

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

72 Shri. Bhaskar V. Mahalingam

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుముల పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale deed			
దస్తావేజు విలువ	1690000/-			
స్టాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	265/10013			
రిజిస్ట్రేషన్ రుసుము	8500/-	RF		
లోటు స్టాంపు (D.S.D.)				
GHMC (T.D.)				
యూజర్ ఛార్జీలు	62500/-	DSB		
అదనపు షీట్లు	25300	TD		
5 x .....	100/-	412		
మొత్తం	101000/-			

CU No  
221395  
6/9/13

(అక్షరాల)

Rs. One lakh one  
Five hundred 00

తేది

6/9/13

వాసము తేది

రూపాయలు మాత్రమే  
[Signature]  
Sub-Registrar  
6/9/13

If Document is not claimed within 10 days from the date of Registration, safe custody fee every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/-  
Shamirpet  
Range Ready (E&M)



SCANNED

Doc No. 2651 of 2013



L.S  
2700

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

S.L.NO 9492 Date 20-08-2013 Rs. 100/-  
Sold to RAMESH, S/O NASINGRAO R/O SEC-BAD  
For Whom VISTA HOMES, SEC - BAD

A. Babitha  
AP 192612

ALLE. BABITHA  
L.NO: 23-15-018/200

R.L.NO. 23-15-007/20  
H.NO 6-45/1, Employees Col  
BIBINAGAR  
DIST : NALGONDA-508 12  
CELL : 9666993866

SALE DEED

This Sale Deed is made and executed on this 6<sup>th</sup> day of September 2013 at SRO, Shameerpet by:

1690000  
150  
67500  
253507  
845021  
10000  
101400

1. 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., represented by its Partners (1) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 44 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad - 500 003, and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi S/o. Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad 500 003.
2. Shri Nareddy Kiran Kumar, S/o. Shri Madhusudhan Reddy, aged about 42 years, Occupation: Business, resident of Plot No. 275, Venkateswara Colony, Meerpet, Moulalalai, 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.,  
Hereinafter jointly referred to as the Vendors And severally referred to as Vendor No. 1, and Vendor No. 2, respectively.

IN FAVOUR OF

Mr. Kumara Pushyamitra Jinka, Son of Mr. J. S. R. Krishna Prasad, aged about 26 years, Occupation: Service, residing at # Door No. LF 3, Sri Surya Enclaves, Andhra Ratna Road, Ramnagar, Vijayawada, 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.

FOR VISTA HOMES For VISTA HOMES

Book - 1 CS Number 2703 of 2013 of SRO, Shamirpet

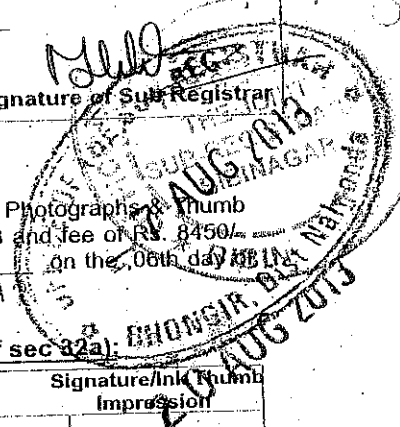
Regular document number 2651 of year 2013

Sheet 1 of 11 Sheet

Signature of Sub-Registrar

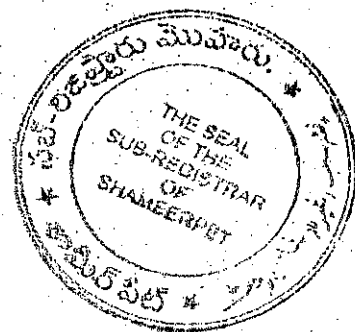
**Presentation Endorsement:**

Presented in the Office of the Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8450/- (Registration Fee) paid between the hours of 1 and 2 on the 06th day of AUG 2013 by Bhavesh V Mehta



