



Government of Telangana

Registration And Stamps Department 3156 / 2020

E-307
MSB

Payment Details - Citizen Copy - Generated on 02/09/2020, 02:58 PM

Receipt Date: 02/09/2020

Receipt No: 3449

SRO Name: 1526 Kapra

Name: SOHAM MODI
 Transaction: Sale Deed
 Chargeable Value: 3122000
 DD No: DD Dt: Bank Branch:
 E-Challan Bank Name: HDFS
 E-Challan Bank Branch:

CS No/Doct No: 3204 / 2020

E-Challan No: 141PZJ310820
E-Challan Dt: 31-AUG-20

Account Description	Cash	Challan	DD	E-Challan
Registration Fee				15610
Transfer Duty /TPT				46830
Deficit Stamp Duty				124780
User Charges				100
Total:				187320

In Words: RUPEES ONE LAKH EIGHTY SEVEN THOUSAND THREE HUNDRED TWENTY ONLY

Prepared By: KISHORE

[Handwritten Signature]
735172

Signature by SR
[Handwritten Signature]
Sub-Registrar
KAPRA

IN FAVOUR OF

1. Mr. Yemmanuru Venkata Sai Chaitanya, Son of Mr. Yammanuru Rajasekar, aged about 28 years, Occupation: Service and
2. Mrs. A. Sharanya, Wife of Mr. Yemmanuru Venkata Sai Chaitanya, aged about 26 years both are residing at Flat No. 202, Elite Residency, Dollar Hills, Pragathi Nagar, Hyderabad - 500 090, hereinafter referred to as the 'Purchaser'

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

Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1 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, Kapra Mandal, Medchal-Malkajgiri 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.

- 1.2 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, Kapra Mandal, Medchal-Malkajgiri District., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.
- 1.3 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

FOR VISTA HOMES

FOR VISTA HOMES

Partner

Partner

7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Schedule Flat including property/municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.

7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

8. OWNERS ASSOCIATION:

8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure - A) to look after the maintenance of the Housing Project and shall abide by its rules.

8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.

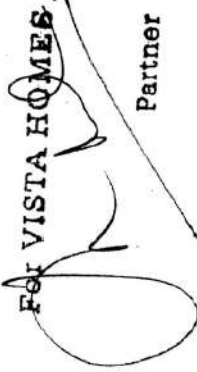
8.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.

8.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.

8.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.

8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.

8.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

9. RESTRICTION ON ALTERATIONS & USE:

- 9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Housing Project.
- 9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2025 and all the flats in the project of Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.
- 9.3 That the Purchaser 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 Purchaser 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 Housing Project. To achieve this objective the Purchaser, 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 Housing Project (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 (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc. that may affect the external appearance of the building.
- 9.4 The Vendor/Association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/Vendor shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

FOR VISTA HOMES

FOR VISTA HOMES

Partner

Partner

10. NOC FOR SURROUNDING DEVELOPMENT :

10.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.

10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser 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 Purchaser.

10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.

10.4 The Vendor reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

11. COMPLIANCE OF STATUTORY LAWS:

11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:

11.1.1 The defense services or allied organizations.

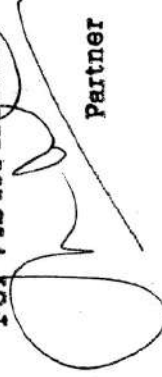
11.1.2 Airports Authority of India.

11.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction

11.1.4 Fire department.

11.1.5 Electricity and water supply board.

FOR VISTA HOMES



Partner

FOR VISTA HOMES



Partner

- 11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
- 11.1.7 Irrigation department.
- 11.1.8 Environment department and pollution control board.

11.2 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Vendor and Purchaser. Terms and conditions laid down in this deed shall have precedence over rules and regulations that have not been explicitly defined in the Act or deemed to be unalterable in the Act.

12. GUARANTEE OF TITLE:

12.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Scheduled Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.


13. OTHER TERMS:


- 13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.
- 13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.


DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of Ac.5-25 Gts., in Sy. Nos. 193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as 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

FOR VISTA HOMES

 VENDOR Partner
 (M/s. Summit Sale LLP,
 Rep. by Soham Modi)

FOR VISTA HOMES

 VENDOR Partner
 (Bhavesh V. Mehta)


 PURCHASER

ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Yemmanuru Venkata Sai Chaitanya 2. Mrs. A. Sharanya
2.	Purchaser's residential address:	R/o. Flat No. 202, Elite Residency, Dollar Hills, Pragathi Nagar, Hyderabad – 500 090.
3.	Pan no. of Purchaser:	AFLPY0517J - FZXP54464M
4.	Aadhaar card no. of Purchaser:	3455 0661 3029 - 6283 5773 5835
5.	Name address & registration no. of Owners Association	M/s. Vista Homes Owners Association having its office at Sy. Nos. 193, 194 & 195 of Kapra Village, Kapra Mandal, Medchal-Malkajgiri District vide regd. no. 791 of 2014.
6.	Details of Scheduled Flat:	
	a. Flat no.:	307 on the third floor, in block no. 'E'
	b. Undivided share of land:	57.71 Sq. yds.
	c. Super built-up area:	950 Sft.
	d. Built-up area + common area:	768+182 Sft.
	e. Carpet area	654 Sft.
	f. Car parking area	100 Sft.
7.	Total sale consideration:	Rs.31,22,000/- (Rupees Thirty One Lakhs Twenty Two Thousand Only)
8.	Details of payment:	

1. Rs.17,80,000/- (Rupees Seventeen Lakhs Eighty Thousand Only) paid by way of RTGS.
2. Rs.10,20,000/- (Rupees Ten Lakhs Twenty Thousand Only) paid by way of pay order no.150048, dated 18.08.2020 issued by Housing Development Finance Corporation Ltd., Hyderabad.
3. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.829910, dated 30.10.2018 drawn on Indain Bank, Chintal Branch, Hyderabad.
4. Rs.1,22,000/- (Rupees One Lakhs Twenty Two Thousand Only) paid by way of cheque no. 829911, dated 12.11.2018 drawn on Indain Bank, Chintal Branch, Hyderabad.

For VISTA HOMES

For VISTA HOMES



Partner

VENDOR
(M/s. Summit Sale LLP,
Rep. by Soham Modi)

PURCHASER



9. Description of the Schedule Flat:

All that portion forming a deluxe apartment flat bearing no. 307 on the third floor, in block no. 'E' admeasuring 950 sft. of super built-up area (i.e., 768 sft. of built-up area + 182 sft. of common area, 654 sft of carpet 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, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District) 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

ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 307 on the third floor, in block no. 'E' of Vista Homes, Residential Localities, forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy 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. 5-2.5 Gts.

4. Built up area Particulars:

a) In the Basement Floor : 100 sft. Parking space for one car

b) In the Third Floor : 950 Sft

5. Annual Rental Value : - - -

6. Municipal Taxes per Annum : - - -

7. Executant's Estimate of the MV of the Building : Rs. 31,22,000/-


Date: 02.09.2020

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

Signature of the Vendor
Partner

Date: 02.09.2020

Sharanya

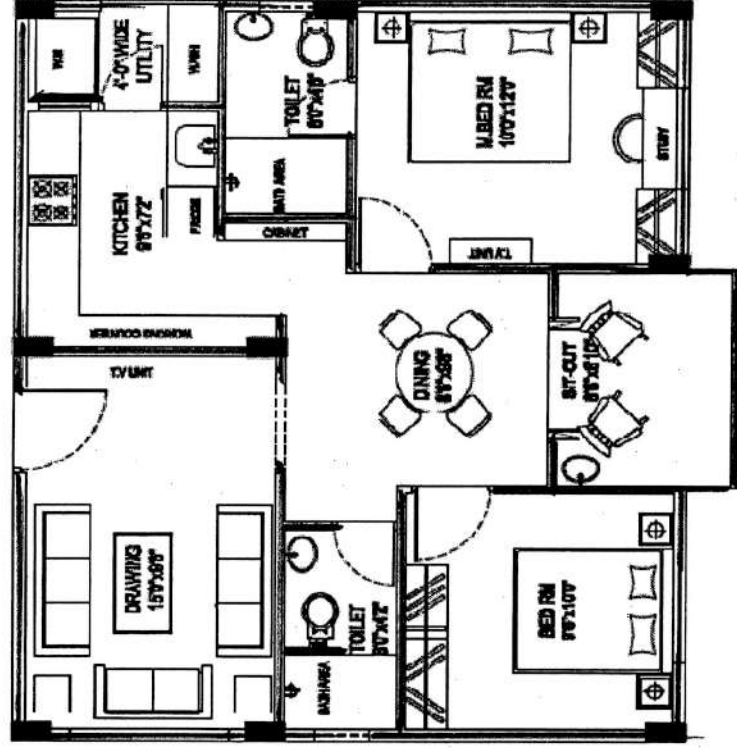
Signature of the Purchaser
Page 11

ANNEXURE - B

Plan of the Scheduled Flat:



6'-6" wide corridor



Open to Sky

TYPE-D

Open to Sky

Open to Sky

FOR VISTA HOMES

Partner

VENDOR

(M/s. Summit Sale LLP,
Rep. by Soham Modi)

FOR VISTA HOMES

Partner

VENDOR

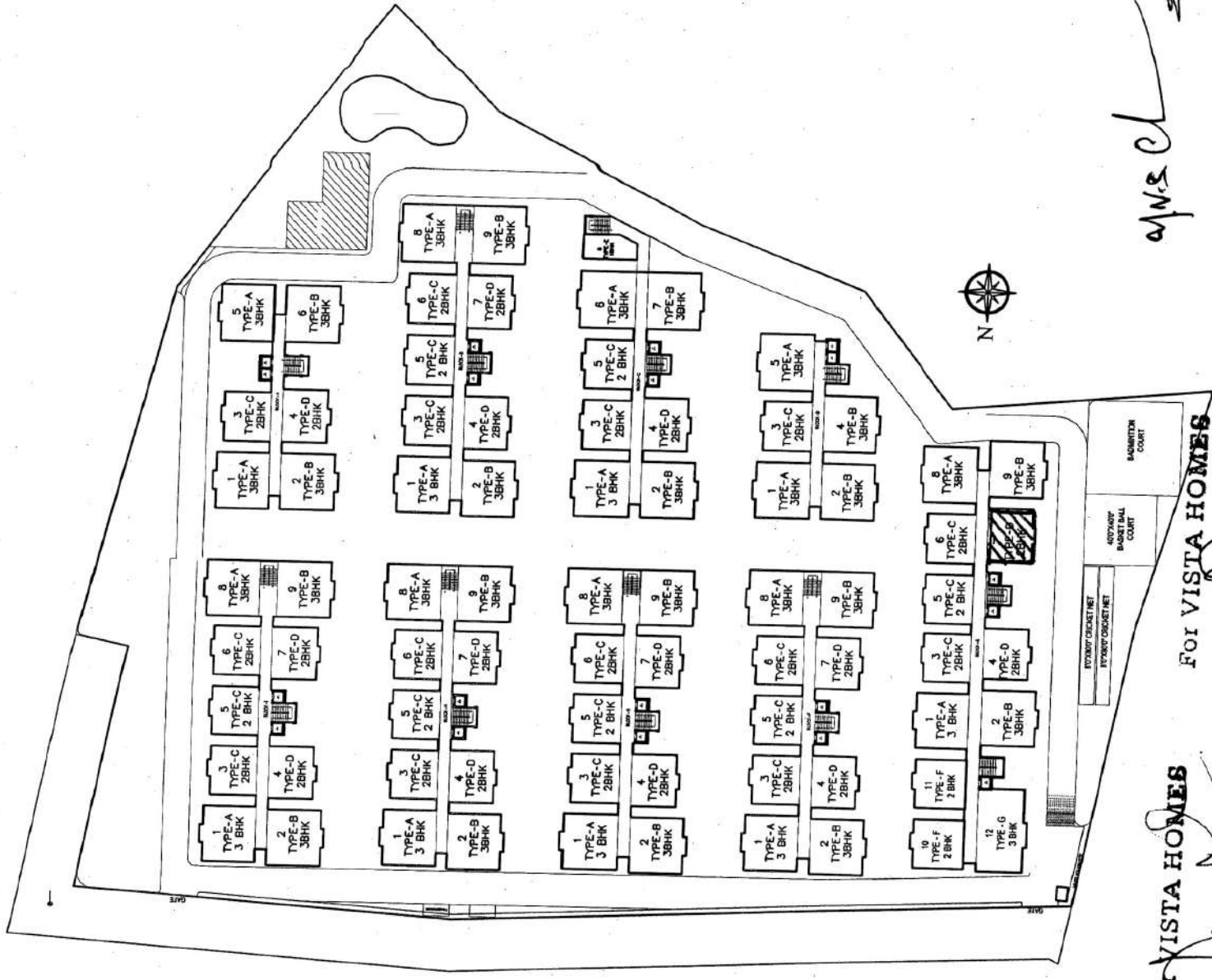
(Bhavesh V. Mehta)

