

Government of Telangana
Registration And Stamps Department

5748/12

Payment Details - Citizen Copy - Generated on 20/12/2017, 03:17 PM

SRO Name: 1526 Kapra

Receipt No: 6119

Receipt Date: 20/12/2017

Name: PANKAJ SANGHVI CS No/Doct No: 5900 / 2017
Transaction: Sale Deed Challan No: E-Challan No: 356JX4071217
Chargeable Value: 2724000 DD No: DD Dt: Challan Dt: E-Challan Dt: 07-DEC-17
Bank Name: Bank Branch:
E-Challan Bank Name: SBH E-Challan Bank Branch: SBH INB

| Account Description | Amount Paid By | | | |
|--|----------------|---------|----|-----------|
| | Cash | Challan | DD | E-Challan |
| Registration Fee | | | | 13620 |
| Transfer Duty /TPT | | | | 40860 |
| Deficit Stamp Duty | | | | 108860 |
| User Charges | | | | 100 |
| Total: | | | | 163440 |
| In Words: RUPEES ONE LAKH SIXTY THREE THOUSAND FOUR HUNDRED FORTY ONLY | | | | |

RETURNED

Prepared By: UMAKANTH

Signature by SR

5900 W. 20. 5748/2017

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

G 413505

Date: 07/31/2016 12:48 PM

Serial No: 5,275

Denomination: 100

Purchased By:
 PURVI M MEHTA
 S/O MEHUL V MEHTA
 R/O SEC-BAD

For Whom
 SELF & OTHERS

Sub Registrar
 Ex. Officio Stamp Vendor
 SRO: Vallabh Nagar

SALE DEED

This Sale Deed is made and executed on this 30 day of November 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged about 72 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile -Parle (West), Mumbai - 400 056 {Pan No. ALZPS7274A, Aadhaar No.5368 0058 0334}.
2. Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 40 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad (Pan No. AMDPS9753P, Aadhaar No.4444 7892 7946).

Hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively. (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

AND

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, S/o. Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} and (2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C} hereinafter called the "Consenting Party"

Purvi. m. mehta

FOR VISTA HOMES.



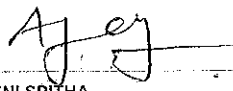
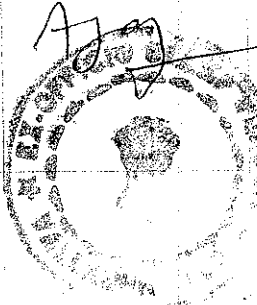


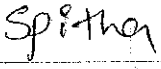


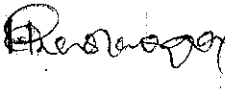
FOR VISTA HOMES
Page 1

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. 13620/- paid between the hours of 3 and 3 NOV 2017 on the 20th day of DEC, 2017 by Sri Soham Modi



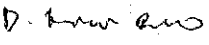

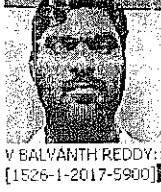

OFFICE OF THE
DISTRICT REGISTRAR
Signature/Ink Thumb
Impression
MEDICAL...

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


| Sl No | Code | Thumb Impression | Photo | Address | Signature/Ink Thumb Impression |
|-------|------|---|---|---|---|
| 1 | CL |  |  NARNENI AJAY KUMAR::21 [1526-1-2017-5900] | NARNENI AJAY KUMAR S/O. N.VIDYA SAGAR FLATNO.106 SHALINI TOWERS, NORTH KAMALA NAGAR KUSHAIGUDA HYD |   |
| 2 | CL |  |  NARNENI SPITHA::21 [1526-1-2017-5900] | NARNENI SPITHA W/O. NARNENI AJAY KUMAR FLATNO.106 SHALINI TOWERS, NORTH KAMALA NAGAR KUSHAIGUDA HYD |  |
| 3 | EX |  |  VENDOR & CONSENTIN [1526-1-2017-5900] | VENDOR & CONSENTING PARTIES REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD |  |

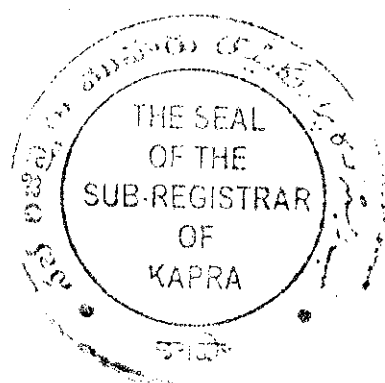
Bk-1, CS No 5900/2017 & Doct No 5948/2017 Sheet 1 of 14 Sub Registrar Kapra