**Execution admitted by (Details of all executants/Claimants of sec 32a):**

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 [1516-1-2013-2703]	SOHAM MODI (AUTHORISED SIGNATORY) P.NO.280,ROAD NO.25, JUBLIEE HILLS,HYD.	
2	EX		 [1516-1-2013-2703]	SOHAM MODI (AUTHORISED SIGNATORY OF M/S SUMMIT HOUSING PVT LTD)	
3	EX		 [1516-1-2013-2703]	M/S VISTA HOMES. REP BY ITS PARTNER BHAVESH V MEHTA UTTAM TOWERS,D V COLONY,, SEC-BAD	
4	CL		 [1516-1-2013-2703]	KUMARA PUSHYAMITRA JINKA D.NO.LF3,SRI SURYA ENCLAVES,, ANDHRA RATANA ROAD,RAMNAGAR,VIJAY AWADA	
5	EX		 [1516-1-2013-2703]	BHAVESH V MEHTA (PARTNER). UTTAM TOWERS,D.V.COLONY, SEC-BAD	



**WHEREAS:**

A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming 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 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 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., 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

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 luxury flat bearing no. 303 on the third floor, in block no. 'I' admeasuring 950 sq. ft., of super built-up area together with proportionate undivided share of land to the extent of 57.71 sq. yds., and reserved parking space for single car in the basement admeasuring about 100 sq. ft., in the proposed group housing scheme known as 'VISTA HOMES' and has approached the Vendor.





FOR VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

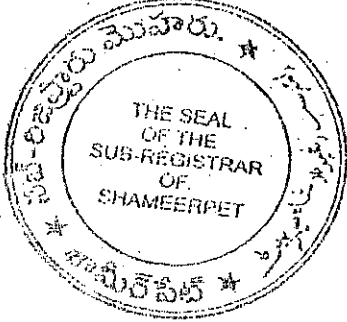
Book - 1 CS Number 2703 of 2013 of SRO, Shamirpet  
 Regular document number 2651 of year 2013  
 Sheet 2 of 11 Sheet

*[Signature]*  
 Signature of Sub Registrar

**Witness:**

Sl No	Name & Address	Photo	Thumb Impression	Signature
1	J S R KRISHNA PRASAD RAMNAGAR, VIJAYAWADA	 [1516-1-2013-2703]		<i>[Signature]</i>
2	KOTHARU KOUNDINYA NAGARAM, KEESARA, R R DIST	 [1516-1-2013-2703]		<i>[Signature]</i>

Signature of Sub Registrar  
 Shamirpet



- 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.16,90,000/- (Rupees Sixteen Lakhs Ninety Thousand 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. That the Vendor agrees to sell and the Vendee agrees to purchase a flat together with proportionate undivided share in land and a parking space, as a package, as detailed here below in the residential complex named as Vista Homes, being constructed on the Scheduled Land which is hereinafter referred to as Scheduled Flat and more fully described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Vendee for a total sale consideration of Rs.16,90,000/- (Rupees Sixteen Lakhs Ninety Thousand). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
- Rs.7,71,725/- (Rupees Seven Lakhs Seventy One Thousand Seven Hundred and Twenty Five Only) paid by way of D. D. No.001401, dated 02.09.2013 issued by Central Bank of India, Retail Asset Bank, Vijayawada.
  - Rs.8,94,114/- (Rupees Eight Lakhs Ninety Four Thousand One Hundred and Fourteen Only) paid by way wire transfer,
  - Rs.24,161/- (Rupees Twenty Four Thousand One Hundred and Sixty One Only) paid by way of cash.

**Details of Flat:**

- Luxury Flat No. 303 on the third floor, in block no. 'I' admeasuring 950 sq. ft., of super built up area.
  - An undivided share in the Schedule Land to the extent of 57.71 Sq. yds.
  - A reserved parking space for single car in the basement admeasuring about 100 sq. ft.
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.

