

Government of Telangana
Registration And Stamps Department

3530/23

Payment Details - Citizen Copy - Generated on 26/06/2023, 05:02 PM

SRO Name: 1526 Kapra

Receipt No: 3892

Receipt Date: 26/06/2023

Name: SOHAM MODI

Transaction: Sale Deed

CS No/Doct No: 3630 / 2023

Chargeable Value: 5350000

DD No:

DD Dt:

Challan No:

E-Challan No: 201KGN240623

Bank Name:

Challan Dt:

E-Challan Dt: 24-JUN-23

E-Challan Bank Name: HDFS

Bank Branch:

E-Challan Bank Branch:

Account Description

Amount Paid By

Account Description	Cash	Challan	DD	E-Challan
Registration Fee				26750
Transfer Duty /TPT				80250
Deficit Stamp Duty				294150
User Charges				1000
Mutation Charges				5350
Total:				407500

In Words: RUPEES FOUR LAKH SEVEN THOUSAND FIVE HUNDRED ONLY

సహ-రిజిస్ట్రార్
కాఫీ

5/1-5/20

3630

Doc No 3530/2023

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 8376 Date: 30-11-2022

Sold to: MAHENDAR

S/o. MALLAESH

For whom: M/s. VISTA HOMES

[Signature]

AV 040493

K. SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-059/2012, R.No. 16-05-029/2021

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

West Marredpally, Sec'bad.

SALE DEED

This Sale deed is made and executed on this the 26th day of June' 2023 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. M/s. Vista Homes, a registered partnership firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners: (1) M/s. Summit Sales LLP (formerly known as M/s. Summit Housing Pvt. Ltd) represented by authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 53 years, Occupation: Business and (2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 52 years, Occupation: Business, resident of 2-3-577, Flat No. 301, Uttam Towers, Minister Road, D.V. Colony, Secunderabad-500 003.
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 represented by Agreement of Sale cum General Power of Attorney Holders, M/s. Vista Homes, a registered Partnership Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its Partners: (1) M/s. Summit Sales LLP (formerly known as M/s. Summit Housing Pvt. Ltd) represented by authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 53 years, Occupation: Business and (2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 52 years, Occupation: Business, resident of 2-3-577, Flat No. 301, Uttam Towers, Minister Road, D.V. Colony, Secunderabad-500 003, hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES

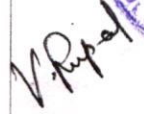
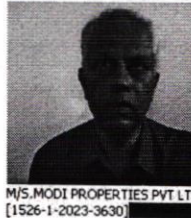
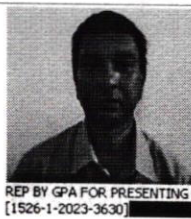
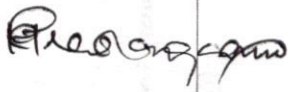
For VISTA HOMES

For Modi Properties Pvt. Ltd.,

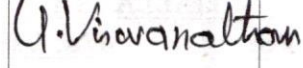
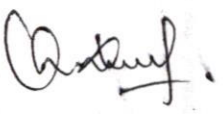
Presentation Endorsement:

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. 26750/- paid between the hours of 5 and 6 on the 26th day of JUN, 2023 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		 RUPAL VISWANATHAN::26/06/2023 [1526-1-2023-3630]	RUPAL VISWANATHAN W/O. U.VISWANATHAN HNO.35-26/9/G5 YESHO KRISHNA RESIDENCY, SAPTHAGIRI CLY SAINIKPURI HYD	
2	EX		 M/S.MODI PROPERTIES PVT LTD [1526-1-2023-3630]	M/S.MODI PROPERTIES PVT LTD REP BY DIRECTOR GAURANG J.MODY (CONSENTING PARTY) S/O. LATE.JAYANTHILAL MODY 5-4-187/3&4 2 ND FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	
3	EX		 REP BY GPA FOR PRESENTING DC [1526-1-2023-3630]	REP BY GPA FOR PRESENTING DOCUMENTS K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 2 ND FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 U VISHWANATHAN::26/06/2023 [1526-1-2023-3630]	U VISHWANATHAN HYD-BAD	
2		 CH KRISHNA::26/06/2023,16:30 [1526-1-2023-3630]	CH KRISHNA HYD-BAD	

