

ORIGINAL

805.1

దస్తావేజులు మరియు రుసుముల రశీదు

సం.

శ్రీమతి / శ్రీ

Pawkey C. Shanghvi

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము వుచ్చుకోవడమైనది.

దస్తావేజు వ్యాఖ్యనము	30	30	1
దస్తావేజు విలువ	3118000	16/2	Kap
స్టాంపు విలువ రూ.	100		
దస్తావేజు వెంటరు	810/15		
రిజిస్ట్రేషన్ రుసుము	15590		
లోటు స్టాంపు(D.S.D.)	124620		
GHMC (T.D.)	100		
యూజర్ ఛార్జీలు	46330		
అదనపు షీట్లు	1		
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మొత్తం	183080		

RETURNED

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16/2

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(14)

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2/3

వాపసు తేది

రూపాయలు
సబ్ రిజిస్ట్రారు
సబ్ డివిజన్

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 levied.

838

D: 30. 810 of 2015

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 1689 Date: 30-01-2015

Sold to: PANKAJ SHANGHVI

S/o. CHANDRAKANTH SHANGHVI

For Whom: SELF

B 075768

CH. SHRAVANI

LICENSED STAMP VENDOR
LIC.No.15-31-029/2013,
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this the 16th day of February 2015 at SRO, Kapra, Ranga Reddy District by and between:

Shri. Pankaj C. Shanghvi, Son of Shri Chandrakanth Shanghvi, 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 called the "Vendor" (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, 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, hereinafter called the "Consenting Parties".

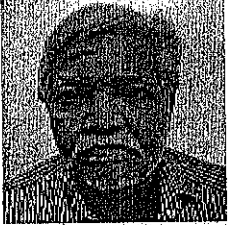
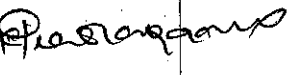
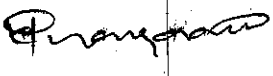
For VISTA HOMES

For VISTA HOMES

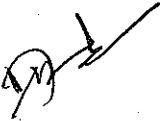
Presentation Endorsement:

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. 15590/- paid between the hours of 4 and 5 on the 07th day of MAR, 2015 by Sri Pankaj.C .Shanghvi

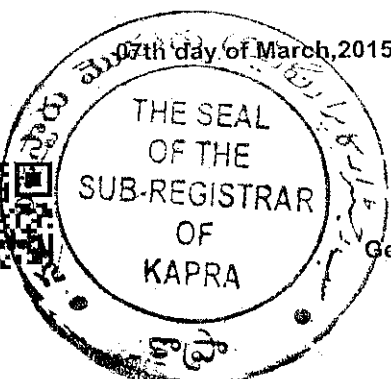
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 REP BY GPA HOLDER GUN [1526-1-2015-838]	REP BY GPA HOLDER GUNDA LAXMINARAYANA S/O. GUNDA NEELAIHAR P.NO.228, WEST CHANDRAGIRI COLONY SAFILGUDA, SEC-BAD.	
2	EX		 CONSENTING PARTY [1526-1-2015-838]	CONSENTING PARTY NO.1 & 2 REP BY ITS SPA HOLDER K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4, II FLOOR, SOHAM MANSION,, M.G.ROAD, SECUNDERABAD.	
3	EX		 2015);:07/03/2015;1: [1526-1-2015-838]	REP BY GPA HOLDER K.PRABHAKAR REDDY(GPA NO 14/BK-IV/20415, DATED.16-02- 2015) S/O. K.PADMA REDDY 5-4-187/3 & 4, II FLOOR, SOHAM MANSION,, M.G.ROAD, SECUNDERABAD.	

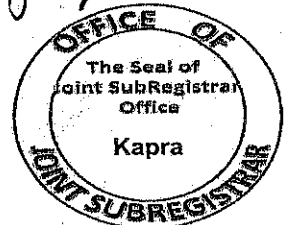
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 GUNDA VIJAY ANAND::O [1526-1-2015-838]	GUNDA VIJAY ANAND R/O,FL.NO.505,MANASA NEST APTS,M.J CLNY,RADHIKA LANE, A.S.RAO NAGAR,SEC- BAD.	
2		 GUNDA KAMALA::07/03/20: [1526-1-2015-838]	GUNDA KAMALA R/O,PL.NO.228,WEST CHANDRAGIRI CLNY,SAFILGUDA,SEC- BAD.	

