Project		M/S. VISTA HOMES - VISTA HOMES							
Buyer Name		MR. SUJANI NEKKANTI AND STAYA TEJASWI GADI							
Flat / Bungalow No.				Area			1220		
Land Area		74.12	:				Semi / Deluxe / Luxury		
Car	Parking No.								
Payı	ment & Agreement Details:		-						
A	Total Sale Consideration						34,36,0		
В	Add: Stamp duty & registration cha								
C	Add: Service Tax @4.5%	9,0							
D	Add: VAT @1.25%	42,							
E	Total Taxes (B + C + D)	2,66,6							
F	Total amount payable (A+E)	37,02,							
G	Total Amount Paid	6,25,6							
H	H Balance Amount Payable (F-G)						30,77,68		
							30,77,00		
I	Sale Deed Value						34,36,00		
J Construction Contact value						3 1,30,00			
				<del></del>					
		Total amount in chequ			ue released / Paid		Cheq ready		
K	Housing Loan Sanctioned	31,00	,000			-	31,00,000		
L	Own contribution (including taxes)	6,02	6,02,680			6,25,000 (22,3			
Secur	rity Cheque Details:								
		Cq. No. Amount		Ount		Security co			
st Installment of HL		•	Cq. 140. Am			Not requir			
				-	V	<del></del>	<del></del>		
		Cq. No.	Ca. No.			Collect cq.at the time of registration Security cq.received			
Own contribution			All	nount					
				(22,320)	<u>~</u>	Not require	<del></del>		
		Cq. No.	No. Amou				Collect cq.at the time of registration		
alan	ce HL Amount	<u> </u>	Cq. No. Am				Security cq.received		
			31,	,00,000	$\stackrel{\checkmark}{}$	Not require	<del>`</del>		
			1			Collect cq.	at the time of registration		
emar	rks:								
		<del></del>							
utho	rised by:						W		
ame	Accountant	CI	CR Mana		Prabl	nakar Reddy	MDA		
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Site Office: Sy. Nos. 193 to 195, Kushaiguda, Hyderabad- 500 062, 28 +91-40-6464 4006.

☑ vista@modiproperties.com

Owned & Developed by: M/s. VISTA HOMES



#### LETTER OF POSSESSION

Date: 10.6.2019

To.

Mrs. Sujani Nekkanti & Mr. Satya Tejaswi Gadi, Plot No. 3, Geeta Nagar,

H. No: 30-265/8/3/1, Old Safilguda,

Secunderabad - 500 056.

Sub: Letter of Possession for flat no. 101 in block no. 'H' in our project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

Dear Sir / Madam,

We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our Sale deed / Agreement.

You shall become a member of 'Vista Homes Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Soham Modi.

Yours Sincerely,

Managing Partner.

Accepted & confirmed:

Signature:

Vame: SISTIA "

Date:



Site Office: Sy. Nos. 193 to 195, Kushaiguda, Hyderabad- 500 062, ⊞ +91-40-6464 4006. ☑ vista@modiproperties.com
Owned & Developed by: M/s. VISTA HOMES



Head Office: 5-4-187/3&4, II Floor, M. G. Road, Secunderabad - 500 003. ☎ +91 40 66335551, ☑ info@modiproperties.com www.modiproperties.com

Date: 10.6.2017

### NO DUE CERTIFICATE

To, Mrs. Sujani Nekkanti & Mr. Satya Tejaswi Gadi, Plot No. 3, Geeta Nagar, H. No: 30-265/8/3/1, Old Safilguda, Secunderabad - 500 056.

Dear Sir / Madam,

This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 101 in block no. 'H' in our project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.,

We further confirm that no excess amount has been paid by you to us and as on date all accounts are deemed to have been settled and there is no claim against each other with respect to the amounts paid for the sale of flat.

Please sign a copy of this letter as your confirmation of the above.

Thank You.

Soham Modi.

Yours sincerely,

Managing Partner.

Accepted & confirmed:

Signature: 🕦

- N. SOTANI

Date:

# MEMBERSHIP ENROLMENT FORM

Date: (0.6.101.7

To, The President, Vista Homes Owner's Association, Survey no. 193 to 195, Kushaiguda, Hyderabad – 500 062.

Dear Sir,

I am the owner of flat no. 101 in block no. 'H' in our project known as 'Vista Homes' at Survey No. 193 to 195, Kushaiguda, Hyderabad -500062.