Identified, by Witness:

| Sl No | Thumb Impression | Photo | Name & Address | Signature |
|-------|---|---|--|---|
| 1 |  |  D KAMALAKAR RAO::21 [1526-1-2017-5900] | D KAMALAKAR RAO R/O.4-342 KRISHNA CLY BHUPALPALLE WARANGAL |  |
| 2 |  |  V BALVANTH REDDY::21 [1526-1-2017-5900] | V BALVANTH REDDY R/O.4-20/13 B N REDDY NAGAR CHERLAPALLY KAPRA |  |

20th day of December, 2017


Signature of Sub Registrar
Kapra



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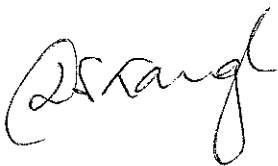


IN FAVOUR OF

1. Mrs. Narneni Spitha, Wife of Mr. Narneni Ajay Kumar, aged about 34 years {Pan No. CAUPD1641J, Aadhar No. 5869 4715 4146} and
2. Mr. Narneni Ajay Kumar, Son of Mr. N. Vidya Sagar, aged about 42 years, Occupation: Service both residing at Flat No. 106, Shalini Towers, North Kamala Nagar, Kushaiguda, Hyderabad {Pan No. AIDPN9158P, Aadhar No.2020 6588 0358}, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

WHEREAS:

- A. The Vendor no.1 is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no. 305, on the third floor, in block no. 'H' 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, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, R. R. District), hereinafter referred as Scheduled Flat and is more fully described at the foot of the document. The Vendor no.1 under an understanding with the Builder i. e., M/s. Vista Homes, has purchased undivided share of land pertaining to the Scheduled Flat from the Builder vide sale deed bearing no.1540/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat.
- B. That the Vendor no.1 has gifted 24% undivided share in flat no. 305 on the third floor, in block no. 'H' in the project known as Vista Homes situated at Sy. Nos. 193, 194 and 195, Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, R. R. District),, admeasuring 228 sft.(out of 950 sft) of super built-up area along with undivided share of land to the extent of 13.85 sq. yds. (out of 57.71 sq. yds) and 24% in the reserved parking space for single car in the basement admeasuring 24 sft. (out of 100 sft.), to his daughter Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta, Vendor no.2, herein., vide registered gift deed bearing no. 4383/2015 dated 23.11.2015 registered at S. R.O, Kapra, Medchal-Malkajgiri Dist.
- C. Whereas M/s. Vista Homes (herein after referred to as the Builder) has agreed to develop land admeasuring about Ac. 5-25 Gts, forming a part of Sy. Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Land and M/s. Vista Homes is developing the Scheduled Land into residential flats in a group housing scheme name and styled as 'VISTA HOMES' and obtained necessary technical approval from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012.
- D. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.




Purvi M. Mehta

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 41 of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | |
| Stamp Duty | 100 | 0 | 108860 | 0 | 0 | 0 | 108960 |
| Transfer Duty | NA | 0 | 40860 | 0 | 0 | 0 | 40860 |
| Reg. Fee | NA | 0 | 13620 | 0 | 0 | 0 | 13620 |
| User Charges | NA | 0 | 100 | 0 | 0 | 0 | 100 |
| Total | 100 | 0 | 163440 | 0 | 0 | 0 | 163540 |

Rs. 149720/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13620/- towards Registration Fees on the chargeable value of Rs. 2724000/- was paid by the party through E-Challan/BC/Pay Order No. 356JX4071217 dated 07-DEC-17 of SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 163440/-, DATE: 07-DEC-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 078636473, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MR. PANKAJ SHANGHVI AND PURVI M. MEHTA, CLAIMANT NAME: MRS. NARNENI SPITHA AND N. AJAY KUMAR).

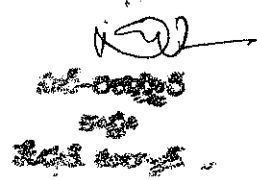
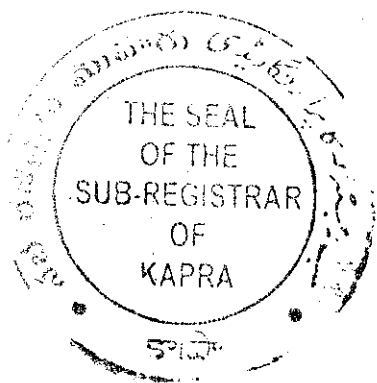


Signature of Registering Officer
Kapra

Date:
20th day of December, 2017

BK-1, CS No 5900/2017 & Doct No 2017 Sheet 2 of 14 Sub Registrar Kapra

ಇದರ ಮೂಲಕ 20/12/2017
 2017-18 ನಲ್ಲಿ ಸಾರ್ವಜನಿಕ ವಸತಿ ನಿರ್ಮಾಣ
 ಯೋಜನೆ ಅಡಿಯಲ್ಲಿ ನಿರ್ಮಿಸಲಾಗುವ
 2017-18 ನಲ್ಲಿ ಸಾರ್ವಜನಿಕ ವಸತಿ ನಿರ್ಮಾಣ
 ಯೋಜನೆ ಅಡಿಯಲ್ಲಿ ನಿರ್ಮಿಸಲಾಗುವ

