



Government of Telangana
Registration And Stamps Department

3672/12

Payment Details - Citizen Copy - Generated on 31/08/2017, 05:26 PM

SRO Name: 1526 Kapra

Receipt No: 3930

Receipt Date: 31/08/2017

Name: PANKAJ SANGHVI

CS No/Doc No: 3804 / 2017

Transaction: Sale Deed

Challan No:

E-Challan No: 7730M2280817

Chargeable Value: 3375000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 31-AUG-17

Bank Name:

Bank Branch:

E-Challan Bank Name: SBH

E-Challan Bank Branch: SBH INB

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				16875
Transfer Duty /TPT				50625
Deficit Stamp Duty				134900
User Charges				100
Total:				202500

In Words: RUPEES TWO LAKH TWO THOUSAND FIVE HUNDRED ONLY

Prepared By: UMAKANTH

Signature by SR

సర్-రిజిస్ట్రార్
కాపా

3804 W. 30. 3672/2017



తెలంగాణ తెలంగాణ TELANGANA

G 413510

Date: 07/11/2017, 12:50 PM

Stamp No: 3804

Denomination: 100

Purchased By:
PURVI M MEHTA
S/O MEHUL V MEHTA
NO SEC-BAD

For Whom
SELF & OTHERS

Ja Py
Sub Registrar
Ex. Office Stamp Vendor
SRO, Vallabh Nagar

SALE DEED

This Sale Deed is made and executed on this ^{8th} day of August 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi, aged about 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile -Parle (West), Mumbai - 400 056 {Pan No. ALZPS7274A}
2. Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad.

Hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively. (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

AND

M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office at 5-4-187/3 and 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} and 2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C} hereinafter called the "Consenting Party"

[Signature]

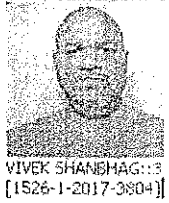
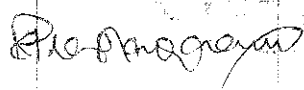
For VISTA HOMES

For VISTA HOMES

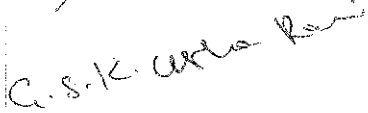
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16875/- paid between the hours of 10:00 AM and 04:00 PM on the 31st day of AUG, 2017 by Sri Jayesh P Mulani

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 VIVEK SHANBHAG::3 [1526-1-2017-3804]	VIVEK SHANBHAG S/O. G.S.K.NARASIMHA RAO HNO.1-6-13/1 ANUPURAM, HYD	
2	EX		 VENDOR AND CONSE [1526-1-2017-3804]	VENDOR AND CONSENTING PARTIES REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 G S K NARASIMHA RAO [1526-1-2017-3804]	G S K NARASIMHA RAO R/O.1-6-13/1 ANUPURAM ECIL HYD	
2		 G S K USHA RANI::31 [1526-1-2017-3804]	G S K USHA RANI R/O.1-6-13/1 ANUPURAM ECIL HYD	

31st day of August, 2017

Signature of Sub Registrar
Kapra

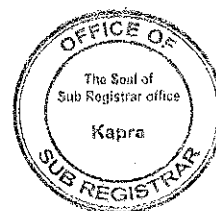
E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3778 Name: G S K Narasimha Rao	S/O Late G S Krishna Rao, Ranga Reddy District, Hyderabad, Andhra Pradesh, 500062	
2	Aadhaar No: XXXXXXXX7788 Name: G S K Usha Rani	W/O G S K Narasimha Rao, Ranga Reddy District, Hyderabad, Andhra Pradesh, 500062	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	

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Kapra



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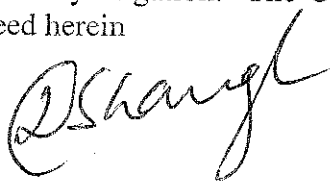


