

ORIGINAL

7123

దస్తావేజులు మరియు రుసుముల రశీదు

సం.

శ్రీమతి/శ్రీ

K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవలసినది.

దస్తావేజు స్వభావము	Lab		15/9		
దస్తావేజు విలువ	1909000		15/9		Kapra
స్థాంపు విలువ రూ.	100				
దస్తావేజు వెంబరు	581/15				
రిజిస్ట్రేషన్ రుసుము	9545				
లోటు స్థాంపు (D.S.D.)	76260				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు	28635				
అదనపు షీట్లు	1				
5 x					
మొత్తం	114540				

(అక్షరాల

K1/

తేది

16/2

రూపాయలు పాత్రమే)

వాపసు తేది

WAS
సెల్ రిజిస్ట్రేషన్
కాఫీ

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.

594

2.30.581 of 2015

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BL 013300

S.No. 16164 Date: 15-09-2014

Sold to: MAHENDER

S/o. MALLESH

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 16th day of February 2015 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, Son of Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, Son of Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.
2. Shri Nareddy Kiran Kumar, Son of 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.

For VISTA HOMES

For VISTA HOMES

Partner

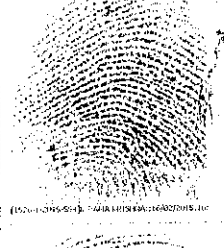
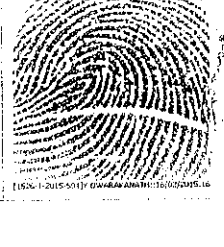
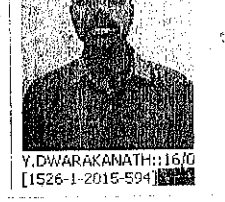
Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9545/- paid between the hours of 4 and 5 on the 16th day of FEB, 2015 by Sri M/S Vista Homes

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

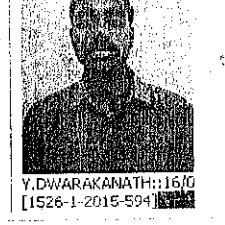
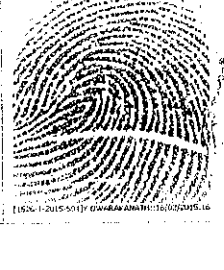
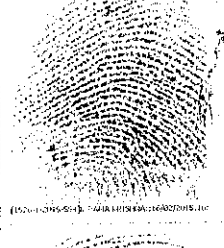
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
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1	CL			Y.PRATHIMA D/O. Y.ANIRUDH # 405, LEGEND ARORON HABITAT,, SEC-BAD.	<i>Prathima</i>
2	EX			VENDORS REP BY ITS GPA HOLDER K. PRABHAKAR REDDY S/O. K. PADMA REDDY 5-4-1823 & 4 II ND ELOOR M.G. ROAD SEC-BAD.	<i>K. Rama Krishna</i>
1				K.RAMA KRISHNA R/O.405,LEGEND ARORON HABITAT,SEC-BAD.	<i>K. Rama Krishna</i>
2				Y.DWARAKANATH R/O.405,LEGEND ARORON HABITAT,SEC-BAD.	<i>Duk</i>



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
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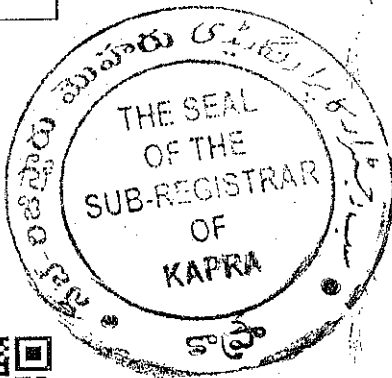
16th day of February, 2015

Signature of Joint SubRegistrar,
Kapra

T. Nagaraj

Bk - 1, CS No 594/2015 & Doct No
58/12015. Sheet 1 of 13

Joint SubRegistrar
Kapra



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In favour of

Ms. Y. Prathima, Daughter of Mr. Y. Anirudh, aged about 22 years, Occupation: Service, residing at # 405, Legend Aroron Habitat, Secunderabad - 500 003, 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 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.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	104995	0		0	105095
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	9545	0		0	9545
User Charges	NA	100	0		0	100
Total	100	114640	0		0	114740

Rs. 104995/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9545/- towards Registration Fees on the chargeable value of Rs. 1909000/- was paid by the party through Challan/BC/Pay Order No ,937207 dated ,16-FEB-15.

