



Government of Telangana
Registration And Stamps Department

2206/18

Payment Details - Citizen Copy - Generated on 14/05/2018, 03:56 PM

SRO Name: 1526 Kapra

Receipt No: 2891

Receipt Date: 14/05/2018

Name: BHAVESH V MEHTA

CS No/Doct No: 2765 / 2018

Transaction: Sale Deed

Challan No:

E-Challan No: 191ZSZ110518

Chargeable Value: 2950000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 11-MAY-18

Bank Name:

Bank Branch:

E-Challan Bank Name: ICICIRB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				14750
Transfer Duty /TPT				44250
Deficit Stamp Duty				118000
User Charges				100
Total:				177100

RETURNED

In Words: RUPEES ONE LAKH SEVENTY SEVEN THOUSAND ONE HUNDRED ONLY

Prepared By: UMAKANTH

Signature by SR

Sub-Registrar
KAPRA

2765 W. 20. 2306 / 2018

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 7363 Date: 09-04-2018

Sold to: MAHENDAR

S/o. MALLESH

For Whom: 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

SALE DEED

This Sale deed is made and executed on this the 28th day of April 2018 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. M/s. Vista Homes {Pan No. AAGFV2068P}, 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) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} and (2). Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 46 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C}.
2. Shri Nareddy Kiran Kumar, S/o. Shri Madhusudhan Reddy, aged about 46 years, Occupation: Business, resident of Plot No. 275, Venkateswara Colony, Meerpet, Moulali, Hyderabad rep. 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, represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi S/o. Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad and (2). Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 46 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

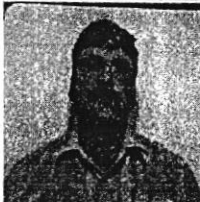
Presentation Endorsement:

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. 14750/- paid between the hours of 3 and 6 on the 14th day of MAY, 2018 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 MODI CHAITALI NARESH BHAI [1526-1-2018-2765]	MODI CHAITALI NARESH BHAI W/O. BHAVIK RAMESHCHANDRA SHAH FLATNO.A-304 VISTA HOMES, KUSHAIGUDA HYD	
2	CL		 BHAVIK RAMESHCHANDRA [1526-1-2018-2765]	BHAVIK RAMESHCHANDRA SHAH S/O. RAMESHCHANDRA BABALDAS SHAH FLATNO.A-304 VISTA HOMES, KUSHAIGUDA HYD	
3	EX		 [1526-1-2018-2765]EX-95	VENDORS REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2018-2765]WITNES	M MAHENDAR R/O.MALKAJGIRI	
2		 [1526-1-2018-2765]WITNES	G BALAKRISHNA R/O.5-105 MOULA-ALI HYD	

14th day of May, 2018

Signature of Sub Registrar
Kapra

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX2076 Name: Bhavik Shah	S/O Rameshbhai, Ahmadabad City, Ahmadabad City, Ahmedabad, Gujarat, 380015	

Generated on: 14/05/2018 03:56:11 PM



Bk - 1, CS No 2765/2018 & Doct No 2206/2018 Sheet 1 of 16 Sub Registrar Kapra

IN FAVOUR OF

1. Mr. Bhavik Rameshchandra Shah , Son of Mr. Rameshchandra Babaldas Shah, aged about 45 years {Pan No. ACOPS3426L, Aadhaar No. 2970 8574 2076} and
2. Mrs. Modi Chaitali Naresh Bhai, Wife of Mr. Bhavik Rameshchandra Shah, aged about 41 years both residing at Flat No. A-304, Vista Homes, Kushaiguda, Hyderabad {Pan No. ANTPM3492N, Aadhaar No. 9256 6935 9482} 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

