

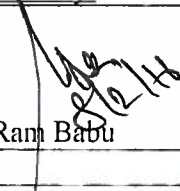
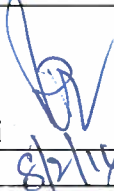


Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	H-001
Name of Buyer	Mr. A. Koti Reddy

A.	Total sale consideration.	28,73,780/- ✓
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,72,440/- ✓
E.	Add: VAT	35,922/- ✓
F.	Add: Service Tax.	90,748/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	29,77,676/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	1,99,814/-
L.	Refund if any	
Remarks: Service tax charged @ 3.625% on sale consideration		
Vat charged @ 1.25% on sale consideration		
Corpus funds Rs.20,000/- to be collected.		
Maintenance charges @ Rs.1200/- pm to be collected wef November 2015 to April 2016		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	1,85,796/- <i>not finalized</i>
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	November 2015

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
3.	No Due Certificate signed	--
4.	6 PDC for Maintenance Charges collected	--
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	--
6.	Service Tax & VAT Undertaking collected	--

Authorized by:

			
G. B. Ram Babu	Rajyalaxmi	Samba Siva Rao	Managing Partner: Soham Modi
Date:	Date: 8/2/16	Date:	Date:

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.



Handwritten text, possibly a signature or date, located in the bottom left corner of the page.

6467 దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

K. Prabhakar Reddy (Prabhakar)

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Val	12/6	H
దస్తావేజు విలువ	2824000	15/2	Kaf
స్థాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	2500/11	Vat-3.000	
రిజిస్ట్రేషన్ రుసుము	14370	0000000748	
లోటు స్థాంపు (D.S.D.)	114860		
GHMC (T.D.)	100		
యూజర్ ఛార్జీలు	43110	886/68	
అదనపు షీట్లు	1	15/2	
5 x			
మొత్తం	172440		

(అక్షరాల)

తేది

15/2

వాపసు తేది

రూపాయలు మాత్రమే)

సబ్ రిజిస్ట్రార్
సబ్ రిజిస్ట్రార్
కాప్

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.

2576

D: 30: 2500 of 2015

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 6367 Date: 12-06-2015

Sold to: M. MAHENDAR

S/o. MALLESH

For Whom: VISTA HOMES

[Signature]

321592

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 15th day of July 2015 at SRO, Kapra by and between:

1. M/s. Vista Homes, a registered Partnership firm having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners
 (1) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6725H} and
 (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6754C}.
2. Shri Nareddy Kiran Kumar, S/o. Shri Madhusudhan Reddy, aged about 42 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad - 500 003., represented by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, a registered Partnership Firm having its Office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 {Pan No. AAGFV2068P}, hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively



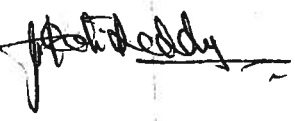


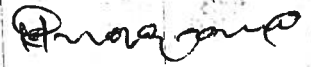
For VISTA HOMES
[Signature]
 Partner

For VISTA HOMES
[Signature]
 Partner



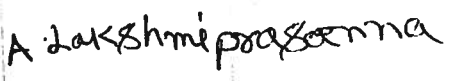


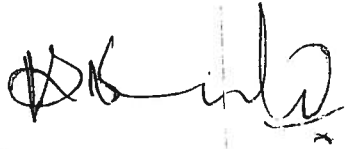
Presentation Endorsement:

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. 14369/- paid between the hours of 3 and 4 on the 15th day of JUL, 2015 by Sri Bhavesh V.Mehta

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 ARAVA KOTI REDDY:15 [1526-1-2015-2576]	ARAVA KOTI REDDY S/O. ARAVA KOTESWARA RAO HNO.3-7-374/6/6/7 RANGA CHARY GALLI, KACHIGUDA HYD	
2	EX		 REP BY SPA FOR PRESE [1526-1-2015-2576]	REP BY SPA FOR PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

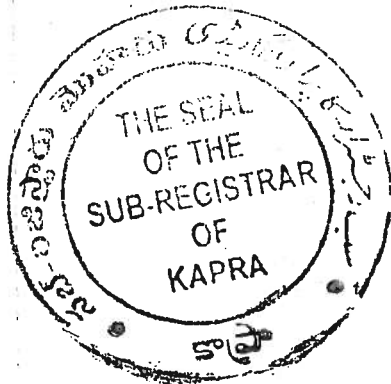
Identified by Witness:

SI No	Thumb impression	Photo	Name & Address	Signature
1		 A.LAKSHMI PRASANNA:15 [1526-1-2015-2576]	A.LAKSHMI PRASANNA R/O.3-7- 374/6/6/7, RANGACHARY GALLI KACHIGUDA HYD.	
2		 V.SRINIVASA RAO:15/0 [1526-1-2015-2576]	V.SRINIVASA RAO R/O.40-30/1,VASANT VIHAR CLNY MOULA-ALI HYD.	