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- E. The Consenting Party i. e., M/s. Vista Homes at the request of the Vendor and Buyer are joining in execution of this deed so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Consenting Party shall not have any share in the sale consideration agreed herein
- F. The Buyer is desirous of purchasing flat no 305 on the third floor in block no. 'H', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendors.
- G. The Buyer has inspected all the title documents of the Vendors in respect of the Scheduled Flat and the Buyer upon such inspection etc., is satisfied as to the title of the Scheduled Flat.
- H. The Vendors 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. 27,24,000/- (Rupees Twenty Seven Lakhs Twenty Four Thousand Only) and the Buyer has agreed to purchase the same.
- I. The Vendors and the Buyer are desirous of reducing into writing the terms of sale.

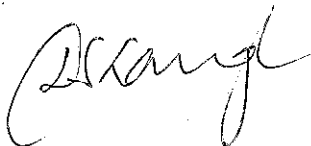
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 305 on the third floor, in block no. 'H' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:

- a) An undivided share in the Schedule Land to the extent of 57.71 sq. yds.
- b) A reserved parking space for single car on the basement, admeasuring about 100 sft.

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 27,24,000/- (Rupees Twenty Seven Lakhs Twenty Four Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.7,60,000/-(Rupees Seven Lakhs Sixty Thousand Only) paid by way banker chque no:333629, dated 18.11.2017 drawn on State Bank of India, , Hyd., issued by State Bank of India, RACPC-II, Hyderabad in favour of Vendor No.1, i. e, Pankaj Sanghvi.
- ii. Rs.5,80,000/-(Rupees Five Lakhs Eighty Thousand Only) paid by way of cheque no. 000013, dated 16.11.2017 drawn on Andhra Bank.
- iii. Rs.5,10,000/-(Rupees Five Lakhs Ten Thousand Only) paid by way of cheque no. 000107, dated 16.11.2017 drawn on State Bank of India.



Purnvi M. Mehla

For VISTA HOMES



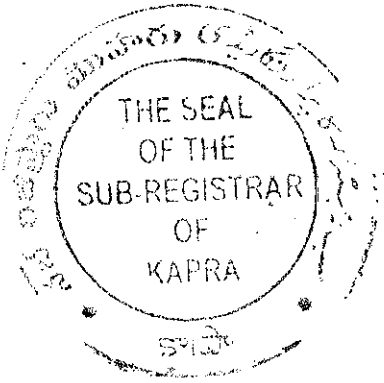
Partner

For VISTA HOMES



Partner

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Kapra



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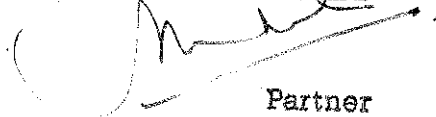


- iv. Rs.2,40,000/-(Rupees Two Lakhs Forty Thousand Only) paid by way of banker cheque no.333630, dated 18.11.2017 issued by SBI, RACPC-II, Hyderabad in favour of Vendor No.2, i. e, Purvi M. Mehta.
 - v. Rs.2,08,000/-(Rupees Two Lakhs Eight Thousand Only) paid by way of cheque no. 000010, dated 28.04.2017 drawn on Andhra Bank, Cherlapally Branch, Hyderabad.
 - vi. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no. 439967, dated 20.04.2017 drawn on State Bank of Hyderabad, Cherlapally Branch, Hyderabad.
 - vii. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no. 439966, dated 06.04.2017 drawn on State Bank of Hyderabad, Cherlapally Branch, Hyderabad.
 - viii. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no. 000009, dated 06.04.2017 drawn on Andhra Bank, Cherlapally Branch, Hyderabad.
 - ix. Rs.26,000/-(Rupees Twenty Six Thousand Only) paid by way of cheque no. 000110, dated 15.12.2017 drawn on State Bank of India, Cherlapally Branch, Hyderabad.
2. The Vendors hereby declares that she has absolute right to sell the Scheduled Flat.
 3. The Vendors further covenant that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby gives warranty of title. If any claim is made by any person either claiming through the Vendors or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendors alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendorss shall indemnify the Buyer fully for such losses.
 4. The Vendors has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
 5. Henceforth the Vendors shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendors or anyone claiming through them.
 6. The Vendors hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Buyer in the concerned departments.
 7. The Vendors hereby covenant that the Vendors have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendors to clear the same.