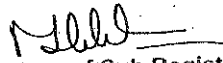
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

Book- 1 CS Number 2703 of 2013 of SRO, Shamirpet

Regular document number 2651 of year 2013

Sheet 3 of 11 Sheet

  
Signature of Sub Registrar

**Endorsement:**

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of I.s Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	Total
Stamp Duty	100	67500	0		0	67600
Transfer Duty	NA	25350	0		0	25350
Reg. Fee	NA	8450	0		0	8450
User Charges	NA	100	0		0	100
<b>Total</b>	<b>100</b>	<b>101400</b>	<b>0</b>		<b>0</b>	<b>101500</b>

Rs. 92850/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8450/- towards Registration Fees on the chargeable value of Rs. 1690000/- were paid by the party through Challan/BC/Pay Order No. ,771395 dated ,06-SEP-13.

Date

Year 2013 September Month 06th day

  
Signature of Registering Officer  
Shamirpet





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

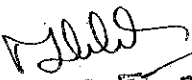
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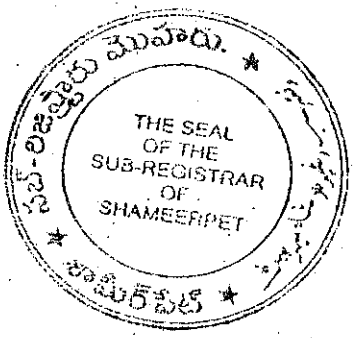
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Signature of Sub Registrar

ప పుస్తకము 2013 సం॥ (కా.న 1935 ) సం॥ ను  
...2615...వెంటర్గా రిజిస్టరు చేయబడినది స్కానింగ్  
నిమిత్తం గుర్తింపు నంబరు 2615 - 2013  
ఇవ్వబడినది  
2013 సం॥...నవంబర్... 6...వతేది

  
చట్ట-రిజిస్ట్రార్ అధికారి  
యం. సుబ్బలక్ష్మి



- 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

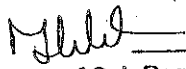
For VISTA HOMES

Partner

Book - 1 CS Number 2703 of 2013 of SRO, Shamirpet

Regular document number 2651 of year 2013

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Signature of Sub Registrar



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 & Nala
East By	Sy. No. 199 & 40 ft. wide approach road
West By	Sy. No. 199

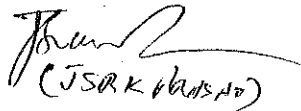
SCHEDULE 'B'  
SCHEDULE OF FLAT

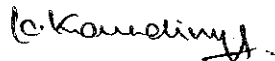
All that portion forming a semi-finished, luxury apartment bearing flat no.303 on the third floor, in block no. 'I' admeasuring 950 sft., of super built-up area (i.e., 805 sft. of built-up area & 145 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds., and 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

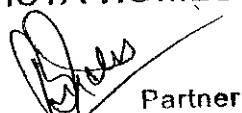
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.   
(JSR.K. 16/15/17)

2. 

  
For VISTA HOMES  
Partner

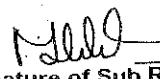
  
For VISTA HOMES  
Partner  
VENDOR

  
VENDEE

Book - 1 CS Number 2703 of 2013 of SRO, Shamirpet

Regular document number 2651 of year 2013

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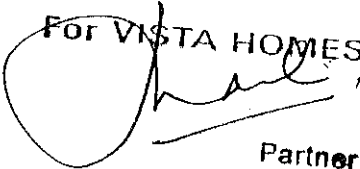
  
Signature of Sub Registrar




ANNEXURE-1-A

1. Description of the Building : LUXURY Apartment bearing flat no. 303 on the third floor, in block no. 'I' 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+4 Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 57.71 sq. yds, U/S Out of Ac. 5-25 Gts.
4. Built up area Particulars:
- a) In the Stilt Floor : 100 sft. Parking space for One Car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : 950 Sft.,
- e) In the Fourth Floor : -
- (f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 16,90,000/-