15th day of July,2015

Signature of Joint SubRegistrar
Kapra

Bk-1, CS No 2576/2015 & Doct No 2500/2015. Sheet 1 of 11 Joint SubRegistrar Kapra



In favour of

Mr. Arava Koti Reddy, Son of Mr. Arava Koteswara Rao, aged about 45 years, Occupation: service, residing at H. No: 3-7-374/6/6/7, Rangachary Galli, Kachiguda, Hyderabad, hereinafter referred to as the 'Vendee' {Pan No. **AFQPA0434B**}

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.

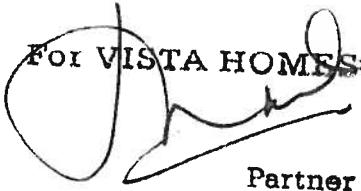
S. No.	Deed Doc. No.	Dated	Extent of Land
1.	1426/2007	19.02.2007	Ac. 3-01 gts.
2.	3000/2007	21.04.2007	Ac.1-10 gts.
3.	4325/2007	16.06.2007	Ac.0-12 gts.
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts.

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 Gopaiyah.
- Smt. Sana Bhagya Laxmi, W/o. Shri. Sana Yadi Reddy.
- Shri. Shiva Srinivas, S/o. late. S. Ramulu.
- Shri. P. Ramsunder Reddy, S/o Shri. P. Lakshminarsimha.
- Shri. Pathi Venkat Reddy, S/o. Shri. Veera Reddy.
- Shri. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

D. The Vendor has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	157958	0	0	0	158058
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	14369	0	0	0	14369
User Charges	NA	100	0	0	0	100
Total	100	172427	0	0	0	172527

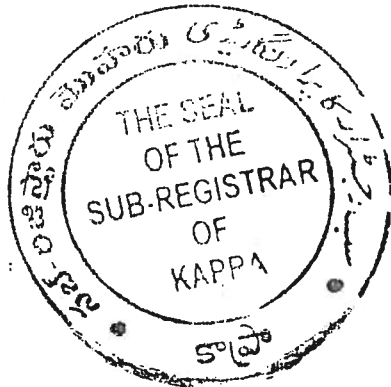
Rs. 157958/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14369/- towards Registration Fees on the chargeable value of Rs. 2873780/- was paid by the party through Challan/BC/Pay Order No ,886168 dated ,15-JUL-15.

Date
15th day of July,2015

Signature of Registering Officer
Kappa

Bk - 1, CS No 2576/2015 & Doct No 2500 / 2015. Sheet 2 of 11
 Joint Sub Registrar
 Kappa

ಪುಸ್ತಕವು 2015 ಸಂ/ ಕಾ.ಸ. 1032
 ಪುಸ್ತಕವು 2500 ಸಂಖ್ಯೆಯಲ್ಲಿ ರಿಜಿಸ್ಟರ್ ಆಗಿರುತ್ತದೆ
 ರಿಜಿಸ್ಟ್ರಾರ್ ನಿರೀಕ್ಷಿಸಿರುವಂತಹ ಸಂಖ್ಯೆಯಲ್ಲಿ
 2500 / 2015 ನಲ್ಲಿ ರಿಜಿಸ್ಟ್ರಾರ್
 2015 ಸಂ. 2500 / 2015 ನಲ್ಲಿ ರಿಜಿಸ್ಟ್ರಾರ್



- 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.001 on the ground floor, in block no. 'H' admeasuring 1220 sft. of super built-up area together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved parking space for single car in the basement admeasuring about 100 sft., in the proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
4. 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. 28,73,780/- (Rupees Twenty Eight Lakhs Seventy Three Thousand Seven Hundred and Eighty Only) and the Vendee has agreed to purchase the same.
- H. 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. 001 on the ground floor, in block no. 'H', 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, 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. 28,73,780/- (Rupees Twenty Eight Lakhs Seventy Three Thousand Seven Hundred and Eighty Only) loan availed from HDFC Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration,
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.

