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draft dated 24/11/12 Ver 2

Memorandum of Understanding

This Memorandum of Understanding is made and executed at Secunderabad on this ___ day of November 2012 by and between:

1. M/s. Summit Housing Private Limited, a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Director Mr. Soham Modi S/o. Shri. Satish Modi aged 43 years.
 2. Shri. Mehul V. Mehta S/o. Late. Vasanth. U. Mehta aged 37 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad – 500 003.
 3. Mrs. Ajeeta Mody W/o. Shri. Gaurang Mody aged 40 years, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, 0Hyderabad – 500 016..
 4. Shri. Bhavesh V. Mehta S/o. Late. Shri. Vasant U. Mehta aged about 42 years, Occupation: Business, resident of Uttam Towers, D.V.Colony, Secunderabad – 500 003.
- Hereinafter jointly referred to as the First Party.

5. Shri. P. Chandra Sekhar Reddy S/o. Late. Shri. P. Pratap Reddy aged 52 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062.
 6. A. Malla Reddy S/o. Late. Shri. Ramachandra Reddy aged about 58 years Occupation: Business, resident of H. No. 23, Jai Jawan Colony, Tulsi Gardens, Yaprul, Hyderabad, R. R. Dist.
 7. Shri. B. Anand Kumar, S/o. Shri. B.N.Ramulu, aged 43 years, Occupation: Business, R/o. Plot No. 869, Defence Colony, Sainikpuri, Secunderabad – 500 094.
- Hereinafter jointly referred to as the Second Party.

8. Shri. Ratan N. Mulani S/o. Late Shri. Nathumal R. Mulani Occupation: Business, aged 57 years, resident of H.No. 30-146, Prenderghast Road, Secunderabad – 500 003.
 9. Shri. Pradeep N. Mulani S/o. Late Shri. Nathumal R. Mulani Occupation: Business, aged 52 years, resident of H.No. 30-146, Prenderghast Road, Secunderabad – 500 003.
- Hereinafter jointly referred to as the Third Party.

10. Shri. Jitendra N. Kamdar S/o. Shri. Navin Chandra Kamdar, aged 52 years, Occupation: Business, resident of H.No.503, Megh-Ratan, Derasar Lane, Ghatkopar East, Mumbai -77.
 11. Shri. Pankaj Sanghvi S/o. Shri. Chandrakanth Sanghvi Occupation: Business, aged 66 years, resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile -Parle (West), Mumbai – 56
- Hereinafter, jointly referred to as the Fourth Party.

The term First Party, Second Party, Third Party & Fourth Party shall mean and include whenever the context may so require all their heirs, successors-in-interest, assigns, legal representatives, executors, etc.

Whereas:

- A. Whereas the First Party (hereinafter also referred to as the Developer) and its associated promoters, firms and companies are in the business of real estate development for several decades and enjoy a good reputation in the twin cities of Hyderabad and Secunderabad.
- B. The Developer approached the Second Party, Third Party and the Fourth Party (hereinafter jointly referred to as the Investors) with a proposal to purchase land admeasuring acres 5-25 gts. in Sy. Nos. 193, 194 & 195, Kapra, Hyderabad (hereinafter referred to as the Said Land) and develop a residential complex on the Said Land after obtaining permit for construction.
- C. On mutual agreement the Developer and Investors have entered into a registered partnership viz. M/s. Vista Homes in 2007. The terms of the partnership including profit sharing ratio is mentioned in the partnership deed dated 12.2.2007.
- D. The Said Land was purchased by M/s. Vista Homes in 2007. The Developer and Investors have brought in substantial investments for purchase of land and towards cost of building permit. However, for reasons beyond control of the Developer there was an inordinate delay in obtaining permit for construction.
- E. Now the permit for construction has been obtained. It is proposed that 403 flats shall be constructed on the Said Land as a residential project with modern amenities named and styled as 'Vista Homes'.
- F. The Investors have approached the Developer with a request to review the terms of the partnership as there has been a considerable delay in starting the project and the Investors are likely to get very low returns on their investments.
- G. The Developer has expressed its inability to substantially alter the terms of the partnership deed but has agreed to distribute the cash flow from the project in a manner that will mitigate the low returns of the Investors.
- H. The Developer and Investors have reached a mutual understanding which is recorded hereunder:

Now therefore this Memorandum of Understanding is witness as under:-

1. The Developer has agreed to assign flats admeasuring about 93,000 sft to the Investors and the details of which are given in Annexure A attached herein. The flats assigned to the Investors are distributed equitably in terms of type of flat, blocks, floors, mortgaged flats, etc. Further, the assignment has been distributed equally between the Second Party, Third Party and Fourth Party.
2. The flats assigned to the Investors shall be allotted 1 car parking each in the basement floor. The specifications for the assigned flats shall be either semi-deluxe or deluxe type at the option of the prospective purchaser, the details which are given in Annexure B.

+ proportionate
undivided share
of land!

3. It is agreed between the parties herein that the flats assigned to the Investors shall be sold along with the balance flats without any discrimination. The cost of marketing and sales shall be borne by M/s. Vista Homes.
4. The receipts from the sale of the flats assigned to the Investors shall be refunded to them, as withdrawal of capital by the individual partners, from M/s. Vista Homes, within 7 days of receiving the sale consideration from prospective purchasers. The distribution / division of the amounts amongst partners constituting the Investors shall be in proportion to the profit sharing ratios mentioned in the partnership deed.
5. It is agreed that the sale consideration to be distributed for the flats assigned to the Investors, that is received by M/s. Vista Homes, from prospective purchasers shall be net of all discounts, VAT, service tax, stamp duty, registration charges, cost of additions and alterations, cost of special schemes like providing free furniture / kitchens, cost of water and electricity charges, corpus fund, or any other taxes or charges that are leviable or may become leviable, etc.
6. It is agreed that the net sale consideration to be distributed for the flats assigned to the Investors shall be subject to deduction of income tax that is payable by M/s. Vista Homes to the Government for sale of the said flats. It is mutually agreed by the parties that the amount that shall be withheld by M/s. Vista Homes for payment of income tax out of the consideration to be distributed to the Investors shall be calculated @ 30.90% (subject to revision) on the net sale consideration after deducting an amount of Rs. ____ per sft towards the Investors share of cost. The Investors share of cost has been fixed after several rounds of negotiations and is unrelated to the actual cost of land and construction. However, the parties have agreed to not raise any objections on this count hereafter.
7. The balance profit / loss after distribution of the receipts from sales to the Investors as given above shall fall to the share of the Developer.
8. The Developer shall be entirely responsible for execution of the project including construction, marketing, sales, management, etc. The Developer shall hereafter arrange for the required funds for effectively executing the project.
9. The project shall continue to be executed by the firm M/s. Vista Homes and all receipts / income shall be accounted in the books M/s. Vista Homes.
10. It is agreed by all the parties herein that the Developer shall be given freedom to execute the project as it deems fit and proper.
11. It is clearly agreed by all the parties herein that this understanding is well within the frame work of the partnership deed. All the partners herein shall continue to be partners in the said partnership and the terms and conditions mentioned in the partnership shall continue to be in the force. This Memorandum of Understanding is limited to the distribution of capital and future profits amongst its partners. This Memorandum of Understanding shall be amended, if required on advise of the partnership firms, auditors / lawyers to reflect the above understanding keeping in mind the relevant laws like income tax, partnership act, etc.
12. It is agreed by all the parties herein that, if required, the partnership deed shall be suitably amended after detailed calculation to reflect this understanding with respect to the sharing ratio of profits and investment.
13. That it is specifically agreed in interest of scheme of development of the housing project and to protect the interest of prospective purchasers and occupants of the

residential units, the parties hereto shall cooperate with each other in all respects for the due completion of the housing project. Further, it is agreed that the parties hereto shall not be entitled to stop or seek stoppage of the construction under any circumstances from any court or other authority on any ground and they must restrict all their claims arising out of this Memorandum of Understanding to be settled in monetary terms.

14. All the disputes or differences between the parties herein arising out of or in connection with this understanding or in relation to the partnership firm M/s. Vista Homes shall be decided through arbitration. The venue of the arbitration proceedings shall be in Hyderabad and the provisions of Arbitration and Conciliation Act, 1996, shall be applicable to such proceedings. Law courts in Hyderabad shall alone have exclusive jurisdiction over all matters arising out of, or in connection with this agreement to the exclusion of all other law courts.

In witness whereof the parties hereto have signed and executed this Memorandum of Understanding with their free will and consent on the date, month and year mentioned herein above, in the presence of the following witnesses:

WITNESSES:

1.

2.

First Party

1

2

3

4

Second Party

5

6

7

Third Party

8

9

Forth Party

10

11

Annexure B

Specifications

Semi-deluxe flat:

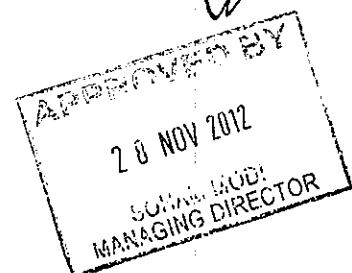
Structure:	RCC
Walls:	4"/6" solid cement blocks
External painting:	Exterior emulsion
Internal painting:	Smooth finish with OBD
Flooring:	12" ceramic tiles
Door frames:	Wood (non-teak)
Main door:	Laminated / polished panel door
Other doors:	Painted flush doors
Electrical:	Copper wiring with modular switches
Windows:	Powder coated aluminum sliding windows with grills
Bathrooms:	Standard ceramic tiles – 4 / 7 ft height
Plumbing:	UPVC / GI & PVC pipes
Sanitary:	Cera / Parryware or equivalent brand
CP fittings:	Branded quarter turn ceramic disc type.
Kitchen platform:	Granite slab with 2 ft dado and SS sink

Deluxe flat (same as semi-deluxe flat with following alterations):

Flooring:	24" vitrified tiles
Other doors:	Painted panel doors
Bathrooms:	Branded designer ceramic tiles – 4 / 7 ft height
Kitchen:	Modular kitchen of specified design

Note:

1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Specifications / plans subject to change without prior notice





MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

Off : 5-4-187/3&4, IInd Floor,
M.G. Road, Secunderabad - 500 003.
Phone : 040-66335551
Fax : 040-27544058
email : info@modiproperties.com
Visit us at : www.modiproperties.com

To,
Mr. Dattatreya Rao,
Flat No. 16, 2nd Floor,
Kubera Towers,
Narayanaguda - 29.

Date 22.12.12

Subject:- Consultancy charges.

Reference:- Our letter dated 15.9.2008 & 6.1.2012.

As per our personal discussion on 14.12.12 I hereby confirm your consultancy charges for Vista Homes as given under. The consultancy shall include services like providing schematic drawings, sanction plans, brochure plans, working drawings, basic electrical and plumbing layouts, elevations, perspective views, site visits, revised plans, periodic reviews, etc.

Charges for built-up area - ^{4,01,660} 4,01,660 sft @ Rs. 12/- per sft = 48,79,920/-
Charges for parking area - 1,42,150 sft @ Rs. 2.66 per sft = 3,78,119/-

Total 52,58,039/-

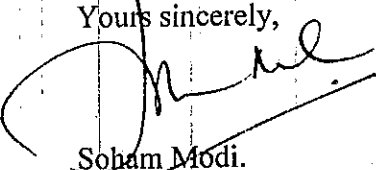
Round off to - Rs. 52,50,000/-

Of the above amount Rs. 7,42,460/- has been already paid. Rs. 10,07,540/- shall be paid in installments before 31.3.2013. The balance amount of Rs. 35 lacs shall be paid in 14 quarterly installments of Rs. 2.5 lacs each, commencing from April 2013.

Applicable TDS shall be deducted and service tax shall be paid extra.

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

Thank You.
Yours sincerely,


Soham Modi.
Managing Director.

Agreed and Accepted by:

Sign: 
(Mr. Dattatreya Rao)

Minutes of the meeting held on 23.01.2013 at the office of Modi Properties & Investments Pvt. Ltd., Secunderabad between

1. Manish Sanghvi
2. Pankaj Sanghvi
3. Ratan Mulani
4. Pradeep Mulani
5. Sudhir Mehta
6. Anand Mehta
7. Soham Modi

The meeting was held with respect to the share of Mulanis' and Sanghvis' in the project Vista Homes at Kushaiguda, Hyderabad. The following was agreed to by all present.

1. Mulanis, Sanghvis (including Kamdhar) and Malla Reddy and others have each invested substantial amounts for purchase of land and in turn were given 12.5% share in profit from the project. Mehtas and Modi are the managers and developers of the project.
2. Due to the delay in starting the project the three groups of investors want to exit the project provided they are compensated in constructed area.
3. It is agreed that each group shall be given 34,000 sft of super built-up area in the project. The allotment of 34,000 sft shall be equitable in terms of blocks, floors, type of flat, etc., and in proportion to their share from the total constructed area.
4. Mehta and Modi shall develop the project and the three groups of investors shall retire from the firm.
5. Flats will be completed as follows: Blocks A & I in 18 months, blocks B & H in 24 months, blocks C & G in 30 months, blocks D & F in 36 months and block E in 42 months. Modi and Mehtas shall pay a penalty for delay in completing construction after a grace period of 3 months @ Rs. 12/- per sft per month for the flats not completed as per schedule given herein.
6. Specifications shall be as per deluxe flat (excluding modular kitchen). Cost of any additions and alternations or special promotional scheme shall be borne by the investors.
7. A GPA along with unregistered agreement of sale shall be executed in favour of the investors @ Rs. 1,000/- per sft. Cost of stamp duty, registration charges, VAT, Service tax as applicable shall be borne by the investors.
8. Other terms and conditions applicable to purchasers of flats as given in the standard agreement of sale shall be applicable to the investors.
9. Investor shall pay the developer charges for sales and collections @ 1.5% + 0.5% (in case of housing loans) for flats sold by the developer.

Manish Sanghvi

Pankaj Sanghvi

Ratan Mulani

Pradeep Mulani

Sudhir Mehta

Anand Mehta

Soham Modi

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the day of at Secunderabad by and between:

M/s. VISTA HOMES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its authorized representatives Shri. Bhavesh V. Mehta, S/o. Late Shri. Vasant U. Mehta aged about 42 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad – 500 003 and Shri. Soham Modi S/o. Shri. Satish Modi, aged about 43 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad– 500 034, hereinafter referred to as the 'Vendor'

In favour of

 , son of aged about years, residing at , 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 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 Vendors have obtained permission from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for developing the Scheduled Land into 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. By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.

- F. The Vendor proposes to develop the Scheduled Land by constructing about 403 flats of similar elevation, colour, scheme, etc. along with certain amenities for the common enjoyment like a club house, CC roads, street lighting, landscaped gardens, etc. The proposed flats will be constructed strictly as per the design proposed by the Vendor and the Vendee shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.

G. The proposed project of development on the entire Scheduled Land is styled as 'Vista Homes'.

H. The Vendee has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land and Flat no. _____ 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 is satisfied as to the title and competency of the Vendor.

I. The Vendee is desirous of purchasing flat/apartment no. _____ on the fourth floor, in block no. 'G' and car parking space as a package in the proposed residential complex known as Vista Homes and has approached the Vendor.

J. The Vendee has made a provisional booking vide booking form no. _____ dated _____ for the above referred flat and has paid a booking amount of Rs. _____ to the Vendor.

K. The parties hereto after discussions and negotiations have agreed to certain terms and conditions of sale and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That the Vendor agrees to sell for a consideration and the Vendee agrees to purchase a Semi-deluxe 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 (such a flat hereinafter is referred to as Scheduled Flat) which is more fully described in Schedule 'B' annexed to this agreement. The construction of the Scheduled Flat will be as per the specifications given in Schedule 'C'.

Schedule of Flat

- a) Semi-deluxe Flat No. _____ on the fourth floor, in block no. 'G' admeasuring _____ sft. of super built up area.
- b) An undivided share in the Schedule Land to the extent of _____ Sq. yds.
- c) A reserved parking space for single car in the basement admeasuring about 100 sft.

2. That the total sale consideration for the above shall be Rs. _____ /- (Rupees _____ only).

3. That the Vendee in pursuance of this agreement has paid the following amounts towards sale consideration to the Vendor which is hereby admitted and acknowledged by the Vendor.

Date	Mode of Payment	Amount
		Rs. /-

4. That the Vendee in pursuance of this agreement shall pay the balance consideration of Rs. to the Vendor as under. The Vendor shall intimate the Vendee the stage of construction for payment of the installments given below in writing to their last known address or by email (to or as specified in the booking form). The Vendee shall not raise any objections for non-receipt of such an intimation and delay the payment of installments on that count.

Installment	Due date for payment	Amount
I	Within 15 days from date of booking	/-
II	Within 45 days from date of booking	/-
III	Within 7 days of completing slab	/-
IV	Within 7 days of completing brick work and internal plastering	/-
V	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint	/-
VI	On completion	/-

5. That the Vendee shall pay the installments as mentioned above regularly in favour of the Vendor either by demand draft / pay-order / cheque / cash and obtain receipt for the same and the Vendee shall pay such installments on or before the due dates.
6. In case the Scheduled Flat is completed before the scheduled date of completion / delivery mentioned below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned above. The Vendee shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Flat, notwithstanding the installments and due dates mentioned above.
7. That the Vendor shall be entitled to claim simple interest calculated @ 1.5% per month on all delayed payments of installments from the Vendee. Under no circumstances the Vendee shall delay the payment of installments for more than 1 month from the due date.
8. That the Vendee at his discretion and cost may avail housing loan from bank / financial institutions. The Vendee shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Vendor shall under no circumstances be held responsible for non-sanction of the loan to the Vendee for whatsoever reason. The payment of installments to the Vendor by the Vendee shall not be linked with housing loan availed / to be availed by the Vendee.
9. That for the purposes of creating a charge in favour of the bank / financial institutions on the flat being constructed so as to enable the Vendee to avail housing loan, the Vendor will execute a sale deed in favour of the Vendee for semi-finished/finished flat. In the event of execution of sale deed before the flat is fully completed, the Vendee shall be required to enter into a separate agreement of construction with the Vendor for completing the unfinished flat and the Vendee shall not raise any objection for execution of such an agreement.

