

ORIGINAL

355

దస్తావేజులు మరియు రుసుముల రశీదు  
M/s Vista Homes Regy  
K. Prabhakar Reddy

నెం.

శ్రీమల / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	4/2		f
దస్తావేజు విలువ	2600000	29/3		Regy
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	1328/16	vat - 32500		
రిజిస్ట్రేషన్ రుసుము	13000			
లోటు స్టాంపు(D.S.D.)				
GHMC (T.D.)	103900			
యాజర్ ఛార్జీలు	100			
అదనపు షీట్లు	39000	492926		
5 x .....	1	29/3		
మొత్తం	156000			

(అక్షరాల

147

రూపాయలు మాత్రమే)

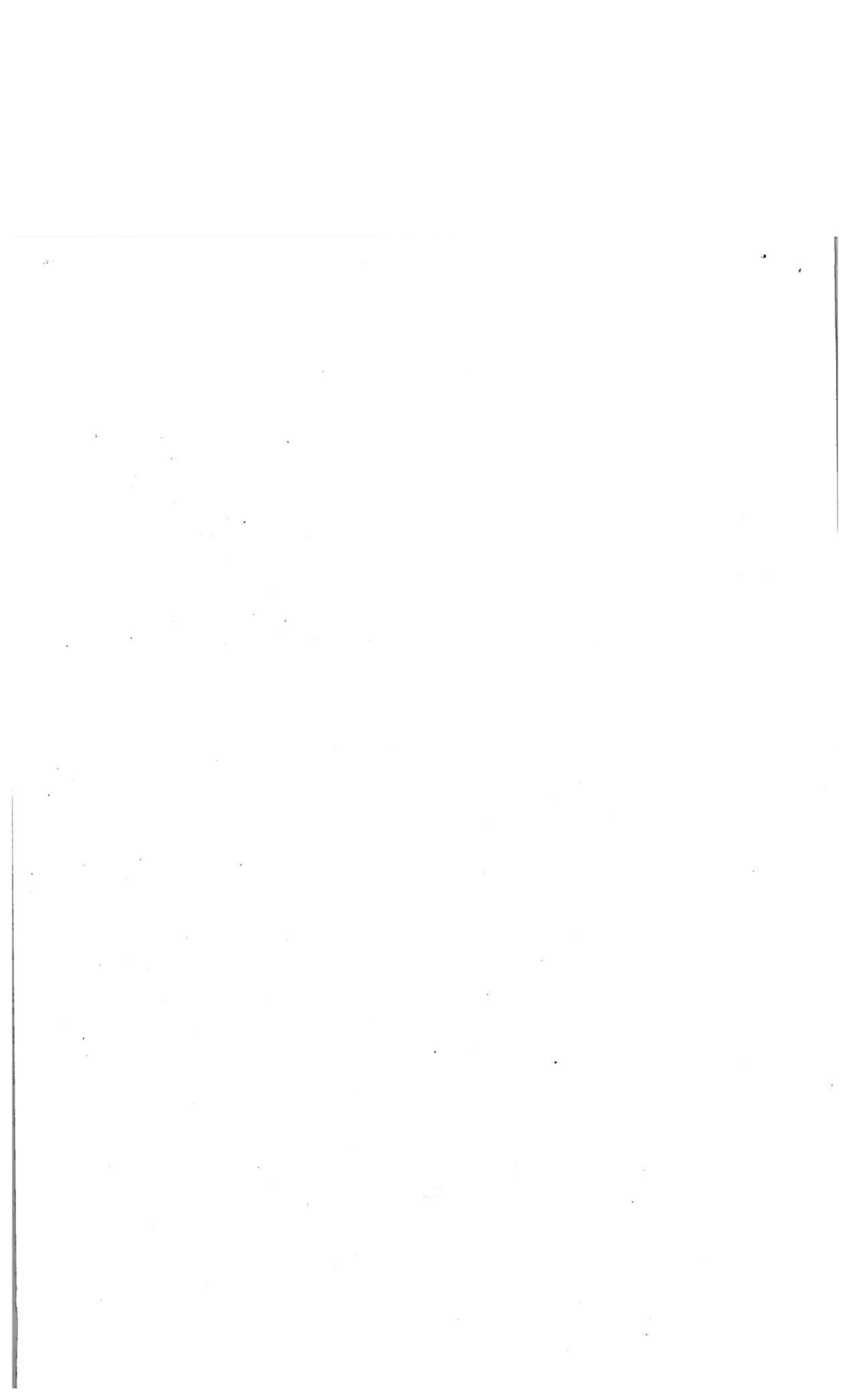
తేది

29/3

వాపసు తేది

సబ్-రిజిస్ట్రార్  
సబ్-రిజిస్ట్రార్

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.



