



Government of Telangana  
Registration And Stamps Department

4311/12

Payment Details - Citizen Copy - Generated on 11/10/2017, 12:38 PM

SRO Name: 1526 Kapra

Receipt No: 4592

Receipt Date: 11/10/2017

Name: MADHU B. MULANI

CS No/Doct No: 4465 / 2017

Transaction: Sale Deed

Challan No:

E-Challan No: 247IWI290917

Chargeable Value: 3425000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 03-OCT-17

Bank Name:

Bank Branch:

E-Challan Bank Name: SBH

E-Challan Bank Branch: SBH INB

Account Description

Amount Paid By

|                    | Cash | Challan | DD | E-Challan |
|--------------------|------|---------|----|-----------|
| Registration Fee   |      |         |    | 17125     |
| Transfer Duty /TPT |      |         |    | 51375     |
| Deficit Stamp Duty |      |         |    | 136900    |
| User Charges       |      |         |    | 100       |
| Total:             |      |         |    | 205500    |

In Words: RUPEES TWO LAKH FIVE THOUSAND FIVE HUNDRED ONLY

Prepared By: UMAKANTH

Signature by SR

సర్-రిజిస్ట్రార్  
కాఫీ



4465 W. 20. 4311/2017



తెలంగాణ తెలంగాణ TELANGANA  
S.No. 1109 Date: 03-06-2017

Sold to: Madhu B. Mulani  
S/o. W/o. D/o.: Late. Bassar N. Mulani  
For Whom: Self

G 943575  
T. LALITHA  
LICENSED STAMP VENDOR  
LIC.No.16-09-074/2012,  
R.No.16-05-028/2015,  
Plot No.32, H.No.3-48-266,  
Kakaguda, Karkhana,  
Canmtt. Sec'bad. Ph:7842562342

### SALE DEED

This Sale Deed is made and executed on this 21<sup>st</sup> day of September 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Smt. Madhu B. Mulani, Wife of Late Bassar N. Mulani, aged about 58 years, residing at Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad {Aadhaar No. 4296 2421 4062}, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

### AND

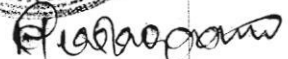
M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office at 5-4-187/3 and 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, S/o. 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 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C} hereinafter called the "Consenting Party"

For VISTA HOMES . For VISTA HOMES  
Madhu B. Mulani [Signature] [Signature]  
Partner 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. 17125/- paid between the hours of 12 and 1 on the 11th day of OCT, 2017 by Sri Madhu B Mulani

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

| Sl No | Code | Thumb Impression                                                                  | Photo                                                                                                                        | Address                                                                                                                                         | Signature/Ink Thumb Impression                                                      |
|-------|------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | CL   |  | <br>NAGULA SUNITHA::1<br>[1526-1-2017-4465] | NAGULA SUNITHA<br>W/O. NAGULA LAXMI NARAYANA<br><br>HEAVY WATER PLANT, C-9-4/1<br>DNO.247 HWP CLY POST<br>ASWAPURAM KOTHAGUDEM DIST             |  |
| 2     | CL   |  | <br>NAGULA LAXMI NAR/<br>[1526-1-2017-4465] | NAGULA LAXMI NARAYANA<br>S/O. NAGULA RAJA NARSU<br><br>HEAVY WATER PLANT, C-9-4/1<br>DNO.247 HWP CLY POST<br>ASWAPURAM KOTHAGUDEM DIST          |    |
| 3     | EX   |  | <br>VENDOR & CONSENT<br>[1526-1-2017-4465]  | VENDOR & CONSENTING PARTIES<br>REP BY GPA K.PRABHAKAR REDDY<br>S/O. K.PADMA REDDY<br><br>5-4-187/3&4 II FLOOR, SOHAM<br>MANSION M.G.ROAD SECBAD |  |