Purvi M. Mehta

FOR VISTA HOMES



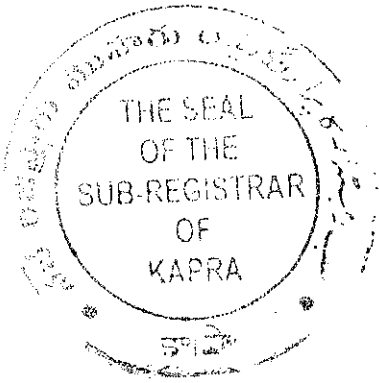
Partner

FOR VISTA HOMES



Partner

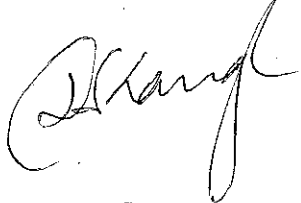
Bk - 1, CS No 5900/2017 & Doct No *KD*
CS 4812012 Sheet 4 of 14 Sub Registrar
Kapra



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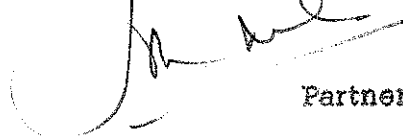


8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
9. The Buyer do hereby covenant with the Vendors and through the Vendors with other owners of tenements in Vista Homes as follows:-
- i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
 - ii. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule flat and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - iii. That the Buyer shall become a member of the Vista Homes Owners Association that has been / shall be formed by the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his flat, the association shall 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 Vendors/Builder shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
 - v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendors to the Buyer.



Purnvi M. Mehla

FOR VISTA HOMES



Partner

FOR VISTA HOMES.



Partner

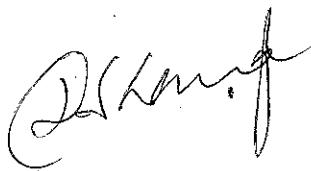
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- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Builder and the Buyer shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- 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 Vendors and the Buyer shall not have any right, title or claim thereon. The Vendors shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Buyer further covenant(s) with the Builder and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Flat nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Builder or other body that may be formed for the maintenance of the Flats.
- x. That the Buyer or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Buyer shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Vista Homes. To achieve this objective the Buyer, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Vista Homes (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.



Purvi M. Mehta

For VISTA HOMES

 Partner

For VISTA HOMES

 Partner

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Kapra



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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. 305 on the third floor, in block no. 'H' 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, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, R. R. District), marked in red in the plan enclosed and bounded as under:

| | |
|----------|---------------------|
| North By | Open to Sky |
| South By | Open to Sky |
| East By | 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. *D. Kumbhar*

2. *Balvanti*

D. Khan
VENDOR NO.1

Purni.m.mehla
VENDOR No.2

FOR VISTA HOMES

FOR VISTA HOMES

[Signature]
Partner

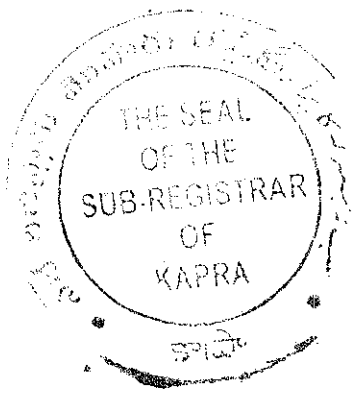
[Signature]
CONSENTING PARTY

Spitha

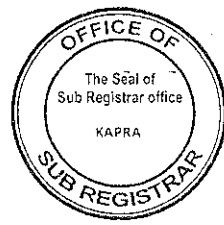
BUYER

AJG

Bk-1, CS No 5900/2017 & Doct No 548/2017 Sheet 7 of 14 Sub Registrar Kapra



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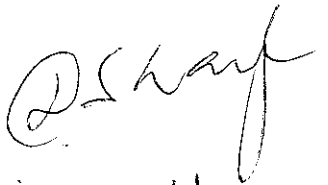


ANNEXURE - 1 - A

1. Description of the Building : DELUXE Apartment bearing flat no. 305 on the third floor, in block no. 'H' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, R. R. District).
- (a) Nature of the roof : R. C. C. ((Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 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 Third Floor : 950 Sft.,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 27,24,000/-

