



Government of Telangana  
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 15/09/2017 04:15 PM

RECEIVED 3907/12

SRO Name: 1526 Kapra

Receipt No: 4177

Receipt Date: 15/09/2017

Name: P.HYMAVATHI

Transaction: Sale Deed

CS No/Doct No: 470 / 2017

Chargeable Value: 3506000

DD No:

DD Dt:

Challan No:

E-Challan No: 962MI0040917

Bank Name:

Challan Dt:

E-Challan Dt: 04-SEP-17

E-Challan Bank Name: SBH

Bank Branch:

E-Challan Bank Branch: SBH INB

Account Description

Amount Paid By

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				17530
Transfer Duty /TPT				52590
Deficit Stamp Duty				140140
User Charges				100
Total:				210360

In Words: RUPEES TWO LAKH TEN THOUSAND THREE HUNDRED SIXTY ONLY

Prepared By: UMAKANTH

C-301  
Vista

Signature by SR  
సబ్-రిజిస్ట్రార్  
కాఫీ



W040 W. D.O. 3907/2017

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

H 416416

S.No. 11888 Date: 08-05-2017

**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

Sold to: P. HYMAVATHI

W/o. P. CHANDRA SEKHAR REDDY

For Whom: SELF

**SALE DEED**

This Sale Deed is made and executed on this the 6<sup>th</sup> day of August 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Smt. P. Hymavathi, Wife of Shri. P. Chandra Sekhar Reddy, aged about 47 years, residing at resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad - 500 062 {Pan No. AEJPP5658N} hereinafter referred to as the Vendor. (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, 2<sup>nd</sup> 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"

P. Hymavathi

FOR VISTA HOMES  
Partner

FOR VISTA HOMES  
Partner

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 17530/- paid between the hours of 4 and 5 on the 15th day of SEP, 2017 by Sri P.Hymavathi

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

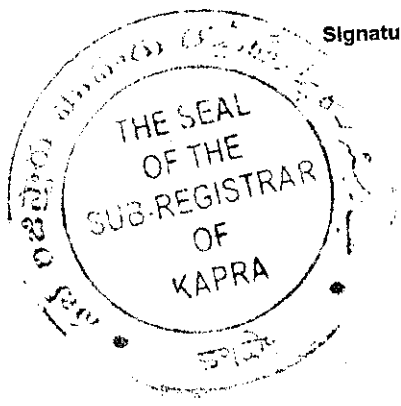
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SUGANYA .K.::15/09 [1526-1-2017-4040]	SUGANYA .K. W/O. KARTHIR. PLOTNO.136 FLATNO.201 LAKSHMI RESIDENCY, MOULA ALI HYD	
2	CL		 KARTHIR.::15/09/20 [1526-1-2017-4040]	KARTHIR. S/O. ROBERT RAVI PLOTNO.136 FLATNO.201 LAKSHMI RESIDENCY, MOULA ALI HYD	
3	EX		 P. HYMAVATHI::15/09 [1526-1-2017-4040]	P. HYMAVATHI W/O. P.CHANDRA SEKHAR REDDY PLOTNO.14 ANUPURAM CLY. ECIL POST HYD	
4	EX		 CONSENTING PARTII [1526-1-2017-4040]	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	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 P D V V SUBRAHMANYA [1526-1-2017-4040]	P D V V SUBRAHMANYA PRASAD R/O.3-269/1 PUNYAKSHETRAM,BHUPALAPATNAM,E.GOD AVARI,AP.	
2		 V K V S S SAMYUKTA: [1526-1-2017-4040]	V K V S S SAMYUKTA R/O.1-168 RAJANAGARAM TOKADA,E.GODAVARI,AP.	

15th day of September, 2017

Signature of Sub Registrar  
Kapra



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Sub Registrar Kapra  
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**IN FAVOUR OF**

1. Mr. Karthi. R, Son of Mr. Robert Ravi, aged about 34 years, Occupation: Service {Pan No. BEMPK3647G, Aadhaar No.4448 2179 8717} and
2. Mrs. Suganya. K, Wife of Mr. Karthi. R, aged about 32 years both residing at Plot No. 136, Flat No. 201, Lakshmi Residency, Jawaharnagar, Moula Ali, Hyderabad - 500 040 Aadhaar No.4797 2639 3761} 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:**

- B. Originally, land admeasuring Ac. 5-25 Gts., in Survey Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District (hereafter referred to as the Schedule Land) belonged to a partnership firm M/s. Vista Homes having purchased the same 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.