Date

16th day of February, 2015

Signature of Registering Officer

Kapra

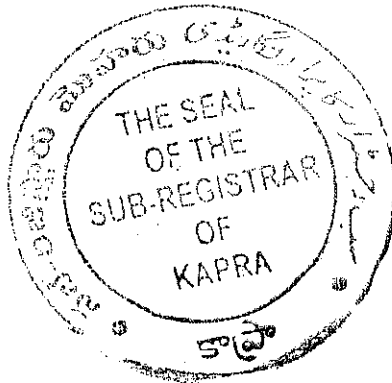
1936 SE నంబర్ 26 వేరేడి

T. Nagaiyah
Signature of Registering Officer

Bk-1, CS No 574/2015 & Doct No 581/18015 Sheet 2 of 13
Joint Sub Registrar
Kapra

13 వేరేడి నంబర్ 15 నం./ కా.న. 1936
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T. Nagaiyah
నం.-181



- 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 deluxe apartment bearing flat no. 007 on the ground floor, in block no. 'I' admeasuring 950 sft. of super built-up 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 proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- 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. 19,09,000/- (Rupees Nineteen Lakhs Nine 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. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.007 on the ground floor, in block no. 'I', having a super built-up area of 950 sft. (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:
 - a) An undivided share in the Schedule Land to the extent of 57.71 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.19,09,000/-(Rupees Nineteen Lakhs Nine Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.

For VISTA HOMES

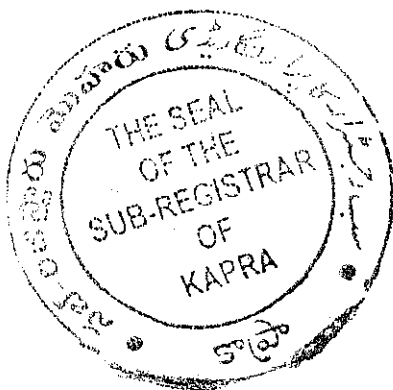
Partner

For VISTA HOMES

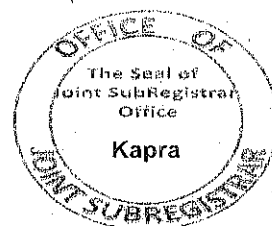
Partner

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Kapra



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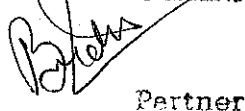
3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the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

For VISTA HOMES



Partner

For VISTA HOMES



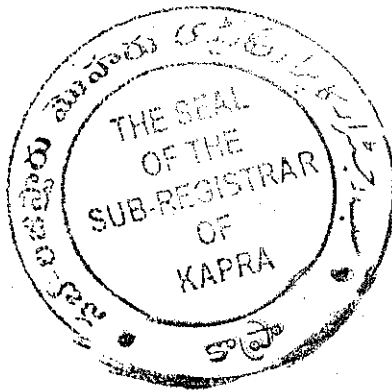
Partner

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Joint SubRegistrar

Kapra



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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 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

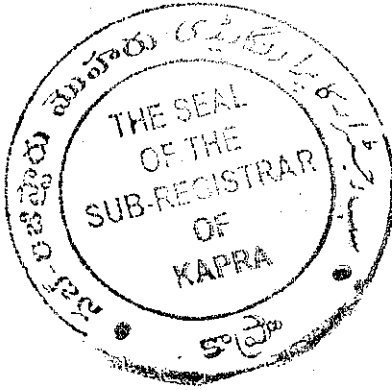
Partner

For VISTA HOMES

Partner

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Joint SubRegistrar
Kapra



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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.007 on the ground floor, in block no. 'I' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 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

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. *K. Rama Krishna*
2. *Dale*