Date: 30.11.2017

Signature of the Vendor


Purni M. Mehta

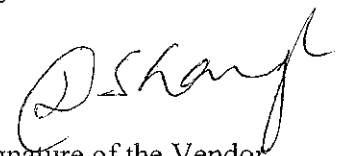
C E R T I F I C A T E

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

Date: 30.11.2017

Purni M. Mehta

Signature of the Vendor

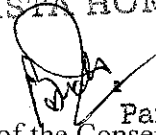


FOR VISTA HOMES

Partner

FOR VISTA HOMES

Signature of the Consenting Party

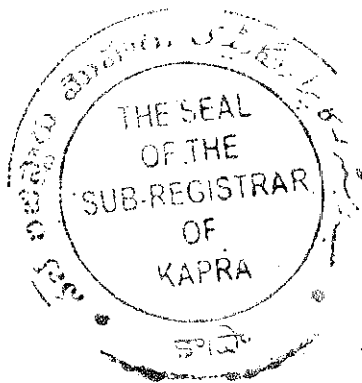


Spitha



Signature of the Buyer

Bk - 1, CS No 5900/2017 & Doct No. KD
5248/2017 Sheet 8 of 14 Sub Registrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 305 IN BLOCK NO. 'H' ON THE THIRD FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KAPRA

MANDAL, MEDCHAL-MALKAJGIRI DIST.

(FORMERLY KNOWN AS KEESARA MANDAL, R. R. DIST)

VENDOR:

1. SHRI. PANKAJ SANGHVI, SON OF SHRI. CHANDRAKANTH SANGHVI

2. SMT. PURVI M. MEHTA, WIFE OF SHRI. MEHUL V. MEHTA

CONSENTING PARTY: 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

BUYER:

1. MRS. NARNENI SPITHA, WIFE OF MR. NARNENI AJAY KUMAR

2. MR. NARNENI AJAY KUMAR, SON OF MR. N. VIDYA SAGAR

REFERENCE:

SCALE:

INCL:

AREA:

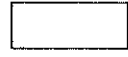
57.71

SQ. YDS. OR

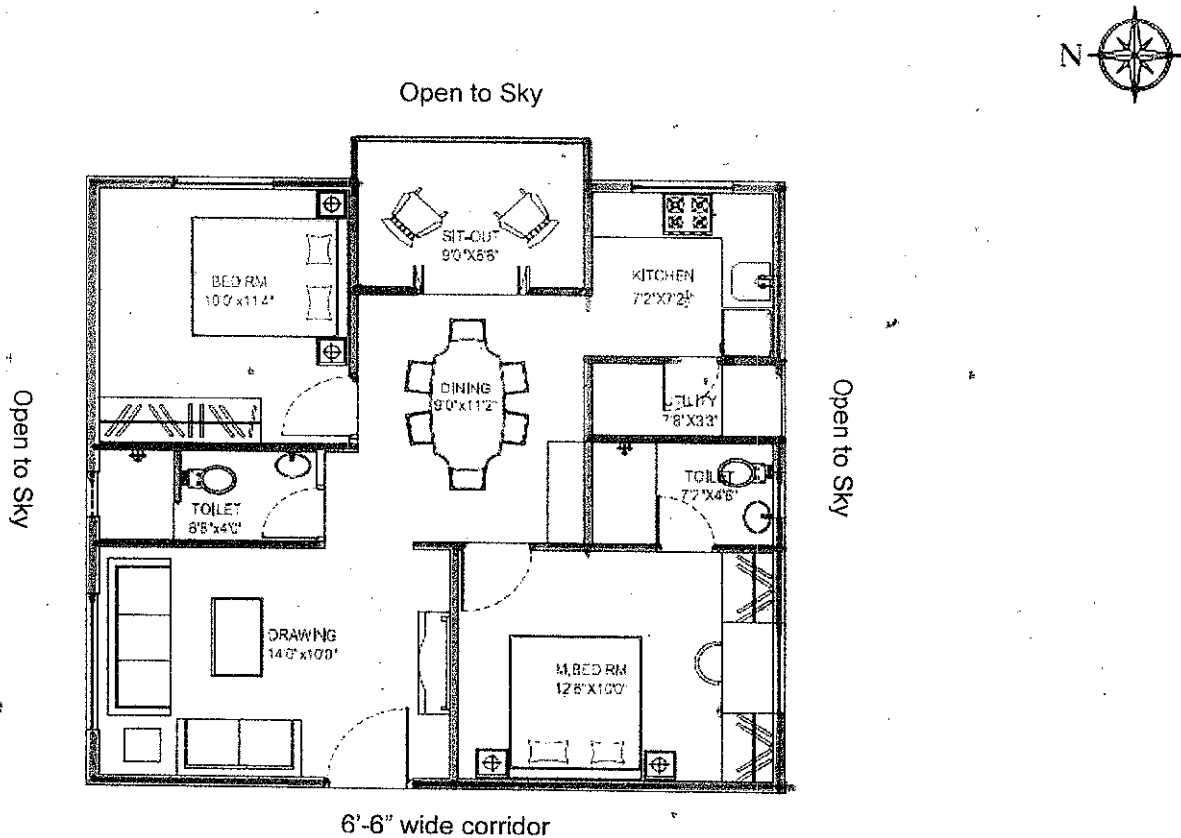
SQ. MTRS.