1368

N: 50.1323 of 2014

SCANNED



తెలంగాణ తేలంగానా TELANGANA

S.No. **778** Date: **04-02-2016**

Sold to: D. PAVAN KUMAR

S/o.: D. ANJANEYULU

For Whom: VISTA HOMES

D 903521

**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 the 29<sup>th</sup> day of March 2016 at SRO, Kapra, Ranga Reddy District by and between:

1. M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office at 5-4-187/3 & 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 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 43 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad - 500 003., represented by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, a registered Partnership Firm having its Office at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 {Pan No. AAGFV2068P}, 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 Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13000/- paid between the hours of 9 and 4 on the 29th day of MAR, 2016 by Sri Soham Modi Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Signature/Ink Thumb Impression

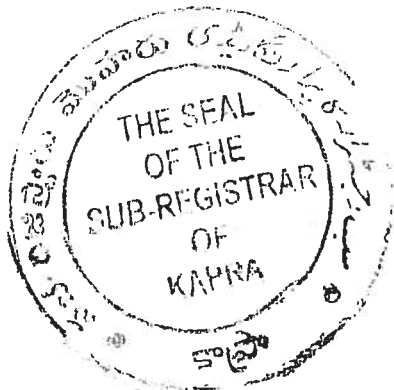
SI No	Code	Thumb Impression	Photo	Address
1	CL		 S.PARVATEESAM:291031 [1526-1-2016-1368]	S.PARVATEESAM S/O. DEMUDU FLATNO 301 NIKHITHA NIVAS. STREET NO.23 ROAD NO.4 GAUTAM NAGAR MALKAJGIRI HYD
2	CL		 R.RATNA PRABHA:291031 [1526-1-2016-1368]	R.RATNA PRABHA W/O. S.PARVATEESAM FLATNO 301 NIKHITHA NIVAS. STREET NO.23 ROAD NO.4 GAUTAM NAGAR MALKAJGIRI HYD
3	EX		 VENDORS REP BY GPA I [1526-1-2016-1368]	VENDORS REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G ROAD SECBAD

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 LINA MUKHAPADHYAN [1526-1-2016-1368]	LINA MUKHAPADHYAN F11, NAVADENA APTS, SNEHAPURI COLONY, NACHARAM, HYD	
2		 M.MAHENDER [1526-1-2016-1368]	M.MAHENDER 28-77, YADAV BASTI, NEREDMET, HYD.	

29th day of March, 2016

Signature of Joint Sub-Registrar8  
Kapra



Kapra



Bk-1, CS No 1368/2016 & Doct No 1323 / 2016 Joint Sub-Registrar8 Kapra Sheet 1 of 12

## IN FAVOUR OF

1. Mrs. R. Ratna Prabha, Wife of Mr. S. Parvateesam, aged about 34 years and
2. Mr. S. Parvateesam, Son of Mr. Demudu, aged about 35 years, both residing at Flat No. 301, Nikhitha Nivas, Street No. 23, Road No. 4, Gautam Nagar, Malkajgiri, Hyderabad - 500 047, 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:

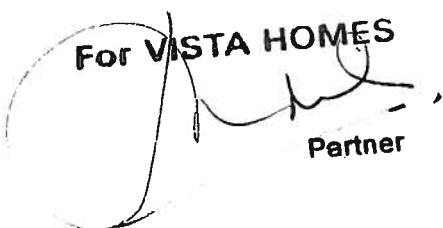
- A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming Sy. Nos.193 (Ac.2-21 Gts.) 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts., by virtue of various registered sale deeds and Agreement 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 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., 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	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	142900	0	0	0	0	143000
Transfer Duty	NA	39000	0	0	0	0	39000
Reg. Fee	NA	13000	0	0	0	0	13000
User Charges	NA	100	0	0	0	0	100
<b>Total</b>	<b>100</b>	<b>195000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>195100</b>

Rs. 181900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13000/- towards Registration Fees on the chargeable value of Rs. 2600000/- was paid by the party through Challan/BC/Pay Order No. 492926 dated 29-MAR-16

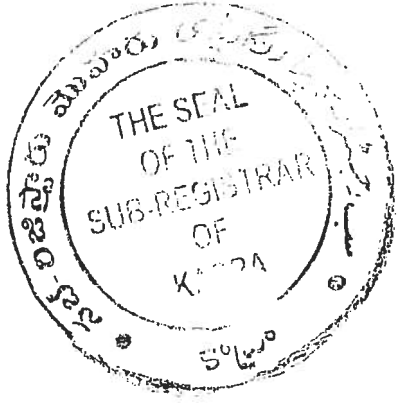
Date: 29th day of March, 2016

Signature of Registering Officer  
Kapra

Bk - 1, CS No 1368/2016 & Doct No 1323/2016. Sheet 2 of 12  
Jd SubRegistrar Kapra