Date: 06.09.2013

FOR VISTA HOMES  
  
Partner

FOR VISTA HOMES  
  
Partner  
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

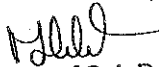
FOR VISTA HOMES  
  
Partner

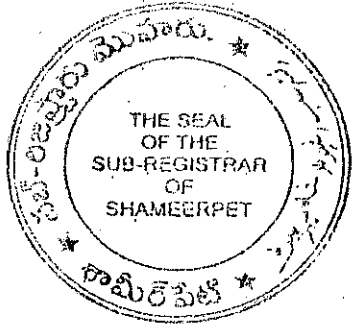
Date: 06.09.2013

Signature of the Executants

J. K. R.

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Sheet 7 of 11 Sheet

  
Signature of Sub-Registrar





**REGISTRATION PLAN SHOWING**

FLAT NO. 303 IN BLOCK NO. 'I' ON THE THIRD FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.**

1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**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. KUMARA PUSHYAMITRA JINKA, SON OF MR. J.S.R. KRISHNA PRASAD

**REFERENCE:**

AREA: 57.71

SCALE: SQ. YDS. OR

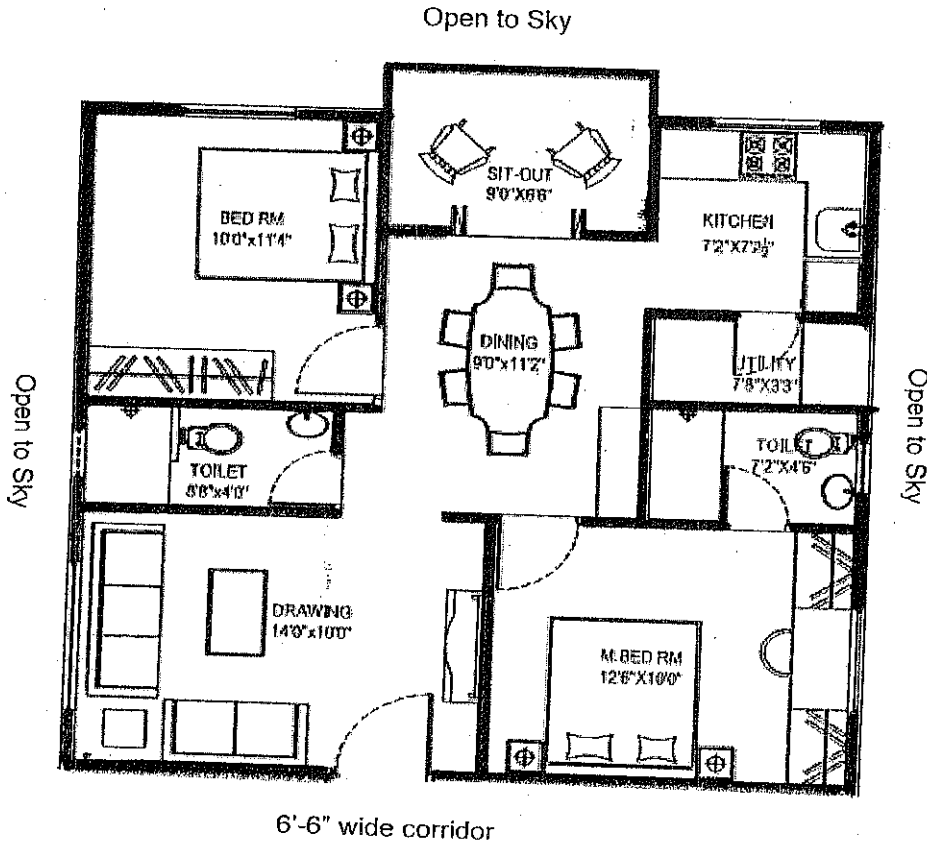
INCL: SQ. MTRS.