Partner

For VISTA HOMES

Partner

BK-1, CS No 2765/2018 & Doct No
2206/2018 Sheet 2 of 16 Sub Registrar
 Kapra

E-KYC Details as received from UIDAI:							
SI No	Aadhaar Details		Address:				Photo
3	Aadhaar No: XXXXXXXX9482 Name: Chaitali Nareshkumar Modi		D/O Nareshbhai Nandlal Modi, Ahmadabad City, Ahmadabad, Gujarat, 380007				
Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.							
Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	118000	0	0	0	118100
Transfer Duty	NA	0	44250	0	0	0	44250
Reg. Fee	NA	0	14750	0	0	0	14750
User Charges	NA	0	100	0	0	0	100
Total	100	0	177100	0	0	0	177200
Rs. 162250/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14750/- towards Registration Fees on the chargeable value of Rs. 2950000/- was paid by the party through E-Challan/BC/Pay Order No ,191ZSZ110518 dated ,11-MAY-18 of ,ICICIRB/							
Online Payment Details Received from SBI e-P (1). AMOUNT PAID: Rs. 177100/-, DATE: 11-MAY-18, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 6311624590512,PAYMENT MODE:NB-1000200,ATRN:6311624590512,REMITTER NAME: BHAVIK RAMESHCHANDRA SHAH,EXECUTANT NAME: VISTA HOMES,CLAIMANT NAME: BHAVIK RAMESHCHANDRA SHAH).							
Date: 14th day of May,2018				Signature of Registering Officer Kapra			

1. పట్టణము 20/18 సం/శ.స.1940
 2. 2706 నంబరులో రిజిస్టరు చేయబడి
 స్టాంపు రేట్ నిమిత్తం చెల్లించిన నంబరు 1526
 3. 2706/2018 నంబరులో రిజిస్టరు చేయబడి
 20/8 సం.శ.స. 14 నంబరులో

మహా-రిజిస్ట్రార్
 కపరా
 కేంద్రము



2. DETAILS OF PERMITS:

- 2.1 The Vendors have 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.

3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor proposes to develop / has developed the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. 9 blocks of flats labeled as A to I are proposed to be constructed.
 - 3.1.2. Each block consists of ground + 4 upper floors.
 - 3.1.3. Parking is proposed to be provided in the basement floor common to all the blocks.
 - 3.1.4. Total of 403 flats are proposed to be constructed.
 - 3.1.5. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.
 - 3.1.6. Clubhouse consisting of ground + 3 upper floors admeasuring about 10,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, childrenspark, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
 - 3.1.7. Each flat shall have a separately metered electric power connection.
 - 3.1.8. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
 - 3.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant.
 - 3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as it deems fit and proper.
 - 3.1.11. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
 - 3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.
- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'Vista Homes' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Vista Homes shall always be called as such and shall not be changed.

4. SCHEME OF SALE / PURCHASE :

- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Bk - 1, CS No 2765/2018 & Doct No
2-206-12-018 Sheet 3 of 16 Sub Registrar
Kapra



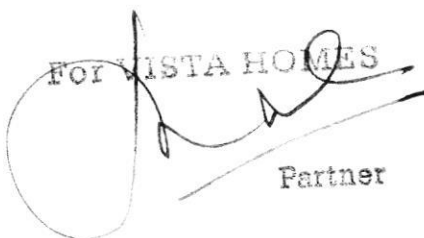
Generated on: 14/05/2018 03:56:11 PM



- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share in the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure – A and is hereinafter referred to as the Scheduled Flat.
- 4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.
- 4.5 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 Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

5. DETAIL OF FLAT BEING SOLD:

- 5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure – A attached to this deed. Hereinafter, the flat mentioned in Annexure – A is referred to as the Scheduled Flat.
- 5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 5.3 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 Purchaser in the concerned departments.
- 5.4 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.

FOR VISTA HOMES

Partner

For VISTA HOMES

Partner

Bk -1, CS No 2765/2018 & Doct No
2206/2018 Sheet 4 of 16 Sub Registrar
Kapra



Generated on: 14/05/2018 03:56:11 PM



- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.6 That the Purchaser has examined the permit for construction obtained by the Vendor and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.
- 5.7 The plan of the Scheduled Flat constructed is given in Annexure – B attached herein. The layout plan of the Housing Project is attached as Annexure – C herein.
- 5.8 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.
6. SALE CONSIDERATION:
- 6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure – A.
- 6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.
7. COMPLETION OF CONSTRUCTION & POSSESSION:
- 7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.
- 7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.