10. That in the event the Vendee is arranging/has arranged finance under housing finance scheme/or any other scheme for the purchase of Schedule flat and payment of sale consideration under this Agreement, it shall be the sole responsibility of the Vendee for timely payments from such financier to the Vendor. Any default in payment by such financier to the Vendor shall be deemed to be the default by the Vendee and the consequence as regards default in payments as contained under this Agreement shall become operative.
11. That any time given to the Vendee for fulfillment of his obligations hereunder by the Vendor or the nominee of the Vendor shall not be considered to be a waiver of any term or condition of this agreement nor shall it give any rights to the Vendee other than the time so granted. Such granting of the time etc., shall not prejudice the rights of the Vendor in any manner whatsoever.
12. That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement and the Vendor shall be entitled to forfeit the following amounts towards cancellation charges as under:
 - a) In case of failure of the Vendee to obtain housing loan within 15 days of this agreement, the cancellation charges will be nil provided necessary intimation to this effect is given to the Vendor in writing along with necessary proof of non-sanction of the loan. In case of such non intimation, the cancellation charges shall be Rs. 25,000/-
 - b) In case of request for cancellation in writing within 30 days of this agreement, the cancellation charges shall be Rs. 50,000/-.
 - c) In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 15% of the agreed total sale consideration.
13. That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement 'suo-moto', unilaterally without any recourse to the Vendee and the Vendor need not give any prior notice or intimation to the Vendee of such action of cancellation of the Agreement.
14. The Vendor shall be entitled to re-allot / sell the said Scheduled Flat thus cancelled in favour of any other person. No notice from the Vendor shall be necessary to the defaulting Vendee to take action as stated herein, and such action shall be at the sole prerogative and discretion of the Vendor and the defaulting Vendee shall have no say in or to object to the same.
15. That the Vendee has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Vendee shall not hereafter, raise any objection on this count. That the Vendor covenants with the Vendee that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc. and they along with the Owners confirm that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Vendee only to the extent and limited to any claims made by any party in respect to the ownership and title of the Schedule Flat.
16. Except under the circumstances mentioned in Clause 9 above viz., the Vendee is availing a housing loan, the Vendor will execute and register sale deed and /or agreement of construction in favour of the Vendee only after the receipt of the total sale consideration given herein along with other charges payable by the Vendee to the Vendor.

17. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Vendee only and such costs do not form part of the agreed sale consideration. The Vendee shall pay stamp duty and/or registration charges as required for execution of this agreement, sale deed, agreement for construction, etc. within a period of 90 days from this agreement. In case the Vendee fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Vendee and shall be recoverable as dues from the Vendee.
18. It is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales tax, VAT, service tax or any other similar levy that is leviable or may become leviable with respect to the sale or construction of the Scheduled Flat, payment of sale consideration under this agreement, or the sale deed and/or the agreement of construction.
19. That the possession of the Scheduled Flat shall be delivered by the Vendor to the Vendee only upon registration of the Sale Deed. The Vendee immediately thereafter shall handover the Scheduled Flat back to the Vendor for the purposes of carrying out construction of the flat thereon and for providing other amenities which are part and parcel of the Vista Homes. The Vendor shall re-deliver the possession of the completed flat to the Vendee only upon payment of entire sale consideration and other dues by the Vendee to the Vendor.
20. The Vendor agrees to deliver the Scheduled Flat completed in all respects on or before with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Vendee shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sft per month, being the average expected rent for the Scheduled Flat. The Vendee shall be entitled to such a compensation for delay in completion, if and only if, the Vendee has paid the entire sale consideration to the Vendor. The Vendee agrees to limit their claims for delay in completion to the said amount.
21. That in event of any delay in the completion of the construction of the Scheduled Flat and delivery of possession of the said flat by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., the Vendor shall not be held responsible. The Vendee shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.
22. That upon completion of construction of the Scheduled Flat the Vendor shall intimate to the Vendee the same at his last known address and the Vendee shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Vendor shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Vendee shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association.

23. That from the intimation as to possession or completion of the Scheduled Flat or date of receipt of possession of the flat, whichever is earlier the Vendee shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Schedule Flat including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc.
24. The Vendor at his discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Vendee confirms his readiness to take possession of the Schedule Flat. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed flat is handed over to the Vendee in a brand new condition.
25. That the Vendee shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the flat before it is fully constructed and possession delivered unless he/she/they have made full payments including other charges such as for electricity, water and other connections etc., under and strictly according to this agreement
26. That it is specifically understood and agreed by the Vendee that the Sale Deed executed in favour of the Vendee and the Agreement for Construction entered into between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and / or inseparable. The Vendee therefore shall not be entitled to alienate in any manner the Scheduled Flat registered in his favour and / or enter into an Agreement for Construction in respect of the flat with any other third parties. However, the Vendee with the prior consent in writing of the Vendor shall be entitled to offer the Scheduled Flat as a security for obtaining housing loan for the purposes of purchase and construction of the proposed flat.
27. That the name of the project which is styled by the Vendor as Vista Homes shall always be called as such and shall not be changed.
28. That the Vendee shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2025 and all the flats in the project of Vista Homes shall have a similar elevation, color scheme, etc. for which the Vendee shall not raise any obstructions / objections.
29. That the Vendor shall construct the flat on the Schedule Land c. in the proposed building according to the plans and designs made out and according to the specifications mentioned in Schedule C hereto with such modifications and alterations as may be required or are deemed necessary by the Vendor under the circumstances from time to time. The cost of any additions and alterations made over and above the specifications at the request of the Vendee shall be paid by the Vendee.

30. 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 it deems fit without any objection whatsoever from the Vendee.
31. That rights of further construction in and around the Schedule Flat, 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.
32. That the Vendee agrees that under no circumstances including that of any disputes or misunderstandings, the Vendee shall seek or cause the stoppage or stay of construction or related activity in the Vista Homes project or cause any inconvenience or obstructions whatsoever. However, the claim of the Vendee against the Vendor shall be restricted to a monetary claim, which shall not exceed 10% of the sale consideration as damages in case of any breach or violation of obligations by the Vendor. This understanding is specifically reached amongst the parties for the overall interest of the other purchasers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
33. That the Vendee shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Vista Homes project and in respect to the Scheduled Flat and also the adjoining flats/blocks.
34. That the draft of the Sale Deed, Agreement for Construction to be executed and registered, in pursuance of this agreement has been examined and is duly approved by the Vendee.
35. That the Vendee shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Vendee make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Vista Homes.
36. That the Vendee shall become a member of the association / society which shall be formed to look after the maintenance of the Vista Homes and shall abide by its rules. Until the society / association is formed the Vendee shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor. If the Vendee ever fails to pay maintenance charges for his/her house, the association / Vendor shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. The Vendee shall pay a sum of Rs. 15,000/- for one and two bedroom flats and Rs. 20,000/- for three bedroom flats by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed flat.

37. 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.
38. That the Vendee shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the same by a number of persons.
39. That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and agreement of construction, as amended from time to time, shall be deemed to be the part of this agreement unless otherwise specifically waived and /or differently agreed upon in writing.
40. That the Vendee shall impose all the conditions laid down in the agreement upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.
41. That the Vendor shall cause this Agreement of sale to be registered in favour of the Vendee as and when the Vendee intimates in writing to the Vendor his/her/their preparedness with the amount payable towards stamp duty, registration charges and other expenses related to the registration of this Agreement.
42. That in case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
43. Wherever the Vendee is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Vendee shall be read and construed as 'She, Her, Herself. These expressions shall also be modified and read suitably wherever the Vendee is a Firm, Joint Stock Company or any Corporate Body.
44. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

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 APARTMENT

All that portion forming a Deluxe flat bearing no. _____ on the first floor, in block no. 'A' admeasuring _____ sft. of super built-up area (i.e., _____ sft. of built-up area & _____ sft. of common area) together with proportionate undivided share of land to the extent of _____ 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	
South By	
East By	
West By	

WITNESSES:

1. _____

VENDOR

2. _____

VENDEE

SCHEDULE C

Specifications

Semi-deluxe flat:

- Structure: RCC
- Walls: 4"/6" solid cement blocks
- External painting: Exterior emulsion
- Internal painting: Smooth finish with OBD
- Flooring: 12" ceramic tiles
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted flush doors
- Electrical: Copper wiring with modular switches
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Standard ceramic tiles – 4 / 7 ft height
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand
- CP fittings: Branded quarter turn ceramic disc type.
- Kitchen platform: Granite slab with 2 ft dado and SS sink

Deluxe flat (same as semi-deluxe flat with following alterations):

- Flooring: 24" vitrified tiles
- Other doors: Painted panel doors
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height
- Kitchen: Modular kitchen of specified design

Luxury flat (same as deluxe flat with following additions):

Fully furnished flat with:

- Drawing: Sofa set 2 + 1 + 1 or 2 + 2, centre table, 1 side table, TV unit
- Dining: 6 seater dining table with chairs in solid wood, buffet cabinet
- Master bedroom: Queen size bed with two night stands in solid wood, 6'x7' wardrobe, laminated wooden flooring, dressing table
- Other bedrooms: Queen size bed with two night stands or a pair of single beds with 1 night stand in solid wood, 4'x7' wardrobe.
- Soft furnishings:
 - Highlighted or textured wall paint on 1 wall in each room
 - Light fittings and fans for all rooms
 - Mirrors in bathrooms
 - Curtains in all rooms
 - Mattress, pillows and bedspread for all beds.
 - Decorative lamps, wall hangings, cushions, planters, rugs for all rooms as per design requirement.

Note:

1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Builder and subject to change from time to time without prior notice.
9. Specifications / plans subject to change without prior notice

Plan showing Flat No. _____ on the first floor in block no. ' ' of Vista Homes at Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District.

Vendor: M/s. Vista Homes
Buyer:
Flat area: sft.
Undivided share of land: sq.yds

Boundaries :

North by:
South by:
East by:
West by:

N ← ●

WITNESSES:

1.

VENDOR

2.

VENDEE

శాసనసభ కార్యదర్శి

GOVERNMENT OF ANDHRA PRADESH
REGISTRATION AND STAMPS DEPARTMENT
MARKET VALUE ASSISTANCE

Date : 11-02-2013
SRO Name : 1526 KAPRA

Request No:
Transaction: SALE DEED

DETAILS OF LAND

Local Body : 2 SPI/Selection Grade Municipality
Village Town: 1511012, Kapra (M)
Habitation Locality: KAPRA
Survey Number : 193, 194, 195
Nature of Use: 09, RESIDENTIAL VACANT LAND

Ward No 1
Block No 3
House No -
Plot No -
Extent : 24698.67 Sq. Yards
Unit Rate 2300 Per Sq. YARD

Flat(Y) Non- Flat (N) (N)

No. of Floors : 0

Floor	Structure Type	Built Up Area	Stage of Construction	Age of Building
-	-	-	-	-

Land Cost: 56806941

Structure Cost :

Market Value : 56806941

DUTY FEE PAYABLE

Stamp Duty :
Regn.
Fees

2840347

Transfer Dt

1136139

284035

Total :

4260521

NOTE: 1. The Value Shown are valid till the Next General Revision

2. Document has to be Executed on stamp paper worth (Stamp Duty + Transfer Duty), outside twincities.

SUB-REGISTRAR

SIGNATURE OF REGISTERING OFFICER

S No	Name of Nominee	Sum of Super-built-up Area	Sum of Undivided share of land	Sum of Investors Share - Nos
1	A Malla Reddy	8,410	510.91	8
2	B Anand Kumar	2,170	131.83	2
3	Bassar N Mulani	4,340	263.66	4
4	Chandra P Mulani	3,120	189.54	3
5	Jayesh Mulani	4,070	247.25	4
6	Jintendra Kamdhar	17,090	1,038.22	16
7	Madhu B Mulani	4,070	247.25	4
8	N Kiran Kumar Reddy	4,070	247.25	4
9	P. Chandashekar Reddy	17,360	1,054.62	16
10	Pankaj Sanghvi	16,950	1,029.71	15
11	Pradep N Mulani	3,390	205.94	3
12	Ratan Mulani	7,460	453.20	7
13	Srinivas Reddy	950	57.71	1
14	Suman R Mulani	7,460	453.20	7
15	V Ramesh	950	57.71	1
Grand Total		101,860	6,188	95

APPROVED BY
13 MAR 2013
SORANI MODI
MANAGING DIRECTOR

VISTA HOMES

Head Office : 103, First Floor, Hariganga Complex, Ranigunj, Sec-Bad-500- 003



Letter of Confirmation

Date 25.3.13

To,
Mr. Pankaj Sanghvi,
S/o. Shri. Chandrakanth Sanghvi,
R/o. 504/A, Chandan Co-op Housing Society,
Dadabhai Cross Road No. 3,
Vile Parle (West),
Mumbai – 56.

- Reference :-1. Agreement of sale dated 20.3.13 for purchase of flat no. B 107, C 007, C 206, E 408, F 002, F 105, F 208, F 402, H 008, H202, H 305, I 006, I 205, I 402 & I 408 at Vista Homes, Kapra, Hyderabad.
2. Sale deed for 1029.71 sq yds of undivided share of land out of total land admeasuring Ac. 5.25 gts forming Sy. Nos 193, 194 & 195 of Kapra Village, Hyderabad.
3. Agreement for construction dated 25.3.13 for construction of flat no. B 107, C 007, C 206, E 408, F 002, F 105, F 208, F 402, H 008, H202, H 305, I 006, I 205, I 402 & I 408 at Vista Homes, Kapra, Hyderabad.

Dear Sir,

At your request we hereby confirm the following:-

1. You shall be entitled to sell the flats purchased by you at any time before, during or after construction of the said flats, to any intending purchaser of your choice without any letter of hindrance or objection from M/s. Vista Homes.
2. In case you choose to re-sell or transfer the said flats to your nominee or any intending purchaser, any payments made by such a nominee / purchaser shall be deem to discharge of your liabilities to M/s. Vista Homes.
3. Clause no. 13 in the agreements of sale for the said flats shall hereby stand deleted and the other terms and conditions shall continue to be inforce.
4. Clause no. 17 in the agreements of construction for the said flats shall hereafter stand deleted and the other terms and conditions shall continue to be inforce.

Thank You.

Yours sincerely,
For Vista Homes,

Soham Modi,
Partner.

Confirmed & Accepted

Signature: _____

Name: _____

Date: _____

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శ్రీమతి / శ్రీ

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము సున్ను కొనడమైనది.

దస్తావేజు విలువ	దస్తావేజు విలువ రూ.	దస్తావేజు విలువ రూ.	దస్తావేజు విలువ రూ.	దస్తావేజు విలువ రూ.	దస్తావేజు విలువ రూ.
304000	100	100	100	100	100
100	100	100	100	100	100
P-232/13	P-232/13	P-232/13	P-232/13	P-232/13	P-232/13
150	200	230	230	230	230
15100	28200	22600	22600	22600	22600
100	100	100	100	100	100
60000	11300	9400	9400	9400	9400
1	1	1	1	1	1
22800	42600	35500	35500	35500	35500
22800	42600	35500	35500	35500	35500

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26/3/13

వాపసు తేది

26/3/13

If Document is not claimed within 10 days from the date of Registration, sale/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 charged.

దస్తవేజు స్వభావము	Sales	Sales	Sales	Sales	(C.P.)
దస్తవేజు విలువ	1042000	569000	420000	2380000	
స్టాంపు విలువ రూ.	100	100	100	100	
దస్తవేజు వెంటరు	P. 244/13	P. 244/13	P. 244/13	P. 244/13	24/3
రిజిస్ట్రేషన్ రుసుము	5215	2845	2180	11940	24/3
టీటు స్టాంపు(D.S.D.)	52050	28350	21700	119300	24/3
G.H.M.C (T.D.)	20860	11380	8720	44760	24/3
యూజర్ ఛార్జీలు	100	100	100	100	24/3
అదనపు షేట్లు					
5 x					
మొత్తం	78225	42675	32700	179100	24/3

(అక్షరాల) ML

రవాణాశాఖ ముద్ర

తేది 26/3/2013

వాసు మేది

హైదరాబాద్ రవాణా శాఖ

If Document is not claimed within 10 days from the date of Registration, sale custody fee (సుదీర్ఘతా) will be levied. every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/-

దస్తవేజు నిలువ	607000	1100000				
స్థాంతు నిలువ రూ.	100	100				
దస్తవేజు నెంబరు	P. 9248/13	P. 249/13				
రిజిస్ట్రేషన్ రుసుము	3035	5215				
లోటు స్థాంతు(D.S.D)	30250	52050				
GHMC.(T.D.)	12140	20860				
యూజర్ ఛార్జీలు	100	100				
అదనపు షీట్లు	/	/				
5 X						
మొత్తం	45525	78225				

(అక్షరాల NIL రూపాయలు మాత్రమే)

తేదీ 26/2/13

వాసము తేదీ _____

if Document is not claimed within 10 days from the date of Registration, sale custody fee of Rs. 500/- will be levied.
every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

(Signature)
హడ్ రిజిస్ట్రారు

26/2/13
608831

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1974/144
G.V. 0000000000

శ్రీమతి / శ్రీ _____

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము _____

దస్తావేజు విలువ _____

స్థాపన విలువ రూ. _____

దస్తావేజు నెంబరు _____

రిజిస్ట్రేషన్ రుసుము _____

లోటు స్థాపన(D.S.D.) _____

GHMC (T.D.) _____

యాజర్ ఛార్జీలు _____

అదనపు షేట్లు _____

5 x _____

మొత్తం

(అక్షరాల _____)

తేది 26/3/13

వాతము తేది _____

If Document is not claimed within 10-days from the date of Registration, safe custody fee of Rs. 500/- will be levied.
every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

హాదాయాలు సహితము
రెవెన్యూ డివిజన్
హైదరాబాద్

1776710050

181950

22800

(4) 610826
26/3

26/3

26/10827

26/3

34616829

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14610820

26/3

26/3

26/3

26/3

ఆంధ్రప్రదేశ్ ప్రభుత్వం
ఆంధ్రప్రదేశ్ ప్రభుత్వం

క్రమం / కీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు సమము సమము క్రింద ఉన్నవి

దస్తావేజు నమూనా

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దస్తావేజు విలువ

304000 569000 304000 134000 100

స్థాంతు విలువ రూ.

100 100 100 100 100

దస్తావేజు నెంబరు

P-238/13 P-238/13 P-238/13 P-238/13 P-238/13

రిజిస్ట్రేషన్ రుసుము

1520 284 1520 620 610834

లోటు స్థాంతు (T.D.)

15100 28330 15100 6600 610834

GHMC (T.D.)

100 100 100 100 100

యూజర్ ఛార్జీలు

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రూపాయలు మాత్రమే)

తేది

26/3/13

వాసము తేది

26/3/13

If Document is not claimed within 10 days from the date of Registration, sale custody fee of Rs. 500/- will be levied.

every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

Dear Manesh Bhai,

I have incorporated all the points requested by you in a separate letter of confirmation. Standard agreement of sale, sale deed and agreement of construction have been submitted to several banks for project approval for housing finance. Its expensive and time consuming to make minor changes to such drafts as re-approval is required. Therefore, it is done by way of a letter of confirmation.

Request for specifying exact dates of payments for each flat will make the MOU voluminous and the dates are contained in the agreement of sale.

There is no annexure to be attached for car parking as car parking numbers shall be allotted after completing construction. Car parking is clearly mentioned in agreement of sale.

The retirement deed cannot mentioned allotment of 6188 sq. yds of land to the retiring partners not it can mention the flats to be constructed thereon, as it entitles a stamp duty of 5%. Besides land is not being allotted to continuing partners – it is been sold to them by registered sale deed before the date of retirement.

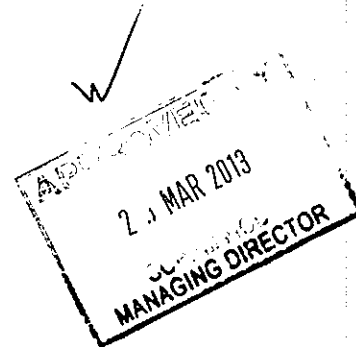
The indemnity clause shall be suitably modify and included in the retirement deed.

Ledger copies, B/S and P/L statement shall be sent shortly.

Regards,

Soham Modi.