Signature of Joint SubRegistrar



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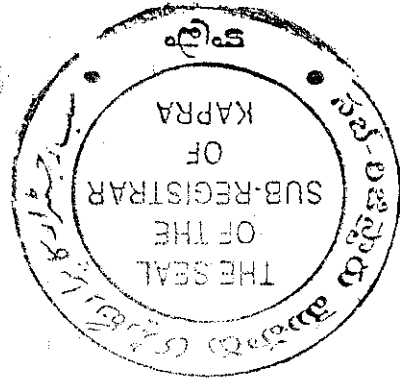


Bk - 1, CS No 838/2015 & Doct No
8/0-12015. Sheet 1 of 14

Joint SubRegistrar
Kapra



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Endorsement:						
In the Form of						
Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS Act	DD/BC/ Pay Order	Total
	Stamp Duty	Transfer Duty	Reg. Fee	User Charges	Total	
Rs. 171390/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15590/- towards Registration Fees on the chargeable value of Rs. 3118000/- was paid by the party through Challan/BC/Pay Order No ,937206 dated ,16-FEB-15.	100	171390	0	0	0	171490
	NA	0	0	0	0	0
	NA	15590	0	0	0	15590
	NA	115	0	0	0	115
	100	187095	0	0	0	187195
Total						

[Handwritten signature]
Signature of Registering Officer
Kapra

Date
07th day of March, 2015

Bk -1, CS No 838/2015 & Doct No
210/2015. Sheet 2 of 14
Joint Sub Registrar
Kapra

Kapra

IN FAVOUR OF

Mr. Gunda Sateesh Kumar, Son of Mr. Gunda Laxminarayana aged about 36 years, resident of Plot No. 228, West Chandragiri Colony, Safilguda, Secunderabad - 500 056, represented by his General Power of Attorney Mr. Gunda Laxminarayana, Son of Gunda Neeliah, residing at Plot No. 228, West Chandragiri Colony, Safilguda, Secunderabad - 500 056, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representatives, executors, nominee, assignee, etc.).

WHEREAS:

A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no. 408 on the fourth floor, in block no. 'I' admeasuring 1220 sq. ft. of super built-up area (i.e., 976 sq. ft. of built-up area & 244 sq. ft. 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 floor admeasuring about 100 sq. ft. in the residential complex named as "Vista Homes", situated at Survey Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as Scheduled Flat and is more fully described at the foot of the document. The Vendor 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. 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.

C. The original owner M/s. Vista homes 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. The Project of development on the entire scheduled land is styled as 'Vista Homes'.

D. The Buyer is desirous of purchasing flat no 408 on fourth floor in block no. 'I', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.

E. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Flat and the Buyer upon such inspection etc., is satisfied as to the title of the Scheduled Flat.

F. 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.31,18,000/-(Rupees Thirty One Lakhs Eighteen Thousand Only) and the Buyer has agreed to purchase the same.

G. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

H. The Consenting Party at the request of the Vendor and Buyer, joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Consenting Party have has no share in the sale consideration agreed herein.

FOR VISTA HOMES
Partner

FOR VISTA HOMES
Partner

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. 408 on the fourth floor, in block no. 'I', 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.31,18,000/- (Rupees Thirty One Lakhs Eighteen Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

- 2. The Vendor further covenant 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 Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Buyer fully for such losses.
- 3. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
- 4. Henceforth the Vendor 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 Vendor or anyone claiming through them.
- 5. The Vendor 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.
- 6. The Vendor hereby covenant that the Vendor 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 Vendor to clear the same.
- 7. 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.

For VISTA HOMES

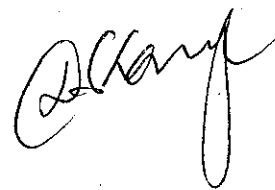


Partner

For VISTA HOMES



Partner

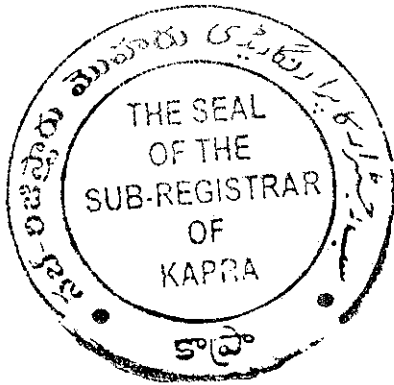


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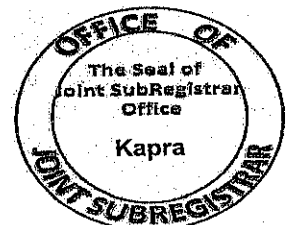
810/2015. Sheet 3 of 14

Joint SubRegistrar

Kapra



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8. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-

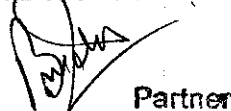
- i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space 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.
- 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/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 Vendor to the Buyer.