PURCHASER

Shwanya

ANNEXURE - C

Layout plan of the Housing Project:



M/S Ch...

Sharany
PURCHASER

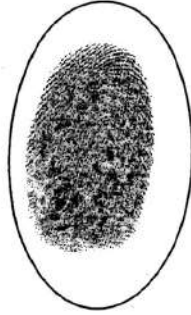
FOR VISTA HOMES
VENDOR Partner
(M/s. Summit Sale LLP,
Rep. by Soham Modi)

FOR VISTA HOMES
VENDOR Partner
(Bhavesh V. Mehta)

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

SL. NO.

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NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

- M/S. VISTA HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNER:-
1. M/S. SUMMIT SALES LLP,
REP. BY AUTHORIZED SIGNATORY:-
MR. SOHAM MODI, S/O. MR. SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS, HYDERABAD- 500 034.
2. SHRI. BHAVESH V. MEHTA
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
D. V. COLONY
P. G. ROAD
SECUNDERABAD - 500 003

**GPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 121/BK-IV/2015 Dt. 18.11.2015:**

- 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.

PURCHASER:

1. MR. YEMMANURU VENKATA SAI CHAITANYA
S/O. MR. YAMMANURU RAJASEKAR
R/O. FLAT NO. 202, ELITE RESIDENCY
DOLLAR HILLS
PRAGATHI NAGAR
HYDERABAD - 500 090.
2. MRS. A. SHARANYA
W/O. MR. YEMMANURU VENKATA SAI
CHAITANYA
R/O. FLAT NO. 202, ELITE RESIDENCY
DOLLAR HILLS
PRAGATHI NAGAR
HYDERABAD - 500 090.

SIGNATURE OF WITNESSES:

P. V. Kalfane
P. Chitropekha

ISTA HOMES

For VISTA HOMES

Partner

Sharany

SIGNATURE OF THE VENDOR

[Handwritten Signature]

SIGNATURE OF THE PURCHASER

VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT OF INDIA

27/01/2007
Permanent Account Number
AAGR2088F

90003000

आयकर विभाग
PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

ENTIRE SIGNATURE
Soham Modi

90003000

FOR VISTA HOMES
[Signature]
Partner

आयकर विभाग
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

ENTIRE SIGNATURE
[Signature]

90003000

FOR VISTA HOMES
[Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT OF INDIA

15/01/1974
Permanent Account Number
AWSPP8104E

90003000

[Signature]

Aadhaar No 3287 6953 9204



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచార సంఖ్య / Enrollment No.: 2022/06647/00008

To
 యమ్మనూరు వెంకట సాయి చైతన్య
 Yemmanuru Venkata Sai Chaitanya
 2-31-18(1) FLOT-07 S B I COLONY SECTOR-07
 M V P COLONY
 Visakhapatnam (Urban)
 L B Colony
 Visakhapatnam (urban) Visakhapatnam
 Andhra Pradesh 530017
 9035499084

94266203
 MN942662035FT

[Handwritten Signature]



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3029

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India
 యమ్మనూరు వెంకట సాయి చైతన్య
 Yemmanuru Venkata Sai Chaitanya
 తండ్రి : యమ్మనూరు రాజశేఖర్
 Father : Yammanuru Rajasekar
 పుట్టిన తేదీ / DOB : 25/04/1992
 పురుషుడు / Male

3029

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
 ఎ. శరణ్య
 A Sharanya
 పుట్టిన తేదీ / Year of Birth : 1984
 స్త్రీ / Female
5835
ఆధార్ - ప్రామాణిక అధికార

భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 చిరునామా:
 D/O ఎ. శలీలజా, హౌస్ నెంబర్ 209
 వార్డు నెంబర్ 17, గణేశ కాలనీ,
 ఎస్.ఎన్.పెట్ 5వ క్రాస్,
 బెల్లారి, బెల్లారి, కర్ణాటక,
 583101
6820
ఆధార్ - ప్రామాణిక అధికార

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
 పరిమి లక్ష్మి కల్పాన
 Parimi Lakshmi Kalpana
 పుట్టిన తేదీ / Year of Birth : 1971
 స్త్రీ / Female
6820
ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 చిరునామా: W/O. పి. రాజారావు
 3-18-32/5, ప్రాగతి నగర్,
 రామన్త్రా పుర ప్రాగతి
 నగర్, అంబేల్, హైదరాబాద్,
 ఆంధ్ర ప్రదేశ్, 500013
6820
ఆధార్ - ప్రామాణిక అధికార

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
 పరిమి చిత్రా లక్ష్మి
 Parimi Chitra Lakshmi
 పుట్టిన తేదీ / Year of Birth : 1999
 స్త్రీ / Female
9925
ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 చిరునామా: D/O: పద్మ రాజారావు
 ప్లాట్ నెంబర్ 18-32/5, ప్రాగతి నగర్,
 రామన్త్రా పుర ప్రాగతి
 నగర్, అంబేల్, హైదరాబాద్,
 ఆంధ్ర ప్రదేశ్, 500013
9925
ఆధార్ - ప్రామాణిక అధికార



GREATER HYDERABAD MUNICIPAL CORPORATION
TOWN PLANNING SECTION

BUILDING PERMIT ORDER

TO

M/S. VISTA HOMES, REP BY SOHAM MODI
SY.NO.193 TO 195,
KAPRA (V), KEESARA (M), R.R.DISTRICT

FILE No	24386/11/04/2012
PERMIT No.	17811/HO/EZ/Cir-1/2012
DATE	11 12 2012

Sir / Madam,

Sub: Building Permission - Sanctioned - Reg.

Ref: Your Application dated: 11.04.2012 u/s 388, 428 & 433 of HMC Act, 1955, Revised plan dt.27.06.2012 and A.P. Urban Areas (Dev), Act, 1975.

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:			
1 Applicant	M/S. VISTA HOMES, REP BY SOHAM MODI	Lic.No.	BL/1171/08
2 Developer / Builder	SRI SOHAM MODI	Lic.No.	CA/2007/39649
3 Architect	K. PRATHIMA	Lic.No.	134/Strl .Eng./TP10/GHMC
4 Structural Engineer	SRI M.DATTATRI RAO		
B SITE DETAILS			
1 Sy.No.	193 TO 195.		
2 Locality	KAPRA (V), KEESARA (M), R.R.DISTRICT		
3			

C DETAILS OF PERMISSION SANCTIONED- For the proposed construction of Cellar for parking + Ground + 4 upper floors for residential flats consisting with 9 Blocks i.e A to I and Ground + 4 upper floors for Amenities Block

1	Floors	G + 4 Upper floors		z(B)		Parking floors		
		No.	Area (m ²)	No.	Area(m ²)	Level	No.	Area(m ²)
2(A)	Residential ✓	-	-	5	36422.22 m2	Cellar	1	13211.49 m2
3	Set backs (m)	Front 6.00 m	Rear 6.00 m	Side I 6.00 m	Side II 6.00 m			
4	Site Area (m ²)	22763.00 m2	11	Common Area(m ²)				
5	Road affected area (m ²)	2108.85 m2	12	Gross F.S.I. (m ²)				36422.22 m2
6	Net Area(m ²)	20654.15 m2	13	Tot-let (m ²)				2275.16
7	Coverage area (m ²)	-	14	Height (m)				14.95 m
8	Coverage (%)	-	15	No. of P. pits as per plan				-
9	Net FSI(m ²)	-	16	No. of Units				-
10	FSI (Road affected Area) (m ²)	-	17	Others				-
D DETAILS OF FEES PAID (RS.) TOTAL :		12,000/- + 1,43,39,656/- + 52,02,715/- = 1,95,54,370/-						
1	Building Permit Fee	Rs.	12,000/- + 29,70,440/-	6	VLT Charges	Rs.	3,38,140/-	
2	Development Charges	Rs.	2,12,985/-	7	LIG Charges	Rs.	71,065/-	
3	B.C. & E.B. Charges (on Built up area)	Rs.	55,43,475/-	8	Proportionate Layout Charges	Rs.	17,12,575/-	
4	B.C. & E.B. Charges (on site area)	Rs.	28,57,075/-	9	Sub-division charges	Rs.	3,42,515/-	
5	RWH Charges	Rs.	2,91,385/-	Challan No.495/83 & 89, dt.05.10.2012				
OTHER DETAILS :								
1	Contractor's all Risk Policy No	CCX/10946493/51/06/C1511Q		Dt	01.07.2012	Valid Upto	30.06.2015	
2	Notarized Affidavit No	AU 158720	Dt:	23.06.2012	Floor handed over	Partly for all Blocks i.e. A to I & Amenities in 1 st floor	Area (m ²)	3989.71m2
3	Entered in prohibitory property watch register S.No	Vol.No.3	Dt:	07.10.2012	S.R.O.	SRO-Kapra, R. R. District		
F	Construction to be Commenced Before	10.12.2013						
G	Construction to be Completed Before	10.12.2015						