1323/2016 నం./ డాక్. 1037  
 1323/2016 నం./ డాక్. 1526  
 1323/2016 నం./ డాక్. 1526  
 1323/2016 నం./ డాక్. 29

Signature of Sub-Registrar



Kapra



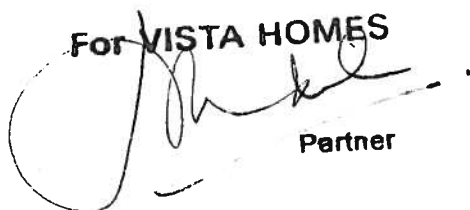
t

- 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.306 on the third floor, in block no. 'H' admeasuring 950 sft of super built-up area together with proportionate undivided share of land to the extent of 57.71 sq. yds., and a reserved parking space for single car in the basement, admeasuring about 100 sft., in the proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- H. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 26,00,000/- (Rupees Twenty Six Lakhs 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.306 on the third floor, in block no. 'H', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:
- 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. 26,00,000/- (Rupees Twenty Six Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner.

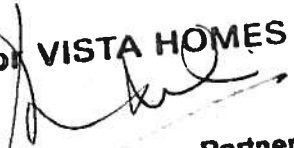
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner





- i. Rs.23,40,000/-(Rupees Twenty Three Lakhs Forty Thousand Only) paid by way of Demand Draft no. 846868, dated 11.03.2016 issued by State Bank of India, RACPC-I, Hyderabad.
  - ii. Rs. 25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no. 033993, dated 31.12.2015 drawn on ICICI Bank.
  - iii. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no. 033994, dated 07.01.2016 drawn on ICICI Bank.
  - iv. Rs. 35,000/-(Rupees Thirty Five Thousand Only) paid by way of cheque no. 858988, dated 11.03.2016 drawn on State Bank of India.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
  3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
  4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
  5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
  6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
  7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
  8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.

FOR VISTA HOMES  
  
Partner

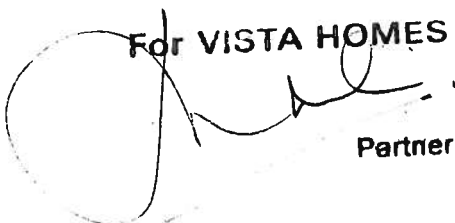
FOR VISTA HOMES  
  
Partner

Bk - 1, CS No 1368/2016 & Doct No  
1223/2016 Sheet 4 of 12  
Job Sub Registrar  
Kapra



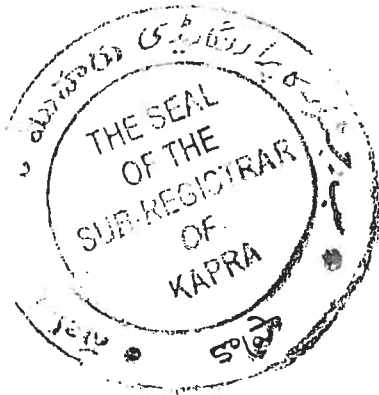
9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-

- 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.
- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.

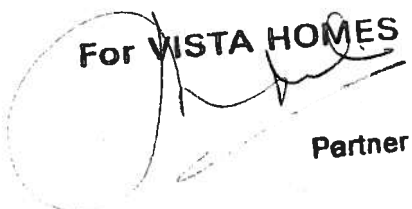
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

Bk. 1, CS No 1368/2016 & Doct No  
1323/2016. Sheet 5 of 12 Joint Sub Registrar  
Kapra



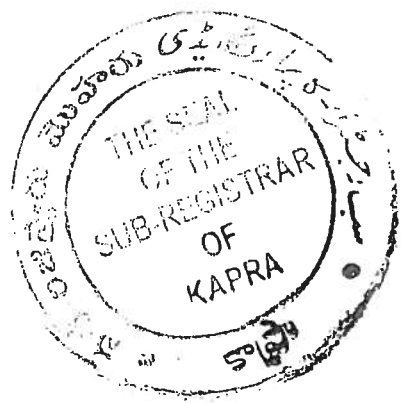
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to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

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

Bk-1, CS No 1368/2016 & Doct No  
1322/2016 Sheet 6 of 12

~~Joint Sub Registrar~~  
Kapra



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.306 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, 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. hai
2. mmz