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

**WITNESSES:**

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

SIGNATURE OF THE VENDOR


*[Signature]*

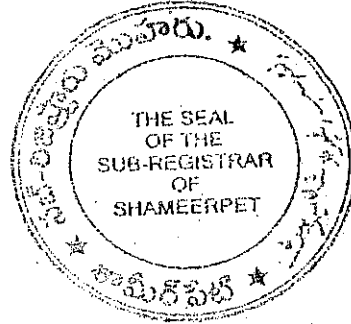
SIGNATURE OF THE BUYER

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Signature of Sub Registrar



**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



**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 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



**BUYER:**

MR. KUMARA PUSHYAMITRA JINKA  
S/O. MR. J. S. R. KRISHNA PRASAD  
R/O. # DOOR NO. LF 3  
SRI SURYA ENCLAVES  
ANDHRA RATNA ROAD  
RAMNAGAR  
VIJAYAWADA.

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

For VISTA HOMES

Partner

For VISTA HOMES

Partner


SIGNATURE OF EXECUTANTS

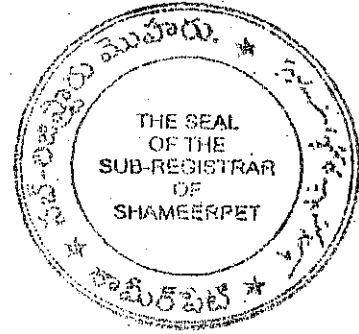
SIGNATURE OF BUYER

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**VENDOR:**

जायकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT OF INDIA

27/01/2007  
PAN NUMBER  
AAGEV2008E



व्यक्ति का स्थान / PERMANENT ACCOUNT NUMBER  
ABMPM6725H


पति का नाम  
SOHAM SATISH MODI

पति का नाम / FATHER'S NAME  
SATISH MANILAL MODI

पति का नाम / DATE OF BIRTH  
16-10-1969

पति का हस्ताक्षर

पति का नाम / पति का नाम  
Chief Director (Branch) of Income Tax, Andhra Pradesh



For VISTA HOMES

Partner

व्यक्ति का स्थान / PERMANENT ACCOUNT NUMBER  
ABMPM6754C


पति का नाम  
BHAVESH VASANT MEHTA

पति का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

पति का नाम / DATE OF BIRTH  
02-05-1970

पति का हस्ताक्षर

पति का नाम / पति का नाम  
Chief Director (Branch) of Income Tax, Andhra Pradesh



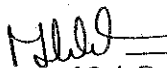
For VISTA HOMES

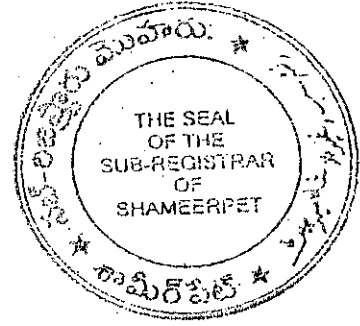
Partner

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Signature of Sub Registrar



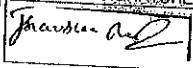
WITNESS

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABUPJ3572H**

नाम /NAME  
**SIVARAMA KRISHNA PRASAD JINKA**

पिता का नाम /FATHER'S NAME  
**RAMAKOTESWARA RAO JINKA**

जन्म तिथि /DATE OF BIRTH  
**12-01-1959**

हस्ताक्षर /SIGNATURE  


मुख्य आयकर आयुक्त, आन्ध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

*Jinka*

BUMER

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

कुमारा पुश्यामित्रा जिंका  
 KUMARA PUSHYAMITRA JINKA

सिवा रामा क्रिष्णा प्रसाद जिंका  
 SIVA RAMA KRISHNA PRASAD JINKA

29/08/1987

Permanent Account Number  
**AQZPJ5732H**

*Jinka*  
 Signature



*Jinka*

WITNESS

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA


कोठारु कौन्दिन्या  
 KOTTHARU KOUNDINYA

वेङ्कटेश्वरा राव कोठारु  
 VENKATESHWARA RAO KOTTHARU

11/07/1987

Permanent Account Number  
**BTZPK0535K**

*Kotharu*  
 Signature




*Kotharu*

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Signature of Sub Registrar