I request you to enroll me as a member of the 'Vista Homes Owner's Association'.

I have paid an amount of Rs. 50/- towards membership enrollment fees.

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same. I further declare that I have read and understood the exclusion clause (34) mentioned in the bye laws and have no objections to the same.

I agree to pay maintenance charges from the month of June 2017 at the applicable rate prescribed by the association.

I undertake to make a declaration as mentioned in clause 28 (e) of the bye laws relating to my flat being given for occupation to a tenant/ lessees/ license / other occupier.

Thank You.

Yours faithfully,

Signature: N. W.
Name:
Address for correspondence: Mrs. Sujani Nekkanti & Mr. Satya Tejaswi Gadi, Plot No. 3, Geeta Nagar, H. No: 30-265/8/3/1, Old Safilguda, Secunderabad - 500 056 Enclosed: Copy of ownership documents.
For Office Use Only
Receipt no. & date:
Sale Deed doc. no. & date:

# MEMBERSHIP ENROLMENT FORM

Date: 10-6.2017

To, The President, Vista Homes Owner's Association, Survey no. 193 to 195, Kushaiguda, Hyderabad - 500 062.

Dear Sir,

I am the owner of flat no. 101 in block no. 'H' in our project known as 'Vista Homes' at Survey No. 103 to 105 Kushaimida Hydershad 500.062

Survey No. 193 to 195, Kushaiguda, Hyderabad – 500 062.
I request you to enroll me as a member of the 'Vista Homes Owner's Association'.
I have paid an amount of Rs. 50/- towards membership enrollment fees.
I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same. I further declare that I have read and understood the exclusion clause (34) mentioned in the bye laws and have no objections to the same.
I agree to pay maintenance charges from the month of June 2017 at the applicable rate prescribed by the association.
I undertake to make a declaration as mentioned in clause 28 (e) of the bye laws relating to my flat being given for occupation to a tenant/ lessees/ license / other occupier.
Thank You.
Yours faithfully,
Signature: Name:
Address for correspondence: Mrs. Sujani Nekkanti & Mr. Satya Tejaswi Gadi, Plot No. 3, Geeta Nagar, H. No: 30-265/8/3/1, Old Safilguda, Secunderabad - 500 056 Enclosed: Copy of ownership documents.
For Office Use Only
Receipt no. & date:
Sale Deed doc. no. & date:

Date: 10/8/2017

From, Mrs. Sujani Nekkanti & Mr. Satya Tejaswi Gadi, Plot No. 3, Geeta Nagar, H. No: 30-265/8/3/1, Old Safilguda, Secunderabad - 500 056.

The Managing Partner, M/s. Vista Homes, # 5-4-187/3&4, II floor Soham Mansion, M.G. Road, Secunderabad - 03

### **UNDERTAKING**

Dear Sir,

I /we have purchased flat no. H-101 in the project known as Vista Homes, situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062 vide sale deed dated 18.05.2017 bearing no. 1868/2017.

I /we certify that the total sale consideration paid for purchase of the above referred flat does not include the cost of providing water supply from the water board / govt. authorities. On a later date, as and when water connection is obtained from such authorities, I / we undertake to pay my / our share of the proportionate fees, charges, installation cost, etc., to Vista Homes or to Vista Homes owners Association or any other body that Vista Homes may direct, for providing the said water connection. I/we further undertake to sign any other documents/applications that may be required for the said purpose.

Thank you,

Yours sincerely,

Signature: 10. Name:

Date:

Date: 10/6/2017

## NO OBJECTION CERTIFICATE

# TO WHOM SO EVER IT MAY CONCERN

This is to certify that I / we have no objection to revision of plans of the flats or the layout in the project known as Vista Homes, situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062, subject to the condition that the plans of my flat (details given below) are not changed and a suitable road access to my flat is provided. The original Developer / Owner of the land and their successors in interest may be granted permit for a revised layout along with change in type design by the relevant authorities. I/we further undertake to sign any other documents that may be required for the said purpose.

Thank You.
Yours Sincerely,
Signature: W. W.
Name:
Date:
Details of my flot.

Details of my flat:

1. flat no.: H-101

2. Sale deed date: 18.05.2017

3. Sale deed document no. 1868/2017