For VISTA HOMES

[Signature]
Partner

For VISTA HOMES

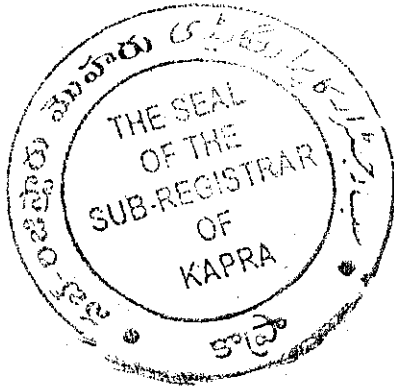
[Signature]
Partner

VENDOR

[Signature]
VENDEE

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Kapra



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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 007 on the ground floor, in block no. 'I' of "Vista Homes", Residential Localities, forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
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 Basement Floor : 100 sft. Parking space for One Car
- b) In the Ground Floor : 950 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 19,09,000/-

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Date: 16.02.2015

Signature of the Executants

C E R T I F I C A T E

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

For VISTA HOMES

Partner

For VISTA HOMES

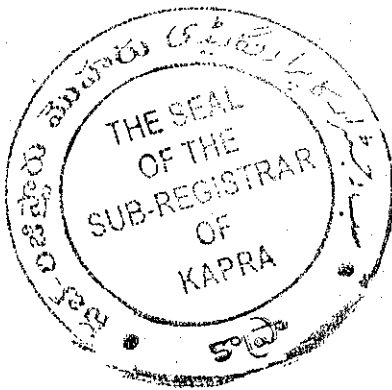
Partner

Date: 16.02.2015

Signature of the Executants

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Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO.007 IN BLOCK NO. 'I' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195**SITUATED AT**

KAPRA VILLAGE,

KEESARA

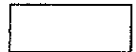
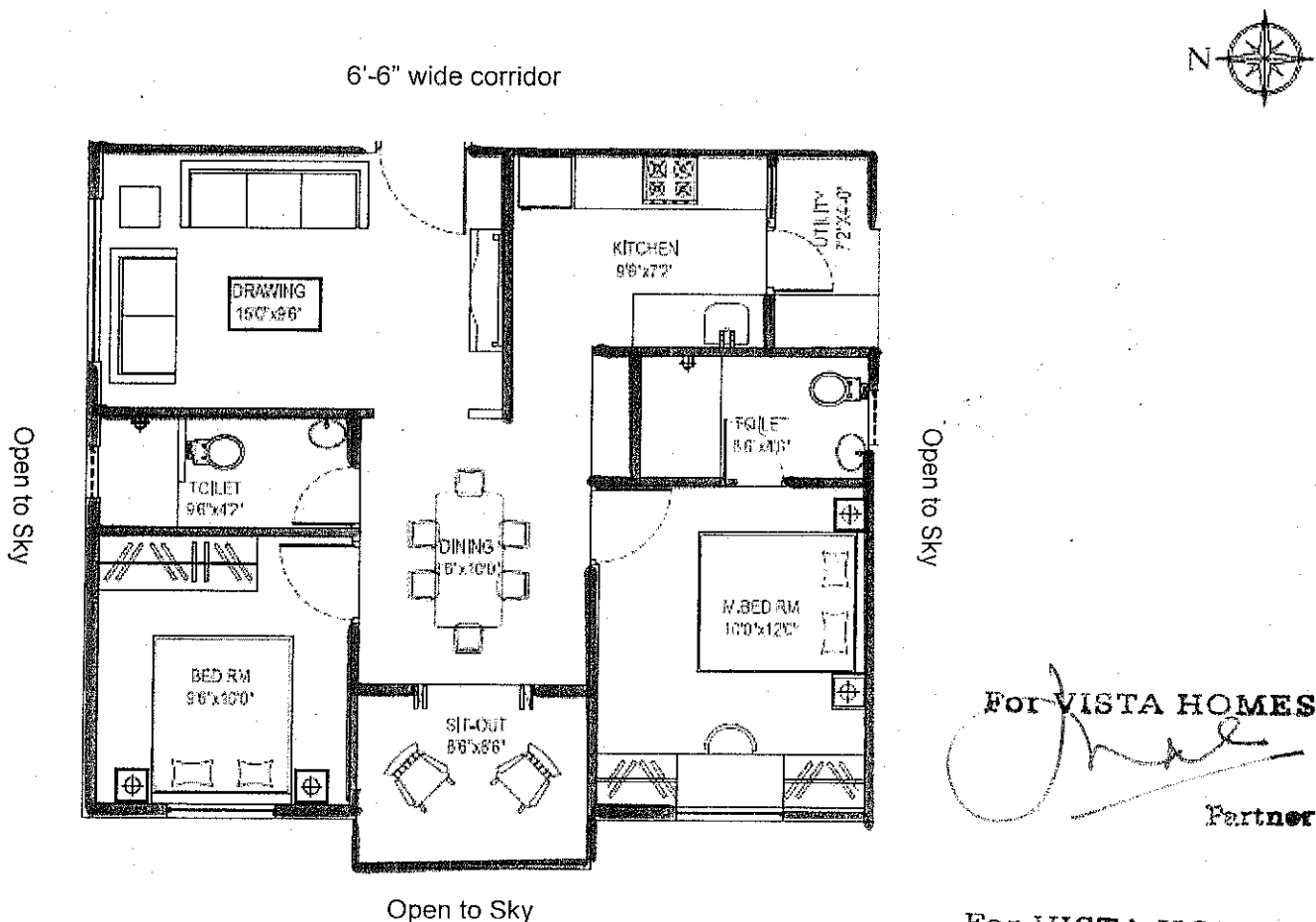
MANDAL, R.R. DIST.**VENDOR:** M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