EXCL:



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



WITNESSES:

1. *[Signature]*

2. *[Signature]*

[Signature]
SIGNATURE OF THE VENDOR NO.1
FOR VISTA HOMES

[Signature]
Partner

[Signature]
SIGNATURE OF THE VENDOR NO.2
FOR VISTA HOMES

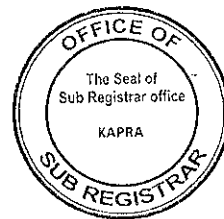
[Signature]
SIGNATURE OF THE CONSENTING PARTY
Partner

[Signature]
SIGNATURE OF THE BUYER

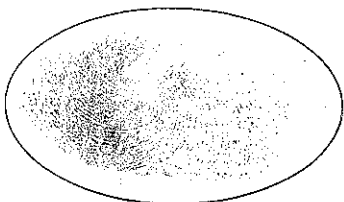

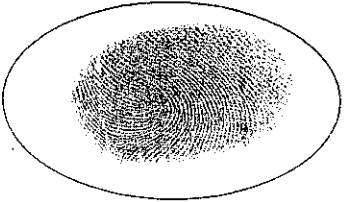

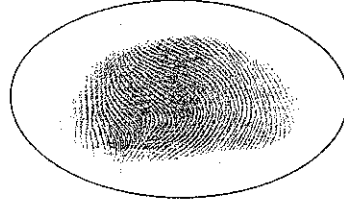

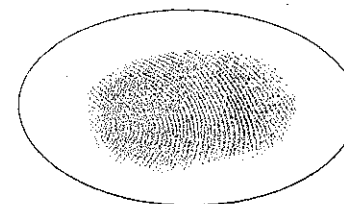

Bk - 1, CS No 5900/2017 & Doct No KWJ
2017 Sheet 9 of 14 Sub Registrar
Kapra



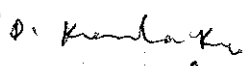

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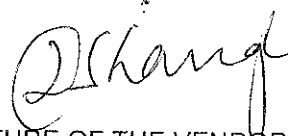


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL. NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH BLACK & WHITE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|---------|---|---|---|
| |  |  | <p>VENDOR:</p> <p>1. SHRI. PANKAJ SHANGHVI S/O. SHRI CHANDRAKANTH SHANGHVI R/. 504/A, CHANDAN CO-OP HOUSING SOCIETY DADABHAI CROSS ROAD NO.3rd VILE -PARLE (WEST) MUMBAI - 56.</p> <p>2. SMT. PURVI M MEHTA W/O. SHRI. MEHUL V. MEHTA R/O. H. NO 21 BAPU BAGH COLONY SECOND FLOOR MINISTER ROAD SECUNDERABAD - 500 003</p> <p>CONSENTING PARTY:</p> <p>M/S. VISTA HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REPRESENTED BY ITS PARTNERS:</p> <p>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.</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY P. G. ROAD SECUNDERABAD - 500 003.</p> |
| |  |  | |
| |  |  | |
| |  |  | |

SIGNATURE OF WITNESSES:

1. 
2. 