For VISTA HOMES

Partner

For VISTA HOMES

Partner



2 Bk -1, CS No 2765/2018 & Doct No 206-2018 Sub Registrar
Kapra

Generated on: 14/05/2018 03:56:11 PM



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 Scheduled 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



Bk - 1, CS No 2765/2018 & Doct No 2061 2018 Sheet 6 of 16 Sub Registrar
Kapra

Generated on: 14/05/2018 03:56:11 PM



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
Partner


For VISTA HOMES
Partner

Bk - 1, CS No 2765/2018 & Doct No
2-2061-2018 Sheet 7 of 16 Sub Registrar
Kapra



Generated on: 14/05/2018 03:56:11 PM



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

Bk - 1, CS No 2765/2018 & Doct No
2-206/2018 Sheet 8 of 16 Sub Registrar
Kapra



Generated on: 14/05/2018 03:56:11 PM



- 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 Schedule 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.

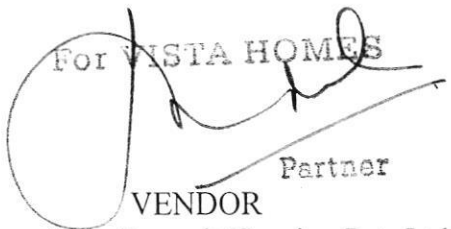
13. OTHER TERMS:

- 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
Partner
VENDOR
(M/s. Summit Housing Pvt. Ltd.,
Rep. by Soham Modi)

For VISTA HOMES

Partner
VENDOR
(Bhavesh V. Metha)


C.N.modi
PURCHASER



Bk -1, CS No 2765/2018 & Doct No 2206-12018 Sheet 9 of 16 Sub Registrar
Kapra

Generated on: 14/05/2018 03:56:11 PM



ANNEXURE- A

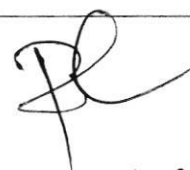
1.	Names of Purchaser:	1. Mr. Bhavik Rameshchandra Shah 2. Mrs. Modi Chaitali Naresh Bhai
3.	Purchaser's residential address:	R/o. Flat No. A-304, Vista Homes, Kushaiguda, Hyderabad.
4.	Pan no. of Purchaser:	1. ACOPS3426L & 2. ANTPM3492N
5.	Aadhaar card no. of Purchaser:	1. 2970 8574 2076 & 2. . 9256 6935 9482
6.	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.
7.	Details of Scheduled Flat:	
	a. Flat no.:	402 on the first floor, in block no. 'G'
	b. Undivided share of land:	74.12 Sq. yds.
	c. Super built-up area:	1220 Sft.
	d. Built-up area + common area:	987+ 233 Sft.
	e. Carpet area	852 Sft.
	f. Car parking area	100 Sft.
7.	Total sale consideration:	Rs.29,50,000/- (Rupees Twenty Nine Lakhs Fifty Thousand Only)
8.	Details of payment:	
	1. Rs.12,71,250/-(Rupees Twelve Lakhs Seventy One Thousand Two Hundred and Fifty Only) paid by way of cheque no. 866024, dated 23.08.2017 issued by ICICI Bank Ltd., Hyderabad.	
	2. Rs.7,52,250/-(Rupees Seven Lakhs Fifty Two Thousand Two Hundred and Fifty Only) paid by way of cheque no. 879957, dated 27.11.2017 issued by ICICI Bank Ltd., Hyderabad.	
	3. Rs.7,01,500/-(Rupees Seven Lakhs One Thousand and Five Hundred Only) paid by way of cheque no. 064550, dated 28.04.2018 issued by ICICI Bank Ltd., Hyderabad.	
	4. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.000103, dated 31.07.2017 drawn on	
	5. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.025927, dated 17.05.2017 drawn on Citi Bank.	