IN FAVOUR OF

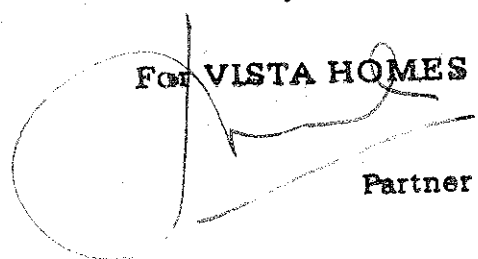
Mr. Vivek Shanbhag, Son of Mr. G. S. K. Narasimha Rao, aged about 31 years residing at Plot No. 23, H. No: 1-6-13/1, Anupuram, ECIL (Post), Radhika Theatre Lane, Hyderabad - 500 062 {Pan No. BMDPS7058G, Aadhaar No. 5684 4124 2207}, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

WHEREAS:

- A. The Vendor no.1 is the absolute and exclusive owner, and possessor of deluxe apartment bearing flat no. 206 on the second floor, in block no. 'C' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R.R. District, now under Kapra Mandal, Medchal-Malkajgiri District, hereinafter referred as Scheduled Flat and is more fully described at the foot of the document. The Vendor no.1 under an understanding with the Builder, M/s. Vista Homes has purchased undivided share of land pertaining to the Scheduled Flat from the Builder vide sale deed bearing no. 1540/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat.
- B. That the Vendor no.1 has gifted 24% undivided share in flat no. 206 on the second floor, in block no. 'C' in the project known as Vista Homes situated at Sy. Nos. 193, 194 and 195, Kapra Village, Keesara Mandal, R. R. District, now under Kapra Mandal, Medchal-Malkajgiri District, admeasuring 292.8 sft (out of 1220 sft) of super built-up area along with undivided share of land to the extent of 10.37 sq. yds. (out of 74.12 sq. yds) and 24% in the reserved parking space for single car in the basement admeasuring 24 sft. (out of 100 sft.), to his daughter Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta, Vendor no.2, herein vide registered gift deed bearing no. 4391/2015 dated 23.11.2015 registered at S. R.O, Kapra, R. R. District.
- C. Whereas M/s. Vista Homes (herein after referred to as the Builder) has agreed to develop land admeasuring about Ac. 5-25 Gts, forming a part of Sy. Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Land and M/s. Vista Homes is developing the Scheduled Land into residential flats in a group housing scheme name and styled as 'VISTA HOMES' and obtained necessary technical approval from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012.
- D. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- E. The Consenting Party i. e., M/s. Vista Homes at the request of the Vendor and Buyer are joining in execution of this deed so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Consenting Party shall not have any share in the sale consideration agreed herein



Purvi M. Mehta



For VISTA HOMES
Partner



For VISTA HOMES
Partner

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Kapra

SI No		Aadhaar Details		E-KYC Details as received from UIDAI:		Address:		Photo	
4		Aadhaar No: XXXXXXXX2207 Name: Vivek Shanbhag		S/O G.S.K. Narasimha Rao, Kakrola, Delhi Cantonment, South West Delhi, Delhi, 110078					
Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.									
Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				DD/BC/ Pay Order	Total	
			E-Challan	Cash	Stamp Duty u/S 16 of IS act				
Stamp Duty	100	0	134900	0	0	0	135000		
Transfer Duty	NA	0	50625	0	0	0	50625		
Reg. Fee	NA	0	16875	0	0	0	16875		
User Charges	NA	0	100	0	0	0	100		
Total	100	0	202500	0	0	0	202600		

Rs. 185525/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16875/- towards Registration Fees on the chargeable value of Rs. 3375000/- was paid by the party through E-Challan/BC/Pay Order No. 7730M2280817 dated 31-AUG-17 of SBH/SBH INB

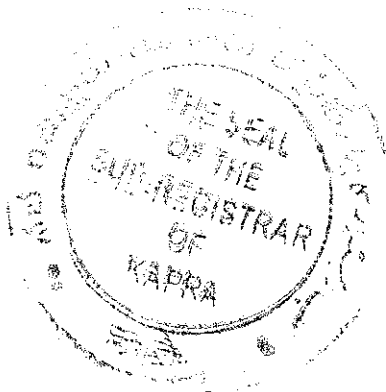
E-Challan Details Received from Bank :
(1). AMOUNT PAID: Rs. 202500/-, DATE: 31-AUG-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 073240629, REMITTER NAME: MR. PANKAJ SANGHVI, EXECUTANT NAME: MR. PANKAJ SANGHVI AND MRS. PURVI M MEHTA, CLAIMANT NAME: MR. VIVEK SHANBHAG).