For VISTA HOMES

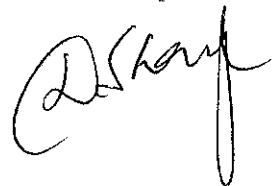


Partner

For VISTA HOMES



Partner

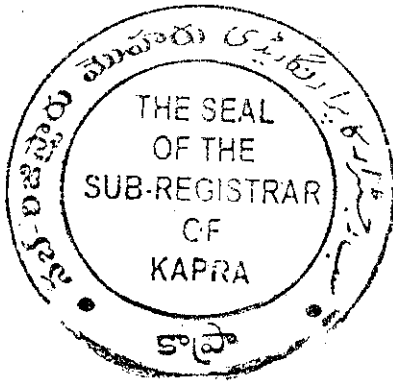


BK-1, CS No 838/2015 & Doct No

810/2015. Sheet 4 of 14

Joint SubRegistrar

Kapra



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- 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 Vendor and the Buyer 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 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.

For VISTA HOMES

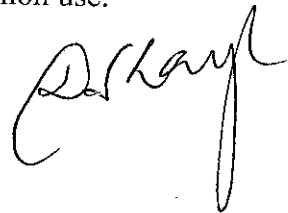


Partner

For VISTA HOMES

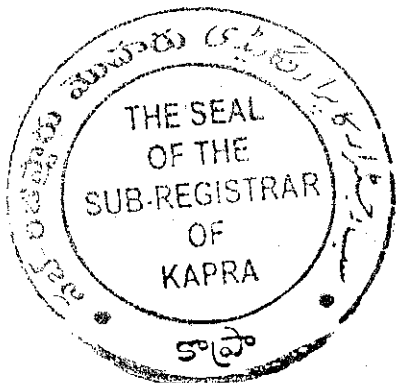


Partner

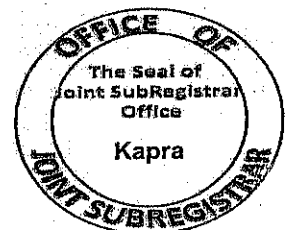


Bk - 1, CS No 838/2015 & Doct No
810/2015. Sheet 5 of 14

Joint Sub Registrar
Kapra



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Owner share Plot

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

Flat No.	I-408
Name of Buyer	Mr. Gunda Sateesh Kumar

A.	Total sale consideration.	31,18,000/-
B.	Less: Discount for on time payments.	91,500/- <i>Subject to approval</i>
C.	Less: Other discounts	1,22,000/- (Rs.100/- per sft not shown in booking form)
D.	Add: Reg. Charges	1,87,080/-
E.	Add: VAT	52,460/-
F.	Add: Service Tax.	37,688/- <i>1427</i>
G.	Add: Extra Specs Charges (revised)	13,798/- <i>Subject to Confirmation</i>
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	31,18,000/- <i>Subject to Confirmation of Owner</i>
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	82,126/- + 427 = <i>82553</i>
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration (Rs.12,19,665/-)		
Vat charged @ 5% on construction agreement(Rs.10,49,199/-)		
Corpus fund Rs.20,000/- to be collected. <i>Assm</i>		
Maintenance charges @ Rs.1200/- pm to be collected for initial six months. <i>7450/-</i>		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	1,17,869/- <i>Not finalised</i>
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	April 2015

	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	--

Authorized by:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Rajyalaxmi	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner Soham Modi
Date: <i>21/5</i>	Date: <i>21/5</i>	Date: <i>30/5/15</i>	Date: <i>30/5/15</i>

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

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.408 on the fourth floor, in block no. 'I' 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 marked in red in the plan enclosed and bounded as under:

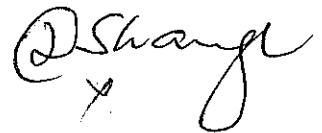
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor and Staircase

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. 

2. 