26th day of June, 2023

Signature of Sub Registrar

Kapra

Biometrically Authenticated by
SRO RAJA SEKHAR REDDY ENUGU
on 26-JUN-2023 16:44:34

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX3669 Name: Gaurang Mody	S/O Jayanti Lal, Secunderabad, Hyderabad, Telangana, 500016	

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Bk - 1, CS No 3630/2023 & Doct No
3530/2023.
Sheet 1 of 16 Sub Registrar
Kapra

AND

M/s. Modi Properties Private Limited a company incorporated under the Companies Act, having its registered office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 represented by its Director, Mr. Gaurang J. Mody, S/o. Late Jayanthilal Mody, aged 54 years Occupation: Business, Hereinafter referred to as the Consenting Party.

IN FAVOUR OF

Mrs. Rupal Viswanathan, Wife of Mr. U. Viswanathan, aged about 43 years Occupation: Service residing at H.No: 35-26/9/G5, Yeshe Krishna Residency, Sapthagiri Colony, Neredmet, Sainikpuri, Hyderabad-500 094 (Pan No.BMAPR7943G, Mobile No.81796 86514) 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	Registered at SRO
1.	1426/2007	19.02.2007	Ac. 3-01 gts.	Malkajgiri
2.	3000/2007	21.04.2007	Ac.1-10 gts.	Malkajgiri
3.	4325/2007	16.06.2007	Ac.0-12 gts.	Malkajgiri
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts.	Kapra

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.

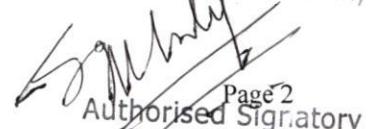
For VISTA HOMES


Partner

For VISTA HOMES


Partner

For Modi Properties Pvt. Ltd.,


Page 2
Authorised Signatory

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX3769 Name: V Rupal	W/O U Viswanathan, Sainikpuri, Hyderabad, Telangana, 500094	

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						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	294150	0	0	0	294250
Transfer Duty	NA	0	80250	0	0	0	80250
Reg. Fee	NA	0	26750	0	0	0	26750
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	5350	0	0	0	5350
Total	100	0	407500	0	0	0	407600

Rs. 374400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 26750/- towards Registration Fees on the chargeable value of Rs. 5350000/- was paid by the party through E-Challan/BC/Pay Order No .201KGN240623 dated 24-JUN-23 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 407550/-, DATE: 24-JUN-23, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 0144650589715, PAYMENT MODE: NB-1001138, ATRN: 0144650589715, REMITTER NAME: RUPAL VISWANATHAN, EXECUTANT NAME: VISTA HOMES, CLAIMANT NAME: RUPAL VISWANATHAN

Date:

26th day of June, 2023

Signature of Registering Officer

Kapra

Certificate of Registration

Registered as document no. 3530 of 2023 of Book-1 and assigned the identification number 1 - 1526 - 3530 2023 for Scanning on 26-JUN-23 .

Registering Officer

Kapra

(E.Rajasekhar Reddy)

Bk - 1, CS No 3630/2023 & Doct No 3530/2023.

Sheet 2 of 16 Sub Registrar Kapra

Generated on: 26/06/2023 05:16:07 PM



- 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

2. DETAILS OF PERMITS:

- 2.1 The Vendor 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.
- 2.2 The Vendor had made an application to GHMC for revision of the building permit given above. Restriction on units that were earmarked for EWS/LIG were removed by collection of shelter fee in lieu of providing EWS/LIG units. Unit nos. 10 to 18 in E block were altered/amalgamated to form larger units labelled as unit nos. 10, 11 & 12. Total 40 no. of units were altered/amalgamated into 15 units/flats. GHMC has approved the plans in file no. 232180/10/07/2019/HO/2019. All such units that were altered/amalgamated are falling to the share of the Vendor.

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. After alteration of the building permit the total no. of flats was reduced to 377 nos.
 - 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.