**Identified by Witness:**

| Sl No | Thumb Impression                                                                    | Photo                                                                                                                           | Name & Address                                                            | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     |   | <br>N KANAKIAH::11/10<br>[1526-1-2017-4465]   | N KANAKIAH<br><br>R/O.3-16-102/D/1 VENKAT REDDY NAGAR<br>RAMANATHAPUR HYD |    |
| 2     |  | <br>N RAMESH::11/10/20<br>[1526-1-2017-4465] | N RAMESH<br><br>R/O.3-16-102/D/1 VENKAT REDDY NAGAR<br>RAMANATHAPUR HYD   |  |

11th day of October, 2017

Signature of Sub Registrar  
Kapra

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### IN FAVOUR OF

1. Mr. Nagula Laxmi Narayana, Son of Mr. Nagula Raja Narsu, aged about 50 years, Occupation: Service {Pan No. ADGPN3625B, Aadhaar No. 6900 7942 8042} and
2. Mrs. Nagula Sunitha, Wife of Mr. Nagula Laxmi Narayana, aged about 40 years, residing at Heavy Water Plant, C-9-4/1, Door No. 247, HWP Colony, Post Aswapuram, Badradri, Kothagudem District - 507 116, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

### WHEREAS:

- A. Mr. Bassar N. Mulani was the absolute and exclusive owner, and possessor of deluxe apartment bearing flat no. 001 on the ground floor, in block no. 'G' admeasuring 1220 sft, of super built-up area (i.e., 976 sft of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and a reserved parking space for single car on basement admeasuring about 100 sft., in the residential complex named as "Vista Homes", situated at Survey Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred as Scheduled Flat and is more fully described at the foot of the document. Mr. Bassar N. Mulani under an understanding with the Builder, M/s. Vista Homes has purchased undivided share of land pertaining to the Scheduled Flat from the Builder vide sale deed bearing no. 1548/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat. After the death of Mr. Bassar N. Mulani in September 2014, the Vendor herein, became the sole heir of the Scheduled Flat by way of will dated 5<sup>th</sup> June 2014.
- B. Whereas M/s. Vista Homes (herein after referred to as the Builder) has agreed to develop land admeasuring about Ac. 5-25 Gts, forming a part of Sy. Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Land.
- C. The original owner M/s. Vista homes has obtained the necessary permissions from GHMC in file no.24386/11/04/2012, permit no.17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors. The Project of development on the entire scheduled land is styled as 'Vista Homes'.
- D. The Buyer is desirous of purchasing flat no. 001 on the ground floor, in block no. 'G', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- E. The Consenting Party i. e., M/s. Vista Homes at the request of the Vendor and Buyer are joining in execution of this deed so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Consenting Party shall not have any share in the sale consideration agreed herein

Medhu B. Mulani For VISTA HOMES Partner

For VISTA HOMES Partner

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                        | 136900    | 0    | 0                           | 0                | 137000 |
| Transfer Duty           | NA             | 0                        | 51375     | 0    | 0                           | 0                | 51375  |
| Reg. Fee                | NA             | 0                        | 17125     | 0    | 0                           | 0                | 17125  |
| User Charges            | NA             | 0                        | 100       | 0    | 0                           | 0                | 100    |
| Total                   | 100            | 0                        | 205500    | 0    | 0                           | 0                | 205600 |

Rs. 188275/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17125/- towards Registration Fees on the chargeable value of Rs. 3425000/- was paid by the party through E-Challan/BC/Pay Order No. 247IWI290917 dated 03-OCT-17 of SBH/SBH INB

**E-Challan Details Received from Bank :**

(1). AMOUNT PAID: Rs. 205500/-, DATE: 03-OCT-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 114085643, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MR. MADHU B MULANI AND VISTA HOMES, CLAIMANT NAME: MR. NAGULA LAXMI NARAYANA AND N. SUNITHA).

