



తెలంగాణ తేలంగానా TELANGANA

W 020670

S.No. 16960 Date: 16-09-2019

Sold to: MAHENDAR

S/o. MALLESH

For: M/s. VISTA HOMES

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad. Mobile: 9849355156

INDEMNITY BOND CUM UNDERTAKING

This deed of Indemnity cum Undertaking is made at Hyderabad on this the 06th day of November 2019 by

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 M/s. Summit Housing Pvt. Ltd., represented by Authorised Signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad. Herein referred as **First Party and Indemnifier**

IN FAVOUR OF

Housing Development Finance Corporation Ltd A company incorporated under the companies act 1956 having Registered Office, Corporate office : Ramon House,169 Backbay Reclamation, H.T Parekh Marg,Churchgate,Mumbai-400 020. And one of its branches in Hyderabad, represented by its authorised signatory, herein after called as Indemnity holder.

For VISTA HOMES

For VISTA HOMES

Partner

Partner



తెలంగాణ తేలంగానా TELANGANA

S.No. 16961 Date: 16-09-2019

Sold to: MAHENDAR

S/o. MAILESH

For: M/s. VISTA HOMES

W 020671

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad. Mobiler: 9849355156

Where as the First party 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
	1426/2007	19.02.2007	Ac. 3-01 gts.
	3000/2007	21.04.2007	Ac.1-10 gts.
	4325/2007	16.06.2007	Ac.0-12 gts.
	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts.

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 Mentioned Property.

WHEREAS the Indeminifier obtained permission from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for developing the Scheduled Land into 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

For VISTA HOMES

Partner

Partner

Where as Indemnifier has entered in to agreement of sale with different parties for selling of the Flats in the schedule property and during the verification the technical Appraiser has raised the concern that the property plan is valid upto 30/06/2015 and the plan is expired before completion of project.

Where as the First party/Indemnifier is aware of Plan expiry of the property and hereby under takes to take the responsibility and keep indemnify HDFC LIMITED against all such losses and damages may arise present or future due to discrepancy or any other reason in respect of the schedule mention property. First party/Indemnifier indemnifies HDFC for any issues that arise pertaining to the schedule property and will pay the EMI's regularly and Close the loan completely.

SCHEDULE OF LAND

All that the portion of the land area to the extent of Ac 5-25 Gts in Sy no 193(Ac 2-21 Gts) Sy no 194(Ac 1-02 Gts) & Sy no 195(Ac 2-02 Gts)of Kapra Village, Keesara Mandal,Ranga Reddy District Telangana state bounded by

NORTH : Sy No 199
SOUTH : Sy no 199
EAST : Sy no 199 & 40 ft Wide Road
WEST : Sy no 199

SCHEDULE OF FLAT

All that portion forming a Deluxe 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 74.12 sq. yds. and reserved parking space for single car in the basement admeasuring about 100 sft. in the housing project named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R.R. 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

In witness where of the First party has signed on the indemnity deed cum Undertaking with his own free will and consent on this day month and year above mentioned in the presence of the following witness.

WITNESSES

FIRST PARTY

- 1)
- 2)

For VISTA HOMES

Partner

For VISTA HOMES

Partner