Attachments:- 1. Draft letter of confirmation.
2. Modified partnership deed.



draft for your final approval.

Letter of Confirmation

To,
Mr. Pankaj Sangvi,
504/A, Chandan Co-Operative Housing,
Dadabhai X Roads,
No. 3, Ville Parle,
(West) Mumbai – 400 056.

Date 31.3.13

Subject: Confirmation of accounts.

Dear Sir,

The ledger copies in the books of M/s. Vista Homes of your capital account is attached herein. As per your advise we have debited amounts towards purchase of land and towards construction of flats on the land purchased by you *(w/ your nominees)*

Please sign a copy of this letter and all pages of the ledger enclosed herein as your confirmation of the same.

Thank You.
Yours sincerely,
For Vista Homes,

Soham Modi.
Managing Partner.

Agreed and Confirmed by:

Mr. Pankaj Sanghvi,

Sign : _____

Place : _____

Date : _____

Enclosed: Ledger copy capital account of Mr. Pankaj Sanghavi.

M/s. Vista Homes investors U/s. of Land Registration Expenditure:									
Sl. No.	Document No.	Name of the Investor	U/s. of Land	Consideration	Reg. Charges	Incidental Charges	Other Expenditure	Total Taxes	
1	1532/13	Dr. A. G. Prasad	131.83	303209	22800	5555	128	28483	
2	1533/13	Mr. Jayesh P. Mulani	247.25	568675	42675	5555	128	48358	
3	1534/13	Mr. Pradeep N. Mulani	205.95	473685	35550	5555	128	41233	
4	1535/13	Mr. A. Malla Reddy & Others	115.43	265489	19950	5555	128	25533	
5	1536/13	Mr. B. Anand Kumar	131.83	303209	22800	5555	128	28483	
6	1537/13	Mrs. Madhu B. Mulani	247.25	568675	42675	5555	128	48358	
7	1538/13	Mr. A. Malla Reddy	131.83	303209	22800	5555	128	28483	
8	1539/13	Mr. K. Srinivas Reddy	57.71	132733	10050	5555	128	15733	
9	1540/13	Mr. Pankaj Sanghvi	1029.75	2368425	177675	5560	128	183363	
10	1541/13	Mr. S. Srinivas	57.71	132733	10050	5555	128	15733	
11	1542/13	Mr. P. Chandra Shekar Reddy	1054.64	2425672	181950	5560	128	187638	
12	1543/13	Mr. K. Venkata Chalapati Rao	131.83	303209	22800	5555	128	28483	
13	1544/13	Mrs. Suman R. Mulani	453.2	1042360	78225	5555	128	83908	
14	1545/13	Mr. Nareddy Kiran Kumar	247.25	568675	42675	5555	128	48358	
15	1546/13	Mrs. Chandra P. Mulani	189.54	435942	32700	5555	128	38383	
16	1547/13	Mr. Jeenay Jilendra Kamdar	1038.23	2387930	179100	5555	128	184783	
17	1548/13	Mr. Bassar N. Mulani	263.66	606418	45525	5555	128	51208	
18	1549/13	Mr. Ratan M. Mulani	453.2	1042360	78225	5555	128	83908	
			6188	14232608	1068225	100000	2300	1170525	
Other Expenditure:									
Bank Charges for Bundles			500						
Affidavit 18 nos.			1800						
			2300						
Prepared By: <u>K. Prabhakar Reddy</u> Date: <u>01/06/13</u> Approved By: <u>[Signature]</u> Date: <u>01/06/13</u> APPROVED BY: <u>[Signature]</u> DATE: <u>01/06/13</u> W									

విస్తీర్ణము చదవము	19700000			
విస్తీర్ణము సెంటు	19700000			
స్థానము	1000			
దస్తావేజు నెంబరు	848/13			
రిజిస్ట్రేషన్ రుసుము	9050			
లోటు స్టాంపు(D.S.D.)				
GHMC (T.D.)	90000			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు				
5 x	36200			
	1			
మొత్తం	137450			

554886
25/2

(అక్షరాల)

రూపాయలు మాత్రమే)

తేది 27/1/13

వాపసు తేది

B. R. Srinivas
సబ్ రిజిస్ట్రారు

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.

The Vistas
Vista
HOMES

Sy. Nos. 193 to 195, Kushaiguda,
Hyderabad - 500 062. Ph: +91-40-6464 4006.
Owned & Developed by M/S VISTA HOMES



MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: S-4-187/384, II Floor, M.G. Road,
Secunderabad - 500 003.
Phone : +91-40-66335551
Email: info@modiproperties.com
www.modiproperties.com

Copy of each type of shoe rack
NOTICE

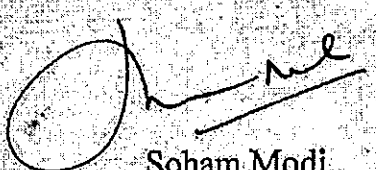
Date: 14.08.2015

To,
The Residents,
Vista Homes,
Kushaiguda,
Hyderabad.

Several co-opted members have made a request to amend the rule regarding shoe rack in passages. Accordingly the following has been decided.

1. Installing the shoe rack of standard size and colour shall be permitted. A photo of shoe rack is attached herein. A sample of the shoe rack is available at our site office.
2. The shoe rack shall be purchased through approved suppliers by direct payment to them at the rate of about Rs. 2,600/-
3. The shoe rack shall be installed 6 inches above the floor level.
4. All other types of shoe racks will not be permitted in the passage.

For further details please contact our Project Manager - Madhu, phone no. 9502211499, email madhu@modiproperties.com.


Soham Modi.

RECEIPT

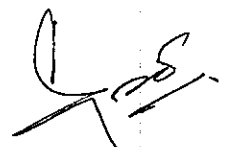
Received a sum of Rs. 25,000/-/- (Rupees Twenty-Five Thousand Only) by cheque no. 008201 dated 04.11.2015 drawn HDFC Bank from M/s. Vista Homes represented by Mr. Soham Modi having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. road, Secunderabad – 500 003 towards full and final refund of amount paid for flat no. H-007 in the project known as Vista Homes situated at Sy.no.193, 194, 195 Kapra, Keesara Mandal, Hyderabad.

I further certify that I have no right, title, interest or claim of whatsoever nature against M/s. Vista Homes or flat no. H-007 in the above referred project.

Date: 04.11.2015

Place: Secunderabad

Signature:


(Sreenivasarajula)

Name: Sai Kumar Raju

Address: H.no.5-20,

Behind Venkateshwara Theator,

Sathupally, Khammam – 507303.



(Owned & Developed by M/s. Vista Homes)
Sy. Nos. 193 to 195, Kushaiguda, Hyderabad - 500 062
Phone: +91-40-6464 4006.
email: vista@modiproperties.com



MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/3&4, II floor,
M.G. Road, Secunderabad - 500 003.
Phone: +91-40-66335551. Fax: +91-40-27544058
email: info@modiproperties.com
Visit us at: www.modiproperties.com

1226

No:

BOOKING FORM

Name of Purchaser	J. SAI KUMAR RAJU		
Name of Father/Spouse	J. HANUMANTH RAJU	Age	35 YEARS
Address:	H.NO: 5-20, BEHIND VENKATESHWARA THEATRE. SATHUPALLY, KHAMMAM - 507303.		
Occupation:	PHARMA SALES - ASM.		
Phone	Office	Home	9885657497
	Mobile	Email	9502302427 sai.kumar.raju@yahoo.com
Flat No.	Block - H '007'	Flat Area	950 sft.
Total Sale Consideration:	Rs. 24,74,050		
(In Words)	Rupees. TWENTY FOUR LACS SEVENTY FOUR THOUSAND FIFTY ONLY.		
Type of Flat	☒ Luxury ☒ Deluxe ☒ Semi deluxe		
Booking Amount	Rs. 25,000/-		
Receipt No	10541	Date	11/09/2015.
Payment Terms			
Installment No.	Due Date	Amount	
I installment	Within 15 days of booking 26/09/2015	2,00,000/-	
II installment	Within 45 days of booking 26/10/2015	3,70,000/-	
III installment	Within 7 days of completing slab	15,00,000/-	
IV installment	Within 7 days of completing brickwork and internal plastering	1,79,000/-	
V installment	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint		
VI installment	On completion	2,00,000/-	
Payment through	☒ Housing Loan ☒ Own sources		
Remarks:	REGISTRATION + VAT + SERVICE TAX + STAMP DUTY AS PER APPLICABLE		
PPT No. 150.			

I hereby declare that I have gone through and understood the terms and conditions mentioned overleaf and shall abide by the same.

Date: 11/09/2015

Place: HYDERABAD.

Signature of Purchaser:

For M/S. VISTA HOMES

Signature:

Name:

Booked by: G. NARIN.

Note:

M/s. Vista Homes, a partnership firm is the Owner / Builder / Developer of Vista Homes. All payments shall be made directly in favour of M/s. Vista Homes. The term Builder shall mean and include both M/s. Modi Properties & Investments Pvt. Ltd. and M/s. Vista Homes.

Vista Homes

Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G Road,
Secunderabad - 500 003. Ph: +91 40 66335551

Letter of confirmation

Date: 11/09/2015

To, J. Sai Kumar Raju
S/o J. Hanumantha Raju
Channarayana

Sub.: On time payment discount.

Ref.: Your booking for flat no. 007, Block-4 in our project known as Vista Homes at Survey No. 193 to 195, Kusaiguda, Hyderabad - 500062, vide booking form no. dated

Dear Sir / Madam,

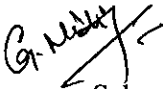
We hereby confirm our offer for on time payment discount of Rs. 50 /- per sft (Rupees Fifty only) on the said flat on the following terms and conditions.

1. The said discount shall be adjusted in your instalment at the time of clearing all the dues including VAT, Service Tax, stamp duty and registration charges.
2. This discount shall be given to you if all instalments mentioned in the booking form / Agreement of sale are paid to us on or before the due date mentioned therein.
3. This offer stands void in case of default of any of the above conditions by the Purchaser.
4. Other conditions mentioned in booking form, Agreement of Sale, Sale deed, Agreement for construction etc., shall apply.

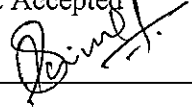
Please sign a copy of this letter as your confirmation of accepting the above terms and conditions.

Thank You.

Yours sincerely,


Manager - Sales.

Confirmed & Accepted

Signature: 

Name: J. Sai Kumar Raju

Date: 11/09/2015

Letter of confirmation

To,
J. Sai kumar Raju,
S/o. J. Hanumanth Raju.
Khammam.

Date: 11/09/2015

Sub.: 'Free Modular kitchen' offer.

Ref.: Your booking for flat no. 007 in block H. our project known as 'VISTA HOMES' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad - 500 062, vide booking form no. 1226, dated 11/09/2015.

Dear Sir / Madam,

We hereby confirm our offer to provide a modular kitchen free of cost for the said flat on the following terms and conditions:

1. The Modular kitchen shall be provided free of cost only if I and II installment are paid in time.
2. Modular Kitchen shall be of a standard design & size, as per our company policy, without hob and chimney. We reserve the right to choose a Vendor of our choice.
3. This offer stands void in case of default of any of the above conditions by the Purchaser.
4. Other conditions mentioned in booking form, Agreement of Sale, Agreement for Construction, Sale Deed, etc., shall apply.

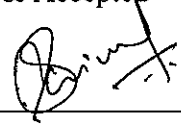
Please sign a copy of this letter as your confirmation of accepting the above terms and conditions.

Thank You.

Yours sincerely,

G. N. S. 11/09/2015.
Sr. Manager-Sales

Confirmed & Accepted

Signature: 

Name: J. Sai kumar Raju

Date: 11/09/2015.

Model flats can be sold to intending customers. The flat will be leased back to Vista. It will be used as model flat for 2 years. Sale consideration shall be as per PPT as deluxe. However charge extra as follows:

	B105 2 BHK	B61 ✓ 3 BHK	6nd.
Without furniture for false ceiling	35,000/-	40,000/-	
Fully furnished	2,50,000/-	3,00,000/-	
<u>Offer for rent:</u>			
	2 BHK	3 BHK	
Not furnished	7,500	9,500	
Fully furnished	9,500	12,500	

Deposit 3 months. Rent increase 5% per annum.

Lease period 2 + 1 years.

*Sale consideration must be received in 60 days from booking.

✓
APPROVED BY
11 DEC 2015
SUNAM MOH
MANAGING DIRECTOR

Model flats can be sold to intending customers. The flat will be leased back to VUTA. It will be used as model flat for 2 years.

Sale consideration shall be as ~~flat~~ per plot. ^{or deluxe} However charge extra as follows:

	2 BHK	3 BHK
Without furniture for false ceiling	35,000/-	40,000/-
Fully furnished	2,50,000/-	3,00,000/-

Offer for rent:

	2 BHK	3 BHK
Not furnished	7,500/-	9,500/-
Fully furnished	9,500/-	12,500/-

* Deposit 3 months, Rent increase 5% p.a.

Lease period 2 + 1 years.

* Sale consideration must be received in 60 days from booking.

8/12/15

Model flats can be sold to intending customers. The flat will be leased back to Vista. It will be used as model flat for 2 years. Sale consideration shall be as per PPT as deluxe. However charge extra as follows:

	<u>2 BHK</u>	<u>3 BHK</u>
Without furniture for false ceiling	35,000/-	40,000/-
Fully furnished	2,50,000/-	3,00,000/-

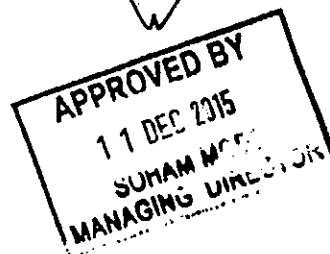
Offer for rent:

	<u>2 BHK</u>	<u>3 BHK</u>
Not furnished	7,500	9,500
Fully furnished	9,500	12,500

Deposit 3 months. Rent increase 5% per annum.

Lease period 2 + 1 years.

*Sale consideration must be received in 60 days from booking.



sohammodi@modiproperties.com

From: <vista@modiproperties.com>
Date: 05 January 2016 13:43
To: "vista association" <vistaassociation@gmail.com>; <soham@modiproperties.com>
Cc: <cr@modiproperties.com>
Subject: Re: Providing dustbeans big -reg.

Dear Sir/Madam,

At the same day again we went to Kapra GHMC office to meet Mr.Sudharshan (Sanitary Supervisor) and discussed the same about the garbage person. He clearly told that he has to come to each flat to collect garbage must. Coming to the rate at last he was agreed for Rs.70/- per each flat in front of Sanitary supervisor.

The same note forwarded to our MD sir and waiting for the reply.

Regards
J.Rambabu
Admin-Vista homes

On Wednesday, 23 December 2015 4:15 PM, vista association <vistaassociation@gmail.com> wrote:

Sir,

The dust collecting boy demanding additional rs.50/- per flat for colleting door to door in the meeting held today by 3.00 pm with Mr. Rambabu and women.

In view of the above, it is requested to provide two big dustbeans in open area and to appoint a colleting boy for colleting the same from door to door and dump in beans immediately to avoid the inconvenience of vista homes women.

Thanking you,

Regards,
Women co.opt members,
Vista Homes

05-01-2016

sohammodi@modiproperties.com

From: <vista@modiproperties.com>
Date: 25 January 2016 14:12
To: "Soham Sir" <sohammodi@modiproperties.com>; "Vista Homes" <vista@modiproperties.com>;
 "Madhu T." <madhu@modiproperties.com>
Subject: Issues at Vista homes - reg

Dear sir,

Please check the details of issues to be discuss

1. Garbage : Garbage lifter is demanding Rs.70/- per flat, previously we have paid Rs.2500/- per month for lifting garbage from door step. Coming to the Greenwood Residency for garbage person they have paid Rs.5000/- per month, right now he is also demanding the same per flat.

2. New year party bachelors issue : The issue is closed by the Co-opted members after discussions made with owners and the bachelors are vacating the flats by Feb-16.

3. Newly appointed committee members : New members are directly appointed without any official intimation given to the builder, list as follows

President : Y.Ramalingareddy - I-004
 Honorary president : VMVS.Satyanarayana - I-206
 General Secretary : P.Surya babu - A-202
 Vice president : V.Rajeshwari - I-206
 Organizing secretary : S.Veerabrahma chary - B-109
 Treasurer : K.Nagaraj varma - B-303
 Secretary : Jagath singh - I-109
 Technical support secretary : B.Abhiram - B-301
 Executive member : K.Siva kumar - A-405
 Executive member : K.Chandra sekhar - A-206
 Executive member : N.Phanindranath - B-009

*Area to
send notice!*
 27/01/16

4. New borewells : Required new borewells per each block

5. Cafeteria - One person is ready to run cafeteria in club house asking about the rent details and agreement.

regards,

T.Madhu - Asst project manager

J.Rambabu - Admin manager

Vista homes

RECEIPT

Received a sum of Rs.1,75,000/- (Rupees One Lakh Seventy-Five Thousand Only) by cheques (details given below) drawn on HDFC Bank Ltd R P Road Secunderabad Branch from M/s. Vista Homes represented by Mr. Soham Modi having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 towards full & final payment refund of amount paid for Block C, Flat.no.201 in the project known as Vista Homes situated at Sy. nos. 193 to 195, Kushaiguda, Hyderabad – 500 062. after deducting cancellation charges and other expenses amounting to Rs. 50,000/-.

We further certify that the booking and agreement of sale for the said flat is cancelled and that we have no right, title, interest or claim of whatsoever nature against M/s. Vista Homes or flat no. H-308 in the above referred project.

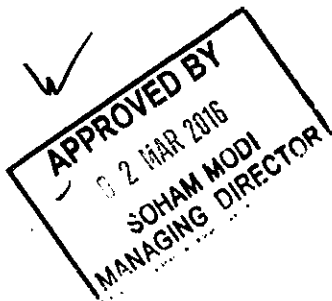
S.no	Cheque No	Date	Amount
1	008989	05.03.2016	25,000.00
2	008990	12.03.2016	25,000.00
3	008991	19.03.2016	25,000.00
4	008992	26.03.2016	25,000.00
5	008993	02.04.2016	25,000.00
6	008994	09.04.2016	25,000.00
7	008995	16.04.2016	25,000.00
	TOTAL		1,75,000.00

Date: 02.03.2016
Place: Secunderabad

Signature:

Name: P Sesha Valli

Address: 12-13-1155/1, flat.no.101,
Sriven Residency,
S.T.no.10, Lane-1,
Tarnaka-500017.



[Handwritten signature]

sohammodi@modiproperties.com

From: <gbrambabu@modiproperties.com>
Date: 11 March 2016 16:15
To: "SRIKANTA" <srikant@kitchen-by-design.com>; "christopher" <chris25oct@gmail.com>;
"christopher" <christopher@kitchen-by-design.com>
Cc: "vista" <vista@modiproperties.com>; <madhu@modiproperties.com>
Subject: H.301.Kitchen purchase order -cancellation

Dear Mr.Srikant,

This is to bring to your kind notice that the customer of H.301 of Vista Homes namely, Mr.Satish Kumar Patel has visited your show room for a kitchen extended to him and paid an amount of Rs.18,000/- for the extra designs.However a P.O has not been issued by us.Now Mr.Satish Kumar Patel has planned for his own Kitchen and requested us to adjust/reimburse the amount paid to you.

We have accepted his request and reimbursing the amount of Rs.18000/- and please cancel his order for the extra designs .

The reimbursed amount of Rs.18000/-shall be adjusted with your accounts by us.
Please confirm the transaction at an earliest.

Regards,

G B Rambabu

Asst. General Manager Customer Relations | +91 98496 48945 | gbrambabu@modiproperties.com
Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551 |
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities

*Debit to Linus.
Credit to Customer!*

APPROVED BY
14 MAR 2016
SOHAM MODI
MANAGING DIRECTOR

APPROVED BY
14 MAR 2016
SOHAM MODI
MANAGING DIRECTOR

file vista

Dt. 04.04.2016.

Sir,

Please find enclosed herewith information given by GHMC under RTI Act in respect of garbage lifting charges.

In this letter GHMC has specified minimum charges payable per house per month is Rs. 50/- but they have not mentioned payment to be made in respect of group housings.

Shall we apply to GHMC by mentioning this RTI reply asking them to provide information how much amount will have to pay per flat in group housings.

 Kanaka Rao

GREATER HYDERABAD MUNICIPAL CORPORATION
ALWAL CIRCLE NO.16

From
The Asst. Medical Officer of Health,
Alwal Circle No.16, GHMC

To,
Sri Sambasiva Raav
H.No.1-5-431/33/12
Sri Nagar, Jonnabanda Village
Baram (P.O) Old Alwal
Secunderabad - 500010

RTL.No .96/H&S/C16/GHMC/2015-16 . Date: 19.02.2016

Sir,

**Sub: GHMC-North Zone-Alwal Circle No.16 -Health & Sanitation -
Furnishing Information RTI Act, 2005 - Reg.**

Ref: Representation of Sri. Sambasiva Rao dt.6/11/2015.

With reference to the petition vide ~~reference~~ cited, the required information sought for therein is furnished below:

- | | |
|--|--|
| 4. Each Trolley be collected Garbage from Houses the total number of houses were allotted sanctioned what is basis timings how much to be paid by house owner per month of Free of cost. | <ul style="list-style-type: none">• Each Auto Trolley will cover 500 to 800 houses.• Rickshaw Pullers cover 200 to 400 houses.• Minimum 50 Rupees per house per one month• Each house should be covered daily |
|--|--|

This is for information please.

Yours faithfully,

uili
Asst Medical Officer of Health
Cir.No.16(NZ)GHMC

Copy Submitted:
The Zonal Commissioner (NZ) GHMC.
The Dy. Commissioner, GHMC, Alwal Circle.

175A


Construction Drawings maintained at Vista Homes site.			
Prepared By: T. Madhu			
Date: 15-04-2016			
	Block	Drawing Details	Remarks
1	A-Block	Structural Drawing	Office Copy
2	A-Block	Archetectural Drawing	Office Copy
3	A-Block	Lift Drawings	Office Copy
4	B-Block	Structural Drawing	Office Copy
5	B-Block	Archetectural Drawing	Office Copy
6	C-Block	Structural Drawing	Office Copy
7	C-Block	Archetectural Drawing	Office Copy
8	H-Block	Structural Drawing	Office Copy
9	H-Block	Archetectural Drawing	Office Copy
10	G-Block	Structural Drawing	Office Copy
11	I-Block	Archetectural Drawing	Office Copy
12	I-Block	Structural Drawing	Office Copy
13	Club House	Archetectural Drawing	Office Copy
14	Club House	Structural Drawing	Office Copy
15	Club House	False Ceiling Drawing	Office Copy
16	Club House	Flooring Drawing	Office Copy
17	Club House	Electrical layout	Office Copy
18	Club House	Furniture Drawing	Office Copy
19	A&I Block	Parking Drawings	Office Copy
20	A&I Block	Electrical Drawings	Office Copy
21	A,I&B,H Block	Plumbing Drawings	Office Copy
22	Common Amenities	Totlot A&I block Front Side	Office Copy
23	Common Amenities	Structural Drawing	Office Copy
24	Common Amenities	A) Retaining wall Dwgs	Office Copy
		B) Compound wall Dwgs	Office Copy
		C) Labour Quarters Dwgs	Office Copy
25	Common Amenities	A,B,I & H Central Landscape	Office Copy
26	2&3 BHK	False Ceiling Drawing	Office Copy
27	Tiles Design Patterns	Archetectural Drawing	Office Copy
28	Grills Design	Working Drawings	Office Copy
29	Utility Files	Working Drawings	Office Copy
30	All Block Drainage Plans	Working Drawings	Office Copy
31	Car Parking	Working Drawings	Office Copy

Madhu
 15/4/16

20/4/16

Note:-

B.R. Industries

Amounts to be paid bill were adjusted.

Certify copies to be received from U.P.

Informed to Supplier he will send by Courier
kindly give an approval for payment.

Account has confirmed that to pay.

kindly consider Sir.

Purchase

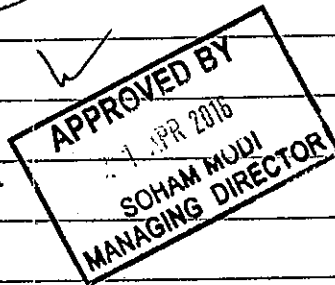
Purchase.

How much to pay?

24/4/16

Rs: 19,008/- Sir.

pay!



Vista Homes (15-16)
#5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

B R Industries
Ledger Account

1-Apr-2015 to 31-Mar-2016

Date	Particulars	Cheque No	Vch Type	Vch No./Excise Inv.No.	Narration	Debit	Credit
17-4-2015	To HDFC Bank R P Road	005750	Bank Payment	BP\29	Ch. No. :005750 Being cheque issued to B R Industries towards 50% advance for purchase of lamp stands against P O No 29484 & Date 15-4-2015	14,190.00	
1-6-2015	To HDFC Bank R P Road	006684	Bank Payment	BP\43	Ch. No. :006684 Being cheque issued to B R Industries towards 50% advance payment for purchase of furniture table lamps vide P O No 30165 & Date 1-6-2015	5,375.00	
17-7-2015	To HDFC Bank R P Road	007194	Bank Payment	BP\2	Ch. No. :007194 Being cheque issued to B R Industries towards purchase of furniture table lamps vide P O no 29484 & Date 15-4-2015	13,330.00	
	To HDFC Bank R P Road	007195	Bank Payment	BP\3	Ch. No. :007195 Being cheque issued to B R Industries towards purchase of furniture table lamps 50% advance already paid now balance 50% now paying vide po.no.30165	6,235.00	
11-12-2015	To HDFC Bank R P Road	008606	Bank Payment	BP\4	Ch. No. :008606 being cheque issued to BR Industries towards 50% advance payment for purchase of Lamp stands vide PO No 33332 & Date 9-12-2015	4,700.00	
21-3-2016	By Furniture		Purchase	951	Being purchase of table lamps vide bill.no.897 dtd:29/1/19 po.no.33332 dtd:9/12/16		18,800.00
31-3-2016	By HDFC Bank R P Road	008606	Bank Receipt	BR\8	Ch. No. :008606 Being stale cheque reversed	4,700.00	
	By Furniture		Purchase	875	Being purchase of table lamps vide bill.no.875 dtd:20/6/16 po.no.30165		27,520.00
	By Furniture		Purchase	873	Being purchase of table lamps vide bill.no.873 dtd:13/7/15 po.no.29484		11,818.00
	To Closing Balance					43,830.00	62,838.00
						19,008.00	
						62,838.00	62,838.00

INVOICE

B R Industries		Invoice No. 273		31-Mar-2016	
Consignee Vista Homes (15-16) # 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003. E-Mail :info@modiproperties.com					
SI No.	Description of Goods	Quantity	Rate	per	Amount
	<i>Furniture</i>				11,818.00
	Total				₹ 11,818.00
Amount Chargeable (in words) Indian Rupees Eleven Thousand Eight Hundred Eighteen Only					
E. & O.E					
Company's Sales Tax No. : Buyer's Sales Tax No. : Company's CST No. : Buyer's Inter State Sales Tax No. :					
for B R Industries					
Authorised Signatory					

INVOICE

B R Industries		Invoice No. 875		31-Mar-2016	
Consignee Vista Homes (15-16) # 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003. E-Mail :info@modiproperties.com					
SI No.	Description of Goods	Quantity	Rate	per	Amount
	Furniture				27,520.00
Total					₹ 27,520.00
Amount Chargeable (in words) Indian Rupees Twenty Seven Thousand Five Hundred Twenty Only					E. & O.E
Company's Sales Tax No. : Buyer's Sales Tax No. : Company's CST No. : Buyer's Inter State Sales Tax No.:					
					for B R Industries
					Authorised Signatory

13/4/16

NOTE:-

Sir, this bill was entered in DB but not sent to accounts. Supplier asking for payment this supplier from U.P.

Inward report from Sir is attached herin kindly approve it Sir.

Preshanker

Purchase.

A

PURCHASE DIVISION
Advice for approval for credit to supplier

Date: 18/4/15		Prepared by: Panchakas.P	
PO/WO no. 29484/30165		PO / WO Date 15.4.15 / 1.6.15	
Supplier Name B.R. Industries		PO/WO amount 39,130.00	
Firm/Company Vista Homes		Project name Vista Homes	
Sl. No.	Bill No.	Bill Date	Bill amount
01	873	13/6/15	11,610.00
02	875	20/6/15	27,520.00
			/
Amount A - Bills total (excluding transport & Hamali Charges):			39,130.00
Sl. No.	DC. No.	DC Date	DC matches MRN
			☒ Yes ☐ No
			☐ Yes ☐ No
			☐ Yes ☐ No
			☐ Yes ☐ No
Amount B - Other Credits :			—
Amount C - Other Debits :			—
Amount D (D=A+B-C) - Amount to be credited to the supplier:			39,130.00
Amount E - PO / WO value:			39,130.00
Amount F - Difference (A - E):			—
Quantity received as per PO / WO		☒ Yes ☐ Excess received ☐ Short received ☐ Other (explained below)	
Is difference between PO / Bill acceptable?		☒ Yes ☐ No (explained below)	
Excess / short material received		☒ Approved - within acceptable limits ☐ No (explained below)	
Close PO / WO		☒ Yes ☐ No - wait for balance material ☐ No (explained below)	
Advance paid / PDC given (deduct when paying)		☐ Yes - Rs. 19,565/- ☐ No	
Payment - due date		18/4/16	
Remarks:			
Approved by	Purchase Officer	Purchase Manager	Director Purchase
Sign:			
Date	18/4/15		
		Accounts - receiver of bill	Accountant
			Accounts Manager
			A. Sambasiva Rao
			18/4/15

Notes: 1. In case amount to be credited to supplier and the bills total does not match prepare JV for debit or credit. 2. Attach additional sheets if quantity of bills or DCs is more than the space provided. Clearly mark the space provided with 'see attachment'. 3. Purchase Officer can approve POs/WOs upto Rs. 5,000/-, and DCs upto Rs. 10,000/-. 4. Attach PO, DCs and bills to this advice. 5. In Amount A, exclude

Purchase Order

Page(s) 1 Of 1

12-Apr-16 3:41:47 PM

Original / Office Copy / Purchase Div.Copy

From Company : **Vista Homes**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
T I N No. : 36292192903

Supplier Details

BR Industries
Mohalla Sangyan, Saharanpur, UP India-247001

132 2641343.
9412130506.

Doc No	29484	43988
Doc Date	15-04-2015	
Quote No	Nil	
Quote Date	15-04-2015	
SupplyType	Supply	

Kind Attn : Mr.Balesh Jain.

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	VAT%	Amount
1 5544 - Furniture - Table Lamps - NA - Nos Night Stand, Brown	102.00	215.00	0.00	0.00	21930.00
2 5544 - Furniture - Table Lamps - NA - Nos Night Stand, Black	30.00	215.00	0.00	0.00	6450.00
Total Order Value . . .					28380.00

Rupees : Twenty Eight Thousand Three Hundred Eighty Only.

Terms and Conditions :-

Specification / Brand As per details given in the Quotation.

Payment Terms 50% Advance, Balance 50% after delivery.

Tax Inclusive of all taxes

Delivery Date Within 20 days

Delivery Location Vista Homes
Sy. No. 193, Kapra, Hyd. From ECIL take left in lane opposite MRR school
Phone. Contact: 9502211022

Penalty For Delay Nil

Transportation Cost Nil

Warranty Nil

Advance Paid Rs-14,190/- By cheque-005750, Dated-15-04-15 of HDFC Bank.

Other Terms We reserve the right to reject items not conforming to quality and specifications. Above order for, I-202,204,303,404,402,A-204,402,406,B-007,009,102,303,409,109,201,purpose.

Completion Date Nil

Measurment Nil

Security Nil

39180.

For **Vista Homes**

Authorized Signatory

Accepted the above Terms And Conditions

For **BR Industries**

Purchase Order

Page(s) 1 Of 1

12-Apr-16 3:41:47 PM

Original / Office Copy / Purchase Div.Copy

From Company : **Vista Homes**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
T I N No. : 36292192903

Supplier Details

BR Industries
Mohalla Sangyan, Saharanpur, UP India-247001

132 2641343.
9412130506.

Doc No	30165	44085
Doc Date	01-06-2015	
Quote No	Nil	
Quote Date	15-04-2015	
SupplyType	Supply	

Kind Attn : Mr.Balesh Jain.

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	VAT%	Amount
1 5544 - Furniture - Table Lamps - NA - Nos Night Stand, Brown	25.00	215.00	0.00	0.00	5375.00
2 5544 - Furniture - Table Lamps - NA - Nos Night Stand, Black	25.00	215.00	0.00	0.00	5375.00
Total Order Value . . .					10750.00

Rupees : Ten Thousand Seven Hundred Fifty Only.

Terms and Conditions :-

Specification / Brand As per details given in the Quotation.

Payment Terms 50% Advance, Balance 50% after delivery.

Tax Inclusive of all taxes

Delivery Date Within 20 days

Delivery Location Vista Homes
Sy. No. 193, Kapra, Hyd. From ECIL take left in lane opposite MRR school
Phone. Contact: 9502211022

Penalty For Delay Nil

Transportation Cost Nil

Warranty Nil

Advance Paid Rs-5,375/- By cheque-006684, Dated-01-06-15 of HDFC Bank.

Other Terms We reserve the right to reject items not conforming to quality and specifications. Above order for, Flat B-101, 105 pupose.

Completion Date Nil

Measurment Nil

Security Nil

Accepted the above Terms And Conditions

For **Vista Homes**For **BR Industries**

878

13-000000

VISTA Homes

V-Exp/Sec/Sec

10/1/84, 11/1/84

Dad

Sec. 100, SECUNDARIO-Sc

CLIN NO - 736292192703

NO. 1000000

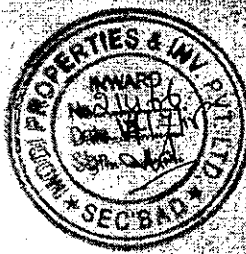
Take Lamp Bright/Black
50% 50%

57

215/-

610

Delivery at VISTA Homes.
By No. 173, 10/1/84, 11/1/84
Take left in 2nd floor to NICE
School.



Total amount 11610.00
advance 5575.00
Payable amount. 6235.00

Phone - 4066335531

10/1/84 9502277277

610



BR INDUSTRIES

Quality Woodwork and Furniture, Delhi, India

Under License No. 29484/2008

BR No.

Plakat 9502211022

Mr. VISHA SHARMA

Sy. No. 193, Kapsa, Hyderabad

From ECIL take left in Car opp.

MRR School

GOODS SENT BY V-6500000000

MR. M.

DOCUMENT THROUGH D/1000

NO. OF CARTONS (3)

ORDER No. 29484/2008

S.N.	PARTICULARS	QTY	Rate	Amount
1.	Wooden Lamp stand Brown	96.	215/-	20540.00
2.	" " " Black	32.	215/-	6880.00
				
EXEMPTED FROM SALES TAX				27520.00

BR INDUSTRIES
Delhi, India

F.A.O.

BR INDUSTRIES
Delhi, India

Other Receipts - Inwards

From : 07-07-2015 To : 07-07-2015

13-04-2016 12:01:24

MODI Properties

Company Name Vista Homes
Location Name Vista Homes

Inward	Date	Supplier Name	Item Name	Remarks	Qty	DC No	Veh No	Del By	R
14404	07-07-20	0000 - Not known	0000 - Item Not known	Supplier Name : Krishna traders Item name : Paint 2105 20 ltrs	4843		by van	Lakshman rao	Secu
14404	07-07-20	0000 - Not known	0000 - Item Not known	Supplier Name : Krishna traders Item name : Paint 8613 20 ltrs	1843		by van	Lakshman rao	Secu
14404	07-07-20	0000 - Not known	0000 - Item Not known	Supplier Name : Krishna traders Item name : Paint 4120 20 ltrs	1843		by van	Lakshman rao	Secu
14405	07-07-20	0000 - Not known	0000 - Item Not known	Supplier Name : Krishna traders Item name : Paint 4120 20 ltrs	1843		by van	Lakshman rao	Secu
14405	07-07-20	0000 - Not known	0000 - Item Not known	Supplier Name : Krishna traders Item name : Paint L 105 20 ltrs	4842		by van	Lakshman rao	Secu
14407	07-07-20	0000 - Not known	0000 - Item Not known	Supplier Name : Waseem vibrates Item name : Service charges	1		By auto	Srinivas	Secu
14407	07-07-20	0000 - Not known	0000 - Item Not known	Supplier Name : Waseem vibrates Item name : Petrol in ltrs	1		By auto	Srinivas	Secu
14407	07-07-20	0000 - Not known	0000 - Item Not known	Supplier Name : Waseem vibrates Item name : Welding	1		By auto	Srinivas	Secu
14407	07-07-20	0000 - Not known	0000 - Item Not known	Supplier Name : Waseem vibrates Item name : Engine oil in ltrs	1		By auto	Srinivas	Secu
14408	07-07-20	0000 - Not known	0000 - Item Not known	Supplier Name : Waseem vibrates Item name : Petrol pipe	1		By auto	Srinivas	Secu
14409	07-07-20	BR Industries	0000 - Item Not known	Supplier Name : Local purchase Item name : PVC connector	1		By bike	Sudharsha	Secu
14409	07-07-20	BR Industries	0000 - Item Not known	Supplier Name : Wooden lamps stands - black	32875		By auto	V-xpress	Secu
14409	07-07-20	BR Industries	0000 - Item Not known	Supplier Name : Wooden lamps stands - brown	96875		By auto	V-xpress	Secu

32
+ 96
128

250

Other Receipts - Inwards

From : 17-08-2015 To : 17-08-2015

MODI Properties

13-04-2016 12:01:24

Company Name Vista Homes

Location Name Vista Homes

Inward	Date	Supplier Name	Item Name	Remarks	Qty	DC No	Veh No	Del By	Re
14709	17-08-20	0000 - Not known	0000 - Item Not known	Supplier : Satya news paper Item name : paper bill	1		By bike	By party	Secur
14710	17-08-20	BR Industries	0000 - Item Not known	Item name : Wooden lamps stands - black & brown	(54878)		By auto	Srinivas	Secur
14711	17-08-20	0000 - Not known	0000 - Item Not known	Supplier : Shrisha book depot Item name : Ball pens blue	3		By bike	Rambabu	Secur
14712	17-08-20	0000 - Not known	0000 - Item Not known	Supplier : Local purchase Item name : Oxygen refilling charges	1		By bike	Srinivas	Secur
14713	17-08-20	0000 - Not known	0000 - Item Not known	Supplier : Prakash hardware Item name : Sand screening mesh in bindles	17909		By bike	Srinivas	Secur
14715	17-08-20	0000 - Not known	0000 - Item Not known	Supplier : MPIPL Item name : Conveyance chart	12620		By bike	Srinivas	Secur
14716	17-08-20	0000 - Not known	0000 - Item Not known	Supplier : MPIPL Item name : White covers	502606		By bike	Srinivas	Secur
14716	17-08-20	0000 - Not known	0000 - Item Not known	Supplier : MPIPL Item name : Photo frames	62606		By bike	Srinivas	Secur
14717	17-08-20	0000 - Not known	0000 - Item Not known	Supplier : MPIPL Item name : Brown covers	502606		By bike	Srinivas	Secur
14717	17-08-20	0000 - Not known	0000 - Item Not known	Supplier : Repair center Item name : Starter	1		By bike	Srinivas	Secur
14717	17-08-20	0000 - Not known	0000 - Item Not known	Supplier : Repair center Item name : LED street light	1		By bike	Srinivas	Secur

Black
Brown → 54

INVOICE

B R Industries		Invoice No. 951		21-Mar-2016	
Consignee Vista Homes (15-16) # 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003. E-Mail :info@modiproperties.com					
SI No.	Description of Goods	Quantity	Rate	per	Amount
	Furniture				18,800.00
	Total				₹ 18,800.00
Amount Chargeable (in words) Indian Rupees Eighteen Thousand Eight Hundred Only					E. & O.E
Company's Sales Tax No. : Buyer's Sales Tax No. : Company's CST No. : Buyer's Inter State Sales Tax No. :					
					for B R Industries
					Authorised Signatory

12/2/18

Note:-

B.R. Industries

Supplier has delivered 160 nos of Lamp stands, instead of 100 nos of our Purchase Order. Commis Charge is one Paid at 2% Only Advance given Remaining amount to pay.

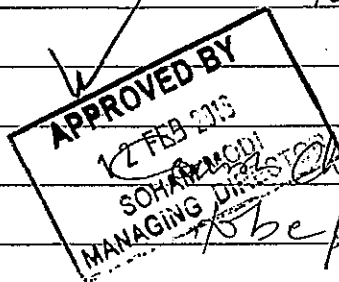
	PO	Bill	Commis	Adv	Ball
BNC	4700	7050	475	2350	5175.00
PAR	9400	7050	475	7050	18752.00
VSTA	9400	18,800	647	4700	14,747.00

Balance:- 21,797.00

Supplied Qty is 160 x 235 = 37,600.00

Paid Amt = 14,100.00

23,500.00



Charge

1597.00

To be paid

21,903.00

PURCHASE DIVISION
Advice for approval for credit to supplier

Date:	12/12/16	Prepared by:	Prabhakar P
PO/WO no.	33332	PO / WO Date	9/12/15
Supplier Name	BR Industries	PO/WO amount	94000
Firm/Company	Vista Homes	Project name	Vista Homes
Sl. No.	Bill No.	Bill Date	Bill amount
51	837	29/1/16	18,80000
			/
Amount A - Bills total (excluding transport & Hamali Charges):			18,80000
Sl. No.	DC. No.	DC Date	DC matches MRN
			☐ Yes ☐ No
			☐ Yes ☐ No
			☐ Yes ☐ No
			☐ Yes ☐ No
Amount B - Other Credits :			64750
Amount C - Other Debits :			
Amount D (D=A+B-C) - Amount to be credited to the supplier:			19,44750
Amount E - PO / WO value:			9,40000
Amount F - Difference (A - E):			10,04750
Quantity received as per PO / WO		☒ Yes ☒ Excess received ☐ Short received ☐ Other (explained below)	
Is difference between PO / Bill acceptable?		☒ Yes ☐ No (explained below)	
Excess / short material received		☒ Approved - within acceptable limits ☐ No (explained below)	
Close PO / WO		☒ Yes ☐ No - wait for balance material ☐ No (explained below)	
Advance paid / PDC given (deduct when paying)		☒ Yes - Rs. 4750/- ☐ No	
Payment - due date		13/12/16	
Remarks: Common Charges are paid at 25k at the time of delivery of material. Excess amount delivered Total 100 nos. we have given Order from different 25k. Other 25k they included in this that's way difference in between PO and bill can considered of Provis to account.			
Approved by	Purchase Officer	Purchase Manager	Director Purchase
Sign:			
Date			
			Accounts - receiver of bill
			Accountant
			Accounts Manager

Notes: 1. In case amount to be credited to supplier and the bills total does not match prepare JV for debit or credit. 2. Attach additional sheets if quantity of bills or DCs is more than the space provided. Clearly mark the space provided with 'see attachment'. 3. Purchase Officer can approve POs/WOs upto Rs. 5,000/-, Attach JV, Officer copy of PO/WO, DCs and bills to this advice. 5. In Amount A, exclude

Vista Homes

Site Office,
Sy. Nos. 193 to 195, Kushaiguda,
Hyderabad-500 062
Phone: 040- 6464 4006

Vista Homes

Head Office,
5-4-187/3 & 4, II Floor, M.G. Road,
Secunderabad - 500 003.
Phone: 040- 6633 5551

RECEIPT

No. 10541

Date: 11/09/2015

Received with thanks from J. SAT. KUMAR PASU
the sum of Rs. 25,000/- (Rupees TWENTY FIVE THOUSAND RUPEES
ONLY)

by cash / cheque* / DD no. 102230 dated 11/09/2015 drawn on SYNDICATE BANK bank
towards FLAT No. 007, Block - H, BOOKING ADVANCE CHEQUE

For Vista Homes

Authorised Signatory
Name:


11/9/15

Rs. 25,000/-

*Receipt issued subject to realization of Cheque.

NOTE

* as per PO 33332
Vista Home

Tel. : 2641343, Mob. : 9412130506, Fax : 2646124

BR INDUSTRIES

Quantity is 20+20 = 40.

Manufacturers/Suppliers/Exporters

Quality Wooden/Iron handicrafts, Ladies Fashion Hand Bags/Purses

Mohalla Sangyan, Saharanpur-247001, (U.P.) INDIA

Bill No.

Date 29/1/16

Ms. VISTA HOMES,
5-4-107/324, II nd floor,
M.G. Road, SECUNDRABAD - 50003,
TIN NO → 36292192903.

GOODS SENT BY V-Express Logistics Ltd,
 M/R No. _____ DATED _____
 DOCUMENT THROUGH _____
33332/6022.
33332/6022.
 NO. OF CARTONS (2) ORDER No. _____

S.No.	PARTICULARS	Quantity	Rate	Amount Rs.	P
1.	Wooden table lamp Black	40	235/2	9400	00.
2.	" " " Brown.	40.	235/2	9400	00
	C/NO. (4) Lamp Black — 20 " Brown — 20 40 ps. C/NO (5) Lamp Black — 20 " Brown — 20 40 ps. Delivery at. <u>VISTA HOMES.</u> Syn NO. 193, Kapra Hyd., ECIL Gate left in Lane, opposite Secundrabad. MRR School, Cell: 950221022 / 9502277299				
	EXEMPTED FROM SALES TAX			10,800	00

MRR
34121

15660

CHECKED:	
Quantity	Quantity
By <u>[Signature]</u>	106/02/16
VISTA HOMES	

Subject to Saharanpur Jurisdiction.
 Wood Carving free of Sales Tax by
 Section 4 of the U.P. Sales Tax act. 1956
 Note No. 50911/x dated 31st March, 2056

E. & O. E.

Wood Carving exempted from VAT by
 G. P. Govt. vide Notification No. KA. N.
 6-1881/X-8(1)/06-U. P. Act-5-2006-order
 dated Lucknow-Dt. May 13, 2006

For : BR INDUSTRIES

Balesh
 Proprietor

V-Xpress ISO 9001:2008 CERTIFIED COMPANY

Safe and Reliable - For Your Peace of Mind

V-Xpress (a division of V-Trans (India) Ltd.) Visit us at: www.vxpress.in
 Regd. Off: 99/101 Keshavnagar Road, New Chinch Bunder, Mumbai 400009
 Phone: (022) 23775931 Email: info@vxpress.in
 CIN: U60210MH1990PTC054883. PAN: AAACV1559Q
 Service Tax Registration No: AAACV1559QST001 (CRR/MUM-1/2112) Courier Services

Booking Date: 30/1/2016
Time: 7:40 PM
Mode: Surface ☐ Air ☒ Other ☐
Service Tax Payable by: Consignor ☒ Consignee ☒
 Transporter ☒

Goods Consignment Note (GCN) - Non Negotiable
No.: 3416854
Consignee Copy
Vehicle Registration No
From: SAHARANPUR (UP)
To: RAIPUR PAUKA CAP
☐ Carrier Risk
☒ Owners Risk
 Compulsory in case of Owner's Risk
 Transit Insurance
 Policy No.:
 Waybill No. /
 Permit No.:

CONSIGNOR
M/S B.R. Industries
Mohalla SANGHAN
SAHARANPUR (UP)
Pincode: 247801 **Per:**
Tel/M: 09412613056
VAT/CST Tin No.: tax free zone

CONSIGNEE
Mr. Paramont Residency
Phase II
Syn-Nr. 233, Near Shilpa
Laxout, Nagaron
Pincode: 500043 **Con. Per.:** HYDRABAD
Tel/M: 502277299
VAT/CST Tin No.: 36604968066

Details	Amount	Basis of Freight
Freight	255	Billed ☒
Fuel Surcharge	50	Paid ☒
GCN Charge	100	To Pay ☐
FOV Charge	50	
COD/DOD Charge		
To Pay Charge	100	Cash ☒
DACC Charge		Cheque No.:
ODA Charge		Date:
Handling Charges	10	
Sp. Delivery Charges		
Sp. Pickup & Others		Cheque / D.D. to be drawn in favour of "V-Xpress"
Sub Total	565	
Service Tax	82	
Education Cess		
Secondary & Higher Education Cess		
Grand Total	647	TO-PAY HYD (A-1)

Dimensions in C.F.T.
 ① L x B x H (in ft)
 ② L x B x H (in cm)
 ③ L x B x H (in m)
Total Volume in CFT:

Description of Goods
Packing Type: Bundle
No. of Pkgs: 01
Atotal Wt: 25
CFT Weight: 30
Charge Wt: 33
DOD/COD Amt:

Documents Received
 1. Invoice No: 898
 2. Invoice Amount: 4700 /
 3. STN: -
 4. Form/Permit: -
 5. Declaration: -

Conversion Factor: Said to Contain Basis: As per Invoice / Declaration.

Special Instructions: ☐ 1. Acknowledgment to be taken on Delivery Challan. ☐ 2. Oetrol will be paid by Consignor.
☐ 3. Way Bill / Form to be arranged by consignee. ☐ 4. Draft against Delivery ☐ 5. Modvat Copy attached
☐ 6. Others: Exempted from sales tax

For Queries, Pls. Contact: TOLL FREE 1800 220240; SOS 022 27580851 / 52

Declarations:
 I/We have carefully checked & verified the contents filled in this GCN and agree to the terms and conditions printed overleaf of the GCN and will pay all charges as per tariff mentioned in this GCN or as per agreement.

Acknowledgment
 Received the goods in order & in intact condition.
Date: 30/1/16
Time:
Consignor's Signature & Seal:
Consignee's Signature & Seal/Name:

Amount in Words: Six four seven
For V-Xpress Sign of VA/Staff:
Code: 1041

Handle with care

Purchase Order

Page(s) 1 Of 1

09-Dec-15 3:40:22 PM

Original / Office Copy / Purchase Order Copy

017881

From Company : **Vista Homes**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
T I N No. : 36292192903

OFFICE COPY

Supplier Details			
BR Industries Mohalla Sangyan, Saharanpur, UP India-247001 132 2641343. 9412130506.	Doc No	33332	6822
	Doc Date	09-12-2015	
	Quote No	Nil	
	Quote Date	15-04-2015	
	SupplyType	Supply	

Kind Attn : Mr.Balesh Jain.

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	VAT%	Amount
1 5544 - Furniture - Table Lamps - NA - Nos Night Stand, Brown	20.00	235.00	0.00	0.00	4700.00
2 5544 - Furniture - Table Lamps - NA - Nos Night Stand, Black	20.00	235.00	0.00	0.00	4700.00
Total Order Value . . .					9400.00

Rupees : Nine Thousand Four Hundred Only.

Terms and Conditions :-**Specification / Brand** As per details given in the Quotation.**Payment Terms** 50% advance and balance after delivery**Tax** Inclusive of all taxes**Delivery Date** Within 20 days

Delivery Location Vista Homes
Sy. No. 193, Kapra, Hyd. From ECIL take left in lane opposite MRR school
Phone. Contact: 9502211022

Penalty For Delay Nil**Transportation Cost** Nil**Warranty** Nil**Advance Paid** Rs. -4700/- vide cheque no.-008598 , dated:-9-12-15 of HDFC Bank.**Other Terms** We reserve the right to reject items not conforming to quality and specifications. Above order for, A-403 and other flats, luxury flat purpose.**Completion Date** Nil**Measurment** Nil**Security** NilFor **Vista Homes**

Authorised Signatory

Accepted the above Terms And Conditions

For **BR Industries**

aruna@modiproperties.com

From: <sohammodi@modiproperties.com>
Date: 26-07-2016 8:20 AM
To: "Aruna" <aruna@modiproperties.com>
Attach: Mud Excavation and shifting from Vista homes to Pmr -3.xls
Subject: Fw: Estimation for Mud excavtion at G Block and soil shifting to PMR -3

print

Regards,

Soham Modi

Managing Director | +91 40 27537458 | sohammodi@modiproperties.com

Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.

From: vista@modiproperties.com

Sent: Thursday, July 21, 2016 5:19 PM

To: Soham Sir

Subject: Estimation for Mud excavtion at G Block and soil shifting to PMR -3

Sir,

As per your instructions i made an Estimation for mud excavation and soil shifting to PMR-3 Please find the attachment , and suggest me in this regard.

Regards,
Madhu.

ESTIMATE SHEET									
Company Name:		Vista Homes							
Project:		Vista Homes							
Work Description:		Mud Excavation and mud shifting from Vista Homes to PMR-3							
Contractor Name:-		Giribabu							
Prepared By		T.Madhu							
Date:		18.7.16							
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount	Item Head Total	Remarks	
1	G Block	Mud Excavation upto plinth beam bottom with job	90,000.00	sft	0.50	45,000.00			
2		Shifting of Excavated mud to pmr	90,000.00	sft	3.25	292,500.00			
		Grand total:-					337,500.00		
		Amount in words:- Three lakhs thirty seven thousand five hundred rupees only.							
		Note:- The same rate given in BNC for shifting of soil from BNC to MNM Rs 0.50 /- is for exvaton charges and Rs 3.25 /- is transportation charges for tippers in cft							

MEASUREMENT SHEET									
Company Name:		Vista Homes							
Project:		Vista Homes							
Work Description:		Mud Excavation and mud shifting from Vista Homes to PMR-3							
Contractor Name:-		Giribabu							
Prepared By		T.Madhu							
Date:		18.7.16							
S No.	Item Head	Item Description	A Length	B Width	C Height	D Nos.	E=AxBxCxD Quantity	F Units	G=Sum of E Item Head Total
1	G Block	Mud Excavation upto plinth beam bottom with job	180.00	80.00	4.00	1.00	57600.00	sft	
			90.00	90.00	4.00	1.00	32400.00	sft	
2		Shifting of Excavated mud to pmr	180.00	80.00	4.00	1.00	57600.00	sft	90000.00
			90.00	90.00	4.00	1.00	32400.00	sft	90000.00

[illegible]

sohammodi@modiproperties.com

From: <sunitha@modiproperties.com>
Date: 03 August 2016 12:01
To: <soham@modiproperties.com>
Cc: <gbrambabu@modiproperties.com>
Subject: Reg: Bridge loan at Vista Homes

(Handwritten notes: "The Vista I 003" with a circled "CO")

Dear Sir,

This is in reference to the bridge loan against my flat at Vista. Homes for flat no-003 I Block. It was given a word (orally by you when I have come to meet you) that one year interest free loan shall be given to me if I am diverting the rent amount of the said flat against the bridge loan given by you till the loan gets paid. I am willing to divert the rent amount in total to your account. Please do the needful in this regard.

Thank you,

Regards,

V Sunitha

Sales Executive | +91 99850 62370 | sunitha@modiproperties.com

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5-4-187/ 3 & 4, M G Road, Sec'bad -03 | Ph: +91 40 6633 5551

haribabu@modiproperties.com

From: "Ramana" <pepl@pridesan.com>
 Date: 29 September 2016 12:11
 To: <rajyalakshmi@modiproperties.com>
 Cc: <haribabu@modiproperties.com>; <purchase.prabhakar@modiproperties.com>; <ramana@pridesan.com>
 Subject: Pending Payment - Reg

To,
 M/s. Vista Homes Owners Association,
 M.G. Road,
 Secunderabad.

PE/PAY/DUE/2016-17
 Date : 29.09.2016

Kind Attn : Mr. Hari Babu

Dear Sir,

Sub: Outstanding Payment due - reg.

We have not received the payment for the below Invoice and the due date is also over so please we request you to go through this matter and clear the bills as early as possible.

Inv.No.	Inv.Dt.	P.O.No.	Date	Amount	
236	28.07.2016	3744544821	Dtd: 25.07.2016	22,814.13/-	<i>Association</i>
335	06.09.2016	3795944872	Dtd: 23.08.2016	3000.00/-	
Total :				25,814.13/-	

PLEASE CLEAR THE BILL IMMEDIATELY.

Thanks and regards,

GRACE,

Accounts Department,
 Pridesan Engineers Pvt Ltd.,
 211, Mittal Chambers,
 M.G.Road , Secunderabad.
 Tel : 040 - 27712762 , 27710547
 Fax : 040 - 27712765
 E-mail : pepl@pridesan.com



This email has been checked for viruses by Avast antivirus software.

www.avast.com

haribabu@modiproperties.com

From: <ranga@rootsemail.com>
Date: 29 September 2016 12:23
To: <haribabu@modiproperties.com>
Cc: "Suresh" <suresh@rootsemail.com>; <hydservice@rootsemail.com>; "Suresh Roots" <muneer@rootsemail.com>
Attach: 37423.pdf
Subject: Fw: Po for spares - Vista homes

Dear sir

We regret sir and we are unable to supply the spares regarding your payment pending details below attached. if any before paid please give the details.

Invoice number : 2311600333

Dated : 28.06.2016

Purchase order Number: 36040 44668 dated 12.05.2016 *Rs: 8642/-*

Hence were request please share details'

Regards

M.Ranganayakulu
Service Head
Roots Multiclean Ltd
Secunderabad - 03

Tel: 7729997904
Off: 040 40044126

From: muneer
Sent: Monday, July 25, 2016 9:47 AM
To: ranga@rootsemail.com
Cc: hydservice@rootsemail.com ; suresh ; hydfin@rootsemail.com
Subject: Fw: Po for spares - Vista homes

Dear Ranga,

Please find here with attached spares po

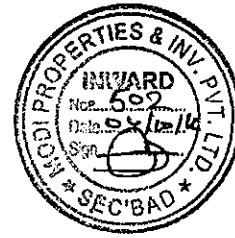
Kindly check

Regards

MUNEERUDDIN

From: haribabu@modiproperties.com
Sent: Saturday, July 23, 2016 10:56 AM
To: roots .
Cc: muneer ; Roots multi ltd
Subject: Po for spares - Vista homes

To,
The General Secretary
Vista Homes Owners Association
Survey. No. 193 to 195,
Kushaiguda, Hyderabad 500 062



Sub: Issues in building Maintenance – reg

Sir,

At the outset we would like thank Madhu & his team for their efforts in clearing the rain water from the cellar for last couple of days. Definitely a Good Job done!

Having Said so, We find it extremely difficult to our hide our displeasure / disappointment with the fact that residents of Vista Homes promoted by reputed builders like Modi Properties & Investments Pvt. Ltd with emphasis on quality & customer focus have to draw your attention to ongoing issues stated below.

Issues: (Pictures enclosed)

1. Rain Water in Cellar, Garden Pathways, Drive Ways, Corridors & Stair cases

- While we understand that provisions were made in the plan for rain water to escape, we note that there have been some serious lapses in execution of the plan with none of the provisions working to discharge the excess water, This many a time forces the maintenance team to adopt temporary measures to get the issues resolved, Thereby causing severe inconvenience to the residents & permanent damage to already built structure's leaving behind a shoddy job.

2. Rainwater In Main Electrical rooms in cellar, Lifts & Cable Ducts.

- Severe Rainwater seepage in electrical rooms, Lifts & cable ducts causing a major safety hazard.
- Rainwater seepage on all electrical equipment in cable ducts

3. Poor Maintenance of Club House , Swimming pool, Car Wash & Water tanks

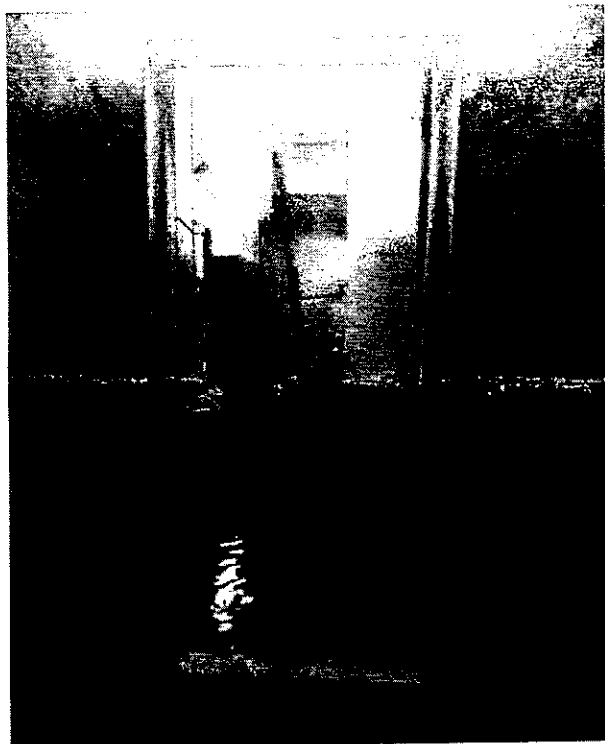
- No Supervision of Club House, Banquet hall while in use.
- Poor Maintenance of GYM, Music, Play Equipment & Library
- Swimming pool water most of the times is unclean

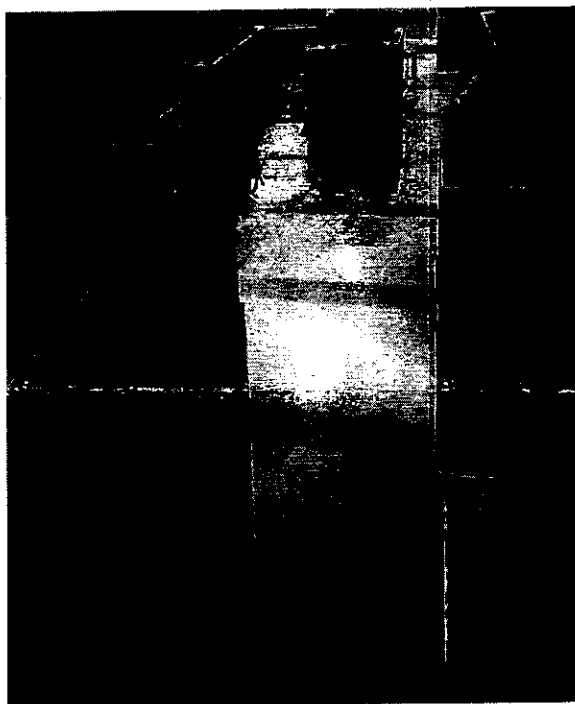
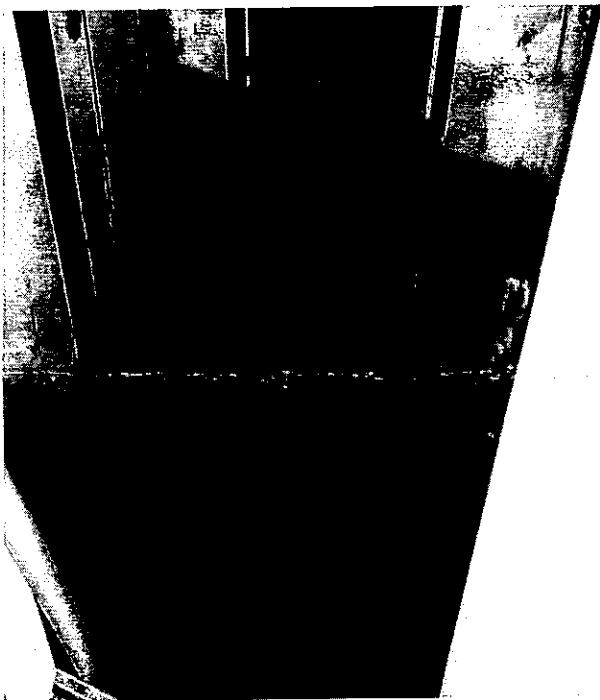
4. RO water supply

- RO water supplied is impure with traces of e coli above permissible limits
- Bore water supplied often in brownish color
- Filtration of bore water not done, resulting in taps getting blocked every alternate day.

5. Security & Housekeeping

- Security at main gates seldom stops any visitor on vehicles for any verification.
- Security guard at second main gate is not seen many times during night shifts.
- No CCTV cameras in cellar and near lifts, there is has been a reported instance of bike theft.
- Cleaning of Staircases, Lifts & Corridors not regular, cleaned specifically only on Tuesdays.
- Garbage collection irregular





Soham
sohammodi@modiproperties.com

[Signature]
From: <nitin@modiproperties.com>
Date: 25 October 2016 19:30
To: "Soham Modi" <sohammodi@modiproperties.com>
Subject: Approval for G-Block, 3 BHK or 2 BHK flats, in Block - G (newly launched), Vista Homes.

Sir,

As per my discussion with Mr MSK Mallikarjuna, Raju, Sridhar, Satish, Jhanshi and more customer's are looking for 2 or 3 BHK in Block - G, asking for price negotiation around Rs: 300/- per sft, as their in group bookings.

Please suggest for price negotiation, so that we can have some bookings

Please do the need full.

Regards,
G. Nitin,
Sales Manager | +91 9959333914 | nitin@modiproperties.com
Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.

*1580
11/11
due 11/11*

Vista Homes Owners Association		
5-4-187/3&4,		
Soham Mansion		
M G Road		
Hyderabad		
Hdfc Bank		
Reconciliation Statement		
1-Nov-2016 to 30-Nov-2016		
Date	Particulars	Amount
31/10/2016	RADHA KRISHNA-2	22,014
04/11/2016	UNITED SECURITY SERVICES-2	56,154
04/11/2016	Dheeraj Ananthoj	12,375
04/11/2016	Modi Properties & Investments Pvt Ltd	5,750
04/11/2016	News Papers & Periodicals	2,112
04/11/2016	Pridesan Engineers Pvt Ltd	3,000
09/11/2016	Diesel for Generator	10,000
17/11/2016	Entech Pest Controls	7,800
17/11/2016	Ganesh Tube Traders	5,088
18/11/2016	Johnson Lifts Private Limited	78,082
18/11/2016	Johnson Lifts Private Limited	39,964
21/11/2016	Andhra Pumps & Motors	1,191
	Total	2,43,530

2.43
 (-) 0.78
 0.31
1.64,807-

Transfer 1.60 lacs
 for Visk to VHOA.

APPROVED BY
 28 NOV 2016
 SOHAM MODI
 MANAGING DIRECTOR

PART A

Certificate under section 203 of the Income-tax Act, 1961 for tax deducted at source on Salary

Name and address of the Employer		Name and address of the Employee	
VISTA HOMES 5-4-187/3 & 4, II nd Floor, Soham Mansion, M.G.Road Sec-bad-3.		G Nitin Kumar	
PAN of the Deductor	TAN of the Deductor	PAN of the Employee	
AAGFV2068	HYDV05425A	ASNPG0351M	
CIT(TDS)		Assessment Year	Period
Address The Commissioner of Income Tax (TDS) Room No. 411, Income Tax Towers, 10-2-3 A.C. Guard,			
City Hyderabad	Pin code 500004	2016-17	From 1-Apr-2015 To 31-Mar-2016

Summary of amount paid/credited and tax deducted at source thereon in respect of the employee

Quarter(s)	Receipt Numbers of original quarterly statements of TDS under sub-section (3) of section 200	Amount paid/credited	Amount of tax deducted (Rs.)	Amount of tax deposited/remitted (Rs.)
Quarter 1				
Quarter 2				
Quarter 3				
Quarter 4				
Total		0	0	0

I. DETAILS OF TAX DEDUCTED AND DEPOSITED IN THE CENTRAL GOVERNMENT ACCOUNT THROUGH BOOK ADJUSTMENT
(The deductor to provide payment wise details of tax deducted and deposited with respect to the deductee)

Sl. No	Tax Deposited in respect of the deductee (Rs.)	Book Identification Number (BIN)			
		Receipt numbers of Form No. 24G	DDO serial number in Form No. 24G	Date of transfer voucher dd/mm/yyyy	Status of matching with Form No. 24G
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
Total (Rs.)		0			

**II. DETAILS OF TAX DEDUCTED AND DEPOSITED IN THE
CENTRAL GOVERNMENT ACCOUNT THROUGH CHALLAN**
(The deductor to provide payment wise details of tax deducted
and deposited with respect to the deductee)

Sl. No.	Tax Deposited in respect of the deductee (Rs.)	Challan Identification Number (CIN)			
		BSR Code of the Bank Branch	Date on which tax deposited (dd/mm/yyyy)	Challan Serial Number	Status of matching with OLTAS
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
Total (Rs.)		0			

Verification

I, **SOHAM SATISH MODI**, son/daughter of **SATISH MANILAL MODI**
working in the capacity of **PARTNER** (designation) do hereby certify that a sum of Rs. **0**
NIL has been deducted and deposited to the credit of the
Central Government. I further certify that the information given above is true, complete and correct and is based on the books of
account, documents, TDS statements, TDS deposited and other available records.

Place: Secunderabad	(Signature of person responsible for deduction of tax)
Date: 13-07-2016	
Designation: PARTNER	Full Name: SOHAM SATISH MODI <i>A. Sankarishan</i>

Notes:

- Government deductors to fill information in item I if tax is paid without production of an income-tax challan and in item II if tax is paid accompanied by an income-tax challan.
- Non-Government deductors to fill information in item II.
- The deductor shall furnish the address of the Commissioner of Income-tax (TDS) having jurisdiction as regards TDS statements of the assessee
- If an assessee is employed under one employer only during the year, certificate in Form No. 16 issued for the quarter ending on 31st March of the financial year shall contain the details of tax deducted and deposited for all the quarters of the financial year.
- If an assessee is employed under more than one employer during the year, each of the employers shall issue Part A of the certificate in Form No. 16 pertaining to the period for which such assessee was employed with each of the employers. Part B (Annexure) of the certificate in Form No.16 may be issued by each of the employers or the last employer at the option of the assessee.
- In items I and II, in column for tax deposited in respect of deductee, furnish total amount of TDS and education cess.

PART B (Annexure)

Details of Salary paid and any other income and tax deducted

1. Gross Salary

- (a) Salary as per provisions contained in sec.17(1)
 (b) Value of perquisites u/s 17(2) (as per Form No.12BA, wherever applicable)
 (c) Profits in lieu of salary under section 17(3) (as per Form No.12BB, wherever applicable)
 (d) Total

Rs.	232639		
Rs.	0		
Rs.	0		
		Rs.	232639

2. Less: Allowance to the extent exempt u/s 10

Allowance	Rs.
Conveyance	9372

Rs.	9372
Rs.	223267

3. Balance (1-2)

4. Deductions :

- (a) Entertainment allowance
 (b) Tax on employment

Rs.	
Rs.	1650

5. Aggregate of 4(a) and (b)

Rs.	1650
-----	------

6. Income chargeable under the head 'salaries' (3-5)

Rs.	221617
-----	--------

Add: Any other income reported by the employee

Income	Rs.

Rs.	0
-----	---

8. Gross total income (6+7)

Rs.	221617
-----	--------

9. Deductions under Chapter VIA

(A) Sections 80C, 80CCC and 80CCD

(a) Section 80C

- (i) Provident Fund
 (ii) _____
 (iii) _____
 (iv) _____
 (v) _____
 (vi) _____
 (vii) _____

Rs.	9219
Rs.	
Rs.	
Rs.	
Rs.	
Rs.	
Rs.	

Gross Amount

Deductible Amount

Rs.	9219	Rs.	9219
Rs.		Rs.	0
Rs.		Rs.	0
Rs.	9219	Rs.	9219

Note: 1 Aggregate amount deductible under section 80C shall not exceed 1.5 lakh rupees.

2 Aggregate amount deductible under the three sections, i.e., 80C, 80CCC and 80CCD shall not exceed 1.5 lakh rupees

(d) Section 80CCD (1B)

Rs.		Rs.	0
-----	--	-----	---

Other sections (e.g. 80E, 80G, 80TTA, etc.) under Chapter VI-A	Gross Amount	Qualifying amount	Deductible amount
(i)	Rs.	Rs.	Rs.
(ii)	Rs.	Rs.	Rs.
(iii)	Rs.	Rs.	Rs.
(iv)	Rs.	Rs.	Rs.
(v)	Rs.	Rs.	Rs.
10. Aggregate of deductible amount under Chapter VIA			Rs. 9219
11. Total Income (8-10)			Rs. 212400
12. Tax on total income			Rs. 0
13. Education cess @ 3% (on tax computed at S. No. 12)			Rs. 0
14. Tax Payable (12+13)			Rs. 0
15. Less: Relief under section 89 (attach details)			Rs.
16. Tax payable (14-15)			Rs. 0
17. Tax deducted at source u/s 192			Rs.
18. Balance (16-17)			Rs. 0

Verification

SOHAM SATISH MODI		, son/daughter of SATISH MANILAL MODI	
working in the capacity of PARTNER		(designation) do hereby certify that the information given above is true, complete and correct and is based on the books of account, documents, TDS statements, and other available records.	
Place:	Secunderabad	(Signature of person responsible for deduction of tax)	
Date:	13-07-2016		
Designation:	PARTNER		
Full Name: SOHAM SATISH MODI		A. Sambhiva	

FORM NO. 16

PART A

Certificate under section 203 of the Income-tax Act, 1961 for tax deducted at source on Salary

Name and address of the Employer		Name and address of the Employee	
MODI CONSTRUCTIONS, 5-4-187/3 & 4, 2ND FLOOR, SOHAM MA M.G. ROAD, SECUNDERABAD - 500 003.		A LAXMIKANTH ASISSTANT SALE MANAGER	
PAN of the Deductor	TAN of the Deductor	PAN of the Employee	
AAGFV 2068 P	HYDV05425A	AFQPA0454H	
CIT(TDS)		Assessment Year	Period
Address # 12-1-1-C/13, SATYANAGAR, LALAPET			
City SECUNDERABAD	Pin code 500 017	2015-16	From To 1-Apr-2015 31-Mar-2015

Summary of tax deducted at source

Quarter	Receipt Numbers of original statements of TDS under sub-section (3) of section 200	Amount of tax deducted in respect of the employee	Amount of tax deposited/ remitted in respect of the employee
Quarter 1			
Quarter 2			
Quarter 3			
Quarter 4			
Total		0	0

PART B (Refer Note 1)

Details of Salary paid and any other income and tax deducted

1. Gross Salary				
(a) Salary as per provisions contained in sec.17(1)	Rs.	67057		
(b) Value of perquisites u/s 17(2) (as per Form No.12BA, wherever applicable)	Rs.			
(c) Profits in lieu of salary under section 17(3) (as per Form No.12BB, wherever applicable)	Rs.			
(d) Total			Rs.	67057
2. Less: Allowance to the extent exempt u/s 10				
Allowance	Rs.			
Conveyance		2400		
			Rs.	2400
			Rs.	64657
3. Balance (1-2)				
4. Deductions :				
(a) Entertainment allowance	Rs.			
(b) Tax on employment	Rs.	450		
5. Aggregate of 4(a) and (b)			Rs.	450
6. Income chargeable under the head 'salaries' (3-5)			Rs.	64207
7. Add: Any other income reported by the employee				
Income	Rs.			
			Rs.	0
8. Gross total income (6+7)			Rs.	64207

FORM NO. 16

PART A

Certificate under section 203 of the Income-tax Act, 1961 for tax deducted at source on Salary

Name and address of the Employer		Name and address of the Employee	
VISTA HOMES, 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, M.G. ROAD, SECUNDERABAD - 500 003.		G HARI BABU MANAGER PURCHASES	
PAN of the Deductor	TAN of the Deductor	PAN of the Employee	
AAGFV 2068 P	HYDV05425A	AIPPG1573M	
CIT(TDS)		Assessment Year	Period
Address		2015-11	From
City	Pin code		To
			1-Apr-2015
			31-Mar-2016

Summary of tax deducted at source

Quarter	Receipt Numbers of original statements of TDS under sub-section (3) of section 200	Amount of tax deducted in respect of the employee	Amount of tax deposited remitted in respect of the employee
Quarter 1			
Quarter 2			
Quarter 3			
Quarter 4			
Total		0	

PART B (Refer Note 1)