The Building permission is sanctioned subject to following conditions:

- The applicant should follow the clause 7.2 (i), (ii), (iii), (iv), (v) & (vi) of GO Ms No. 86, MA, dt. 03.03.2006.
- The applicant should provide automatic Sprinkler System in cellar floor and fire safety measures as per NBC Norms before coming for occupancy certificate.
- That the condition insisted by the Fire Service Department vide letter No.689/AD/PW/GHMC/20 12, dt.17.07.2012 should be followed.

Note: Please obtain Occupancy Certificate from GHMC before occupation of the building.

V.V.
for COMMISSIONER,
GHMC.

BK - 1, CS No 3204/2020 & Doct No 3156, 12020
Sub Registrar Sheet 17 of 17
Kapra



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A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

2701202
D D M M Y Y Y Y

*** COMMISSIONER OF GHMC ***

Pay

भरवा करे

Rupees

रुपये

Or Ork

या उसके आदेश

THREE THOUSAND ONE HUNDRED TWENTY TWO ONLY.

₹ *3,172.00

Y V S CHAITANYA

KAPRA SAINIKPURI
HYDERABAD - 500 062
REF. No. 012612042560

FOR VALUE RECEIVED

MR. Y.V.N. Sarin
C15136
AUTHORIZED SIGNATORY
Please sign above

⑈039027⑈ 500240006⑈ 999989⑈ 12

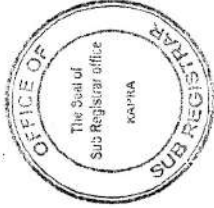
BK-1 CS No 3204/2020 & Doct No
3156 12020 Sheet 16 of 17
Kapra



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Bk - 1, CS No 3204/2020 & Doct No 3156/2020 Sheet 15 of 17
Sub Registrar Kapra



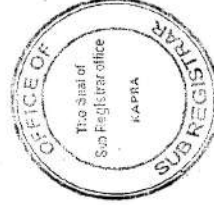
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BK - 1, CS No 3204/2020 & Doct No
3156 D.O. Sheet 14 of 17
Sub Registrar Kapra



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Bk - 1, CS No 3204/2020 & Doct No 3156/2020. Sheet 13 of 17 Sub Registrar Kapra



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BK - 1, CS No 3204/2020 & Doct No 3156, 2020
Sheet 12 of 17 Sub Registrar Kapra



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Bk-1, CS No 3204/2020 & Doct No 3156, 12020 Sheet 11 of 17 Sub Registrar Kapra



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Bk - 1, CS No 3204/2020 & Doct No
3156/2020 Sheet 10 of 17 Sub Registrar
Kapra

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Bk-1 CS No 3204/2020 & Doct No 3156/2020
Sheet 9 of 17 Sub Registrar Kapra



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BK - 1, CS No 3204/2020 & Doct No
3/56/2020 Sheet 8 of 17
Sub Registrar
Kapra



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Bk-1, CS No 3204/2020 & Doct No 3156 P.020. Sheet 7 of 17 Sub Registrar Kapra



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BK - 1, CS No 3204/2020 & Doct No
3156 P020 Sheet 6 of 17
Sub Registrar Kapra