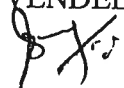
**For VISTA HOMES**  
  
Partner

**For VISTA HOMES**  
  
Partner

VENDOR



VENDEE

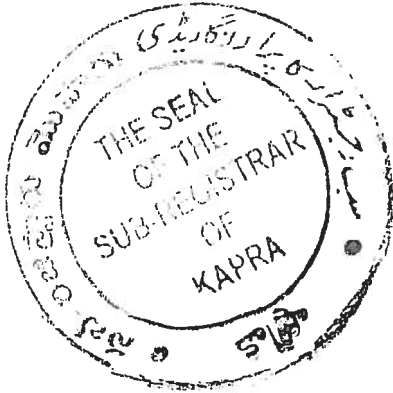


Bk - 1, CS No 1368/2016 & Doct No

1323 / 2016

Sheet 7 of 12

John SubRegistrar  
Kapra





**ANNEXURE - 1 - A**

1. Description of the Building : DELUXE apartment bearing flat no. 306 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, 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 : New
3. Total Extent of Site : 57.71 sq. yds, U/s Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement Floor : 100 sft. Parking space for One Car
- b) In the Third Floor : 950 Sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 26,00,000/-

  
For VISTA HOMES  
Partner

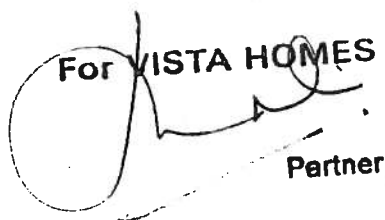
  
For VISTA HOMES  
Partner

Date: 29.03.2016

Signature of the Executants

**C E R T I F I C A T E**

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

  
For VISTA HOMES  
Partner

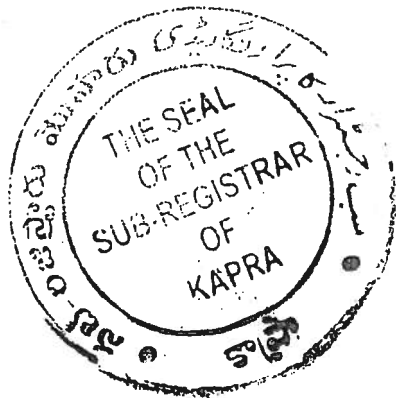
  
For VISTA HOMES  
Partner

Date: 29.03.2016

Signature of the Executants



Bk - 1, CS No 1368/2016 & Doct No  
1323/2016 Sheet 8 of 12 Joint Sub Registrar  
Kapra



**REGISTRATION PLAN SHOWING** FLAT NO. 306 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,

KEESARA

**MANDAL, R.R. DIST.**

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

1. M/S. SUMMIT HOUSING PVT. LTD., REPRESENTED BY AUTHORISED SIGNATORY SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

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

**VENDEE:** 1. MRS. R. RATNA PRABHA, WIFE MR. S. PARVATEESAM

2. MR. S. PARVATEESAM, SON OF MR. DEMUDU

**REFERENCE:**  
**AREA:** 57.71

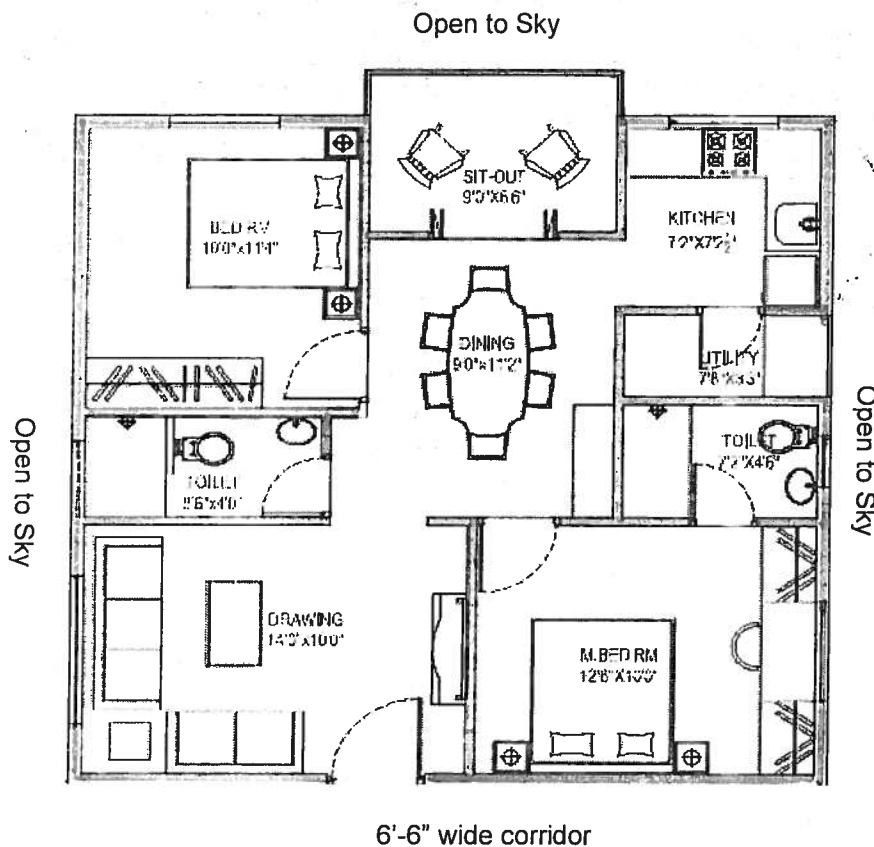
**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**