For VISTA HOMES

Partner
VENDOR
(M/s. Summit Housing Pvt. Ltd.,
Rep. by Soham Modi)

For VISTA HOMES

Partner
VENDOR
(Bhavesh V. Metha)


C.V. Modi
PURCHASER



Bk -1, CS No 2765/2018 & Doct No
2706 / 2018 Sheet 10 of 16 Sub Registrar
Kapra

Generated on: 14/05/2018 03:56:11 PM



9.	<u>Description of the Schedule Flat:</u> All that portion forming a deluxe apartment flat bearing no. 402 on the fourth floor, in block no. 'G' admeasuring 1220 sft. of super built-up area (i.e., 987 sft. of built-up area + 233 sft. of common area 852 sft of carpet 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, 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 & Open to Sky West by : Open to Sky
----	---

ANNEXURE - 1 - A

- | | |
|---|--|
| 1. Description of the Building | : DELUXE apartment bearing flat no. 402 on the fourth floor, in block no. 'G' 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 | : 74.12 sq. yds, U/s Out of Ac. 5-25 Gts. |
| 4. <u>Built up area Particulars:</u> | |
| a) In the Basement Floor | : 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. 29,50,000/- |
| Date: 28.04.2018 | |

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Signature of the Vendor

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

Date: 28.04.2018

For VISTA HOMES

Partner

Signature of the Vendor

Signature of the Purchaser

Bk - 1, CS No 2765/2018 & Doct No
2706/2018 Sheet 11 of 16 Sub Registrar
Kapra



Generated on: 14/05/2018 03:56:11 PM

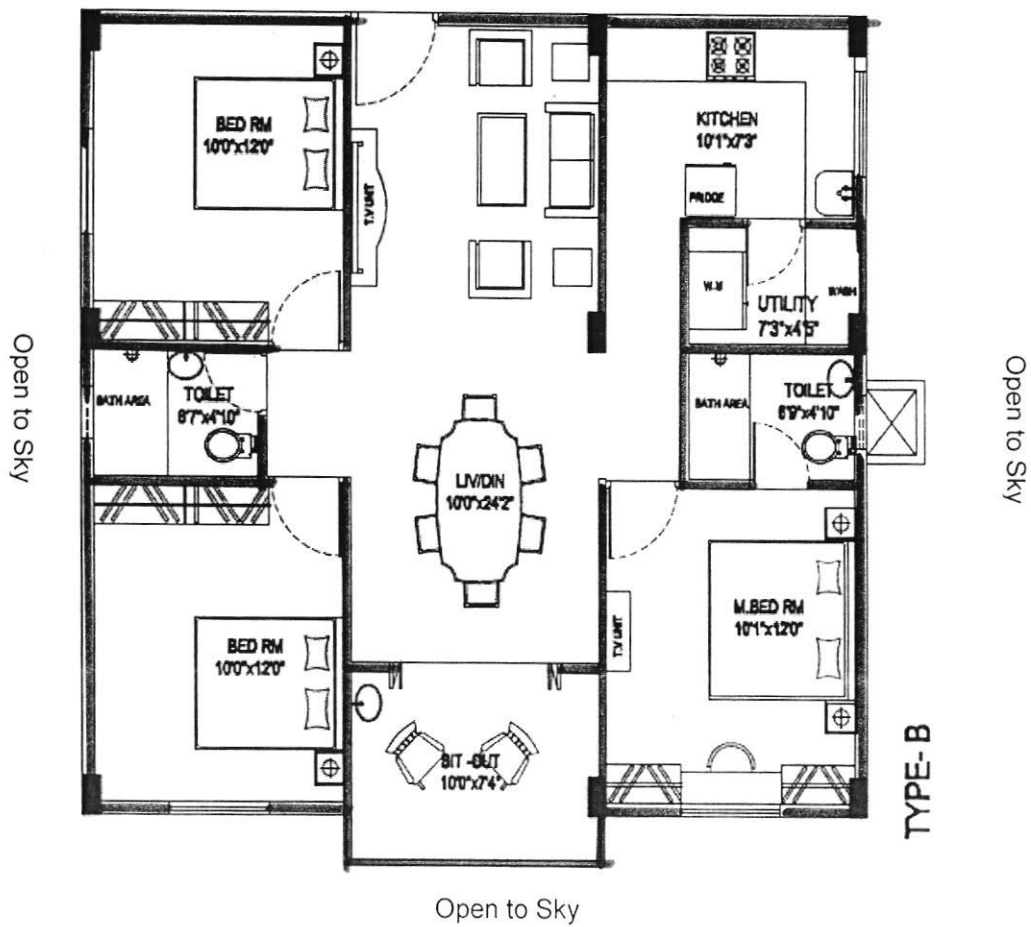


ANNEXURE – B

Plan of the Scheduled Flat:



6'-6" wide corridor & Open to Sky



FOR VISTA HOMES