- C. 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 Previous Owner i.e., Mr. Chandrasekhar Reddy has entered into an agreement of sale dated 23.03.2013 with M/s. Vista Homes (hereinafter referred to as the Builder) for purchase of deluxe apartment bearing flat no. 301 on the third 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 admeasuring about 100 sft. in the residential complex named as Vista Homes, situated at Survey Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Schedule Flat and is more fully described at the foot of the document.
- E. As per the terms of the agreement of sale, the Builder has executed a registered sale deed dated 25.03.2013, bearing document no. 1542/2013 registered at the office of the Sub-Registrar, Kapra, and agreement of construction dated 25.03.2013 for sale of the Scheduled Flat in favour the previous Owner i.e., Mr. Chandrasekhar Reddy.
- F. The Previous Owner i.e., Mr. Chandrasekhar Reddy has gifted apartment bearing flat no. 301 on the third floor, in block no. 'C' in the project known as Vista Homes situated at Sy. Nos. 193, 194 and 195, Kapra Village, Keesara Mandal, R.R. District., admeasuring 1220 of super built-up area along with undivided share of land to the extent of 74.12 sq. yds. and a reserved parking space for single car in the basement admeasuring 100 sft to his wife Smt. P. Hymavathi herein, vide registered gift deed bearing no. 760/2017 dated 23.02.2017 registered at S. R.O, Kapra, R. R. Dist.

P. Hymavathi

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	140140	0	0	0	140240
Transfer Duty	NA	0	52590	0	0	0	52590
Reg. Fee	NA	0	17530	0	0	0	17530
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>210360</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>210460</b>

Rs. 192730/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17530/- towards Registration Fees on the chargeable value of Rs. 3506000/- was paid by the party through E-Challan/BC/Pay Order No .962MI0040917 dated .04-SEP-17 of ,SBH/SBH INB

**E-Challan Details Received from Bank :**


(1). AMOUNT PAID: Rs. 210360/-, DATE: 04-SEP-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 086896867, REMITTER NAME: PRABHAKAR REDDY, EXECUTANT NAME: MRS.P. HYMAVATHI AND VISTA HOMES, CLAIMANT NAME: MR. KARTHI R. AND K. SUGANYA).

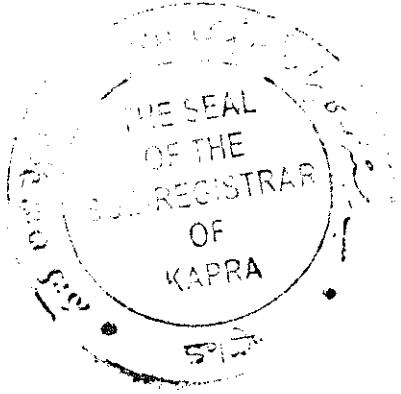
Date:  
15th day of September, 2017

  
Signature of Registering Officer  
Kapra

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ది పుస్తకము 2017 సం/చ.క.1939  
పు. 3907 నెంబరుగా రిజిస్టరు చేయబడి  
స్టాంపింగ్ నిమిత్తం రిజిస్ట్రేషన్ నెంబరు / 526  
3907 సం/చ.క.1939 గా యివ్వడమైనది  
2017 సం/చ.క.1939 వ తేది

  
నజీ-రిజిస్ట్రార్  
కాపరా  
మేడ్చల్ మల్కాజ్గిరి



- G. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named 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.
- H. 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 litigations. The Consenting Party shall not have any share in the sale consideration agreed herein.
- I. The Buyer is desirous of purchasing apartment bearing flat no. 301 on the third floor in block no. 'C', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- J. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Flat and the Buyer upon such inspection etc., is satisfied as to the title of the Scheduled Flat.
- K. 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. 35,06,000/- (Rupees Thirty Five Lakhs Six thousand Only) and the Buyer has agreed to purchase the same.
- L. The Vendor 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. 301 on the third 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 basement, admeasuring about 100 sft.