Date:

11th day of October, 2017

Signature of Registering Officer

Kapra

Bk - 1, CS No 4465/2017 & Doct No 4311, 2017 Sheet 2 of 12 Sub Registrar Kapra

1 వ పుస్తకము 2017 సం./శా.శ. 1939  
 4311/2017 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపు విలువ 136900 నెంబరు 1526  
 4311/2017 గా రిజిస్టరు చేయబడినది  
 2017 సం. అక్టోబరు 11 న చేరి

సబ్-రిజిస్ట్రార్  
 కార్పా  
 మధు బ ములని



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- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Flat and the Buyer upon such inspection etc., is satisfied as to the title of the Scheduled Flat.
- G. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 34,25,000/- (Rupees Thirty Four Lakhs Twenty Five Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.001 on the ground floor, in block no. 'G', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:
  - a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
  - b) A reserved parking space for single car on the basement, admeasuring about 100 sft.situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 34,25,000/-(Rupees Thirty Four Lakhs Twenty Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
  - i. Rs.28,00,000/-(Rupees Twenty Eight Lakhs Only) paid by way of D. D. No. 010838, dated 16.09.2017 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
  - ii. Rs. 6,25,000/-(Rupees Six Lakhs Twenty Five Thousand Only) already received.
2. The Vendor hereby declares that she has absolute right to sell the Scheduled Flat.
3. The Vendor further covenant that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.

Modhu. B. Hubani  
For VISTA HOMES  
Partner

For VISTA HOMES  
Partner

Bk - 1, CS No 4465/2017 & Doct No 4311/2017 Sheet 3 of 12 Sub Registrar Kapra



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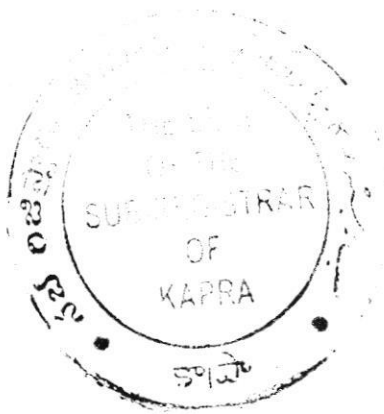


6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
  - i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
  - ii. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule flat and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - iii. That the Buyer shall become a member of the Vista Homes Owners Association that has been / shall be formed by the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
  - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor/Builder shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

*Nadhu B. Muluani* **For VISTA HOMES**  
**Partner**

*[Signature]* **For VISTA HOMES**  
**Partner**

Bk - 1, CS No 4465/2017 & Doct No 4511 12017. Sheet 4 of 12 Sub Registrar  
Kapra



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- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Buyer.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Builder and the Buyer shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Buyer further covenant(s) with the Builder and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Flat nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Builder or other body that may be formed for the maintenance of the Flats.
- x. That the Buyer or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Buyer shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Vista Homes. To achieve this objective the Buyer, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Vista Homes (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

Madhu B. Mulani

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Bk - 1, CS No 4465/2017 & Doct No 4211/2017 Sheet 5 of 12 Sub Registrar Kapra



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**SCHEDULE 'A'**

**SCHEDULE OF LAND**

All that portion of the land area to the extent of Ac.5-25 Gts., in survey nos.193 (Ac.2-21 Gts.), 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District and bounded by:

|          |                                         |
|----------|-----------------------------------------|
| North By | Sy. No. 199                             |
| South By | Sy. No. 199                             |
| East By  | Sy. No. 199 & 40 ft. wide approach road |
| West By  | Sy. No. 199                             |

**SCHEDULE 'B'**

**SCHEDULE OF FLAT**

All that portion forming a deluxe apartment bearing flat no.001 on the ground floor, in block no. 'G' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds, and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajigiri District marked in red in the plan enclosed and bounded as under:

|          |                                   |
|----------|-----------------------------------|
| North By | Open to Sky                       |
| South By | Open to Sky                       |
| East By  | Open to Sky                       |
| West By  | Open to Sky & 6'-6" wide corridor |

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

**WITNESSES:**

1. N. Kavalu
2. H. P. Reddy

Maidam. B. M. M. M.