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

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

BUYER: MS. Y. PRATHIMA, DAUGHTER OF MR. Y. ANIRUDH**REFERENCE:**
AREA:

57.71

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**Total Built-up Area = 950 sq.ft.,
Out of U/S of Land = Ac. 5-25 Gts.**WITNESSES:**

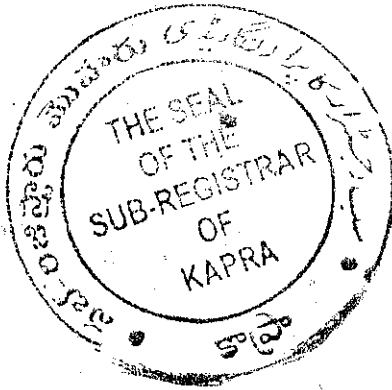
1. K. Rama Krishna
2. D. K.

SIGNATURE OF THE VENDOR

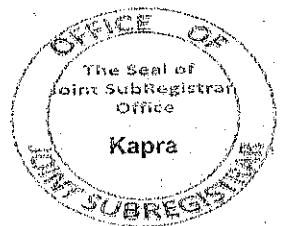
SIGNATURE OF THE BUYER

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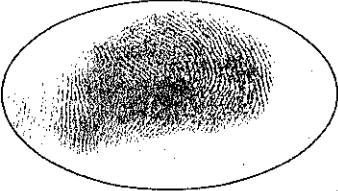
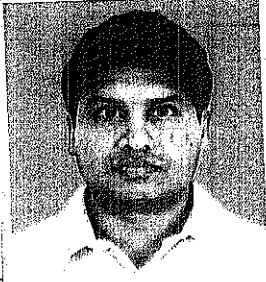
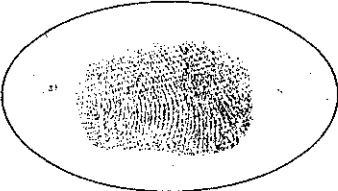
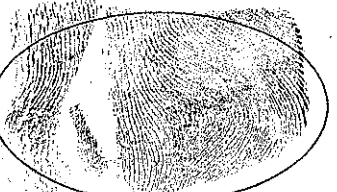
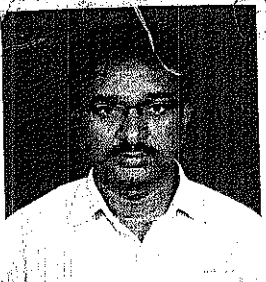
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Kapra