Date: 31st day of August, 2017

Signature of Registering Officer
Kapra

ಇವು ಸಹಿತ 2017 ರ 31/8/2017 ರಂದು
ಪು. 3672 ರಿಂದ ದಾಖಲೆ ಮಾಡಿದ
ಸ್ವಾಮಿಗಳ ಸಹಿತ 2017 ರ 31/8/2017 ರಂದು
ಪು. 3672 ರಿಂದ ದಾಖಲೆ ಮಾಡಿದ
2017 ರ 31/8/2017 ರಂದು 3/ವ ತೆರಿ

ಸಹ-ರಜಿಸ್ಟ್ರಾರ್
ಕಪ್ರಾ
ಮೆದಲೆ, ಮಲ್ಲಾಪುರ



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- F. The Buyer is desirous of purchasing flat no 206 on the second floor in block no. 'C', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendors.
- G. The Buyer has inspected all the title documents of the Vendors in respect of the Scheduled Flat and the Buyer upon such inspection etc., is satisfied as to the title of the Scheduled Flat.
- H. The Vendors 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. 33,75,000/- (Rupees Thirty Three Lakhs Seventy Five Thousand Only) and the Buyer has agreed to purchase the same.
- I. The Vendors and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.206 on the second floor, in block no. 'C', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:

- a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
- b) A reserved parking space for single car on the basement, admeasuring about 100 sft.

situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 33,75,000/- (Rupees Thirty Three Lakhs Seventy Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner

- i. Rs.22,80,000/-(Rupees Twenty Two Lakhs Eighty Thousand Only) paid by way of cheque no. 072781, dated 20.07.2017, issued by Housing Development Finance Corp. Ltd., in favour of Vendor No. 1, i.e. Shri. Pankaj Sanghvi.
- ii. Rs.7,20,000/-(Rupees Seven Lakhs Twenty Thousand Only) paid by way of cheque no. 072782, dated 20.07.2017 issued by Housing Development Finance Corp. Ltd., in favour of Vendor No. 2, i.e. Smt. Purvi M. Mehta.
- iii. Rs.3,75,000/-(Rupees Three Lakhs Seventy Five Thousand Only) already received.

2. The Vendors hereby declares that she has absolute right to sell the Scheduled Flat.
3. The Vendors further covenant that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby gives warranty of title. If any claim is made by any person either claiming through the Vendors or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendors alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendorss shall indemnify the Buyer fully for such losses.



Purvi. m. mehta

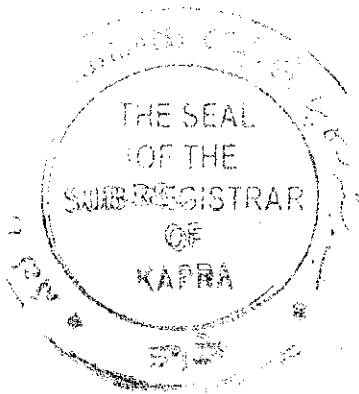
For VISTA HOMES

Partner

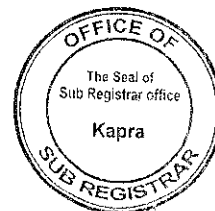
For VISTA HOMES

Partner

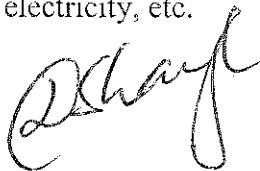
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Kapra



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4. The Vendors has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
5. Henceforth the Vendors shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendors or anyone claiming through them.
6. The Vendors hereby covenant 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 Buyer in the concerned departments.
7. The Vendors hereby covenant that the Vendors have 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 Vendors to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer 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 Buyer do hereby covenant with the Vendors and through the Vendors with other owners of tenements in Vista Homes as follows:-
 - i. The Buyer 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 Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule flat and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - iii. That the Buyer shall become a member of the Vista Homes Owners Association that has been / shall be formed by the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Buyer 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 Buyer 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.