For VISTA HOMES


Partner

For VISTA HOMES


Partner

For Modi Properties Pvt. Ltd.,


Page 3
Authorised Signatory

Bk - 1, CS No 3630/2023 & Doct No
3530/2023.

Sheet 3 of 16 Sub Registrar
Kapra

Generated on: 26/06/2023 05:16:07 PM



- 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 :

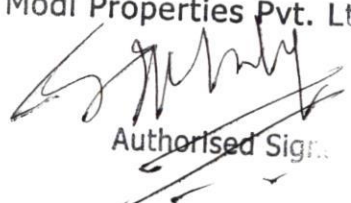
- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.
- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in 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 Consenting Party had agreed to purchase the Scheduled Flat from the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Flat. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute sale deed in favour of the Purchaser. The Vendor and the Consenting Party hereby confirm that the Purchaser shall be the absolute owner of the Scheduled Flat without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Flat. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Purchaser. The details of the flat, sale consideration, payment terms, etc., are given in Annexure-A herein.
- 4.4 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.
- 4.5 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.
- 4.6 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.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

For Modi Properties Pvt. Ltd.

Authorised Signatory

Bk -1, CS No 3630/2023 & Doct No
3530/2023. Sheet 4 of 16 Sub Registrar
Kapra

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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.
- 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.

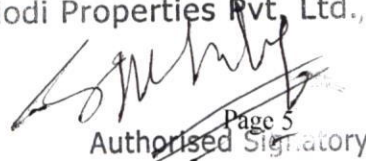
For VISTA HOMES


Partner

For VISTA HOMES


Partner

For Modi Properties Pvt. Ltd.,


Page 5
Authorised Signatory

Bk - 1, CS No 3630/2023 & Doct No
3530/2023. Sheet 5 of 16 Sub Registrar
Kapra



Generated on: 26/06/2023 05:16:07 PM



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.
- 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.

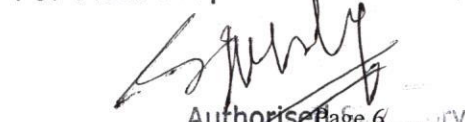
For VISTA HOMES


Partner

For VISTA HOMES


Partner

For Modi Properties Pvt. Ltd.,


Authorised Person

Bk - 1, CS No 3630/2023 & Doct No
3530/2023. Sheet 6 of 16 Sub Registrar
Kapra



Generated on: 26/06/2023 05:16:07 PM



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.

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

For Modi Properties Pvt. Ltd.

Authorised Signatory

Bk - 1, CS No 3630/2023 & Doct No
3530/2023. Sheet 7 of 16 Sub Registrar
Kapra



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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

For Modi Properties Pvt. Ltd.

Authorised Signatory

Bk - 1, CS No 3630/2023 & Doct No
3530/2023. Sheet 8 of 16 Sub Registrar
Kapra



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- 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 Sale LLP,
 Rep. by Mr. Soham Modi)

For VISTA HOMES


 Partner

VENDOR
 (Bhavesh V. Mehta)

For Modi Properties Pvt. Ltd.,


 Authorised Signatory

CONSENTING PARTY PURCHASER

Bk - 1, CS No 3630/2023 & Doct No
3530/2023. Sheet 9 of 16 Sub Registrar
Kapra

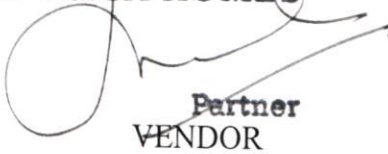
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ANNEXURE- A