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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
			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.
			SPA FOR PRESENTING DOCUMENTS: VIDE DOC NO. 87/BK-IV/ 2014, DT. 26.09.2014 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: MS. Y. PRATHIMA D/O.MR. Y. ANIRUDH R/O. 405, LEGEND ARORON HABITAT SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1. *K. Rama Krishna*
2. *Duk*

For VISTA HOMES

[Signature]
Partner

For VISTA HOMES

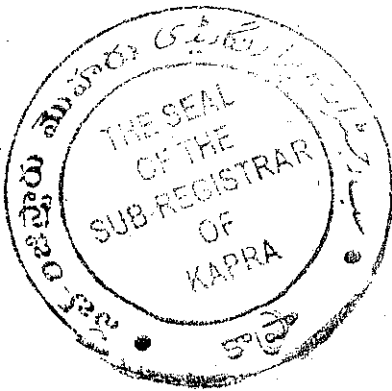
[Signature]
Partner

SIGNATURE OF EXECUTANTS

[Signature]
SIGNATURE(S) OF BUYER(S)

Bk-1 CS No 594/2015 & Doct No
581/2015 Sheet 9 of 13

Joint SubRegistrar
Kapra



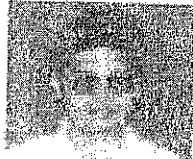
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VENDOR:

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
VISTA HOMES		
27/01/2007		
Permanent Account Number		
AAGFV2068P		

[Handwritten Signature]

आयकर विभाग INCOME TAX DEPARTMENT	/PERMANENT ACCOUNT NUMBER	
	ABMPM6725H	
	नाम NAME	
	SOHAM SATISH MODI	
	पिता का नाम FATHER'S NAME	
	SATISH MANILAL MODI	
	जन्म तिथि Date of Birth	
	16-10-1988	
<i>[Signature]</i>		
Other Documents for Income Tax Auditing Purposes		

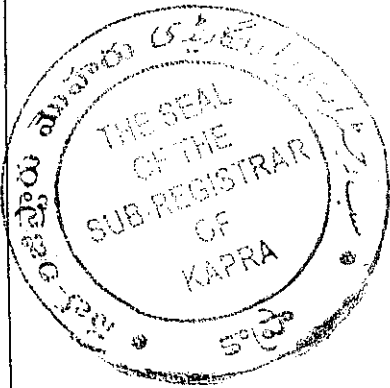
For VISTA HOMES
[Handwritten Signature]
Partner

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRASHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number		
AWSPP8104E		
		
<i>[Signature]</i>		
Signature		

[Handwritten Signature]

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5811/2015 Sheet 10 of 13

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Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	I-007
Name of Buyer	Ms. Y. Prathima

A.	Total sale consideration.	19,09,000/-	
B.	Less: Discount for on time payments.	47,500/-	Subject to Approval
C.	Less: Other discounts	Nil	
D.	Add: Reg. Charges	1,14,540/-	
E.	Add: VAT	23,863/-	
F.	Add: Service Tax.	58,988/-	
G.	Add: Extra Specs Charges (revised)	Nil	
H.	Add: Misc. Charges	6,060/-	+ 185 = 6245
I.	Less: Amount paid	18,69,428/-	
J.	Add: Interest Amount to be charged		
K.	Balance amount Due	1,95,523/-	+ 185 = 195708
L.	Refund if any		
Remarks: Service tax charged @ 3.09% on sale consideration.			
Vat charged @ 1.25% on sale consideration			
Corpus fund Rs.15,000/- to be collected.			
Maintenance charges @ Rs.1000/- pm to be collected for initial six months.			
Membership fee of Rs.50/- to be collected			
M	Interest Amount as calculated	55,228/-	not finalised
N	Service Tax paid to department	No	
O	Service Tax security deposit to be collected	Yes	VISTA HOMES
P	Maintenance charges due from	Feb 15	OWNERS ASSOCIATION

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
3.	No Due Certificate signed	--
4.	6 PDC for Maintenance Charges collected	--
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	--
6.	Service Tax & VAT Undertaking collected	--

Bunder

आयकर विभाग
INCOME TAX DEPARTMENT
YAMASANI PRATHIMA



भारत सरकार
GOVT. OF INDIA

ANIRUDH YAMASANI

07/05/1992

Permanent Account Number

AGJPY2984L

Signature



24/05/2011

Trath...