Puvi-m. mehba

For VISTA HOMES

Partner

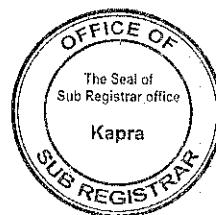
For VISTA HOMES

Partner

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- 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 Vendors/Builder 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 Buyer 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 Vendors to the Buyer.
- 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 Builder and the Buyer shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- 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 Vendors and the Buyer shall not have any right, title or claim thereon. The Vendors shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Buyer further covenant(s) with the Builder and through them to the Buyer(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 Flat nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Builder or other body that may be formed for the maintenance of the Flats.
- x. That the Buyer 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 Buyer 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 Buyer, 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.

Q. Shaufl

Purvi. m. mehta

For VISTA HOMES

Partner

For VISTA HOMES

[Signature]

Partner

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SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF FLAT

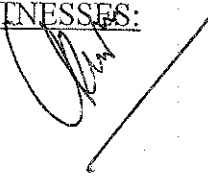
All that portion forming a deluxe apartment bearing flat no. 206 on the second floor, in block no. 'C' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

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

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

WITNESSES:

1.



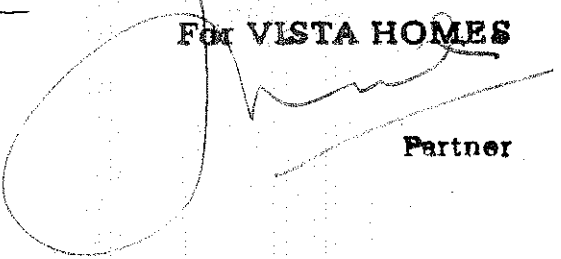
Purvi. m. mehta

VENDOR NO.1

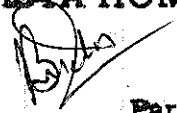
Purvi. m. mehta
VENDOR No.2

2. C. S. K. Uthas. Rao

For VISTA HOMES

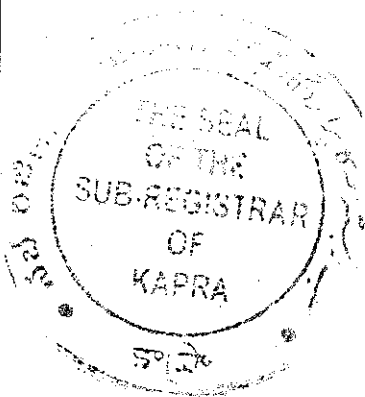

Partner

For VISTA HOMES


Partner
CONSENTING PARTY


BUYER

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Kapra

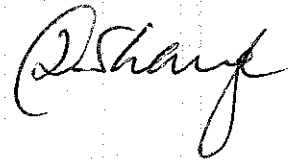


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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 206 on the second floor, in block no. 'C' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, now under Khapra Mandal and Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 74.12 sq. yds, U/S Out of Ac. 5-25 Gts.
4. Built up area Particulars:
- a) In the Basement Floor : 100 sft. Parking space for one car
- b) In the Second Floor : 1220 Sft.,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 33,75,000/-
- Date: 31.08.2017.



Purvi M. Mehla

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: 31.08.2017



Purvi M. Mehla

Signature of the Executants

For VISTA HOMES

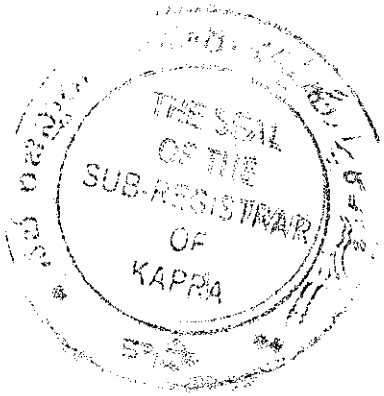
Partner

For VISTA HOMES

Consenting Partner



Bk-1, CS No 3804/2017 & Doct No
367212012 Sheet 7 of 12 Sub Registrar
Kapra



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REGISTRATION PLAN SHOWING FLAT NO. 206 IN BLOCK NO. 'C' ON THE SECOND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

VENDOR:

1. SHRI. PANKAJ SANGHVI, SON OF SHRI. CHANDRAKANTH SANGHVI

2. SMT. PURVI M. MEHTA, WIFE OF SHRI. MEHUL V. MEHTA

CONSENTING PARTY: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. M/S. SUMMIT HOUSING PVT. LTD., REPRESENTED BY AUTHORISED SIGNATORY
SHRI. SOHAM MODI, SON OF LATE SATISH MODI

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

BUYER:

MR. VIVEK SHANBHAG, SON OF MR. G. S. K. NARASIMHA RAO

REFERENCE:

SCALE:

INCL:

AREA:

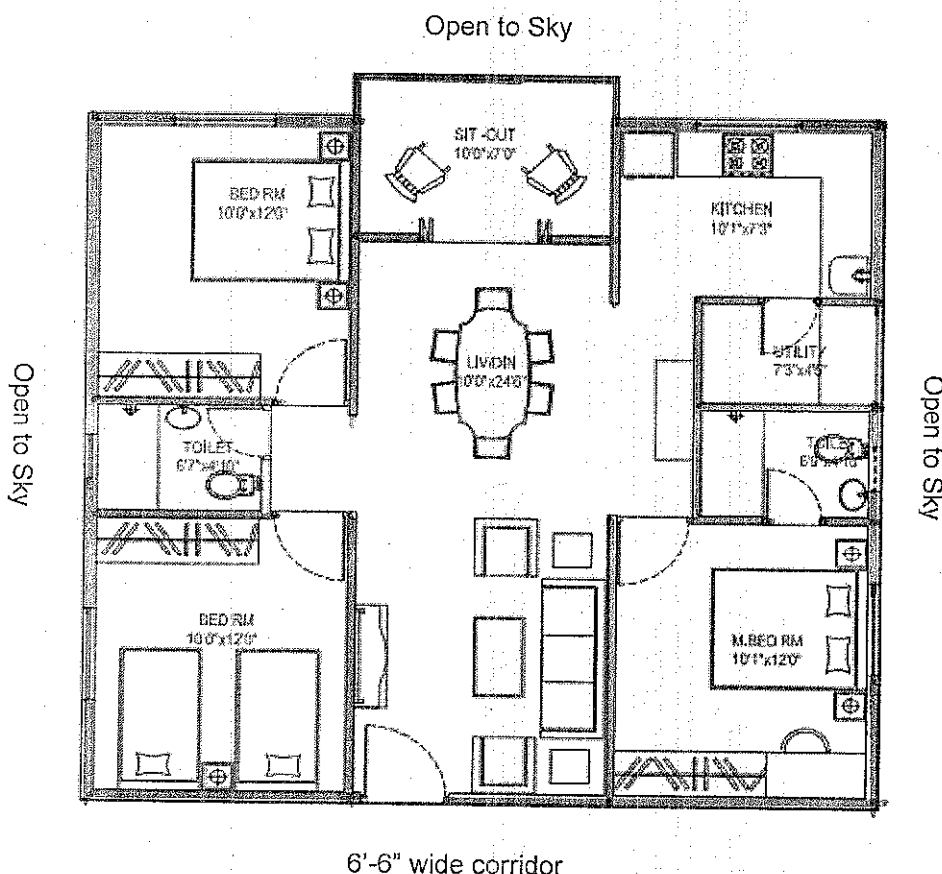
74.12

SQ. YDS. OR

SQ. MTRS.

EXCL:

Total Built-up Area = 12250 sft,
Out of U/S of Land = Ac. 5-25 Gts.



WITNESSES:

1.

2.

For VISTA HOMES

SIGNATURE OF THE VENDOR
For VISTA HOMES

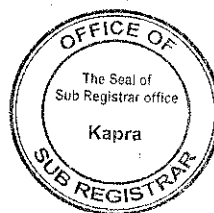
SIGNATURE OF THE CONSENTING PARTY
Partner

SIGNATURE OF THE BUYER

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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

1. SHRI. PANKAJ SHANGHVI
S/O. SHRI CHANDRAKANTH SHANGHVI
R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY
DADABHAI CROSS ROAD NO.3
VILE -PARLE (WEST)
MUMBAI - 56.