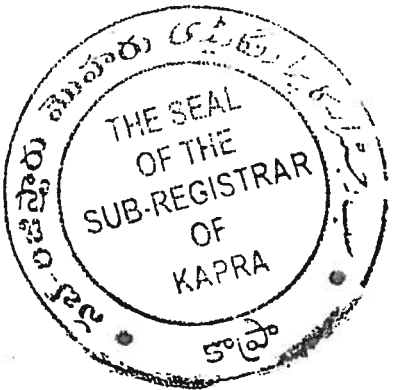
FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

Bk-1, CS No 2576/2015 & Doct No
ಎಸೂ/ಎಂ.ಕೆ. Sheet 3 of 11
Joint Sub Registrar
Kapra



- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the Flats.
- x. That the Vendee or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Vista Homes. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Vista Homes (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

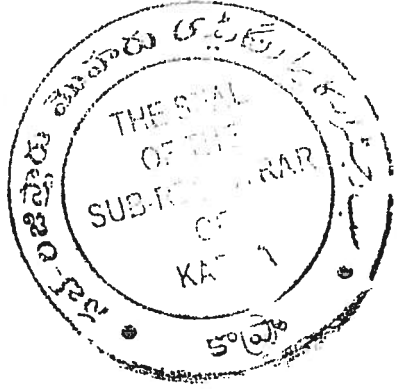
For VISTA HOMES

Partner

For VISTA HOMES

Partner

Bk-1, CS No 2576/2015 & Doct No
2576/2015. Sheet 5 of 11 Joint SubRegistrar
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

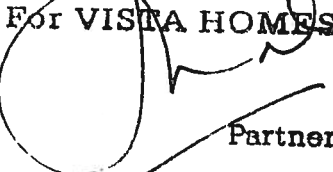
All that portion forming a deluxe apartment bearing flat no.001 on the ground floor, in block no.'H' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds., and a reserved 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 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. A. Lakshmi prasanna
2. 

For VISTA HOMES

Partner

For VISTA HOMES

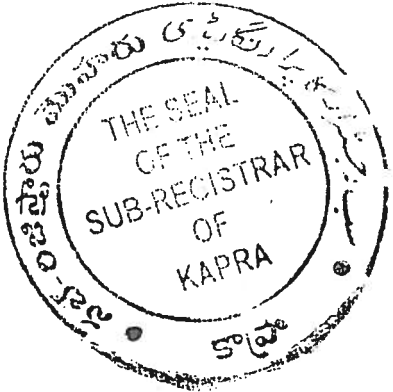
VENDOR


VENDEE

Bk-1, CS No 2576/2015 & Doct No

SDD/2015. Sheet 6 of 11

Joint SubRegistrar
Kapra



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ANNEXURE - 1 - A

1. Description of the Building : DELUXE Apartment bearing flat no.001 on the ground 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 : 74.12 sq. yds, U/s Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement Floor : 100 sft. Parking space for one car
- b) In the Ground Floor : 1220 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 28,73,780/-

For VISTA HOMES

Partner

For VISTA HOMES

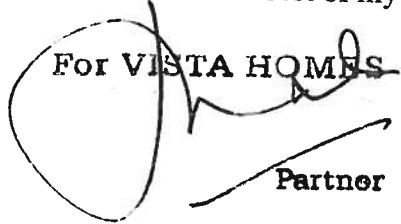
Partner

Signature of the Executants

Date: 15.07.2015

C E R T I F I C A T E

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

For VISTA HOMES

Partner

For VISTA HOMES

Partner

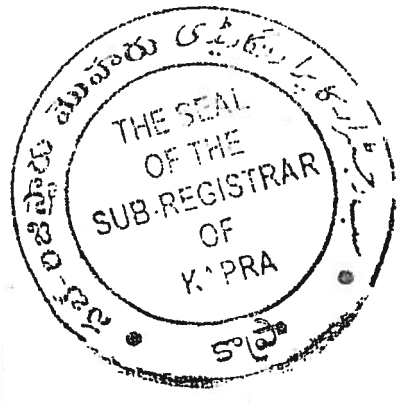
Signature of the Executants

Date: 15.07.2015



Bk - 1, CS No 2576/2015 & Doct No
2500 0015. Sheet 7 of 11

Joint SubRegistrar
Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT OF INDIA