**For VISTA HOMES**

**For VISTA HOMES**

**Partner**

**Partner**

**SIGNATURE OF THE CONSENTING PARTY**

*[Signature]*

*[Signature]*

**BUYER**

Bk - 1, CS No 4465/2017 & Doct No  
4311 120/3 Sheet 6 of 12 Sub Registrar  
Kapra



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### ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.001 on the ground floor, in block no. 'G' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. ((Basement + Ground Floor + Upper 4 Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 74.12 sq. yds, U/s Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement : 100 sft. Parking space for one car
- b) In the Ground Floor : 1220 sft
5. Annual Rental Value : - - -
6. Municipal Taxes per Annum : - - -
7. Executant's Estimate of the MV of the Building : Rs. 34,25,000/-

*Madhu B. Milani*

Date: 21.09.2017

Signature of the Executants

### C E R T I F I C A T E

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

Date: 21.09.2017

*Madhu B. Milani*  
Signature of the Executants  
**For VISTA HOMES**

**For VISTA HOMES**  
*[Signature]*  
Partner  
Signature of the Consenting Party

*[Signature]*  
Signature of the Buyer

BK - 1, CS No 4465/2017 & Doct No  
4311 / 2017 Sheet 7 of 12 Sub Registrar  
Kapra



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**REGISTRATION PLAN SHOWING**

FLAT NO. 001 IN BLOCK NO. 'G' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.**

193, 194 &amp; 195

**SITUATED AT**

KAPRA VILLAGE,

KEESARA

**MANDAL, R.R. DIST.**

NOW UNDER KHAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

**VENDOR:**

MRS. MADHU B. MULANI, WIFE OF LATE BASSAR N. MULANI

**CONSENTING PARTY:** M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS1. M/S. SUMMIT HOUSING PVT. LTD., REPRESENTED BY AUTHORISED SIGNATORY  
SHRI. SOHAM MODI, SON OF LATE SATISH MODI

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

**BUYER:**

MR. NAGULA LAXMI NARAYANA, SON OF MR. NAGULA RAJA NARSU

MRS. NAGULA SUNITHA, WIFE OF MR NAGULA LAXMI NARAYANA

**REFERENCE:****AREA:**

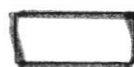
74.12

**SCALE:**

SQ. YDS. OR

**INCL:**

SQ. MTRS.

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

1. *N. Kambli*
2. *N. P. Ray*

**For VISTA HOMES****SIGNATURE OF THE VENDOR  
For VISTA HOMES****Partner SIGNATURE OF THE CONSENTING PARTY  
Partner****SIGNATURE OF THE BUYER**

Bk - 1, CS No 4465/2017 & Doct No 4311 12012 Sheet 8 of 12 Sub Registrar Kapra

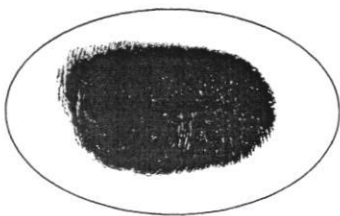


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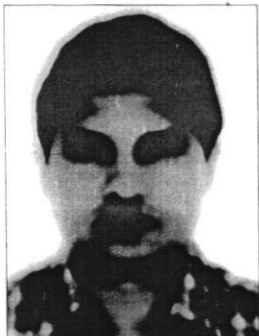
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A  
OF REGISTRATION ACT, 1908.

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



VENDOR:

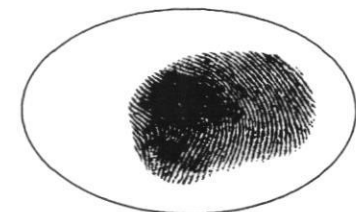
SMT. MADHU B. MULANI  
W/O. LATE BASSAR N. MULANI  
R/O. PLOT NO. 30, 31  
SURYA NAGAR COLONY  
INSIDE KUSHALYA ESTATE  
KHARKHANA  
SECUNDERABAD.