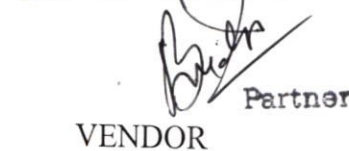
1.	Names of Purchaser:	Mrs. Rupal Viswanathan, W/o. Mr. U. Viswanathan
2.	Purchaser's residential address:	R/o. H.No 35-26/9/G5, Yesho Krishna Residency, Sapthagiri Colony, Neredmet, Sainikpuri, Hyderabad-500 094.
3.	Pan no. of Purchaser:	BMAPR7943G
4.	Aadhaar card no. of Purchaser:	2766 8561 3769
5.	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.:	410 on the fourth floor, in block no. 'E'
	b. Undivided share of land:	65.01 Sq. yds.
	c. Super built-up area:	1070 Sft.
	d. Built-up area + common area:	857 + 213 Sft.
	e. Carpet area	737 Sft.
	f. Car parking type and area	Singe Type - 100 Sft.
7.	Total sale consideration:	Rs.53,50,000/-(Rupees Fifty Three Lakhs Fifty Thousand Only)
8.	Details of Payment:	
	a.	Rs.43,34,031/-(Rupees Forty Three Lakhs Thirty Four Thousand and Thirty One Only) paid by way of cheque no.429862, dated 26-06-2023 issued by ICICI Ltd-HL-Disbursement North Zone, Hyderabad towards housing loan disbursement.
	b.	Rs.6,00,000/-(Rupees Six Lakhs Only) paid by way of cheque no.0000006, dated 23-05-2023 drawn on HDFC Bank, Sainikpuri Branch, Hyderabad.
	c.	Rs.2,25,000/-(Rupees Two Lakhs Twenty Five Thousand Only) paid by way of cheque no.135326, dated 02-03-2023 drawn on ICICI Bank, Habsiguda Branch, Hyderabad.
	d.	Rs.1,75,000/-(Rupees One Lakhs Seventy Five Thousand Only) paid by way of cheque no.000033, dated 05-06-2023 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad.
	e.	Rs.15,969/-(Rupees Fifteen Thousand Nine Hundred and Sixty Nine Only) paid by way of cheque no.022628, dated 26-06-2023 drawn on HDFC Bank, Sainikpuri Branch, Hyderabad.

For VISTA HOMES


Partner
VENDOR

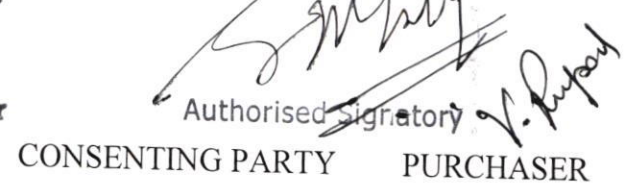
(M/s. Summit Sale LLP,
Rep. by Mr. Soham Modi)

For VISTA HOMES


Partner
VENDOR

(Bhavesh V. Mehta)

For Modi Properties Pvt. Ltd.


Authorised Signatory
CONSENTING PARTY PURCHASER

Bk - 1, CS No 3630/2023 & Doct No
3530/2023. Sheet 10 of 16 Sub Registrar
Kapra



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9. **Description of the Schedule Flat:**

All that portion forming a deluxe flat bearing no. 410 on the fourth floor, in block no. 'E' admeasuring 1070 sft. of super built-up area (i.e., 857 sft. of built-up area + 213 sft. of common area, 737 sft of carpet area) together with proportionate undivided share of land to the extent of 65.01 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, 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 : Open to Sky

West by : 6'-6'' wide corridor

ANNEXURE - 1 - A

1. Description of the Flat : DELUXE flat bearing no.410 on the fourth 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-Malkajgirti 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 : 65.01 sq. yds, U/s Out of Ac. 5-25 Gts.

4. **Built up area Particulars:**

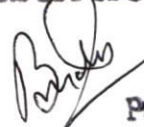
a) In the Basement Floor : 100 sft. parking space for one car