**EXCL:**

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



For VISTA HOMES  
*[Signature]*  
Partner

For VISTA HOMES  
*[Signature]*  
Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

**WITNESSES:**

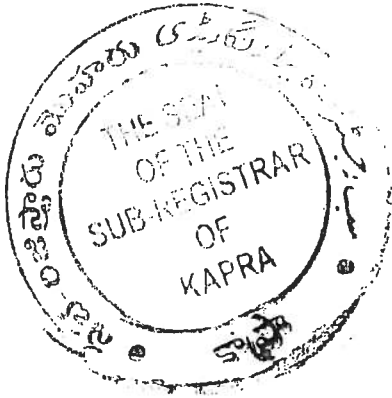
1. *[Signature]*
2. *[Signature]*

*[Signature]*

*[Signature]*

Bk: 1 CS No 1368/2016 & Doct No  
1322 / 2016 Sheet 9 of 12

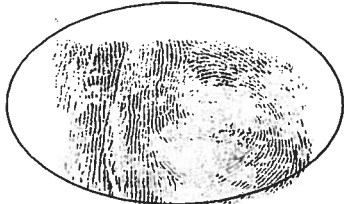
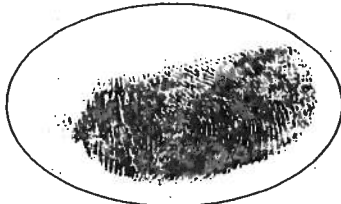
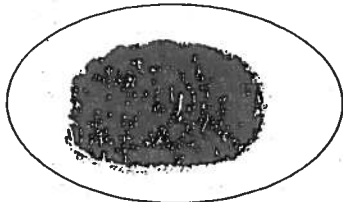
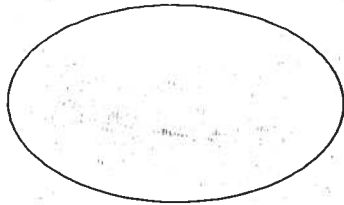
Joint Sub Registrar  
Kapra



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

SL.NO      FINGER PRINT  
IN BLACK  
(LEFT THUMB)

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



**VENDORS:**

**M/S. VISTA HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD  
REPRESENTED BY ITS PARTNER:  
M/S. SUMMIT HOUSING PVT. LTD.,  
REP. BY AUTHORISED SIGNATORY

1. MR. SOHAM MODI  
S/O. MR. 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:**

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

**VENDEE:**

1. MRS. R. RATNA PRABHA  
W/O. MR. S. PARVATEESAM  
R/O. FLAT NO. 301, NIKHITHA NIVAS  
STREET NO. 23, ROAD NO. 4  
GAUTAM NAGAR, MALKAJGIRI  
HYDERABAD - 500 047.
2. MR. S. PARVATEESAM  
S/O. MR. DEMUDU  
R/O. FLAT NO. 301, NIKHITHA NIVAS  
STREET NO. 23, ROAD NO. 4  
GAUTAM NAGAR, MALKAJGIRI  
HYDERABAD - 500 047

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

**VISTA HOMES**

**For VISTA HOMES**

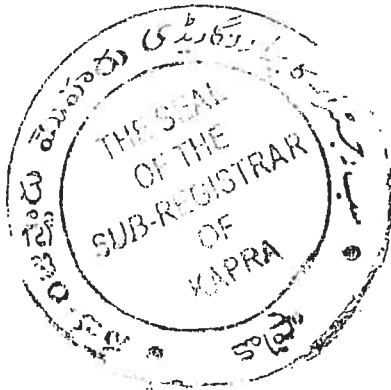
**Partner**

**Partner**

**SIGNATURE OF THE VENDOR**

**SIGNATURE OF THE VENDEE**

Bk-1 CS No 1368/2016 & Doct No  
1323/2016 Sheet 10 of 12  
Sub Registrar  
Kapra



**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VISTA HOMES

27/01/2007  
Permanent Account Number  
AAGFV2088P

06032087

पंजीकृत संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन तिथि / DATE OF BIRTH  
18-10-1960

हस्ताक्षर / SIGNATURE

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

FOR VISTA HOMES  
*[Signature]*  
Partner

*[Signature]*

पंजीकृत संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम / NAME  
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन तिथि / DATE OF BIRTH  
D2-03-1970

हस्ताक्षर / SIGNATURE

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

FOR VISTA HOMES  
*[Signature]*  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPP8104E