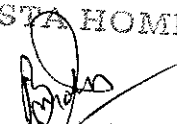


Purvi-m-mehta

SIGNATURE OF THE VENDOR NO. 1
For VISTA HOMES

SIGNATURE OF THE VENDOR NO. 2
For VISTA HOMES

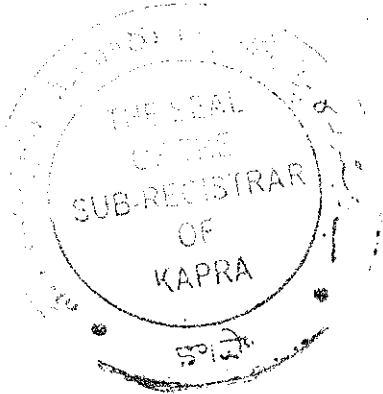




Partners SIGNATURE OF THE CONSENTING PARTY

Arun Sothra

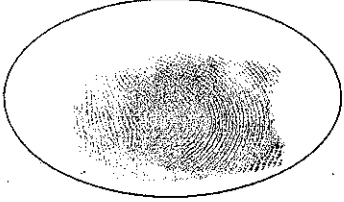

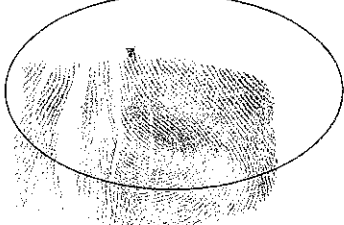
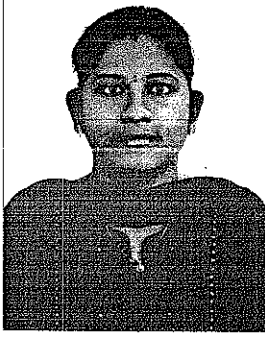
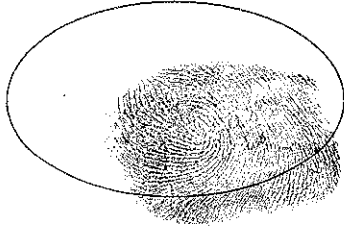
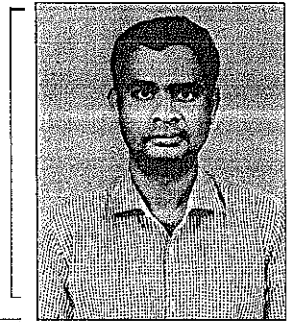
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598/2017 Sheet 10 of 14 Sub Registrar
Kapra



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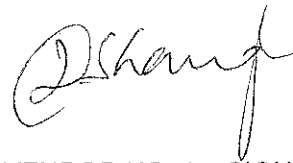
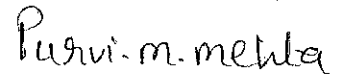


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH BLACK & WHITE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|--------|---|---|--|
| |  |  | <p>GPA FOR PRESENTING DOCUMENTS ON BEHALF OF VENDORS & CONSENTING PARTY VIDE DOC NO. 23/BK-IV/2016 & 121/BK-IV/2015 Dt. 20.04.2016 & 18.11.2015 AT SRO, SECUNDERABAD.</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003.</p> |
| |  |  | <p>BUYER:</p> <p>1. MRS. NARNENI SPITHA W/O. MR. NARNENI AJAY KUMAR R/O. FLAT NO. 106, SHALINI TOWERS NORTH KAMALA NAGAR KUSHAIGUDA HYDERABAD.</p> |
| |  |  | <p>2. MR. NARNENI AJAY KUMAR S/O. MR. N. VIDYA SAGAR R/O. FLAT NO. 106, SHALINI TOWERS NORTH KAMALA NAGAR KUSHAIGUDA HYDERABAD.</p> |

SIGNATURE OF WITNESSES:

1. D. Krishna Rao
2. Ballurath

SIGNATURE OF THE VENDOR NO. 1

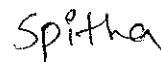
SIGNATURE OF THE VENDOR NO. 2

For VISTA HOMES

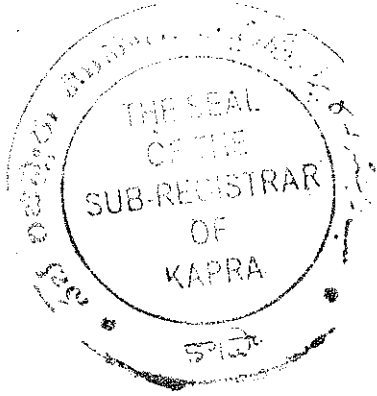
For VISTA HOMES

Partner SIGNATURE OF THE CONSENTING PARTY

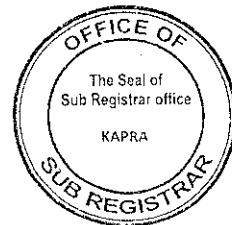
SIGNATURE OF THE BUYER



Bk-1, CS No 5900/2017 & Doct No K 2
24872017 Sheet 11 of 14 Sub Registrar
Kapra



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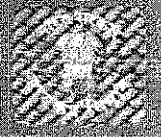


VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT OF INDIA

27/01/2007
Permanent Account Number
AAGFV2068P



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

जन तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE



मुख्य आयकर अधिकारी, अंध्र 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

जन तिथि / DATE OF BIRTH
02-03-1970

हस्ताक्षर / SIGNATURE





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

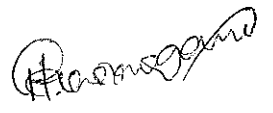
For VISTA HOMES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY.K
PADMA REDDY.KANDI
15/01/1974
Permanent Account Number
AWSP8104E

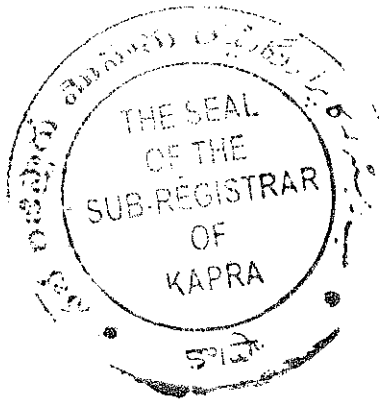
भारत सरकार
GOVT OF INDIA



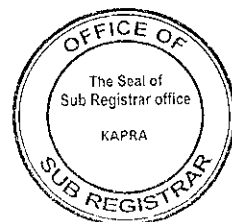


Aadhaar No 3287 6953 9204

Bk - 1, CS No 5900/2017 & Doct No
48-2012 Sheet 12 of 14 Sub Registrar
Kapra



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PERMANENT ACCOUNT NUMBER
ALZP97274A

PAN NAME
PANKAJ CHANDRAKANT SHANGHVI

FATHER'S NAME
CHANDRAKANT HARJIVANDAS SHANGHVI

DATE OF BIRTH
10-09-1945

SIGNATURE


DIRECTOR OF INCOME TAX SYSTEMS

only for Regis to the Pankaj of

Unique Identification Authority of India
 Government of India

Enrollment No. : 2017/00165/01475

To
 Purvi M Mehta
 W/O Mehul V Mehta
 PLOT NO.21, 1ST FLOOR
 BAPUBAGH COLONY
 P. G. ROAD
 Secunderabad
 Secunderabad, Hyderabad,
 Andhra Pradesh - 500003
 9848030075

31/08/2011

UF250675893IN
 25067589

Your Aadhaar No. :
4444 7892 7946

ఆధార్ - సామాన్యుని హక్కు

GOVERNMENT OF INDIA


Purvi M Mehta

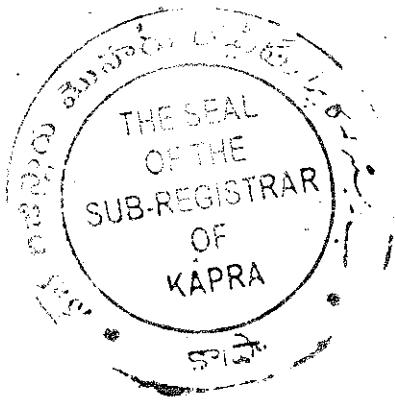
Year of Birth: 1978
 Female

4444 7892 7946

ఆధార్ - సామాన్యుని హక్కు

Purvi.m.mehta

Bk - 1, CS No 5900/2017 & Doct No 
5248/2012 Sheet 13 of 14 Sub Registrar
Kapra



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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1387/30108/01982

16/03/2013
To
Narment Spitha
సార్వేని స్పిథా
W/O: Ajay Kumar
2-18
Gudem
Gudem Karim Nagar
Andhra Pradesh - 505404

Spitha



KL099545336FT
9954533



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
5869 4715 4146

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India

సార్వేని స్పిథా
Narment Spitha

పుట్టిన సంవత్సరం / Year of Birth: 1981
స్త్రీ / Female

5869 4715 4146



ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1387/30108/01980

23/03/2013
To
Narment Ajaykumar
సార్వేని అజయ్ కుమార్
S/O: Vidyaasagar Rao
2-18
Gudem
Gudem, Karim Nagar
Andhra Pradesh - 505404

Ajay



KL010303947FT
1030394



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
2020 6588 0358

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India

సార్వేని అజయ్ కుమార్
Narment Ajaykumar


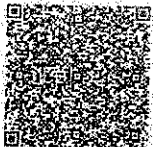
పుట్టిన సంవత్సరం / Year of Birth: 1976
పురుషుడు / Male

2020 6588 0358




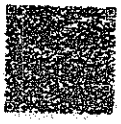
ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
వంగేటి బాలవంత్ రెడ్డి
Vangeti Balvanth Reddy
పుట్టిన సంవత్సరం / Year of Birth: 1986
పురుషుడు / Male
6904 1582 7800
ఆధార్ - సామాన్యని హక్కు

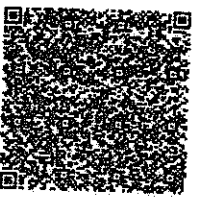



భారత ప్రభుత్వ ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
చిరునామా: S/O వంగేటి సంజీవ రెడ్డి
4-20/13, బి ఎన్ రెడ్డి నగర్, చెరలపల్లి,
కాప్రా రంగారెడ్డి, ఆంధ్ర ప్రదేశ్
500051
Address: S/O Vangeti
Sanjeeva Reddy, 4-20/13, B
N Reddy Nagar, Cherlapally,
Kapra, Rangareddi, Andhra
Pradesh, 500051
1947
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పుట్టిన తేదీ/DOB: 08/02/1958
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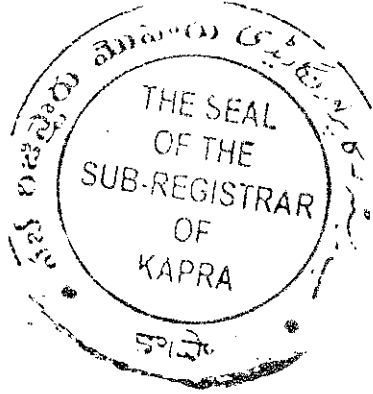
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