Partner

VENDOR

(M/s. Summit Housing Pvt. Ltd.,
Rep. by Soham Modi)

FOR VISTA HOMES

Partner

VENDOR

(Bhavesh V. Metha)

BL
C.N.modi

PURCHASER

Bk-1, CS No 2765/2018 & Doct No
27061 2018 Sheet 12 of 16 Sub Registrar
Kapra



Generated on: 14/05/2018 03:56:11 PM



ANNEXURE – C

Layout plan of the Housing Project:



For VISTA HOMES

Partner

VENDOR

(M/s. Summit Housing Pvt. Ltd.,
Rep. by Soham Modi)

For VISTA HOMES

Partner

VENDOR

(Bhavesh V. Metha)

PL
C.V. Modi

PURCHASER

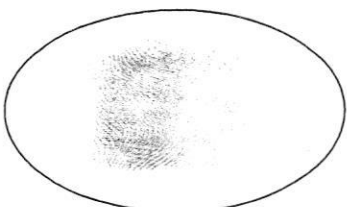
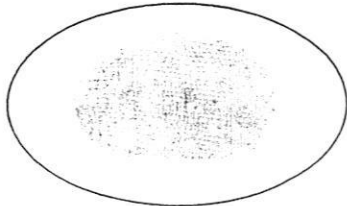
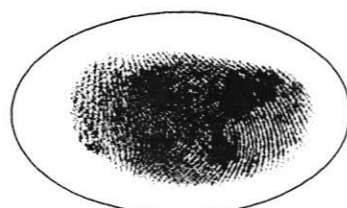
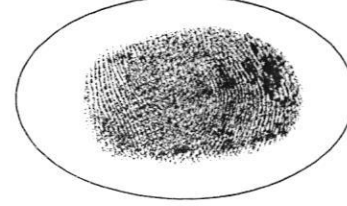
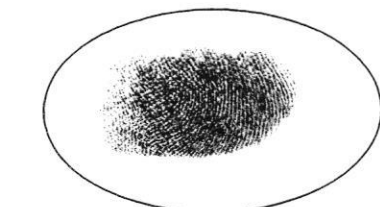


Bk-1, CS No 2765/2018 & Doct No 206 / 12018 Sheet 13 of 16 Sub Registrar
Kapra

Generated on: 14/05/2018 03:56:11 PM



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> 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. M/S. SUMMIT HOUSING PVT. LTD., REP. BY AUTHORISED SIGNATORY MR. SOHAM MODI, S/O. LATE SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS, HYDERABAD- 500 034. 2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY, P. G. ROAD SECUNDERABAD - 500 003. <u>GPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC NO. 121/BK-IV/2015 Dt. 18.11.2015:</u> <u>AT SECUNDERABAD:</u> 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. <u>PURCHASER:</u> MR. BHAVIK RAMESHCHANDRA SHAH S/O. MR. RAMESHCHANDRA BABALDAS SHAH R/O. FLAT NO A-304 VISTA HOMES KUSHAIGUDA HYDERABAD MRS. MODI CHAITALI NARESH BHAI W/O. MR. BHAVIK RAMESHCHANDRA SHAH R/O. FLAT NO A-304 VISTA HOMES KUSHAIGUDA HYDERABAD.
			