VENDOR

For VISTA HOMES

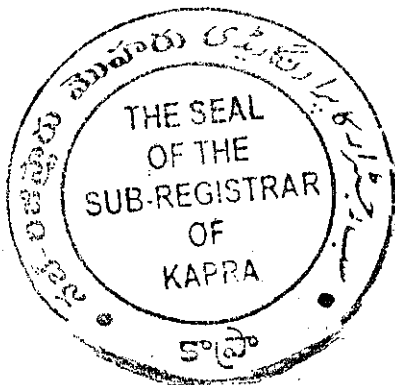
Partner

For VISTA HOMES

Partner
CONSENTING PARYY

Bk - 1, CS No 838/2015 & Doct No
210/2015. Sheet 6 of 14

Joint SubRegistrar
Kapra



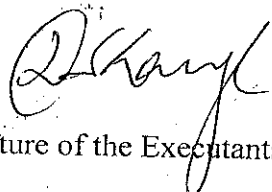
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ANNEXURE - 1 - A

1. Description of the Building : DELUXE flat bearing flat no.408 on the fourth 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 : 74.12 sq. yds, U/s Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement : 100 sft. Parking space for one car
- b) In the Fourth Floor : 1220 sft.
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV of the Building : Rs. 31,18,000

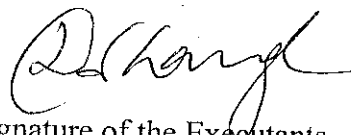
Date: 16.02.2015


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.

Date: 16.02.2015


Signature of the Executants


For VISTA HOMES
Partner

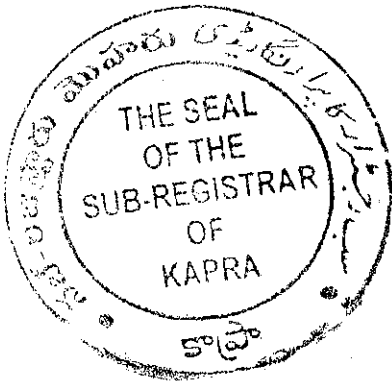

For VISTA HOMES
Partner

Bk - 1, CS No 838/2015 & Doct No

816/2015 Sheet 7 of 14

Joint SubRegistrar

Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 408 IN BLOCK NO. 'I' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.**VENDOR:**

SHRI. PANKAJ C. SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

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

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

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

BUYER:

MR. GUNDA SATEESH KUMAR, SON OF MR. GUNDA LAXMINARAYANA

REFERENCE:**AREA:**

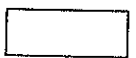
74.12

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

**EXCL:**

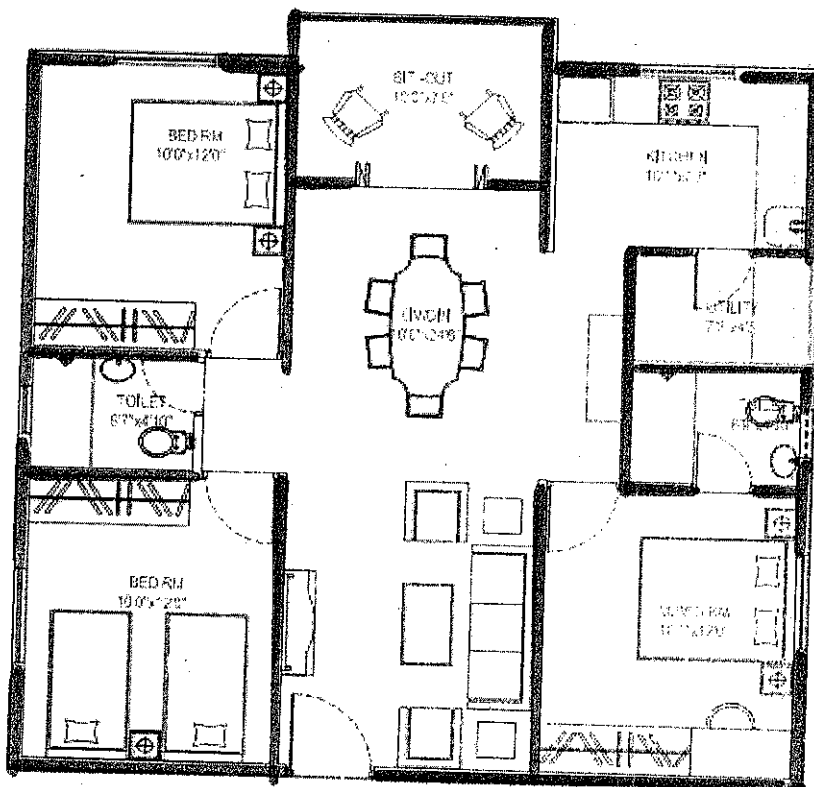
Total Built-up Area = 1220 sft.,
Out of U/S of Land = Ac. 5-25 Gts.