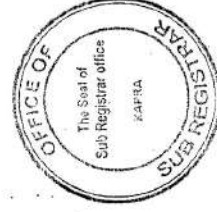
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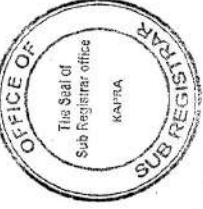
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BK - 1, CS No 3204/2020 & Doct No
3156 P.2020. Sheet 4 of 17 Sub Registrar
Kapra



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BK • 1, CS No 3204/2020 & Doct No 3156/2020 Sheet 3 of 17
Sub Registrar Kapra



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E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Photo
3	Address: D/O A Shailaja, Bellary, Bellary, Karnataka, 583101 Name: A Sharanya	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	
Stamp Duty	100	0	124780	0	0	124880
Transfer Duty	NA	0	46830	0	0	46830
Reg. Fee	NA	0	15610	0	0	15610
User Charges	NA	0	100	0	0	100
Total	100	0	187320	0	0	187420

Rs. 171610/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1959 and Rs. 15610/- towards Registration Fees on the chargeable value of Rs. 3122000/- was paid by the party through E-Challan/BC/Pay Order No. 141PZJ310820 dated 31-AUG-20 of ,HDFS/

Online Payment Details Received from SBI e-P

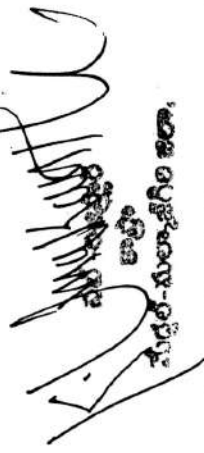
AMOUNT PAID: Rs. 187320/-, DATE: 31-AUG-20, BANK NAME: HDFCS, BRANCH NAME: BANK REFERENCE NO: 1103265012009,PAYMENT MODE:NB-1000200,ATRN:1103265012009,REMITTER NAME: Y V S CHAITANYA,EXECUTANT NAME: VISTA HOMES,CLAIMANT NAME: Y V S CHAITANYA AND OTHERS).

Date: 02nd day of September, 2020

Signature of Registrar
Kapra

BK -1, CS No 3204/2020 & Doct No 3156/2020 Sheet 2 of 17 Sub Registrar Kapra

ಇವು ಮುಖ್ಯವಾಗಿ 19/20 ನಂ./ಶಾ.ಸ.19/02
 ಪು. 3156 ಸುಲಭವಾಗಿ ದಾಖಲೆ ಮಾಡಿ
 ಸ್ವೀಕರಿಸಿ ನಮಗೂ ದಾಖಲೆ ಮಾಡಿ 1586
 3156/2020 ರ ಯುಕ್ತವಾಗಿ
 2020 ನಂ. 3156/2020 ವರೆಗೆ


 ಸಬ್-ರಿಸ್ಟ್ರಾರ್ ಕಛೇರಿ



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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. 15610/- paid between the hours of 2 and 3 on the 02nd day of SEP, 2020 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			A. SHARANYA W/O. YEMMANURU VENKATA SAI CHAITANYA FLATNO.202 ELITE RESIDENCY, PRAGATHI NAGAR, HYD.	
2	CL			YEMMANURU VENKATA SAI CHAITANYA S/O. YAMMANURU RAJASEKAR FLATNO.202 ELITE RESIDENCY, PRAGATHI NAGAR, HYD	
3	EX			REP BY GPA FOR PRESENTING DOCUMENTS K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/5&4 2 HD FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	





Bk-1, CS No 3204/2020 & Doct No 3156/2020
Sheet 1 of 17
Sub Registrar Kapra

SI No	Thumb Impression	Photo	Name & Address	Signature
1			P LAKSHMI KALPANA R/O, HYD	
2			P CHAITRA LEIHA R/O, HYD	

02nd day of September, 2020

Signature of  Kapra

SI No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
1	Aadhaar No: XXXXXXXXX9204 Name: Kandli Prabhakar Reddy	Address: Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXXX3029 Name: Yemmanuru Venkata Sai Chaitanya	Address: Visakhapatnam (Urban), Visakhapatnam, Andhra Pradesh, 530017	

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