nagar east, neredmet, neredmet, Tirumalagiri, Hyderabad, Ramakrishna Puram, Andhra Pradesh, 500056

7235 5388 3208

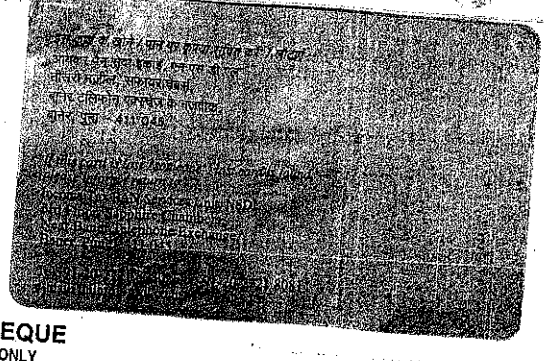
help@uidai.gov.in www.uidai.gov.in

న.విశ్వదత్త

आयकर विभाग
 INCOME TAX DEPARTMENT
 DOKUPARTHY PAVANKUMAR
 ANJANEYULU DOKUPARTHY
 14/03/1991
 Permanent Account Number
 BCURD829GM

भारत सरकार
 GOVT OF INDIA

HDFC BANK
 A/C PAYEE ONLY
 NOT NEGOTIABLE



Pavan

MANAGER'S CHEQUE
 VALID FOR 3 MONTHS ONLY

Pay
 अदा कर
 Rupees
 रुपये

COMMISSIONER GIIMC ***

22032017

Or Order
 या उनके आदेश पर

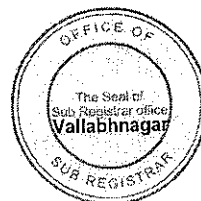
THREE THOUSAND TWO HUNDRED FORTY ONLY.

FC HDFC BANK LTD.
 SECUNDERABAD
 SECUNDERABAD - 500 003
 REF. No: 004212103214

₹ 3,240.00
 For HDFC BANK LTD.
 AUTHORIZED SIGNATORIES
 Sign above

190141 5002400030 999989 12

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916/2017. Sheet 12 of 12 Sub Registrar
Vallabh Nagar



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