Open to Sky

Open to Sky

Open to Sky



Staircase & 6'-6" wide corridor

WITNESSES:

1.

2.

For VISTA HOMES

Partner

For VISTA HOMES

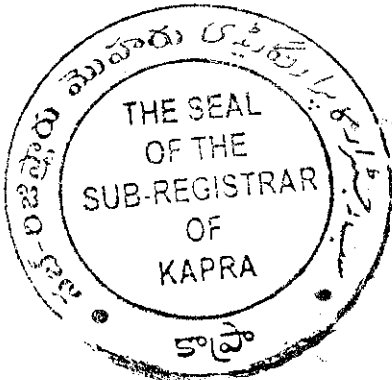
Partner

SIGNATURE OF THE VENDOR

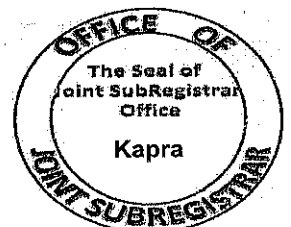
SIGNATURE OF THE CONSENTING PARTY

Bk.-1, CS No 838/2015 & Doct No
210/2015. Sheet 8 of 14

Joint SubRegistrar
Kapra

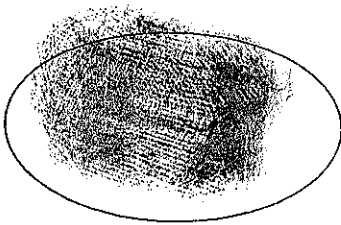


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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



VENDOR:

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

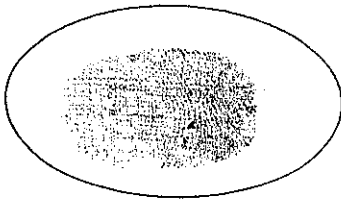


CONSENTING PARTIES:

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 / SPA FOR PRESENTING DOCUMENTS:
FOR VENDOR & CONSENTIGN PARTY VIDE
DOC NOS. 14/BK-IV/2015, DATED 16.02.2015
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.

SIGNATURE OF WITNESSES:

1.

2.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF EXECUTANTS

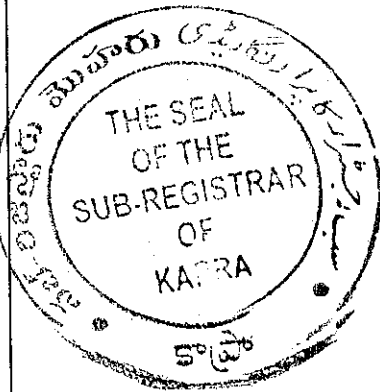
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Bk - 1, CS No 838/2015 & Doct No

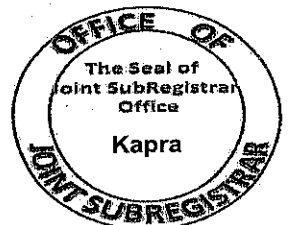
8/0 / 2015 Sheet 9 of 14

Joint SubRegistrar

Kapra



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

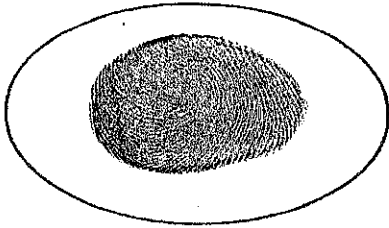
Sl.No.

FINGER PRINT
IN BLACK INK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF

Buyer: PRESENTANT/SELLER/BUYER



SATEESH GUNDA
3530, 28th ST S. APT 308
FARGO ND 58104

REPRESENTATIVE:

MR. GUNDA LAXMINARAYANA

S/o. MR. G. NEELAIAN

R/o. Plot No. 228,

West Chandragiri Colony,

Sattiguda, Sec 2nd

WITNESSES.

1. GUNDA VIJAY ANAND: Age. 40

R/o. Plot No. 228,

Manasa Nest Apts, M.J. Colony

Rachika Theatrical Lane, A.S. Rao Nagar,

Sec 2nd

2. MR. GUNDA KAMALA: Age. 5

R/o. Plot No. 228,

West Chandragiri Colony, Sattiguda

Sec 2nd

SIGNATURE OF WITNESSES

1.