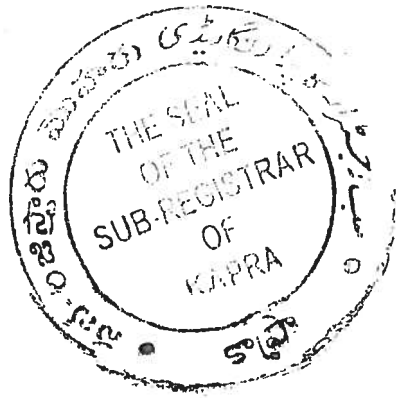
हस्ताक्षर / SIGNATURE

10063086

*[Signature]*  
*[Signature]*

Bk-1, CS No 1368/2016 & Doct No  
1323 / 2016 Sheet 11 of 12

~~Joint Sub Registrar  
Kapra~~





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RATNAPRABHA

VENKATA RAMANA RAMOJU

11/11/1981

Permanent Account Number  
AKDPR9581Q

RATNA PRABHA

Signature



*Prabha*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PARVATEESAM SINGAMPALLI

DEMUDU SINGAMPALLI

03/08/1981

Permanent Account Number

BDGPS7127A

Signature



*Demudu*

रथाई लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AFCPM6297C



नाम /NAME  
LINA MUKHOPADHYAY

पिता का नाम /FATHER'S NAME  
RUDRANI PRASAD MUKHOPADHYAY

जन्म तिथि /DATE OF BIRTH  
09-12-1975

हस्ताक्षर /SIGNATURE

*Lina Mukhopadhyay*

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.  
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

*Stalin*

इस कार्ड के खो / गिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),  
पी-7,  
घोरंगी स्वयंसेवा,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

*hien*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

20/07/1978

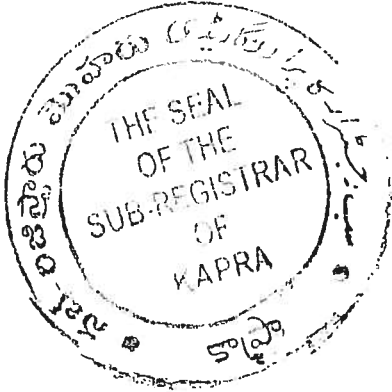
Permanent Account Number  
AQAPM0412C

Signature



*M Mahendar*

Bk - 1, CS No 1368/2016 & Doct No  
1323/2016 Sheet 12 of 12 Joint SubRegistrar  
Kapra