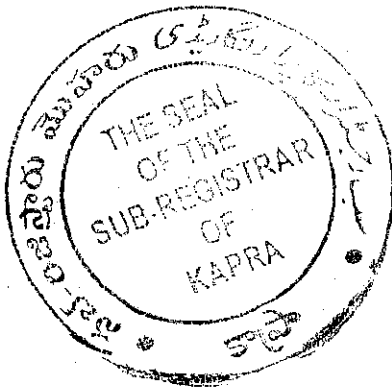
यदि कार्ड के जाने / जाने पर कृपया सूचित करें / सूचित
आयकर सेन सेवा इकाई, एन एस डी एल
सिस्टम चेंबर, बंगलूरु
बानेर टेलिफोन एक्सचेंज के नजदीक
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found
Please inform / return to
Income Tax PAN Services Unit NSDL
3rd Floor, Sapphire Chambers
Near Bander Telephone Exchange
Bander, Pune - 411 045

Tel: 01-20-2722 (Bande) Fax: 01-20-2721-8080

E-mail: info@nsdl.co.in

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58/12015 Sheet 11 of 13
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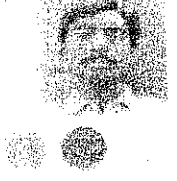
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WITNES

 **INDIAN UNION DRIVING LICENCE**
ANDHRA PRADESH
AP01020130000275

 Y DWARAKNATH
ANIRUDH YAMASANI
PT NO 115
OLD VASAVI NAGAR
KHARKANA SEC-BAD
SECUNDRABAD
HYDERABAD - 500015



Signature
Issued On: 04/01/2013

Licensing Authority
RTA-HYDERABAD-CZ

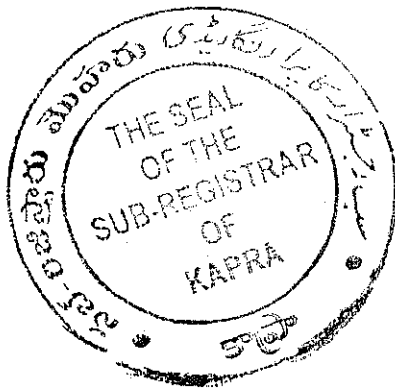
1 wk

Non Transport	Light Motor Vehicle Non Transport, Motor Cycle With Gear
Date of Validity	03/01/2033
Transport	
Date of Validity	
Badge No.	
Reference No.	AP01020130000275
Original LA.	RTA-HYDERABAD-CZ
Date of First Issue	04/01/2013
Date of Birth	26/05/1993
Blood Group	



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581/2015. Sheet 12 of 13

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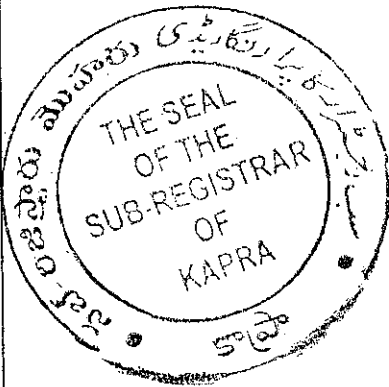
आयकर विभाग
INCOME TAX DEPARTMENT
KANCHARLA RAMAKRISHNA
SITAPATIRAO KANCHARLA
22/09/1951
Permanent Account Number
BGGPK4015G
Signature
भारत सरकार
GOVT. OF INDIA
102005

K. Ramakrishna

In case this card is lost / found, kindly inform return to:
Income Tax PAN Services Unit, UTI 1812
Plot No. 3, Sector 11, CBD Belapur
Navi Mumbai - 400 614
इस कार्ड को खोने/पाने पर कृपया सूचित करें/वापस करें
आयकर पैन सेवा यूनिट, यूटी 1812
प्लॉट नं. 3, सेक्टर 11, सीडी बेलापुर
नवी मुंबई - 400 614

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