2.

For VISTA HOMES

VISTA HOMES

SIGNATURE OF THE EXECUTANT'S

NOTE: If the Buyer(s) is/are not present before the Sub-Registrar, the following request should be signed.

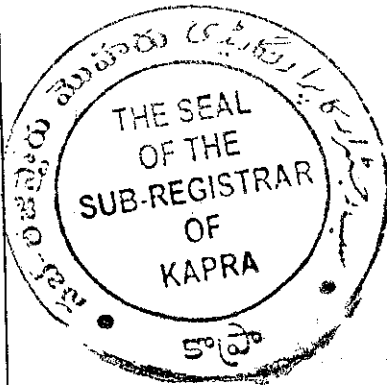
I/We send herewith My/Our Photograph(s) and Fingerprints in the Form, Prescribed, through my representative, Sri Gunda Laxminarayana as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances SRO, Kapra, RE Dist

Signature of Representative

Signature(s) of BUYER(S)

Bk - 1, CS No 838/2015 & Doct No
8/01/2015. Sheet 10 of 14

Joint SubRegistrar
Kapra



VENDOR,

भारत सरकार / PERMANENT ACCOUNT NUMBER
ALPST7274A

नाम / NAME
PANKAJ CHANDRAKANT SHANGHVI

पिता या माता / FATHER'S NAME
CHANDRAKANT HARJIYANDAS SHANGHVI

जन्म तिथि / DATE OF BIRTH
10-09-1945

सहस्र / SIGNATURE
10-09-1945

आयकर निदेशक (प्रति)
DIRECTOR OF INCOME TAX (SYSTEMS)

21/11/11

भारत सरकार
Unique Identification Authority of India

नॉदविण्याचा क्रमांक / Enrollment No 1216/00084/00411

To,
पंकज चंद्रकांत शंभवी
Pankaj Chandrakant Shanghvi
S/O Chandrakant Shanghvi
near Reserve bank colony A/504, Chandan CHS 5th floor
dadabhai cross road no 3
Vileparle(West) S.O
Mumbai
Maharashtra 400056

Ref: 196 / 01C / 360247 / 361137 / P

UE114606787IN

आपला आधार क्रमांक / Your Aadhaar No. :
5368 0058 0334

आधार — सामान्य माणसाचा अधिकार

पंकज चंद्रकांत शंभवी
Pankaj Chandrakant Shanghvi
जन्म वर्ष / Year of Birth : 1945
पुरुष / Male

5368 0058 0334

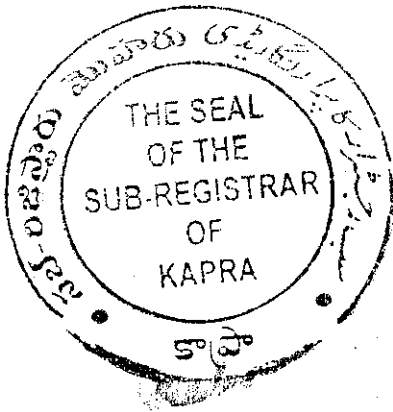
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Bk - 1, CS No 838/2015 & Doct No

8/0 120/5. Sheet 11 of 14

Joint SubRegistrar

Kapra



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VENDOR: (or) CONSENSING PARTY ✓

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGFV2068P

06/02/2007

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
18-10-1989

हस्ताक्षर / SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For VISTA HOMES
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
[Signature]

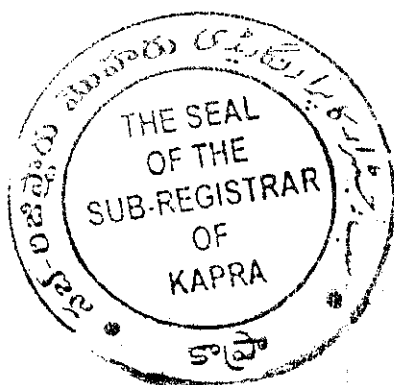
मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

[Signature]