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri 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. 35,06,000/- (Rupees Thirty Five Lakhs Six thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

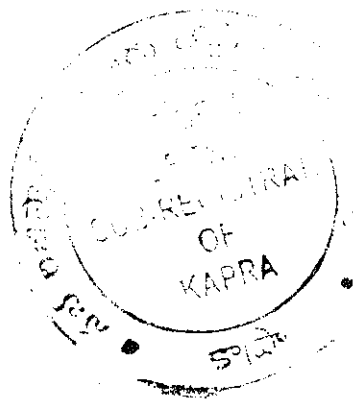
- i. Rs.25,00,000/-(Rupees Twenty Five Lakhs Only) paid by way of cheque no. 046558, dated 29.08.2017 issued by Housing Development Finance Corp Ltd., Hyderabad.
- ii. Rs.10,06,000/-(Rupees Ten Lakhs and Six Thousand Only) already received.

P. Hymavathi

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

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Kapra



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2. The Vendor further covenant 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 Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Buyer fully for such losses.
3. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
4. Henceforth the Vendor 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 Vendor or anyone claiming through them.
5. The Vendor 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.
6. The Vendor hereby covenant that the Vendor 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 Vendor to clear the same.
7. 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.
8. The Buyer do hereby covenant with the Vendor and through the Vendor 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.

P. Hymavathi

FOR VISTA HOMES

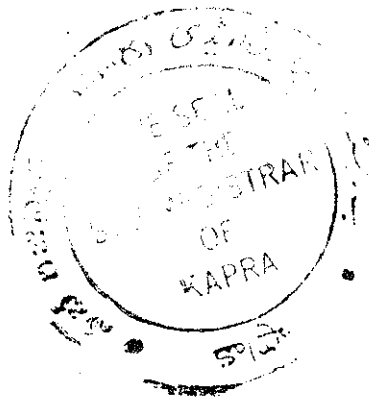
Partner

FOR VISTA HOMES

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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/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 Vendor to the Buyer.
- 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 Vendor and the Buyer 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 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.

P. Hymavathi

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 Sy. 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. 301 on the third 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 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	Open to Sky & 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. P.D.V.V.S. Prasad


2. P.K.V.S.S. Samyuktha For VISTA HOMES

  
Partner

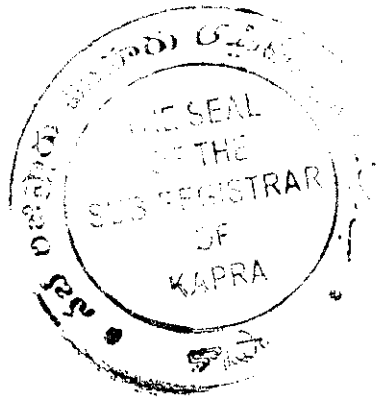
P. Hymavathi

VENDOR  
For VISTA HOMES

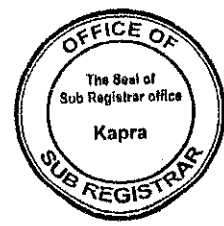
  
Partner  
CONSENTING PARTY

K.48-85  
  
BUYER

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Kapra



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**ANNEXURE - 1 - A**

1. Description of the Building : DELUXE apartment bearing flat no.301 on the third 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-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + Upper 4 Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
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 : 100 sft. Parking space for one car
- b) In the Third Floor : 1220 sft.
5. Annual Rental Value : - -
6. Municipal Taxes per Annum : - -
7. Executant's Estimate of the MV of the Building : Rs. 35,06,000/-

Date: 06.09.2017

*P. Hymavathi*  
Signature of the Vendor

**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.

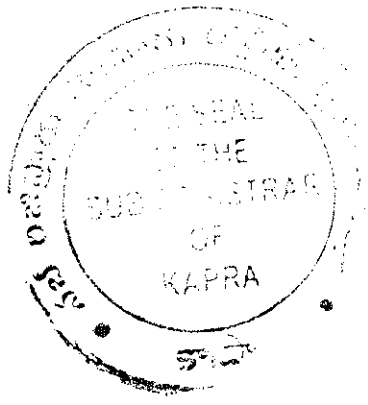
Date: 06.09.2017

*[Signature]*  
For VISTA HOMES  
Partner

*P. Hymavathi*  
Signature of the Vendor  
For VISTA HOMES  
*[Signature]*  
Signature of the Consenting Party

*K. J. J. J.*  
Signature of the Buyer

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Sub Registrar  
Kapra



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**REGISTRATION PLAN SHOWING**

FLAT NO. 301 IN BLOCK NO. 'C' ON THE THIRD 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:**

SMT. P. HYMAVATHI, WIFE OF SHRI. P. CHANDRA SEKHAR REDDY

**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. MR. KARTHI. R, SON OF MR. ROBERT RAVI

2. MRS. SUGANYA. K, WIFE OF MR. KARTHI. R

**REFERENCE:**

AREA: 74.12

**SCALE:**

SQ. YDS. OR

**INCL:**

SQ. MTRS.



**EXCL:**



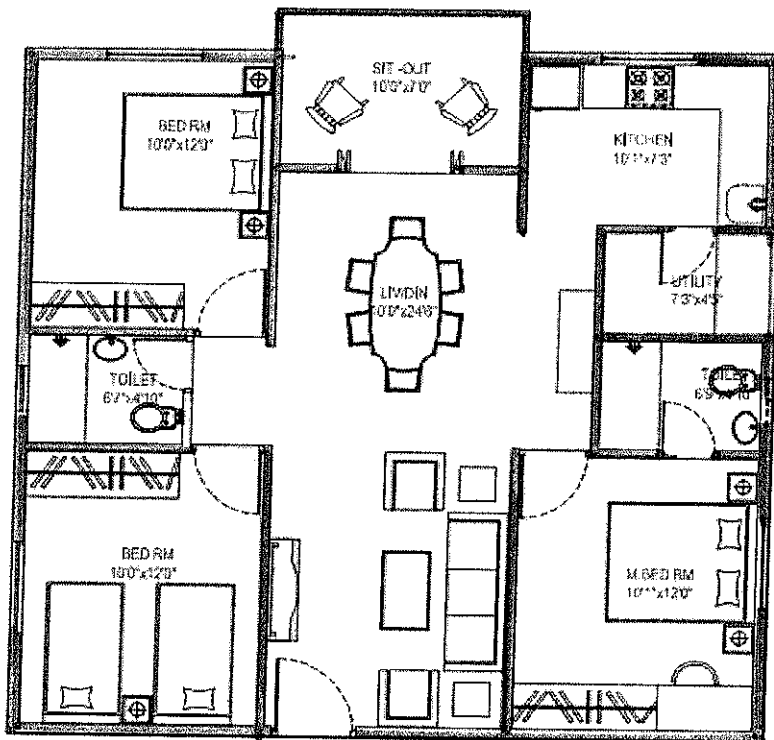
Total Built-up Area = 1220 sft,  
Out of U/S of Land = Ac. 5-25 Gts.



Open to Sky

Open to Sky

Open to Sky



Open to Sky & 6'-6" wide corridor

**WITNESSES:**

1. P. D. V. V. S. Prasad

2. P. K. V. S. S. Seemyuktha

FOR VISTA HOMES

Partner

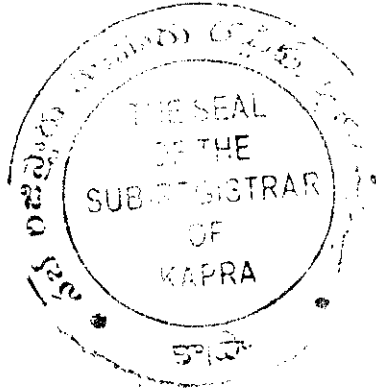
P. Hymavathi

FOR SIGNATURE OF THE VENDOR

SIGNATURE OF THE CONSENTING PARTY

*(Handwritten signatures of witnesses and consenting party)*

Bk - 1, CS No 4040/2017 & Doct No KD  
370712013 Sheet 9 of 12 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**

**NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER**



**VENDOR:**

SMT. P. HYMAVATHI  
W/O. SHRI. P. CHANDRA SEK HAR REDDY  
R/O. PLOT NO. 14  
ANUPURAM COLONY  
E.C.I.L POST  
HYDERABAD – 500 062

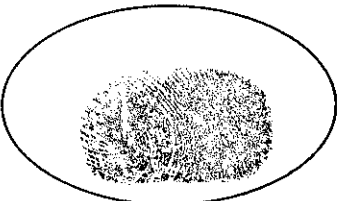


**CONSENTING PARTY:**

**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:

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.



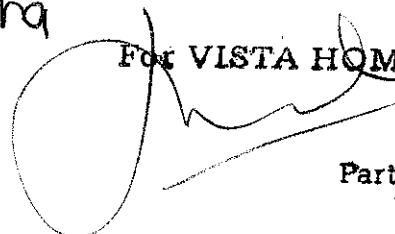
**GPA FOR PRESENTING DOCUMENTS ON BEHALF  
OF CONSENTING PARTY VIDE DOC NO. 121/BK-  
IV/2015 Dt. 18.11.2015 AT SRO, SECUNDERABAD.**

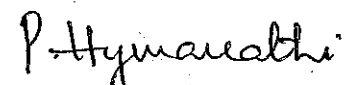
MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION  
M.G. ROAD  
SECUNDERABAD -500 003.

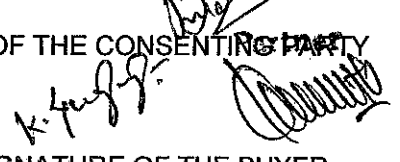
□□□

**SIGNATURE OF WITNESSES:**

1. P.D.V.S. Praveen
2. P.K.V.S.S. Samyuktha

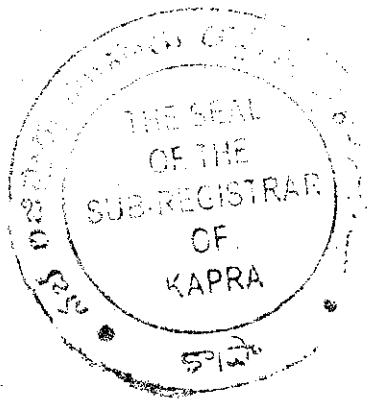
**For VISTA HOMES**  


  
**SIGNATURE OF THE VENDOR  
For VISTA HOMES**

**Partner**  
**SIGNATURE OF THE CONSENTING PARTY**  


Handwritten mark: *KS*


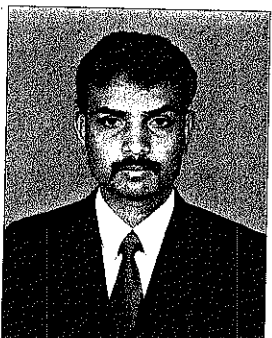
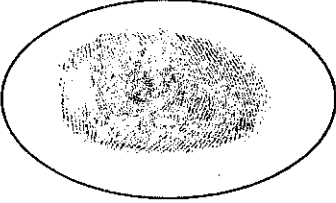

EK - 1, CS No 4040/2017 & Doct No  
*3909/2012* Sheet 9 of 12 Sub Registrar  
Kapra



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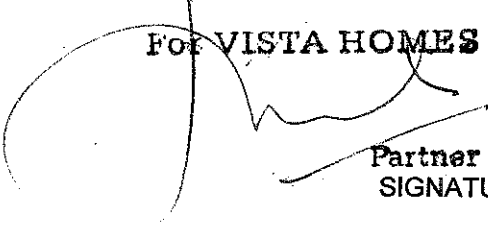
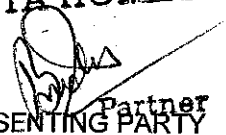
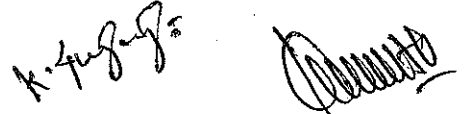


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

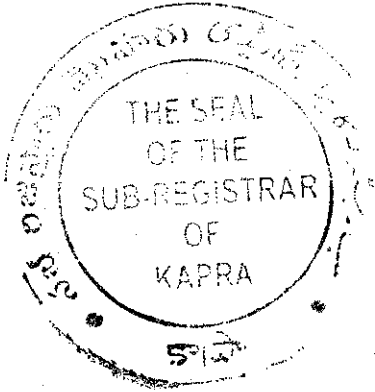
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>BUYER:</b></p> <p>1. MR. KARTHI. R S/O. MR. ROBERT RAVI, R/O. PLOT NO. 136 FLAT NO. 201 LAKSHMI RESIDENCY JAWAHARNAGAR, MOULA ALI HYDERABAD - 500 040</p>
			<p>2. MRS. SUGANYA W/O. MR. KARTHI. R R/O. PLOT NO. 136 FLAT NO. 201 LAKSHMI RESIDENCY JAWAHARNAGAR, MOULA ALI HYDERABAD - 500 040</p>

**SIGNATURE OF WITNESSES:**

1. P.D.V.V.S. Prasad
2. P.K.V.S.S. Samyuktha

  
**For VISTA HOMES**      SIGNATURE OF THE VENDOR  
**For VISTA HOMES**  
  
Partner  
SIGNATURE OF THE CONSENTING PARTY  
  
Partner  
  
SIGNATURE OF THE BUYER

BK-1, CS No 4040/2017 & Doct No  
5702-12019. Sheet 10 of 12 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  
AAGFY2068P

04003/07

For VISTA HOMES

पत्राई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE

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

Partner

पत्राई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम / NAME  
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
02-03-1970

हस्ताक्षर / SIGNATURE

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

For VISTA HOMES

Partner

आयकर विभाग  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
PADMA REDDY KANDI

भारत सरकार  
GOVT. OF INDIA

15/01/1974  
Permanent Account Number  
AWSP8104E

हस्ताक्षर / SIGNATURE

04003/07

Prabakaran

Aadhaar No 3287 6953 9204

Handwritten: KQ  
Bk - 1, CS No 4040/2017 & Doct No  
550-120/2 Sheet 11 of 12 Sub Registrar  
Kapra




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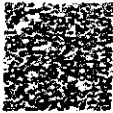
**భారత ప్రభుత్వం**  
Government of India




**P. Divya S. Prasad**

పువ్వాద దుర్గా వీరా వెంకటా సుబ్రహ్మణ్య ప్రసాద్  
Puvvada Durga Veera Venkata Subrahmanya Prasad  
పుట్టిన తేదీ/DOB: 29/02/1984  
లింగము/ MALE

**7714 1149 6665**

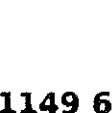


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Government of India

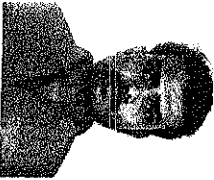


**S/O Puvvada Uday Bhaskar**

**7714 1149 6665**




**భారత ప్రభుత్వం**  
Government of India




**కార్తీ ర్**  
Karthi R

**4448 2179 8717**




**భారత ప్రభుత్వం**  
Government of India

**4448 2179 8717**

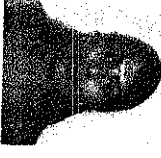


**భారత ప్రభుత్వం**  
Government of India

**4448 2179 8717**

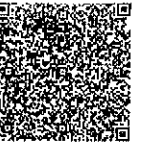


**భారత ప్రభుత్వం**  
Government of India



**సుగన్యా కార్తీ**  
SUGANYA KARTHI

**4797 2639 3761**




**భారత ప్రభుత్వం**  
Government of India

**4797 2639 3761**



**భారత ప్రభుత్వం**  
Government of India

**4797 2639 3761**





ఆంధ్రప్రదేశ్ ప్రభుత్వం  
REGISTRATION AUTHORITY of NRI

చిరునామా: పొరెడ్డి చంద్ర సేకర్ రెడ్డి  
12-6-44/14, ఆనుపురం కాలనీ, ఇసిల, హైదరాబాద్  
కాపర రంగ రెడ్డి స్టాడ రాజాజ్  
అచ్చ ప్రవేల్, 500062

Address: Poreddy Chandra Sekar Reddy, 1-6-44/14, Anupuram Colony, ECIL, Post, Kapra Ranga Reddy, Hyderabad, Andhra Pradesh, 500062