2. SMT. PURVI M MEHTA
W/O. SHRI. MEHUL V. MEHTA
R/O. H. NO 21
BAPU BAGH COLONY
SECOND FLOOR
MINISTER ROAD
SECUNDERABAD - 500 003

CONSENTING PARTY:

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

1. M/S. SUMMIT HOUSING PVT. LTD., REP.BY
AUTHORISED SIGNATORY
MR. SOHAM MODI, S/O. LATE 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.

SIGNATURE OF WITNESSES:

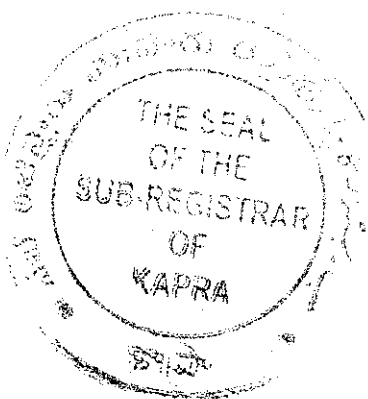
1. 
G.S.K. Usha Devi

SIGNATURE OF THE VENDOR NO. 1
For VISTA HOMES

SIGNATURE OF THE VENDOR NO. 2
For VISTA HOMES

SIGNATURE OF THE CONSENTING PARTY

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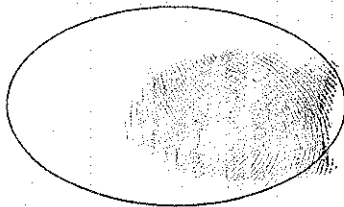


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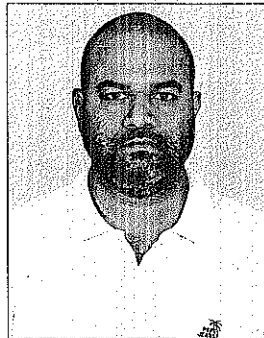
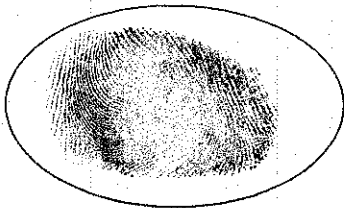
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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**GPA FOR PRESENTING DOCUMENTS ON BEHALF
OF VENDORS & CONSENTING PARTY VIDE DOC
NOS. 23/BK-IV/2016 & 121/BK-IV/2015 Dt.
20.04.2016 & 18.11.2015 AT SRO,
SECUNDERABAD.**

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



BUYER:

MR. VIVEK SHANBHAG
S/O. MR. G. S. K. NARASIMHA RAO
R/O. PLOT NO. 23, H. NO: 1-6-13/1
ANUPURAM, ECIL (POST)
RADHIKA THEATRE LANE
HYDERABAD - 500 062

SIGNATURE OF WITNESSES:

1.

2. G.S.K.

SIGNATURE OF THE VENDOR NO. 1

SIGNATURE OF THE VENDOR NO. 2

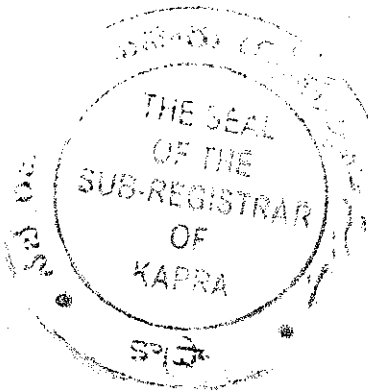
For VISTA HOMES

For VISTA HOMES

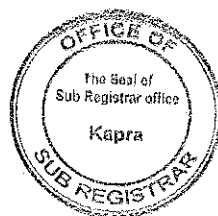
SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE BUYER

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Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGFV2058P

10003007

For VISTA HOMES

Partner

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
18-10-1985

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, आयकर प्रभाग

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम / NAME
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
02-03-1970

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, आयकर प्रभाग

For VISTA HOMES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E

भारत सरकार
GOVT. OF INDIA

10003008

Aadhaar No 3287 6953 9204

VENDOR:

Bk-1, CS No 3804/2017 & Doct No

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Kapra

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALZPS7274A

नाम /NAME

PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम /FATHER'S NAME

CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि /DATE OF BIRTH

10-09-1945

हस्ताक्षर /SIGNATURE

अध्यक्ष निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

Unique Identification Authority of India
The Government of India

SUB-REGISTRAR

OF
KAPRA
Purvi M Mehta
PLOT NO 11 1ST STAGE
BAPUBAGH COLONY
P.G. ROAD
Secunderabad
Secunderabad, Hyderabad,
Andhra Pradesh - 500003
9848030075

U#2506758931N

2F067589

मि आधार संख्या / Your Aadhaar No. :

4444 7892 7946

आधार - सामान्य माणसाचा अधिकार

GOVERNMENT OF INDIA

Purvi M Mehta

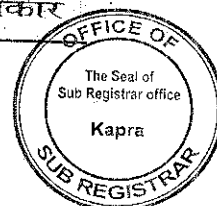
4444 7892 7946

आधार - सामान्य माणसाचा अधिकार

आधार - सामान्य माणसाचा अधिकार



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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: जी.एस.के. नरसिम्हा
राव, मकान नं.41, पॉकेट-2,
ओम अपार्टमेंट, सेक्टर-14,
द्वारका, ककरोला, दक्षिण
पश्चिमी दिल्ली,
दिल्ली - 110078

Address:

S/O: G.S.K. Narasimha Rao, House
No.41, Pocket-2, Om Apartment,
Sector-14, Dwarka, Kakrola, South
West Delhi,
Delhi - 110078

5684 4124 2207

भारत सरकार
GOVERNMENT OF INDIA



विवेक शनभाग
Vivek Shanbhag
जन्म तिथि/ DOB: 17/05/1985
पुरुष / MALE



5684 4124 2207



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు ప్రమాణం/Enrolment No.: 1190/10867/04864

Date: 16/08/2011

To: G S K Narasimha Rao
(జి ఎస్ కి నరసింహ రావు)
S/O Late G S Krishna Rao
1-6-13/1 plot no-23
Anupuram Stram Nagar colony
ECIL post
Ranga Reddy District
Hyderabad
Andhra Pradesh - 500062

Ref. No : 00005818-00064119-00042835-



UA 04736716 3 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

6430 5858 3778

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



జి ఎస్ కి నరసింహ రావు
G S K Narasimha Rao
పుట్టిన సంవత్సరం / Year of Birth : 1951
పురుషుడు / Male

6430 5858 3778



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు ప్రమాణం/Enrolment No.: 1190/10867/04865

Date: 18/08/2011

To: G S K Usha Rani
(జి ఎస్ కి ఉషారాణి)
W/O G S K Narasimha Rao
1-6-13/1 plot no-23
Anupuram Stram Nagar colony
ECIL post
Ranga Reddy District
Hyderabad
Andhra Pradesh - 500062

Ref. No : 00005088-00064111-00042833-



UA 04735986 0 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

5672 7254 7788

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



జి ఎస్ కి ఉషారాణి
G S K Usha Rani
పుట్టిన సంవత్సరం / Year of Birth : 1958
స్త్రీ / Female

5672 7254 7788



ఆధార్ - సామాన్యుని హక్కు



A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

29082017

SESHANSI(C) / CTS-2010

Pay **COMMISSIONER, GHMC*******

Or Order

अदा करे
Rupees

या उनके आदेश पर

रुपये **THREE THOUSAND THREE HUNDRED SEVENTY FIVE ONLY.**

₹ ***3,375.00**

FC HDFC BANK LTD.

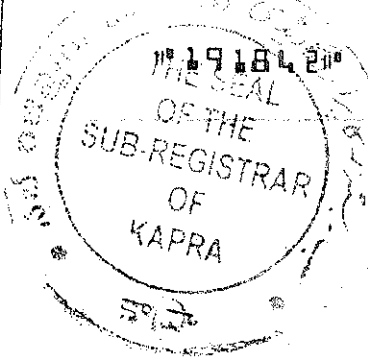
For HDFC BANK LTD.

SECUNDERABAD
SECUNDERABAD - 500 003
REF. No. 004212105274

Signature
AUTHORIZED SIGNATORIES

Please sign above

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Kapra



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