Details of Salary paid and any other income and tax deducted

1. Gross Salary			
(a) Salary as per provisions contained in sec.17(1)	Rs.	244171	
(b) Value of perquisites u/s 17(2) (as per Form No.12BA, wherever applicable)	Rs.		
(c) Profits in lieu of salary under section 17(3) (as per Form No.12BB, wherever applicable)	Rs.		
(d) Total		Rs.	244171
2. Less: Allowance to the extent exempt u/s 10			
Allowance	Rs.		
Conveyance			Rs. 11230
			Rs. 232941
3. Balance (1-2)			
4. Deductions :			
(a) Entertainment allowance	Rs.		
(b) Tax on employment	Rs.	1800	
5. Aggregate of 4(a) and (b)		Rs.	1800
6. Income chargeable under the head 'salaries' (3-5)			Rs. 2311
7. Add: Any other income reported by the employee			
Income	Rs.		
		Rs.	0
8. Gross total income (6+7)			Rs. 2311

non encls

9. Deductions under Chapter VIA		Gross Amount	Deductible Amount
(A) Sections 80C, 80CCC and 80CCD			
(a) Section 80C			
(i) Provident Fund	Rs. 11095		
(ii)	Rs.		
(iii)	Rs.		
(iv)	Rs.		
(v)	Rs.		
(vi)	Rs.	Rs. 11095	Rs. 11095
(vii)	Rs.		
(b) Section 80CCC		Rs.	Rs.
(c) Section 80CCD		Rs.	Rs.
Note: 1 Aggregate amount deductible under section 80C shall not exceed 1.5 lakh rupees.			
2 Aggregate amount deductible under the three sections, i.e., 80C, 80CCC and 80CCD shall not exceed 1.5 lakh rupees			
(B) Other sections (e.g. 80E, 80G etc.) under Chapter VI-A			
(i)	Rs.	Rs.	Rs.
(ii)	Rs.	Rs.	Rs.
(iii)	Rs.	Rs.	Rs.
(iv)	Rs.	Rs.	Rs.
(v)	Rs.	Rs.	Rs.
10. Aggregate of deductible amount under Chapter VIA			Rs. 2200
11. Total Income (8-10)			Rs.
12. Tax on total income			Rs.
13. Education cess @ 3% (on tax computed at S. No. 12)			Rs.
14. Tax Payable (12+13)			Rs.
15. Less: Relief under section 89 (attach details)			Rs.
16. Tax payable (14-15)			

Verification

I, SOHAM MODI		son/daughter of SRI SATISH MODI	
working in the capacity of PARTNER		(designation) do hereby certify that a sum of Rs. NIL	
[NIL		(in words)] has been deducted and deposited to the credit of	
the Central Government. I further certify that the information given about is true, complete and correct and is based on the books of			
account, documents, TDS statements, TDS deposited and other available records.			
Place	SECUNDERABAD	Signature of person responsible for deduction of tax	
Date	02-04-2016	A. Sambasiviah	
Designation	PARTNER	Full Name:	SOHAM MODI

Notes:

- If an assessee is employed under more than one employer during the year, each of the employers shall issue Part A of certificate in Form No. 16 pertaining to the period for which such assessee was employed with each of the employers. Part A may be issued by each of the employers or the last employer at the option of the assessee.
- Government deductors to enclose Annexure-A if tax is paid without production of an income-tax challan and Annexure-B if tax is paid accompanied by an income-tax challan.
- Non-Government deductors to enclose Annexure-B.
- The deductor shall furnish the address of the Commissioner of Income-tax (TDS) having jurisdiction as regards TDS statements of the assessee.
- This Form shall be applicable only in respect of tax deducted on or after 1st day of April, 2010.

FORM NO. 16

PART A

Certificate under section 203 of the Income-tax Act, 1961 for tax deducted at source on Salary

Name and address of the Employer		Name and address of the Employee	
VISTA HOMES 5-4-187/3 & 4, II nd Floor, Soham Mansion, M.G.Road Sec-bad-3.		G Nitin Kumar	
PAN of the Deductor	TAN of the Deductor	PAN of the Employee	
AAGFV2068	HYDV05425A	ASNPG0351M	
CIT(TDS)		Assessment Year	Period
Address The Commissioner of Income Tax (TDS) Room No. 411, Income Tax Towers, 10-2-3 A.C. Guard,		2016-17	From
City Hyderabad Pin code 500004			To
		1-Apr-2015	31-Mar-2016

Summary of amount paid/credited and tax deducted at source thereon in respect of the employee

Quarter(s)	Receipt Numbers of original quarterly statements of TDS under sub-section (3) of section 200	Amount paid/credited	Amount of tax deducted (Rs.)	Amount of tax deposited/remitted (Rs.)
Quarter 1				
Quarter 2				
Quarter 3				
Quarter 4				
Total		0	0	0

**I. DETAILS OF TAX DEDUCTED AND DEPOSITED IN THE CENTRAL
GOVERNMENT ACCOUNT THROUGH BOOK ADJUSTMENT**
(The deductor to provide payment wise details of tax
deducted and deposited with respect to the deductee)

Sl. No	Tax Deposited in respect of the deductee (Rs.)	Book Identification Number (BIN)			
		Receipt numbers of Form No. 24G	DDO serial number in Form No. 24G	Date of transfer voucher dd/mm/yyyy	Status of matching with Form No. 24G
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
Total (Rs.)	0				

**II. DETAILS OF TAX DEDUCTED AND DEPOSITED IN THE
CENTRAL GOVERNMENT ACCOUNT THROUGH CHALLAN**
(The deductor to provide payment wise details of tax deducted
and deposited with respect to the deductee)

Sl. No.	Tax Deposited in respect of the deductee (Rs.)	Challan Identification Number (CIN)			
		BSR Code of the Bank Branch	Date on which tax deposited (dd/mm/yyyy)	Challan Serial Number	Status of matching with OLTAS
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
Total (Rs.)		0			

Verification

I, **SOHAM SATISH MODI**, son/daughter of **SATISH MANILAL MODI**
working in the capacity of **PARTNER** (designation) do hereby certify that a sum of Rs. **0**
NIL has been deducted and deposited to the credit of the
Central Government. I further certify that the information given above is true, complete and correct and is based on the books of
account, documents, TDS statements, TDS deposited and other available records.

Place: Secunderabad

Date: 13-07-2016

(Signature of person responsible for deduction of tax)

Designation: PARTNER

Full Name: SOHAM SATISH MODI

Notes:

- 1 Government deductors to fill information in item I if tax is paid without production of an income-tax challan and in item II if tax is paid accompanied by an income-tax challan.
- 2 Non-Government deductors to fill information in item II.
- 3 The deductor shall furnish the address of the Commissioner of Income-tax (TDS) having jurisdiction as regards TDS statements of the assessee
- 4 If an assessee is employed under one employer only during the year, certificate in Form No. 16 issued for the quarter ending on 31st March of the financial year shall contain the details of tax deducted and deposited for all the quarters of the financial year.
- 5 If an assessee is employed under more than one employer during the year, each of the employers shall issue Part A of the certificate in Form No. 16 pertaining to the period for which such assessee was employed with each of the employers. Part B (Annexure) of the certificate in Form No.16 may be issued by each of the employers or the last employer at the option of the assessee.
- 6 In items I and II, in column for tax deposited in respect of deductee, furnish total amount of TDS and education cess.

PART B (Annexure)

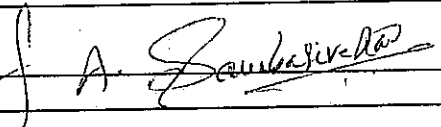
Details of Salary paid and any other income and tax deducted

1. Gross Salary				
(a) Salary as per provisions contained in sec.17(1)	Rs.	232639		
(b) Value of perquisites u/s 17(2) (as per Form No.12BA, wherever applicable)	Rs.	0		
(c) Profits in lieu of salary under section 17(3) (as per Form No.12BB, wherever applicable)	Rs.	0		
(d) Total			Rs.	232639
2. Less: Allowance to the extent exempt u/s 10				
Allowance	Rs.			
Conveyance		9372		
			Rs.	9372
			Rs.	223267
3. Balance (1-2)				
4. Deductions :				
(a) Entertainment allowance	Rs.			
(b) Tax on employment	Rs.	1650		
5. Aggregate of 4(a) and (b)			Rs.	1650
6. Income chargeable under the head 'salaries' (3-5)				
Add: Any other income reported by the employee				
Income	Rs.			
			Rs.	221617
			Rs.	0
			Rs.	221617
8. Gross total income (6+7)				
9. Deductions under Chapter VIA				
(A) Sections 80C, 80CCC and 80CCD				
(a) Section 80C			Gross Amount	Deductible Amount
(i) Provident Fund	Rs.	9219		
(ii)	Rs.			
(iii)	Rs.			
(iv)	Rs.			
(v)	Rs.			
(vi)	Rs.			
(vii)	Rs.			
(b) Section 80CCC			Rs.	9219
(c) Section 80CCD			Rs.	0
			Rs.	0
Aggregate amount deductible under the three sections, i.e., 80C, 80CCC and 80CCD			Rs.	9219
Note: 1 Aggregate amount deductible under section 80C shall not exceed 1.5 lakh rupees.				
2 Aggregate amount deductible under the three sections, i.e., 80C, 80CCC and 80CCD shall not exceed 1.5 lakh rupees				
(d) Section 80CCD (1B)			Rs.	0

(B) Other sections (e.g. 80E, 80G, 80TTA, etc.) under Chapter VI-A	Gross Amount	Qualifying amount	Deductible amount
(i)	Rs.	Rs.	Rs.
(ii)	Rs.	Rs.	Rs.
(iii)	Rs.	Rs.	Rs.
(iv)	Rs.	Rs.	Rs.
(v)	Rs.	Rs.	Rs.
10. Aggregate of deductible amount under Chapter VIA			Rs. 9219
11. Total Income (8-10)			Rs. 212400
12. Tax on total income			Rs. 0
13. Education cess @ 3% (on tax computed at S. No. 12)			Rs. 0
14. Tax Payable (12+13)			Rs. 0
15. Less: Relief under section 89 (attach details)			Rs. 0
16. Tax payable (14-15)			Rs. 0
17. Tax deducted at source u/s 192			Rs. 0
18. Balance (16-17)			Rs. 0

Verification

I, **SOHAM SATISH MODI**, son/daughter of **SATISH MANILAL MODI**, working in the capacity of **PARTNER** (designation) do hereby certify that the information given above is true, complete and correct and is based on the books of account, documents, TDS statements, and other available records.

Place: Secunderabad	(Signature of person responsible for deduction of tax) 
Date: 13-07-2016	
Designation: PARTNER	
Full Name: SOHAM SATISH MODI	

Vista Homes

Block Wise Summary Report

- 0 To May - 2019

28-05-2019

1 / 1

Flat No	Owner Name	Charges	Receipts	Own/Tnt	UnOcc	PNC	Balance
Block No	A						
1	Mr.Vikram Kakkerla	110,600	103,400	7200	0	0	7,200
2	Mr.K Ravi Prakash	110,600	107,000	3600	0	0	3,600
3	P.M.S.P Kumar	84,500	82,264	2236	0	0	2,236
4	Mr.Kushal Anand Semwal	90,500	89,000	1500	0	0	1,500
6	Mr.H Sri Rama Murthy	110,600	103,300	7300	0	0	7,300
101	Mr.Karnam Naveen Chandra	98,600	93,200	5400	0	0	5,400
102	Mr.K Purnachandera Rao	110,600	107,000	3600	0	0	3,600
103	Mrs.Padmaja Naidu	76,500	21,000	0	55500	0	55,500
104	Mr.Rajesh Ram Rao Deshmukh.	77,500	74,000	3500	0	0	3,500
105	Mrs.Madhuri Pandey	97,400	95,600	1800	0	0	1,800
106	M V H Vasidevarao.	110,650	92,650	0	18000	0	18,000
201	Mr.Mosali Anil Reddy	110,600	93,100	0	17500	0	17,500
202	Mrs.Pillari Kamala	110,600	103,400	7200	0	0	7,200
203	Dr.Sutapa Ghosh	90,500	89,000	1500	0	0	1,500
204	Mr.G S Shiva Kumar	90,500	87,500	3000	0	0	3,000
205	Mr.S Vijay Kumar	110,600	108,482	2118	0	0	2,118
206	Mr.K Chandrasekhar	110,600	109,000	1600	0	0	1,600
301	Mr. Vinay Kumar Gupta	101,000	93,800	7200	0	0	7,200
302	D Vema Reddy	110,600	101,600	9000	0	0	9,000
303	Mr.T V Ravikath	87,500	75,000	12500	0	0	12,500
304	Mrs.Kavitha Sanjay Jain	90,500	84,500	6000	0	0	6,000
305	Mr.Surender Kaur.	110,600	105,200	0	5400	0	5,400
306	B V N Mouleshwar Rao	110,600	67,400	0	43200	0	43,200
401	Mr.D A R Babu	110,600	108,800	0	1800	0	1,800
402	M Gulab Mankani.	110,600	103,400	7200	0	0	7,200
403	Sharavan Kumar G.	42,000	39,000	3000	0	0	3,000
405	Mr.K Siva Kumar	107,000	105,200	1800	0	0	1,800
406	Mr.Uttam Mankani	110,600	101,600	9000	0	0	9,000
Total...				107254	141400	0	248,654

*P. Sangallan dres
Sec-bad market
Pattani.*

*R. Lavanya
31-05-2019*



Vista Homes

Block Wise Summary Report

- 0 To May - 2019

28-05-2019

1 / 2

Flat No	Owner Name	Charges	Receipts	Own/Tnt	UnOcc	PNG	Balance
Block No	J						
1	N Venkat Kaundinya	110,600	103,400	7200	0	0	7,200
2	S Srinivas Raju	110,600	108,800	0	1800	0	1,800
3	V Venkat Rao	90,550	89,050	1500	0	0	1,500
4	N Soubhagya	90,550	61,287	29263	0	0	29,263
5	D L N Rao & Sreelakshmi.	90,500	89,000	0	1500	0	1,500
6	B Kalyan.	51,000	48,000	3000	0	0	3,000
7	Y Prathima	84,550	75,550	0	9000	0	9,000
8	Vijayalaxmi Vasu Naidu	110,600	105,200	5400	0	0	5,400
9	V Venkataramana	110,600	103,400	7200	0	0	7,200
101	Chinta Venkataramana Murthy	98,600	95,000	3600	0	0	3,600
102	S Arun Kumar	110,600	110,600	0	0	0	0
103	N V S Prasad.	80,500	76,000	4500	0	0	4,500
104	K Lakshmi	90,500	87,500	3000	0	0	3,000
105	Sunkari Jayasree.	76,500	70,500	6000	0	0	6,000
106	P Babu Shankar	79,500	66,000	13500	0	0	13,500
107	Dhara Swamy	59,750	51,000	8750	0	0	8,750
108	S A Raju	97,400	95,600	1800	0	0	1,800
109	Sheetal Singh	110,600	105,200	5400	0	0	5,400
201	Kannepali Chandrasekhar	110,600	110,600	0	0	0	0
202	B Ravinder Reddy	110,650	58,332	0	52318	0	52,318
203	V. S. Naresh	90,500	90,500	0	0	0	0
204	Nagendra Reddy	90,550	83,050	7500	0	0	7,500
205	Mrs K B Aruna.	74,500	39,382	0	35118	0	35,118
206	V Rajeshwari.	90,500	87,250	3250	0	0	3,250
207	Sharath Chandra.	90,500	83,000	7500	0	0	7,500
208	K Sravan Kumar.	110,600	101,600	9000	0	0	9,000
209	Jharna Sil.	110,600	112,400	-1800	0	0	-1,800
301	B G V Rama Rao.	110,600	101,000	9600	0	0	9,600
302	P Malleswari.	110,600	112,400	-1800	0	0	-1,800
303	Kumara Pushyamitra Jinka.	90,500	87,500	0	3000	0	3,000
304	Mr. Rambabu	90,500	87,500	3000	0	0	3,000
305	Mr Pavan Savanur	83,500	82,000	1500	0	0	1,500
306	B Sambasiva Rao.	90,500	86,000	4500	0	0	4,500
307	M Bhanu Murthy.	90,500	86,000	4500	0	0	4,500
308	Joydeep Chakraborty.	110,600	110,600	0	0	0	0
309	A Srinivas.	110,600	110,600	0	0	0	0
401	A. Malla Reddy	110,600	107,000	3600	0	0	3,600
402	Sodadasi Krishna Mohan.	91,400	86,000	5400	0	0	5,400
403	Dr.Suviatha M	42,000	39,000	3000	0	0	3,000
404	P Vijay Saradhi.	83,500	79,000	4500	0	0	4,500

Vista Homes

Block Wise Summary Report

- 0 To May - 2019

28-05-2019

2 / 2

Flat No	Owner Name	Charges	Receipts	Own/Tnt	UnOcc	PNG	Balance
405	Apparao Challagundla.	61,000	56,500	4500	0	0	4,500
406	G R Karthik Raghavendra.	73,500	58,000	0	15500	0	15,500
407	Srikanth Samanthapudi.	51,000	47,950	3050	0	0	3,050
408	Gunda Laxminarayana	101,000	102,800	-1800	0	0	-1,800
409	Gunda Vijay Anand.	101,000	102,800	-1800	0	0	-1,800
		Total...		167313	118236	0	285,549

R. Lavanya
31-05-2019



Vista Homes

Block Wise Summary Report

- 0 To May - 2019

28-05-2019

1 / 2

Flat No	Owner Name	Charges	Receipts	Own/Tnt	UnOcc	PNG	Balance
Block No	B						
1	Mr J S N Murthy	101,000	93,800	7200	0	0	7,200
2	Mrs Sabahat Fathima	101,000	97,400	3600	0	0	3,600
3	Kadarla Karthik.	61,000	41,500	19500	0	0	19,500
4	K Satyavathi Murthy.	49,500	46,500	3000	0	0	3,000
5	R Sampath Kumar.	61,000	61,000	0	0	0	0
6	Mangipudi Venu Madhav.	67,250	64,250	3000	0	0	3,000
7	Mr Thakur Jitender Singh	82,500	81,000	1500	0	0	1,500
8	A. G.Prasad.	90,250	83,050	7200	0	0	7,200
9	Mr Nimmagadda VDSA Phanindranath	101,000	95,600	5400	0	0	5,400
101	A Surya Prakash Babu.	87,200	74,600	0	12600	0	12,600
102	Mrs Bhavani	101,000	97,400	3600	0	0	3,600
103	Narra Veerabhadra Rao.	62,250	56,250	6000	0	0	6,000
104	Mr Uma Mahesh	82,500	81,000	1500	0	0	1,500
105	G Vijay Kumar.	71,000	68,000	0	3000	0	3,000
106	P Sitaramanjaneyulu.	68,500	67,000	1500	0	0	1,500
107	Palepu Subba Rao.	57,000	52,500	4500	0	0	4,500
108	Chandrakala.	87,200	83,600	3600	0	0	3,600
109	Mr S Veerabrahma Chary	101,000	95,600	5400	0	0	5,400
201	Mr Bhupathi Raghavendra Rao	101,000	97,400	3600	0	0	3,600
202	Mr Masa Suman	97,400	95,600	1800	0	0	1,800
203	Anand Ram Chander Parsa	83,500	72,500	11000	0	0	11,000
204	Selva Kumar N Suppaya.	82,500	79,750	2750	0	0	2,750
205	Mr T Venu Gopal	82,500	76,382	6118	0	0	6,118
206	Ashok Appasi.	54,000	48,000	6000	0	0	6,000
207	Mr K Murali Devan	82,500	79,500	3000	0	0	3,000
208	G Harinath	101,000	102,800	-1800	0	0	-1,800
209	Mr T P Veeraraghavan	101,000	95,600	5400	0	0	5,400
301	Mr. Abhiram Bhavisetty	101,000	95,600	5400	0	0	5,400
302	Mr. Srinivas Vurrinkala.	91,400	83,950	7450	0	0	7,450
303	Mr K Nimitha Varma	82,500	78,000	4500	0	0	4,500
304	Venkateshwar Rao Gadi.	72,250	67,750	4500	0	0	4,500
305	Raja Reddy	49,500	34,437	0	15063	0	15,063
306	Mr Kuntal Sinha	82,500	78,500	4000	0	0	4,000
307	B Harika.	82,500	61,500	21000	0	0	21,000
308	Mr Partha Kumar Sarkar	101,000	95,600	5400	0	0	5,400
309	Ms Mohammed Sayeda	97,400	86,600	10800	0	0	10,800
401	Mr V Jayapal Reddy	101,000	92,000	9000	0	0	9,000
402	B Bala Venkat	101,000	97,400	3600	0	0	3,600
403	T Satyanarayana Prasad.	49,500	45,000	4500	0	0	4,500
404	Satyanarayana Prasad Dubey.	51,000	45,000	6000	0	0	6,000

Vista Homes

Block Wise Summary Report

- 0 To May - 2019

28-05-2019

2 / 2

Flat No	Owner Name	Charges	Receipts	Own/Tnt	UnOcc	PNG	Balance
405	Digamber Mohapatra.	61,000	58,000	3000	0	0	3,000
406	G.Sai Krishna	62,250	56,250	6000	0	0	6,000
407	Selva Kumar N Suppaya.	82,500	79,750	2750	0	0	2,750
408	Chandrasekharan	84,200	82,400	1800	0	0	1,800
409	Mr G.Sampath Kumar	101,000	93,800	7200	0	0	7,200
		Total..	221268	30663	0	0	251,931

R. Lavanya
31-05-2019

Certified by

Admin Manager
Vista Homes

Vista Homes

Block Wise Summary Report

- 0 To May - 2019

28-05-2019

1 / 2

Flat No	Owner Name	Charges	Receipts	Own/Tnt	UnOcc	PNG	Balance
Block No	H						
1	A Koti Reddy.	92,600	83,600	9000	0	0	9,000
2	Valentina Mary.	85,700	71,900	13800	0	0	13,800
3	M Ramaiah & Mrs. Susheela	68,500	65,500	3000	0	0	3,000
4	V Padmaja	57,000	54,000	3000	0	0	3,000
5	Swapna Koyya & Bhanu Satish.	62,250	58,500	3750	0	0	3,750
6	Prasad Gorti.	63,500	57,500	6000	0	0	6,000
7	Mr. Kosuri Sudharshan	68,500	64,000	4500	0	0	4,500
8	V Samunnatha	84,200	78,682	5518	0	0	5,518
9	T Lakshmi.	92,600	83,600	9000	0	0	9,000
101	Mrs Sujani Nekkanti & Satya Tejaswi Gadi.	63,200	61,400	1800	0	0	1,800
102	Pothuluri Jayanth.	87,200	81,800	5400	0	0	5,400
103	A Malla Reddy.	75,550	69,550	6000	0	0	6,000
104	G Arvind Kumar.	75,500	21,000	0	54500	0	54,500
105	Mrs. Dundi Srungaram	66,000	67,000	-1000	0	0	-1,000
106	M Uma Maheshwari.	71,000	68,000	3000	0	0	3,000
107	Jaganmayi Tadala.	59,750	53,750	6000	0	0	6,000
108	B S R K Murali.	85,700	84,200	1500	0	0	1,500
109	Ravi Inguva	92,600	85,164	7436	0	0	7,436
201	Viswanadha Laxmi Narasai.	92,600	88,990	3610	0	0	3,610
202	Chirag Jayendra Bhatt.	87,200	83,600	3600	0	0	3,600
203	Vinod Kumar Roy.	71,000	69,250	1750	0	0	1,750
204	Mr Sanjeeb Dey	75,500	71,000	4500	0	0	4,500
205	Alwin M Varghese.	62,250	53,000	9250	0	0	9,250
206	K Purshotham Rao & Vijayalakshmi	49,500	45,000	4500	0	0	4,500
207	Roy Naveen Rajesh.	75,500	72,500	3000	0	0	3,000
208	Pranitha Kanuganti	92,600	92,600	0	0	0	0
209	K Silva Kumar.	85,700	83,900	1800	0	0	1,800
301	Satish Kumar Patel	85,700	86,800	-1100	0	0	-1,100
302	Balu Iyer Kannari.	92,600	92,600	0	0	0	0
303	Dudila Krishna Mohan Rao	64,800	0	0	0	0	64,800
304	Nidhita Nilesh Gedam.	63,500	60,500	3000	0	0	3,000
305	Narneni Ajay Kumar.	43,500	30,000	13500	0	0	13,500
306	Ratna Prabha	69,750	71,250	-1500	0	0	-1,500
307	vempati Spandana	63,500	60,500	3000	0	0	3,000
308	Mr. Madhabhusi Srivatsa	88,700	83,182	5518	0	0	5,518
309	M Krishna Mohan.	84,200	75,682	8518	0	0	8,518
401	Amit Sontakke	85,700	82,100	3600	0	0	3,600
402	Kumar Wins.	88,700	78,400	10300	0	0	10,300
403	Gurunath Krishna Hegde.	62,250	56,250	6000	0	0	6,000
404	M Gautham Reddy.	43,500	37,500	6000	0	0	6,000

Vista Homes

Block Wise Summary Report

- 0 To May - 2019

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Flat No	Owner Name	Charges	Receipts	Own/Tnt	UnOcc	PNG	Balance
405	Shib Shankar Das.	58,500	57,000	1500	0	0	1,500
406	Rohit Chauhan.	42,000	37,432	4568	0	0	4,568
407	Bharani Kumar Vedala.	62,250	59,250	3000	0	0	3,000
408	Bonagiri Lakshmi,	81,200	70,282	10918	0	0	10,918
409	Ananth Bathineni	87,200	83,600	3600	0	0	3,600
		Total...	200136	54500	0	0	319,436

P. Lavanya
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Vista Homes

Block Wise Summary Report

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Flat No	Owner Name	Charges	Receipts	Own/Tnt	UnOcc	PNG	Balance
Block No	c						
1	Damuluri Kalidevi	56,000	54,200	1800	0	0	1,800
2	K Ratna Kumari.	56,000	30,800	25200	0	0	25,200
3	Devi Prasad R.	45,000	31,500	13500	0	0	13,500
4	V Kumar Swamy.	45,000	24,000	21000	0	0	21,000
5	Varanasi Sriharsha.	34,500	24,000	10500	0	0	10,500
6	Kamana Pavani.	56,000	52,400	3600	0	0	3,600
7	K Raghu Kumar.	56,000	45,503	10497	0	0	10,497
101	Karnati Guivi Reddy.	56,000	49,400	6600	0	0	6,600
102	J Ramaswamy.	43,400	41,600	1800	0	0	1,800
103	Pramod Kumar.	34,500	24,000	10500	0	0	10,500
105	Swarnalatha.	45,000	43,500	1500	0	0	1,500
106	Anandanam Ravi.	48,800	17,950	30850	0	0	30,850
107	Venkata Prasad Kakaraparty.	56,000	54,200	1800	0	0	1,800
201	Pranay Kumar Gupta.	56,000	56,000	0	0	0	0
202	N.V.N. Pavan Kumar	56,000	54,200	1800	0	0	1,800
203	Imran Khan.	45,000	40,500	4500	0	0	4,500
204	Manne Suhasini.	45,000	31,500	13500	0	0	13,500
205	K.Ashwini	45,000	41,980	3020	0	0	3,020
206	Vivek Shanbhag.	56,000	56,000	0	0	0	0
207	Sarala Bonagiri.	56,000	41,600	14400	0	0	14,400
301	K Suganya	54,200	50,600	3600	0	0	3,600
302	Indrajit Chakraborty.	56,000	41,600	14400	0	0	14,400
303	Joy Jeevan Joseph Darla.	45,000	64,550	-19550	0	0	-19,550
304	Garikiparty Anuradha.	45,000	40,500	4500	0	0	4,500
305	B Ragamallika.	45,000	39,000	6000	0	0	6,000
306	Pankaj Kumar Battabyal.	56,000	47,000	9000	0	0	9,000
307	Lalith Dhakatey.	56,000	45,550	10450	0	0	10,450
401	Mohit Narang.	56,000	50,600	5400	0	0	5,400
402	K Ravi Shankar.	56,000	30,800	25200	0	0	25,200
403	Sandeep Kumar Bhoopathi.	34,500	31,382	3118	0	0	3,118
405	Raju Dodla.	39,000	28,500	10500	0	0	10,500
406	Atul Singh.	56,000	48,800	7200	0	0	7,200
407	D V Chandra Sekhar Rao.	56,000	70,650	-14650	0	0	-14,650
			Total...	241535	0	0	241,535

R. Lavanya
31-05-2019



Vista Homes

Block Wise Summary Report

- 0 To May - 2019

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Fiat No	Owner Name	Charges	Receipts	Own/Tnt	UnOcc	PNC	Balance
Block No	G						
1	Nagula Laxminarayana.	43,400	31,494	11906	0	0	11,906
2	Sai Srujana.	43,400	30,800	12600	0	0	12,600
3	Chandra Rekha Vijjapu.	34,550	1,500	33050	0	0	33,050
4	Galeti Ramana.	34,500	24,000	10500	0	0	10,500
5	Madhusudhan Mapape.	34,500	24,000	10500	0	0	10,500
6	Alavala Seshaiiah.	34,500	24,000	10500	0	0	10,500
7	B L Ravi Chander.	34,500	24,000	10500	0	0	10,500
8	Manohar Chebolu	43,400	36,200	7200	0	0	7,200
101	C V S S M Rajeshwari	43,400	28,882	14518	0	0	14,518
103	A Ravi Prasad Chari.	34,500	31,500	3000	0	0	3,000
104	Ardha Srinivas.	34,500	31,000	3500	0	0	3,500
105	Jangala Madhubabu	34,500	24,000	10500	0	0	10,500
106	A Jal Prasad Chary.	34,500	24,000	10500	0	0	10,500
107	T V Suresh.	34,500	38,042	-3542	0	0	-3,542
108	Suresh Reddy Uppalapalli.	43,400	31,880	0	0	11520	11,520
109	Nanubala Neelakanta Rao.	43,400	39,800	3600	0	0	3,600
201	Sheshikanth Govardhanagiri.	43,400	39,800	3600	0	0	3,600
202	Chaitanya Venkatapuram.	43,400	32,600	10800	0	0	10,800
203	Deepak J.	34,500	27,000	7500	0	0	7,500
204	Prasun Ghosh.	34,500	31,500	3000	0	0	3,000
205	Pandya Sagar.	34,500	31,500	3000	0	0	3,000
206	A Mohana Krishna.	34,500	27,000	7500	0	0	7,500
207	Mrs Shruthi Kulkarni.	34,500	31,500	0	0	3000	3,000
208	M V Krishnaiah.	43,400	30,800	12600	0	0	12,600
209	P Natesan.	43,400	34,400	9000	0	0	9,000
301	Santosh Chaluvadi Kumar.	43,450	0	43450	0	0	43,450
302	Chaitanya Venkatapuram.	43,400	37,882	5518	0	0	5,518
304	Vinod Kumar Jonnakunti	34,500	14,950	19550	0	0	19,550
305	Kadapa Sujana.	34,500	24,000	10500	0	0	10,500
306	Rajesh Prakash Vaidya.	34,500	24,000	10500	0	0	10,500
307	Anand S Suramal.	34,500	24,000	10500	0	0	10,500
309	Raghuveer Tupuri & Tanmayi Tupuri.	43,450	0	43450	0	0	43,450
401	M Ravinder.	43,400	30,800	12600	0	0	12,600
402	Bhavik Shah.	43,400	30,800	12600	0	0	12,600
403	Abhay Kumar Singh.	34,500	24,000	10500	0	0	10,500
404	Santosh Myanam.	34,500	24,000	10500	0	0	10,500
405	Pappu Venkata Satyanarayana.	34,500	24,000	10500	0	0	10,500
406	Chandra Sekhar Dasari.	34,500	27,000	7500	0	0	7,500
407	Pushpendra Singh Raj.	34,500	24,000	10500	0	0	10,500
			Total...	424000	0	14520	438,520

Vista Homes

Block Wise Summary Report

- 0 To May - 2019

28-05-2019

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Flat No	Owner Name	Charges	Receipts	Own/Tnt	UnOcc	PNG	Balance
Block No	D						
1	M Jocelyn Marapu Cynthia	27,200	0	27200	0	0	27,200
2	I Krishna Chaitanya.	27,200	30,800	-3600	0	0	-3,600
5	Ch Satish Babu.	27,200	30,850	-3650	0	0	-3,650
101	Janapali Aruna.	23,650	0	23650	0	0	23,650
102	Keshab Kumar Maity	27,200	30,800	-3600	0	0	-3,600
104	Raja Delveegan.	27,200	30,800	-3600	0	0	-3,600
201	K Srinivas Rao.	27,200	30,800	-3600	0	0	-3,600
203	B Subhalakshmi.	21,000	27,000	-6000	0	0	-6,000
205	P Srinivasa Rao.	21,000	30,800	-9800	0	0	-9,800
301	Cheruku Ram Ganga Prasad.	23,650	0	23650	0	0	23,650
304	Paka Savitri.	25,450	30,850	-5400	0	0	-5,400
305	Avinash Verma.	21,850	0	21850	0	0	21,850
401	Aarthi Kulkarni	27,200	30,000	-2800	0	0	-2,800
402	Vatti Madhusudan	27,200	30,800	-3600	0	0	-3,600
403	S Ruselet Sagayamary.	21,000	24,000	-3000	0	0	-3,000
404	Moguram Raj Kumar.	21,850	0	21850	0	0	21,850
405	Tadisetty Naveen Kiran.	27,250	0	27250	0	0	27,250
			Total...	96800	0	0	96,800

R. Ravanya
31-05-2019



aruna@modiproperties.com

From: "Soham Modi" <sohammodi@modiproperties.com>
Date: 29-06-2019 6:31 PM
To: "Aruna P.A." <aruna@modiproperties.com>
Attach: 0_VHOA_CoOptMember_Phanindranath_Resignation.pdf;
1_VHOA_CoOptMember_JagatSingh_Resignation.pdf; 2_VHOA_CoOptMembers_Resignation.pdf
Subject: Fw: VHOA Co-opt Members Resignations

Print

Regards,
Soham Modi

From: vistaassociation@gmail.com
Sent: 28 June 2019 10:34 PM
To: sohammodi@modiproperties.com
Cc: cr@modiproperties.com; admin@modiproperties.com; madhu@modiproperties.com;
vista@modiproperties.com
Subject: VHOA Co-opt Members Resignations

To
The General Secretary
Vista Homes Owners Association

Date: 28-06-2019
Place: Hyderabad

Hello Sir,

This is to inform you that due to non-conducting of general body meeting of VHOA inspite of continuous requests regarding the same, existing co-opt members of VHOA unitedly decided to resign our co-opt member posts.

Please find attached our duly signed resignation letters.

Once again request you to conduct general body meeting of VHOA asap where all the owners could take part.

Thanks & Regards
VHOA Resigned Co-Opt Members

Arundha

DT 27.06.2019

To,
The Secretary,
VHOA, Hyderabad.

Sir,

Subj - Resignation as co-opt members - protest
against non-functioning and non-conducting
of general body meeting of VHOA till date - reg

xxx

I tender my resignation as co-opt member of
VHOA forth with as the association is not functioning
as per the terms of the byelaws and non-conducting
of general body meeting to address the owners
and issues of the owners within the society
inspite of our repeated requests regarding the
same.

With regards,

Name & Signature

N. Phanindra

N V D S A PHANINDRANATH (B-009)

Date 17th November 2018

To,
The Secretary,
Vista Homes Owners Association,
Secunderabad.

Sir,

Sub: I, Jagat Singh resigning for the post of Co-Opted Member of M/S Vista Homes Owners Association Reg.,

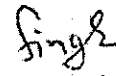
Ref: Your letter addressed to flat owners of M/S Vista Homes dated 8th November 2018.

I submit my resignation for the post of co-opted member of M/S Vista Homes Owners Association as it is noticed that the existing Owners Association of M/S Vista Homes has not been formed, functioning, maintenance of financial accounts & submitting to the flat owners periodically etc., is not in accordance with the terms of Byelaws. Moreover, in spite of non-involving me in any of the executive committee meetings for addressing the problems raised by the flat owners in several occasions & happenings of financial matters pertaining to the association and made me (one among other co-opted members) also responsible for the failure in solving the problems vide reference cited is not justifiable. Hence, Resigned.

This resignation may please be accepted immediately.

Thanking You,

Yours Faithfully,


(Jagat Singh)

Flat No. 109 Block I
Vista Homes,
New Subhodaya Nagar
Kushaiguda.

DT:26.06.2019

To,
The secretary,
VHOA, Hyderabad.

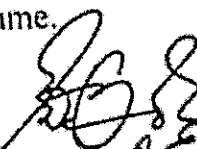
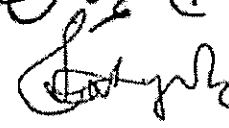
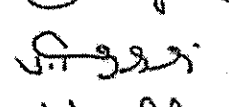
Sir,
Sub:-Resignation as co-opt members -Protest against non-functioning and non-conducting of General body meeting of VHOA till date- reg

I tender my resignation as co-opt member of VHOA forth with as the association is not functioning as per the terms of the byelaws and non-conducting of general body meeting to address the owners and issues of the owners within the society inspite of our repeated requests regarding the same.

With regards,

Name.

Signature

- 1)  (Y. R. Lakshmi)
1-004
- 2)  (V. R. Lakshmi)
- 3)  V. R. Lakshmi - 206
- 4)  V. R. Lakshmi - 206
V. R. Lakshmi
(B-401)

Notice - Peaceful protests - Regrets for non
conducting general body meeting

Sunday 7 Jul 2019, 12:04 AM

To: sohammodi@modiproperties.com
From: vista association <vistaassociation@gmail.com>
Cc: Jai Kumar Admin <admin@modiproperties.com>, cr@modiproperties.com

To
The General Secretary
Vista Homes Owners Association (VHOA)

Date: 06-Jul-2019
Place: Hyderabad

Sir,

We have been continuously requesting you regarding the conducting of general body meeting of VHOA as it was never conducted since its formation. We have even sent our concerns and requests couple of times regarding the same recently as well. Despite of all these requests and continuous follow-ups, we have not heard anything from your side regarding the general body meeting in which all the flat owners in Vista homes could take part.

In this situation, we see that it's time for us to show our regrets in Vista homes with our peaceful protests.

Hence we, Vista Homes flat owners unitedly demand you to conduct general body meeting on or before 20-July-2019 failing of which will force us to start our peaceful protests to show our regrets in Vista Homes.

Awaiting your early positive response.

Thankyou
Vista Homes Flat Owners