CONSENTING PARTY:

M/S. VISTA HOMES,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. ROAD, 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.



SIGNATURE OF WITNESSES:

1. N. Kauraki
2. N. Panu

Madhu B. Mulani

For VISTA HOMES

SIGNATURE OF THE VENDOR

For VISTA HOMES

Partner

SIGNATURE OF THE CONSENTING PARTY

Soham

Bhavi

SIGNATURE OF THE BUYER

Bk - 1, CS No 4465/2017 & Doct No 4211/2017 Sheet 9 of 12 Sub Registrar  
Kapra

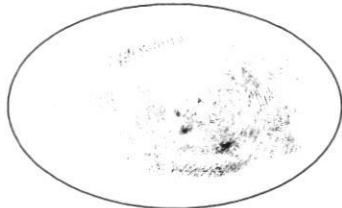


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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



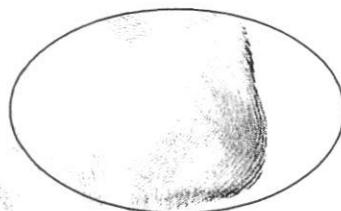
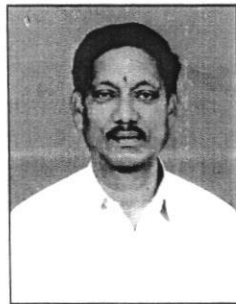
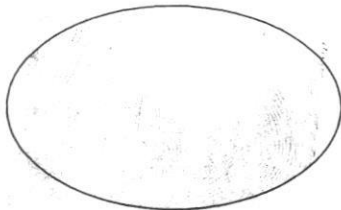
**SPA / GPA FOR PRESENTING DOCUMENTS ON  
BEHALF OF VENDOR VIDE FILE NO. E1/5205/2017  
DT. 07.10.17 AT DR. OFFICE, Hyderabad, Red Hills,  
CONSENTING PARTY VIDE GPA NO. 121/BK-  
IV/2015 DATED 18.11.2015 AT SRO,  
SECUNDERABAD.**

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.

**BUYER:**

1. MR. NAGULA LAXMI NARAYANA  
S/O. MR. NAGULA RAJA NARSU  
R/O. HEAVY WATER PLANT  
C-9-4/1, DOOR NO. 247  
HWP COLONY, POST ASWAPURAM  
BADRADRI  
KOTHAGUDEM DISTRICT - 507 116.

2. MRS. NAGULA SUNITHA  
W/O. MR. NAGULA LAXMI NARAYANA  
R/O. HEAVY WATER PLANT  
C-9-4/1, DOOR NO. 247  
HWP COLONY, POST ASWAPURAM  
BADRADRI  
KOTHAGUDEM DISTRICT - 507 116



**SIGNATURE OF WITNESSES:**

1. *N. K. Reddy*
2. *H. Reddy*

*Madhu B. Mulam*

**For VISTA HOMES**

**SIGNATURE OF THE VENDOR  
For VISTA HOMES**

*Partner*

**SIGNATURE OF THE CONSENTING PARTY**

**SIGNATURE OF THE BUYER**

Bk - 1, CS No 4465/2017 & Doct No 4311/120/2 Sheet 10 of 12 Sub Registrar  
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इस नाम से सरकारी की, यह प्रशस्ति एवं प्रेरणा की जाती है कि ये शासक को विना रोक-टोक, आजादी से आने-जाने दें, और उसे ह्द तार की ऐसी सहायता और सुझाव देना जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA, ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE CHAIRMAN TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM, OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया  
BY ORDER OF THE PRESIDENT OF THE  
REPUBLIC OF INDIA

जो. महबूब अलि  
d. MAHABOOB ALI  
सहायक / Assistant  
जते पासपोर्ट अधिकारी  
For Passport Officer  
हयराबाद / Hyderabad,



भारत गणराज्य REPUBLIC OF INDIA



|                |                              |                             |
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| राष्ट्र / Type | राष्ट्रीय कोड / Country Code | पासपोर्ट नं. / Passport No. |
| P              | IND                          | G7533933                    |