1947  
1800 180 1947

help@uldal.gov.in

www.uldal.gov.in

పి.సి. హెల్ప్ లైన్, 1947,  
పి.సి.ఎం.సి. - 568801



ఆంధ్రప్రదేశ్ ప్రభుత్వం

పొరెడ్డి హిమావతి  
Poreddy Hymavathi

P Hymavathi



పుట్టిన సంవత్సరం/Year of Birth: 1969  
లింగం / Female



5045 5344 0008

ఆధార్ - సామాన్య ని హక్కు



భారత ప్రభుత్వం  
To  
Vadreyu Karrika Venkatesa Santhosha Sita Samyukta  
వారెన్ కరికా వెంకట సంతోష సీతా సమ్యక్  
D/O Mallapareju  
1-168  
rajanagarani  
Tokada  
Easi Godavari,  
Andhra Pradesh - 533294

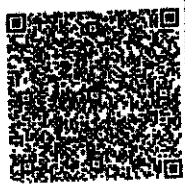
23/11/2011  
P.K.N.S.S. Samyuktha

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :  
3648 1994 9314

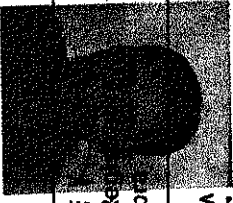
ఆధార్ - సామాన్య ని హక్కు



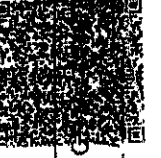
10274928



వారెన్ కరికా వెంకట సంతోష సీతా సమ్యక్  
Vadreyu Karrika Venkatesa Santhosha Sita Samyukta



ఆధార్ - సామాన్య ని హక్కు  
3648 1994 9314



MANAGER'S CHEQUE  
VALID FOR 3 MONTHS ONLY

05092017



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NOT NEGOTIABLE

COMMISSIONER, GHMC\*\*\*\*\*

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अदा करें  
Rupees  
रुपये

THREE THOUSAND FIVE HUNDRED SIX ONLY.

₹ 3,506.00

For HDFC BANK LTD.

FC HDFC BANK LTD.

SECUNDERABAD  
SECUNDERABAD - 500 003  
REF. No. 004212105350

Authorized Signatory  
S14647

AUTHORISED SIGNATORIES  
Please sign above

191908 500240003 999989 12



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

R KARTHI  
RAVI

30/07/1983

Permanent Account Number

**BEMPK3647G**

  
Signature







भारत सरकार  
भारत सरकार



आधार

இந்திய அரசாங்கம் / Unique Identification Authority of India

இந்திய அரசாங்கம்  
Unique Identification Authority of India  
Government of India

பதிவு அடையாளம் / Enrollment No. : 2043/77410/00269

To  
Karthi R  
கார்த்தி ர  
S/O: Ravi  
69  
2 ND MAIN ROAD  
NEHRU NAGAR  
HOSUR  
Hosur  
Hosur, Krishnagiri  
Tamil Nadu - 635109  
9502385752

13/05/2015



KH389697328FT

38969732



உங்கள் ஆதார் எண் / Your Aadhaar No. :

**4448 2179 8717**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்

Government of India



கார்த்தி ர  
Karthi R

பிறந்த நாள் / DOB: 30/07/1983  
ஆண்பால் / Male

**4448 2179 8717**



ஆதார் - சாதாரண மனிதனின் அதிகாரம்





இந்திய அரசாங்கம்  
Unique Identification Authority of India  
Government of India

பதிவு அடையாளம் / Enrollment No.: 2043/50507/03016

To  
சுகன்யா கார்த்தி  
SUGANYA KARTHI  
W/O: Karthi  
D NO 69 2ND MAIN ROAD  
NEHRU NAGAR HOSUR  
Hosur  
Hosur  
Hosur Krishnagiri  
Tamil Nadu 635109  
9486924660

15/04/2015  
240754051



MP407540519FT



உங்கள் ஆதார் எண் / Your Aadhaar No. :

**4797 2639 3761**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்

Government of India



சுகன்யா கார்த்தி  
SUGANYA KARTHI  
பிறந்த நாள் / DOB : 31/03/1985  
பெண்பால் / Female



**4797 2639 3761**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

