

Doc No: 2155/2014

(P-13414)



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 3543

Date: 07-06-2014

BN 279173

Sold to:

Ramech

S/o. W/o. D/o.

Narasimha Rao

For Whom:

Vista Homes

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

Plot No.227 ,Opp.Back Gate of City Civil Court, West Marredpally, Sec'bad.

Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this 3rd day of July 2014 at SRO, Kapra, Ranga Reddy District by:

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

In favour of

Mrs. Kavitha Sanjay Jain, Wife of Mr. Sanjay Jain, aged about 37 years, residing at Plot No. 21, H. No. 17-76/D, East Kalyanpuri, Uppal, Hyderabad - 500 039, hereinafter referred to as the 'Vendee'

The term Vendor and Vendee shall mean and include wherever the context may so require its successors, in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For VISTA HOMES For VISTA HOMES

Partner

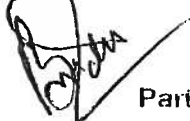
WHEREAS:

- A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming survey nos. 193 (Ac.2-21 Gts.) 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts., by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

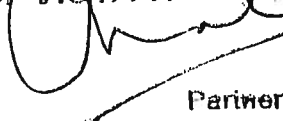
S. No.	Deed Doc. No.	Dated	Extent of Land
1.	1426/2007	19.02.2007	Ac. 3-01 Gts.
2.	3000/2007	21.04.2007	Ac.1-10 Gts.
3.	4325/2007	16.06.2007	Ac.0-12 Gts.
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 Gts.

- B. The total land admeasuring Ac.5-25 Gts., in survey nos. 193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.
- C. The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:
- Smt: Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
 - Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
 - Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
 - Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
 - Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
 - M/s. Sana Estates Limited, represented by Sana Yadi Reddy, S/o. Sri Gopaiah.
 - Smt. Sana Bhagya Laxmi, W/o. Shri. Sana Yadi Reddy.
 - Shri. Shiva Srinivas, S/o. late. S. Ramulu.
 - Shri. P. Ramsunder Reddy, S/o Shri. P. Lakshminarsimha.
 - Shri. Pathi Venkat Reddy, S/o. Shri. Veera Reddy.
 - Shri. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy
- D. The Vendor has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no.17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- E. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- F. The Vendee is desirous of purchasing a luxury apartment bearing flat no. 304 on the third floor in block no. 'A' admeasuring 950 sft. of super built-up area together with proportionate undivided share of land to the extent of 57.71 sq. yds., and reserved parking space for single car in the basement, admeasuring about 100 sft., in the proposed group housing scheme known as 'VISTA HOMES' and has approached the Vendor.

For VISTA HOMES


Partner

For VISTA HOMES


Partner

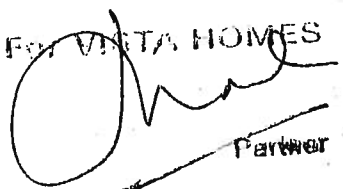
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- H. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 22,84,000/- (Rupees Twenty Two Lakhs Eighty Four Thousand Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That the Vendor agrees to sell and the Vendee agrees to purchase a flat together with proportionate undivided share in land and a parking space, as a package, as detailed here below in the residential complex named as Vista Homes, being constructed on the Scheduled Land which is hereinafter referred to as Scheduled Flat and more fully described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Vendee for a total sale consideration of Rs. 22,84,000/- (Rupees Twenty Two Lakhs Eighty Four Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
- Details of Flat:**
- a) Luxury Flat No. 304 on the third floor, in block no. 'A' admeasuring 950 Sft of super built up area.
 - b) An undivided share in the Schedule Land to the extent of 57.71 Sq. yds.
 - c) A reserved parking space for single car in the basement admeasuring about 100 sft.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.

For VISTA HOMES

Partner

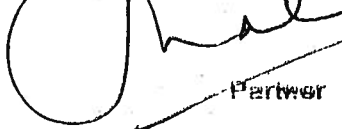
For VISTA HOMES

Partner

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

For VISTA HOMES


Partner

For VISTA HOMES


Partner

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

For VISTA HOMES



Partner

For VISTA HOMES



Partner

SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac.5-25 Gts.; in survey nos.193 (Ac.2-21 Gts.) 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District and bounded by:

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

SCHEDULE 'B'

SCHEDULE OF FLAT

All that portion forming a luxury apartment bearing flat no.304 on the third floor, in block no. 'A' admeasuring 950 sft. of super built-up area (i.e., 805 sft. of built-up area & 145 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

WITNESSES:

1. Sanjay

2. Muddu

For VISTA HOMES



Partner

For VISTA HOMES



Partner

VENDOR



VENDEE

ANNEXURE-1-A

1. Description of the Building : LUXURY flat bearing flat no. 304 on the third floor in block no. 'A' of "Vista Homes", Residential Localities, forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 57.71 sq. yds, U/S Out of Ac. 5-25 Gts.
4. Built up area Particulars:
- a) In the Stilt Floor : 100 sft. Parking space for One Car
- b) In the Third Floor : 950 sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 22,84,000/-

Date: 03.07.2014

For VISTA HOMES
Partner
For VISTA HOMES
Partner
Signature of the Executants

C E R T I F I C A T E

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

Date: 03.07.2014

For VISTA HOMES
Partner

For VISTA HOMES
Partner
Signature of the Executants

7/8/2014

REGISTRATION PLAN SHOWING

FLAT NO.304 IN BLOCK NO. 'A' ON THE THIRD FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

VENDOR:

M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

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

BUYER:

MRS. KAVITHA SANJAY JAIN, WIFE OF MR. SANJAY JAIN

REFERENCE:

AREA:

57.71

SCALE:

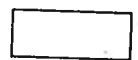
SQ. YDS. OR

INCL:

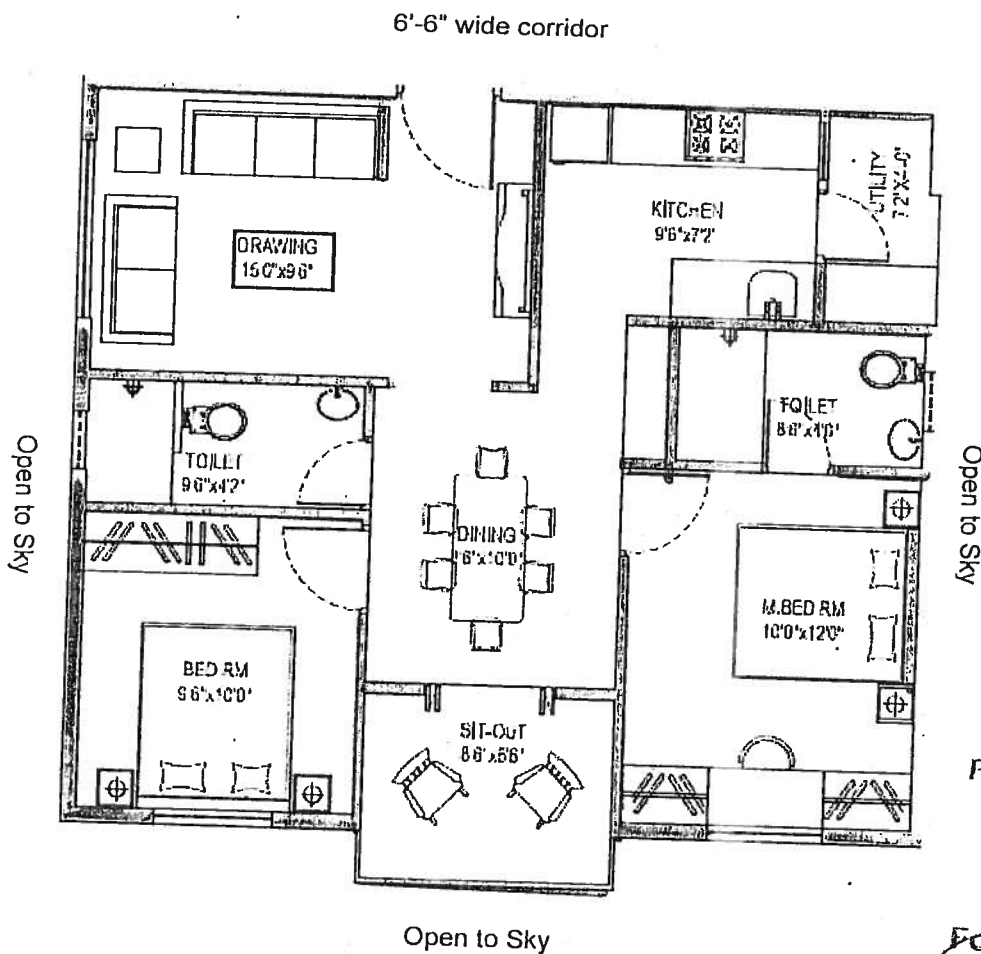
SQ. MTRS.



EXCL:



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



WITNESSES:

1. *Saraj*
2. *Maddy*

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

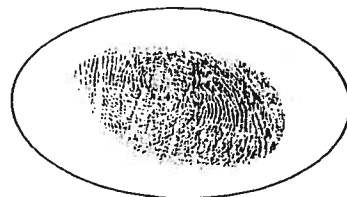
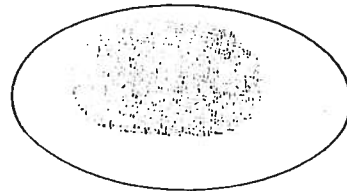
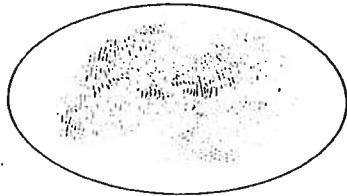
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDORS:

M/S. VISTA HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REPRESENTED BY ITS PARTNERS:

1. MR. SOHAM MODI
S/O. MR. SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS
HYDERABAD- 500 034.

2. SHRI. BHAVESH V. MEHTA,
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
D. V. COLONY
P. G. ROAD
SECUNDERABAD - 500 003.

GPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 21/BK-IV/ 2013, DT. 06.09.2013

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

BUYER:

MRS. KAVITHA SANJAY JAIN
W/O.MR. SANJAY JAIN
R/O. PLOT NO. 21
H. NO. 17-76/D
EAST KALYANPURI, UPPAL
HYDERABAD - 500 039

SIGNATURE OF WITNESSES:

Sanjay
Mudali

For VISTA HOMES

[Signature]
Partner

For VISTA HOMES

[Signature]
Partner

SIGNATURE OF EXECUTANTS

[Signature]

SIGNATURE(S) OF BUYER(S)

VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGFV2088P

06/03/2007

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम NAME
SOHAM SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1969

हस्ताक्षर SIGNATURE

CI of Comm. number of Income-tax, Andhra Pradesh

For VISTA HOMES

[Signature]

Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम NAME
SHAVESH VASANT MEHTA

पिता का नाम FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि DATE OF BIRTH
02-03-1970

हस्ताक्षर SIGNATURE

CI of Comm. number of Income-tax, Andhra Pradesh

For VISTA HOMES

[Signature]

Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT. OF INDIA

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर SIGNATURE

18/03/2008

[Signature]

Bunder.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJAY KAVITHA JAIN
C D CHAVANDE
25/05/1978
Permanent Account Number
AFOPJ0315A

[Signature]
Signature

[Stamp]

[Stamp]

[Signature]

WITNESS

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJAY JAIN
SWAROOPCHAND PAREKH
16/10/1976
Permanent Account Number
AKXPJ5824G

[Signature]
Signature

[Stamp]

[Stamp]

[Signature]

WITNESS

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NAVEEN KUMAR REDDY M
RAGHAVA REDDY MADYARLA
26/05/1977
Permanent Account Number
AYEPM1043K

[Signature]
Signature

[Stamp]

[Stamp]

[Signature]

Sale Deed Authorization Form

Project	M/s. VISTA HOMES – VISTA HOMES		
Buyer name	KAVITHA SANJAY JAIN		
Flat / Bungalow No.	A-304	AREA	950
Land Area	57.71		
Car parking no.	-	2 wheeler parking no.	-
			Semi / Deluxe / Luxury

Payment & Agreement details

A.	Total sale consideration	22,84,000
B.	Stamp duty & registration charges	141560
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	70576
D.	VAT @ 1.25% on Sale Agreement	28530
E.	Total taxes (B + C + D)	240666
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	25,24,666.
I.	Total amount paid	25,24,666
J.	Balance amount payable (H - I)	-

K.	Amount for Sale Deed	22,84,000
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	-
O.	Margin Money (A - N)	-

Housing Loan Details

Payment Scheme	☐ Housing Loan ☐ Installment Scheme ☐ Other:			
Details 1 st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount

Security Cheque Details

1 st installment of HL	Cq. No.	Amount	☐ Security cq. received ☒ Not required ☐ Collect cq. at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	☒ By PDC ☐ Security cq. received. ☐ Not required ☐ Collect cq. at the time of registration
Balance HL amount	Cq. No.	Amount	☐ Security cq. received. ☒ Not required ☐ Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	☒ Paid ☐ Through HL ☐ By PDC ☐ Security cq. received. ☐ Not required ☐ Collect cq. at the time of registration
		220866	

Remarks:

Free Registration offer and VAT applicable

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date:	27/11/14	27/11/14	02/07/14	

Note: 1. (a) Here only include service tax remitted to government on behalf of customer.
(b) Inform customer that undertaking for payment of balance service tax along with security deposit and / or PDC's will be required at the time of taking possession.