उत्तरनाम /Surname  
**MULANI**

दिये गये नाम / Given Names  
**MADHU BASSARMAL**

|                           |            |                          |
|---------------------------|------------|--------------------------|
| राष्ट्रियता / Nationality | लिंग / Sex | जन्मतिथि / Date of Birth |
| INDIAN                    | F          | 15/07/1953               |

जन्म स्थान /Place of Birth  
**BOMBAY MAHARASHTRA**

जारी करने का स्थान /Place of issue  
**HYDERABAD**

जारी करने की तिथि /Date of Issue 19/02/2008 समाप्ति की तिथि /Date of Expiry 18/02/2018

P<INDMULANI<<MADHU<BASSARMAL<<<<<<<<<<<<<<<<  
G7533933<7IND5307151F1802186<<<<<<<<<<<<<<<<D

Madhu - B. Milan:



9/21/2017

**"OFFICIAL SEAL"**  
Peter G. Cozzoni  
Notary Public, State of Illinois  
My Commission Expires May 3, 2019

**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VISTA HOMES

27/01/2007  
Permanent Account Number  
AAGFV2068P

05032007

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE

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

स्थायी लेखा संख्या / 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

हस्ताक्षर / SIGNATURE

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

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPP8104E

Signature

10062008

Aadhaar No 3287 6953 9204

*Prabakaran*



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Bk - 1, CS No 4465/2017 & Doct No  
4311 / 2017 Sheet 11 of 12 Sub Registrar  
Kapra



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GOVERNMENT OF INDIA

నాగుల లక్ష్మీ నారాయణ  
Nagula Laxmi Narayana



పుట్టిన సంవత్సరం/Year of Birth: 1967  
పురుషుడు / Male

6900 7942 8042



అధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

నాగుల సునీత  
Nagula Sunitha



పుట్టిన సంవత్సరం/Year of Birth: 1976  
స్త్రీ / Female

2656 9441 2434



అధార్ - సామాన్యుని హక్కు



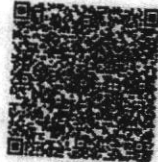
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GOVERNMENT OF INDIA

నాగుల కానకాలాహ  
Nagula Kanakalah



పుట్టిన సంవత్సరం/Year of Birth: 1955  
పురుషుడు / Male

2050 1816 1301



అధార్ - సామాన్యుని హక్కు



भारत सरकार  
GOVERNMENT OF INDIA

Nagula Ramesh  
Nagula Ramesh



జన్మ వర్ష / Year of Birth: 1961  
పురుష / Male

4535 8036 4053



आधार - आम आदमी का अधिकार



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Raja Narsu, C-14-2/5- D-121, VINDHYA, GOUTHAMI NAGAR COLONY, Aswapuram, Aswapur, Khammam, Andhra Pradesh, 507116

Address: S/O Raja Narsu, C-14-2/5- D-121, VINDHYA, GOUTHAMI NAGAR COLONY, Aswapuram, Aswapur, Khammam, Andhra Pradesh, 507116



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Address: W/O Laxmi Narayana, C-14-2/5 D-121, VINDHYA, GOUTHAMI NAGAR COLONY, Aswapuram, Aswapur, Khammam, Andhra Pradesh, 507116



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UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: 3-16-102/D/1, Venkat reddy nagar, Ramanthapur, Amberpet, Amberpet, Hyderabad, Andhra Pradesh, 500013

N. Kanakali



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1800 180 1947



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भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పతా: 3-16-102/D/1, Venkatreddy nagar, Ramanthapur, Amberpet, Hyderabad, Andhra Pradesh, 500013

Address: 3-16-102/D/1, Venkatreddy nagar, Ramanthapur, Amberpet, Amberpet, Hyderabad, Andhra Pradesh, 500013



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BEGUMPET, SECUNDRABAD

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For YES BANK LTD.

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