mee seva



మీ సేవ

TS00AA 11600007

**GOVERNMENT OF TELANGANA  
REGISTRATION AND STAMPS DEPARTMENT  
STATEMENT OF ENCUMBERANCE ON PROPERTY**

App No : 943401

MeeSeva App No : ECM021603175590

Date : 01-Apr-16

Statement No : 15161632

Sri/Smt.: R RATNA PRABHA : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property  
VILLAGE: KHAPRA (M) ,House No: , , Flat No: 306 ,Apartment: VISTA HOMES BLOCK NO.H ,Ward : 1-Block : 1 VILLAGE: KHAPRA (M) ,Survey No : ,193,194/P,195/P, East: OPEN TO SKY West: 6-6 WIDE CORRIDOR South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KAPRA relating there to for 9 years from 01-10-2007 To 30-03-2016 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No No/Year [ScheduleNo]	CD No Doct [ScheduleNo]
1 -- 5	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193 194/P 195/P HOUSE: . APARTMENT: VISTA HOMES BLOCK NO.H FLAT: 306 EXTENT: 57.71SQ.Yds BUILT: 1050SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 6-6' WIDE CORRIDOR <b>This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1526, 3000/2007 of SRO 1512;1842/2009 of SRO 1526;4325/2007 of SRO 1512;1426/2007 of SRO 1512;/ 2007</b>	(R) 29-03-2016 (E) 29-03-2016 (P) 29-03-2016		<b>0101</b> (Sale Deed ) Mkt.Value:Rs. 2600000 Cons.Value:Rs. 2600000	1 .1.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V MEHTA 2.(EX)M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT HOUSING PVT LTD REP BY MD SOHAM MODI 3.(EX)NAREDDY KIRAN KUMAR REP BY AGPA HOLDER M/S. VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 4.(EX)NAREDDY KIRAN KUMAR REP BY AGPA HOLDER M/S: VISTA HOMES REP BY PARTNER M/S. SUMMIT HOUSING PVT LTD REP BY MD SOHAM MODI 5.(EX)VENDORS REP BY GPA K.PRABHAKAR REDDY 6.(CL)R.RATNA PRABHA 7.(CL)S.PARVATEESAM	0/0 1323/ 2016 [1] of SROKAPRA	
2 -- 5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION W-B: 1-3 SURVEY: 195/SP PLOT: / HOUSE: . EXTENT: 5082SQ.Yds Boundires: [N]: BALANCE LAND IN SY NO 195 BELONGING TO M/S VISTA HOMES [S] SY NO 199 [E]: SY NO 199 [W]: SY NO 194 BELONGING TO M/S VISTA HOMES <b>This document Link Doct 1526, 4324/2007 of SRO 1512;/ 2007</b>	(R) 30-07-2009 (E) 30-07-2009 (P) 30-07-2009		<b>0111</b> (AGREEMENT OF SALE CUM GPA ) Mkt.Value:Rs. 11689000 Cons.Value:Rs. 7350000	1 .1.(EX)NAREDDY KIRAN KUMAR 2.(CL)M/S VISTA HOMES REP BY MEHUL V.MEHTA 3.(CL)M/S VISTA HOMES REP BY SOHAM MODI	0/0 CD_Volume: 119 1842/ 2009 [1] of SROKAPRA	
3 -- 5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 194SOUTHERNPART HOUSE: / EXTENT: 1452SQ.Yds Boundires: [N]: BALANCE LAND IN SYNO.194 BELONGING TO PURCHASER [S] SYNO.199 [E]: SYNO.195 [W]: SYNO.199 <b>1512,</b>	(R) 16-06-2007 (E) 16-06-2007 (P) 16-06-2007		<b>0101</b> (Sale Deed ) Mkt.Value:Rs. 2178000 Cons.Value:Rs. 2178000	1 .1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3.(EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES MEHUL V MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume: 303 4325/ 2007 [@] of SROMALKAJGIRI	
4 -- 5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 HOUSE: / EXTENT: 6050SQ.Yds Boundires: [N]: SYNO.199 [S] BALANCE PARTOF SYNO.193 BELONGING TO THE PURCHASER [E]: SYNO.199 AND 40' WIDE APPROACH ROAD [W]: SYNO.199 <b>1512,</b>	(R) 21-04-2007 (E) 21-04-2007 (P) 21-04-2007		<b>0101</b> (Sale Deed ) Mkt.Value:Rs. 9075000 Cons.Value:Rs. 861225	1 .1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3.(EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES PARTNER MEHUL V.MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume: 300 3000/ 2007 [@] of SROMALKAJGIRI	
	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B:				1 .1.(EX)SINGIREDDY CHILAKAMMA 2.(EX)SINGIREDDY DHANPAL REDDY 3.(EX)SINGIREDDY MADHUSUDHAN		

02-Apr-16

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము  
Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను సొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