Bk - 1, CS No 838/2015 & Doct No

810/2015. Sheet 12 of 14

Joint SubRegistrar
Kapra

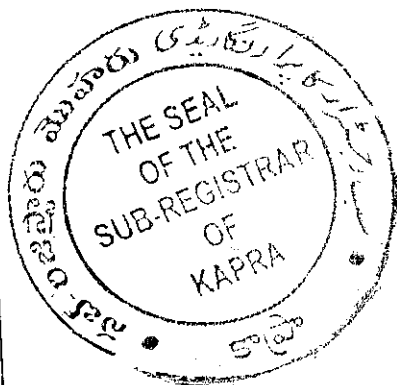


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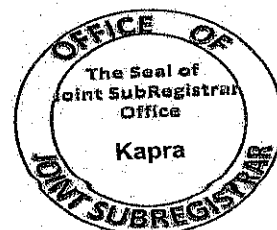


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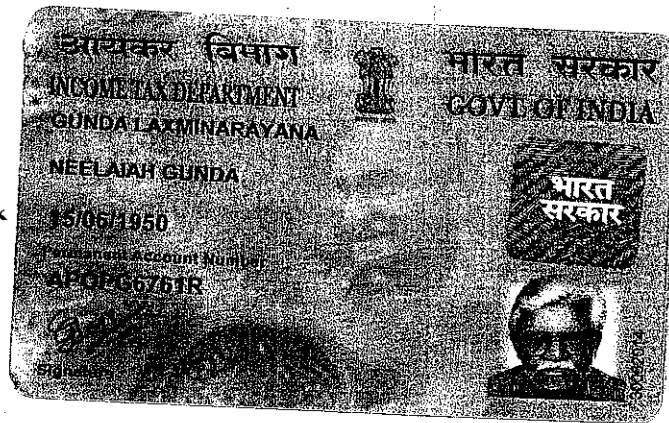
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Bk-1, CS No 838/2015 & Doct No
810/10015. Sheet 13 of 14
Joint SubRegistrar
Kapra



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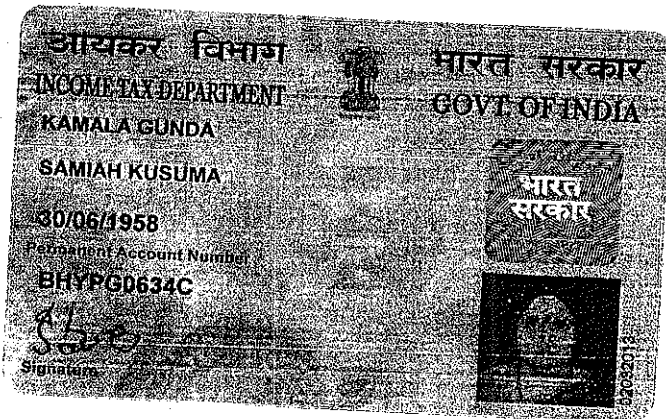


Representative



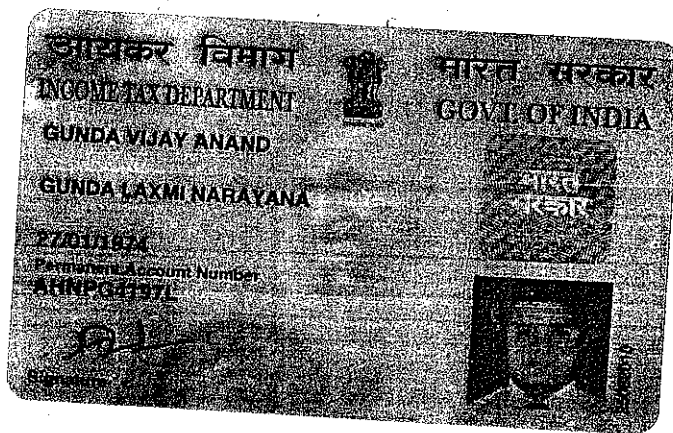
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WITNES



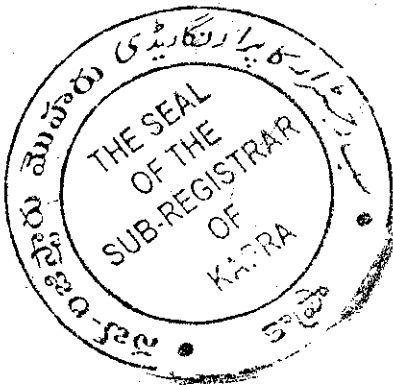
WITNES

WITNES



WITNES

Bk - 1, CS No 838/2015 & Doct No
810/2015 Sheet 14 of 14
Joint Sub Registrar
Kapra



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