			
			
			

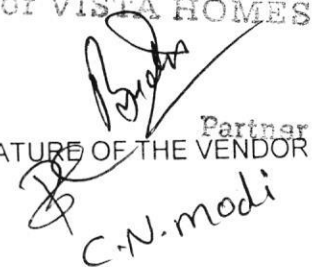
SIGNATURE OF WITNESSES:

1. 
2. 

VISTA HOMES


Partner

For VISTA HOMES


Partner
SIGNATURE OF THE VENDOR
C.N.modi

SIGNATURE OF THE PURCHASER

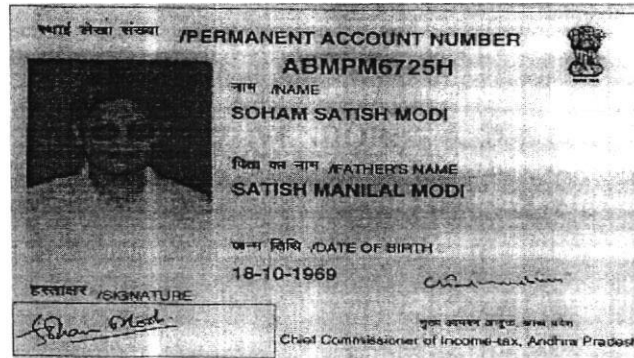
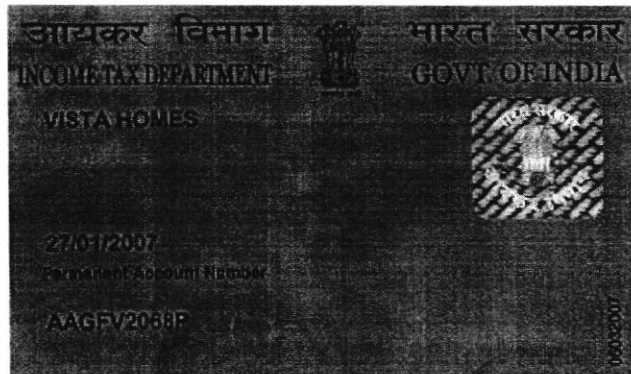
Bk -1, CS No 2765/2018 & Doct No
2706 / 2018 Sheet 14 of 16 Sub Registrar
Kapra



Generated on: 14/05/2018 03:56:11 PM

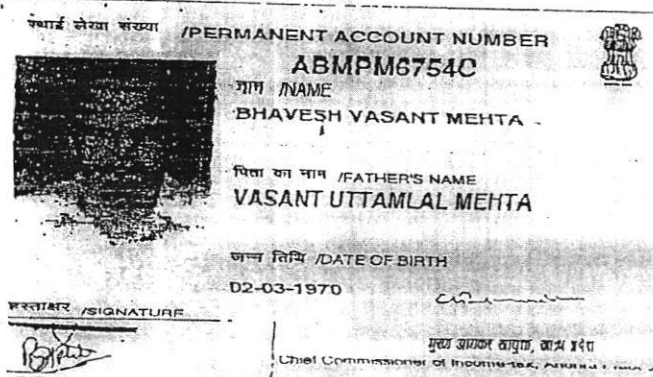


VENDOR:



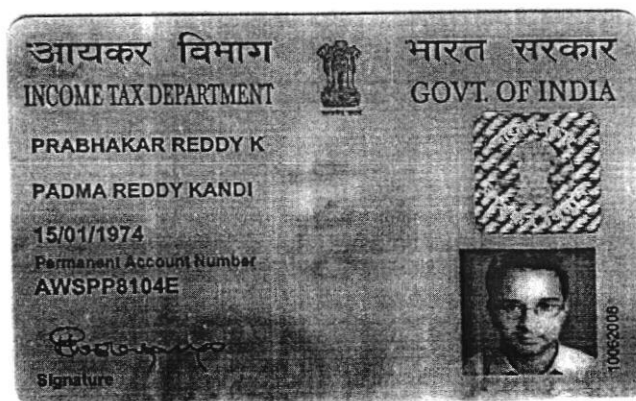
For VISTA HOMES

Partner



For VISTA HOMES

Partner



Aadhaar No 3287 6953 9204

Bk - 1, CS No 2765/2018 & Doct No 206/2018 Sheet 15 of 16 Sub Registrar
Kapra



Generated on: 14/05/2018 03:53:11 PM





भारतीय विविध ओळखासु अधिकार

भारत सरकार

Unique Identification Authority of India
Government of India

नौपयली अंश / Enrollment No. 1308/00440/29120

10/10/2013

To
Bhavik Shah
वॉलेड शाह

S/O: Rameshchai
A-102 rajshree tower
jodhpur gram road
near kirti sagar flats
satellite
Ahmadabad City
Ahmadabad Vistar, Ahmadabad
Gujarat - 380015
9824301644

(Signature)



89283211



तुमहो आधार नंबर / Your Aadhaar No. :

2970 8574 2076

आधार - सामान्य भासलो अधिकार



भारत सरकार
Government of India

वॉलेड शाह
Bhavik Shah

प्रा. वी. शाह / DOB: 09/11/1972
पुरुष / Male

2970 8574 2076



आधार - सामान्य भासलो अधिकार



भारतीय विविध पहिचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नमोदना क्रम / Enrollment No 1207/00380/03896

11/01/2012

To,
श्रीमती नरेशकुमार मोदी
Chaitali Nareshkumar Modi
D/O Nareshbhai Nandlal Modi
FF - 1, Amol Flat
Darnubhai Shukai Colony
Anjali Char Rasta Vasna
Ahmadabad City
Paldi Ahmadabad
Gujarat 380007
9428607161

Civ-modi

Ref: 265 / 15C / 263983 / 264029 / P



UE1826793411N



आपका आधार क्रमांक / Your Aadhaar No. :

9256 6935 9482

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

श्रीमती नरेशकुमार मोदी
Chaitali Nareshkumar Modi
जन्म वर्ष / Year of Birth : 1976
महिला / Female

9256 6935 9482



आधार - आम आदमी का अधिकार

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గ బాలకృష్ణ
G Balakrishna

పుట్టిన సంవత్సరం / Year of Birth: 1983
పురుషుడు / Male

4119 6914 7427

ఆధార్ - సామాన్యుని హక్కు

భారత వివిధ గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O గ సుధాకర్, హ నె 5-105
కాపా సమీపంలో, కాపా
సూరభాద్, ఆంధ్ర ప్రదేశ్, 500040

Address: S/O G Sudhakar, H
NO 5-105, KRISHNA
NAGAR R NO 5, MOULA
ALI, Kapra, Hyderabad,
Andhra Pradesh, 500040

1947
help@uidai.gov.in
www.uidai.gov.in
స. అ. కె. 1947,
ఉపాధి-560001

आयकर विभाग
INCOME TAX DEPARTMENT

M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number
AQAPM0412C

Signature

भारत सरकार
GOVT. OF INDIA

इस कार्ड के लोस्ट/थेफ्ट पर कृपया सूचित करें/लीटरः
आयकर सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,
नोअर परेल, मुंबई-400 013

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B.Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2495 4650, Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in

YES BANK

YES BANK LTD.

4th Floor, Nehru Centre,
Discovery of India Building, Dr.A.B. Road,
Worli, Mumbai - 400018, India

DEMAND DRAFT

VALID FOR THREE MONTHS FROM DATE OF ISSUE

A/C. PAYEE / Non-Negotiable

041313005383

On Demand Pay

COMMISSIONER GHMC

or Order

को या उनके आदेश पर

Rupees

रुपये

TWO THOUSAND NINE HUNDRED FIFTY ONLY**

अदा करें

₹

2,950.00

YES BANK

M. W. Kolen
10/05/2018

For YES BANK LTD.

[Signature]
AUTHORIZED SIGNATORY (IES)

YES BANK LTD

DRAWEE BANK AND BRANCH, HYDERABAD

ISSUING BANK AND BRANCH, HYDERABAD

156900 0005320001

16

Bk-1, CS No 2765/2018 & Doct No 20612018
Sub Registrar Kapra

Generated on: 14/05/2018 03:55:11 PM