సంతకము  
Signature



ముద్ర  
Seal

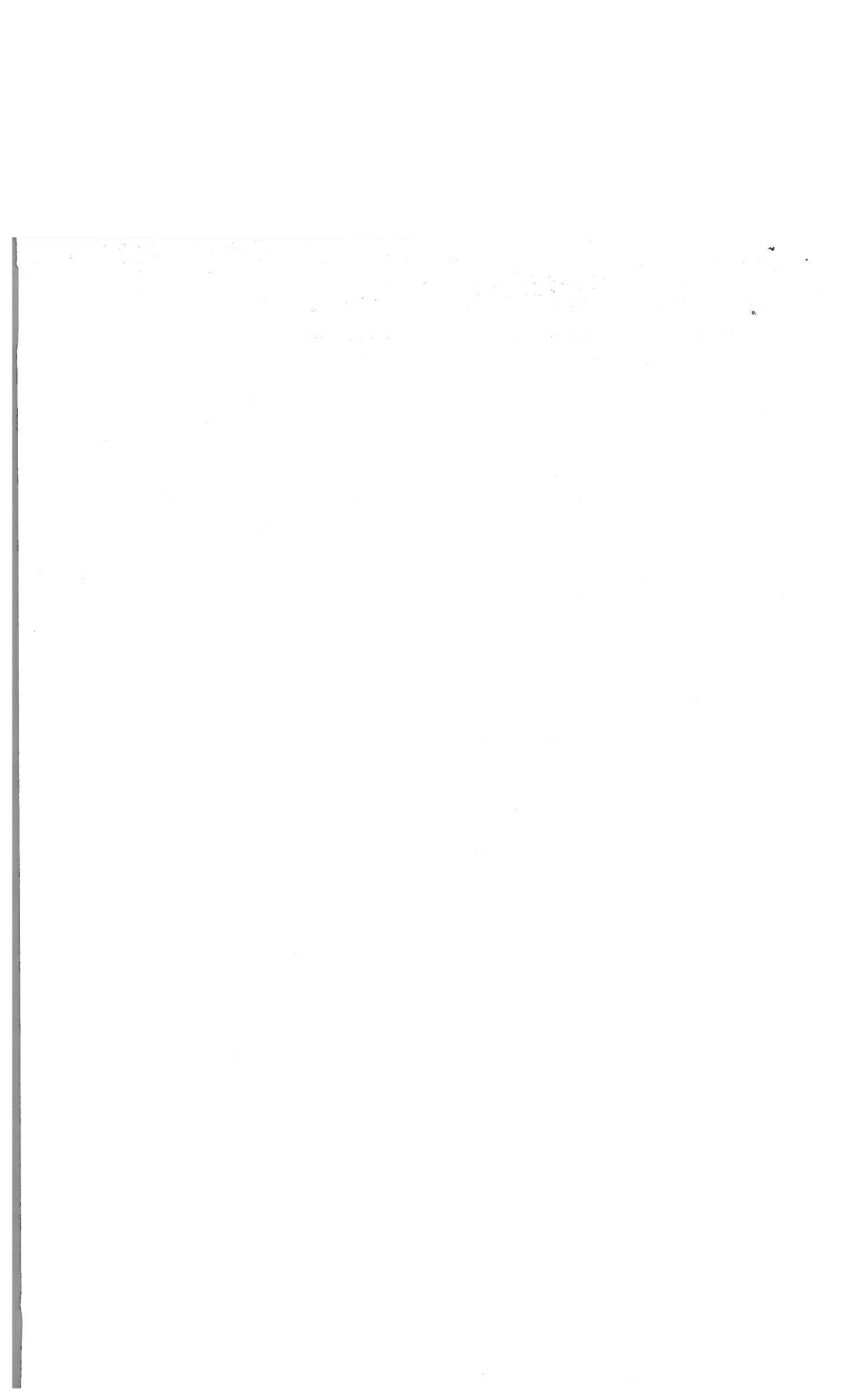
5 5 5 5 5 0-3 SURVEY: 193 194 194 195 HOUSE: - EXTENT: 14641SQ.Yds Boundires: [N]: BALANCE PART OF SY NO.193(6050 SQ YDS) [S] BALANCE PART OF SY NO.194(1452 SQ YDS) & BALANCE PART OF SY NO.195 (5082 SQ [E]: SY NO.199 & 40' WIDE APPROACH ROAD [W]: SY NO.199 <b>1512,</b>	(R) 23-02-2007 (E) 19-02-2007 (P) 19-02-2007	<b>0101</b> (Sale Deed ) Mkt.Value:Rs. 21961500 Cons.Value:Rs. 19034000	REDDY 4.(EX)SINGIREDDY ANJI REDDY 5.(EX)SINGIREDDY SRINIVAS REDDY 6.(EX)SAANA ESTATES LTD,ITS M.D. SANA YADI REDDY 7.(EX)SANA BHAGYA LAXMI 8.(EX)SHIVA SRINIVAS 9.(EX)P.RAMSUNDER REDDY 10.(EX)PATHI VENKAT REDDY 11.(CL)M/S.VISTA HOMES,REPBY ITSPARTNER V. MEHTA	0/0 CD_Volume: 297 1426/ 2007 [ @ ] of SRMALKAJGIRI
---	--	--	---	--

Certified By




Name: CH ASHOK KUMAR  
Designation: SUB REGISTRAR  
SRO: KAPRA

02-Apr-16



**SALE DEED AUTHORIZATION FORM**

Prpject	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	MRS. R. RATNA PRABHA & OTHERS		
Flat / Bungalow No.	H-306	Area	950
Land Area	35.60		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:		
A	Total Sale Consideration	26,00,000
B	Stamp duty & registration charges	1,60,500
C	Service Tax @ 3.625% on Sale Deed	94,250
D	VAT @ 1.25% on Sale Consideration	32,500
E	Total Taxes (B + C + D)	2,87,250
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	28,87,250
I	Total Amount Paid	2,60,000
J	Balance Amount Payable (H-I)	26,27,250
K	Amount for Sale Deed	26,00,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	23,40,000
O	Margin Money (A-N)	2,60,000

Housing Loan Details:		Housing Loan	Installeme Scheme	Other:	HL Cq. Amount
Payment scheme	HL Bank	HL Cq. Date	HL Cq. No.		
Deails of 1st Installment	SBI				23,40,000
					FINAL RELEASE

Security Cheque Details:			
	Cq. No.	Amount	Security cq.received
1st Installment of HL		23,40,000	Not required <input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance Margin Money (O-I)		-	Security cq.received <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		-	Security cq.received <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq.at the time of registration
Total Taxes Amount (E)		2,87,250	Paid <input checked="" type="checkbox"/> Through HL Security cq.received <i>free offer</i> <input type="checkbox"/> Collect cq.at the time of registration

Remarks:

*Reg Exp, VAT & ST free offer*

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Sign			
Date			25/03/16

**APPROVED BY**  
26 MAR 2016  
SOHAM MODI  
MANAGING DIRECTOR

APPROVED BY  
[Signature]  
MANAGING DIRECTOR