27/10/2007
Permanent Account Number
AAGFV2088P

06/03/2007

न्याय लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H


नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE

Chief Commissioner of Income-Tax, Andhra Pradesh

For VISTA HOMES

Partner

न्याय लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम / NAME
BHAVESH YASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

हस्ताक्षर / SIGNATURE

Chief Commissioner of Income-Tax, Andhra Pradesh

For VISTA HOMES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT OF INDIA

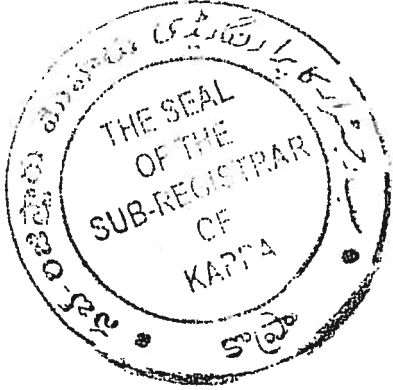
15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर / SIGNATURE

10/06/2008



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2500/2015. Sheet 9 of 11 Joint Sub Registrar
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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
A KOTI REDDY
KOTESWARA RAO ARAVA
15/07/1988
 Permanent Account Number
AFQPA0434B
 Signature

Witness

Koti Reddy

भारत सरकार
भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
भारत निर्वाचन आयोग - ELECTOR PHOTO IDENTITY CARD
WVQ0791989

NAME : LAKSHMI PRASANNA ARAVA
HUSBAND'S NAME : KOTI REDDY ARAVA

WITNESS

A. Lakshmi Prasanna

Part No. & Name : 179
Date of Birth : 25/07/1977
Age : 42
Address : 3-4-374/B/7 RANGACHARI GALLI-1 WARD
COLONY KACHIGUDA KACHIGUDA AMBERPET
Hyderabad - 500027
Date : 05/03/2014 Electoral Registration Office
Assembly Constituency 59, Amberpet
Part No. & Name : 179, LINGAMPALLY
Note :
 This card is valid for the purpose of the Electoral Roll only. It is not valid for any other purpose.



Zonal Railway Training Institute
South Central Railway
Moulali - 500040
10062490



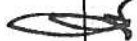
Name : Srinivasa Rao
Designation : Principal
Department : Education
Phone No. : 9490430708

Srinivasa Rao
Principal

[Handwritten signature]

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95000011 Sheet 11 of 11

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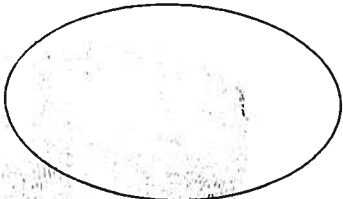


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT, 1908.**

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

PASSPORT SIZE

**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. ROAD, SECUNDERABAD
REPRESENTED BY ITS PARTNERS:

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.

SPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 87/BK-IV/ 2014, Dt. 26.09.2014

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.

BUYER:

MR. ARAVA KOTI REDDY
S/O. MR. ARAVA KOTESWARA RAO
R/O H. NO: 3-7-374/6/6/7
RANGACHARY GALLI
KACHIGUDA
HYDERABAD.

SIGNATURE OF WITNESSES:

1. A Lakshmi prasanna
- 2.

For VISTA HOMES

Partner

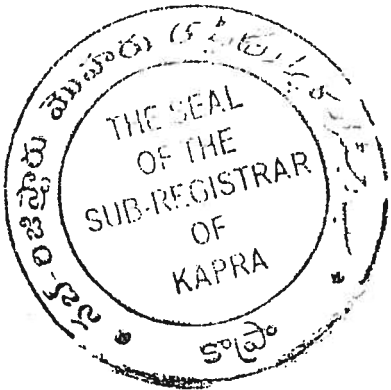
For VISTA HOMES

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

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2500/2015. Sheet 10 of 11
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REGISTRATION PLAN SHOWING

FLAT NO.001 IN BLOCK NO. 'H' ON THE GROUND 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. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

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

BUYER:

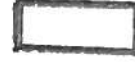
MR. ARAVA KOTI REDDY, SON OF MR. ARAVA KOTESWARA RAO

REFERENCE:

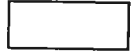
AREA: 74.12

SCALE: SQ. YDS. OR

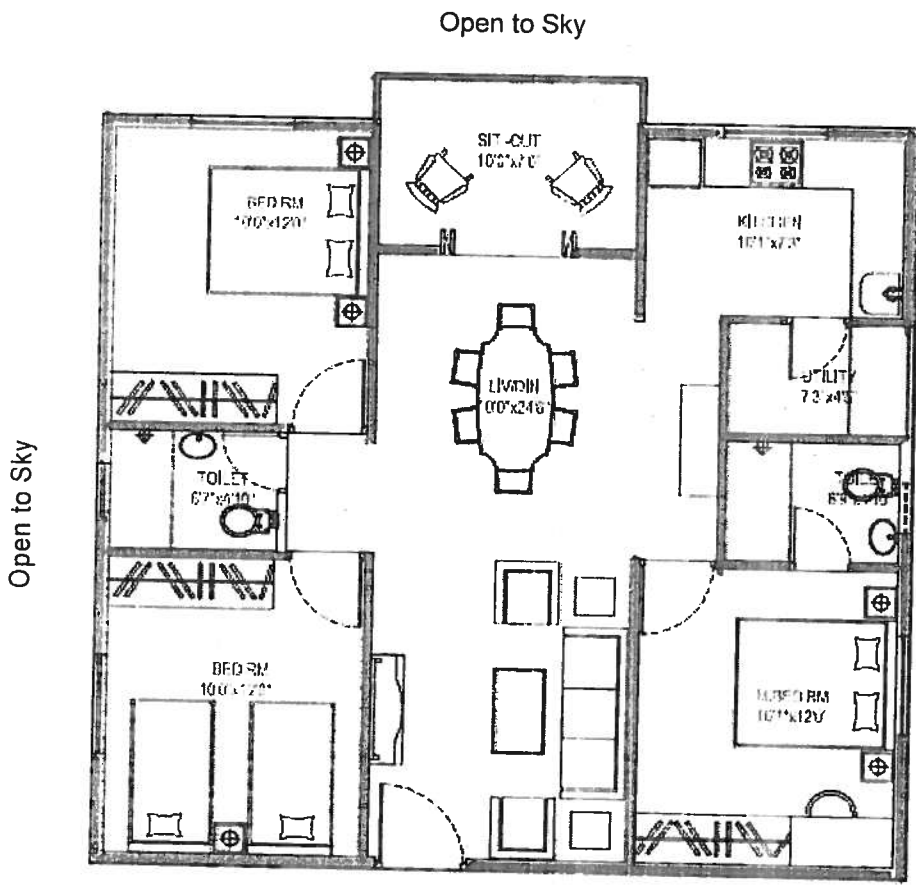
INCL: SQ. MTRS.



EXCL:



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



For VISTA HOMES
[Signature]
Partner

For VISTA HOMES
[Signature]
Partner

[Signature]
SIGNATURE OF THE VENDOR

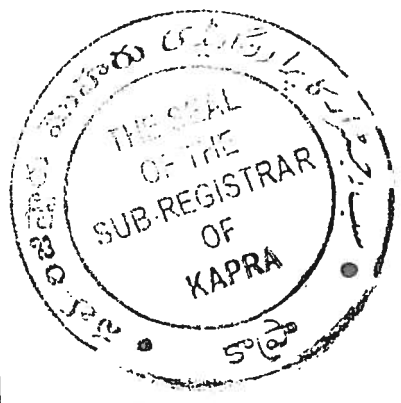
SIGNATURE OF THE BUYER

WITNESSES:

1. A. Lakshmi Pragasamma
2. *[Signature]*

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

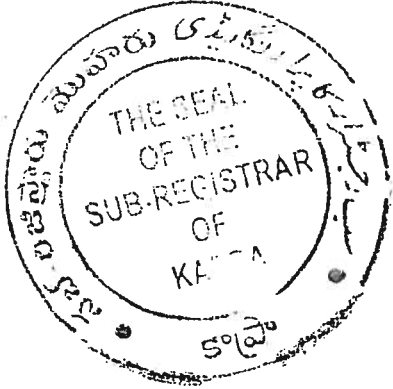
For VISTA HOMES

Partner

For VISTA HOMES

Partner

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2500/2015. Sheet 4 of 11
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Kapra



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