b) In the Fourth Floor : 1070 sft

5. Executant's Estimate of the MV of the Scheduled Flat : Rs. 53,50,000/-

Date: 26-06-2023

For VISTA HOMES


Partner

For VISTA HOMES


Partner
Signature of the Vendor

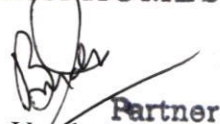
C E R T I F I C A T E

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

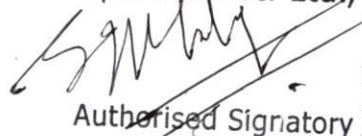
For VISTA HOMES



For VISTA HOMES


Partner

For Modi Properties Pvt. Ltd. Partner


Authorised Signatory

Signature of the Consenting Party

Date: 26-06-2023

Signature of the Vendor


Signature of the Purchaser

Bk - 1, CS No 3630/2023 & Doct No
3530/2023. Sheet 11 of 16 Sub Registrar
Kapra

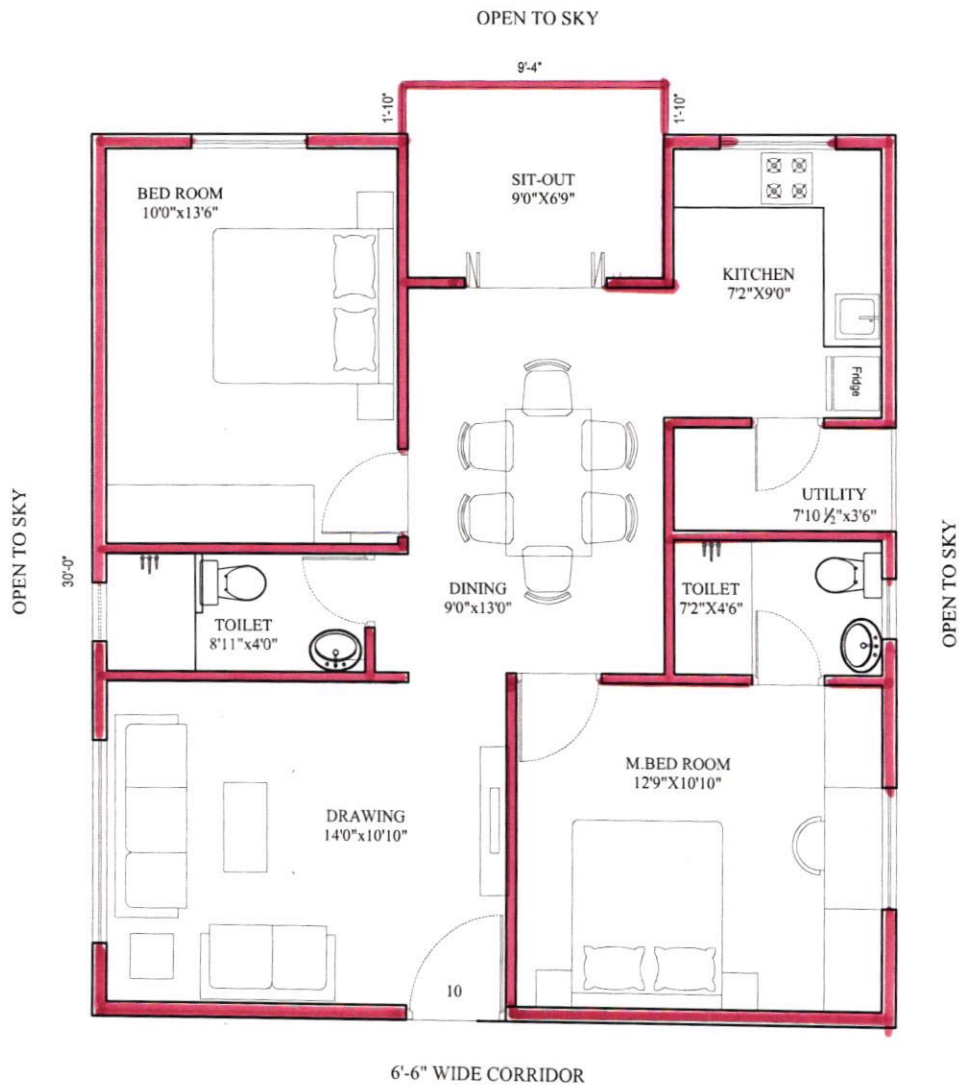


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ANNEXURE – B

Plan of the Scheduled Flat:



For VISTA HOMES

[Signature]
Partner

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

For VISTA HOMES

[Signature]
Partner

VENDOR
(Bhavesh V. Mehta)

For Modi Properties Pvt. Ltd.,

[Signature]
Authorised Signatory

CONSENTING PARTY PURCHASER

Bk - 1, CS No 3630/2023 & Doct No
3530/2023. Sheet 12 of 16 Sub Registrar
Kapra



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ANNEXURE – C

Layout plan of the Housing Project:

