



Government of Telangana
Registration And Stamps Department

U310/12

Payment Details - Citizen Copy - Generated on 11/10/2017, 12:44 PM

SRO Name: 1526 Kapra

Receipt No: 4593

Receipt Date: 11/10/2017

Name: MUKKA SAI VISHAL REDDY

CS No/Doct No: 4467 / 2017

Transaction: Sale Deed

Challan No:

E-Challan No: 166ISK290917

Chargeable Value: 2676000

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

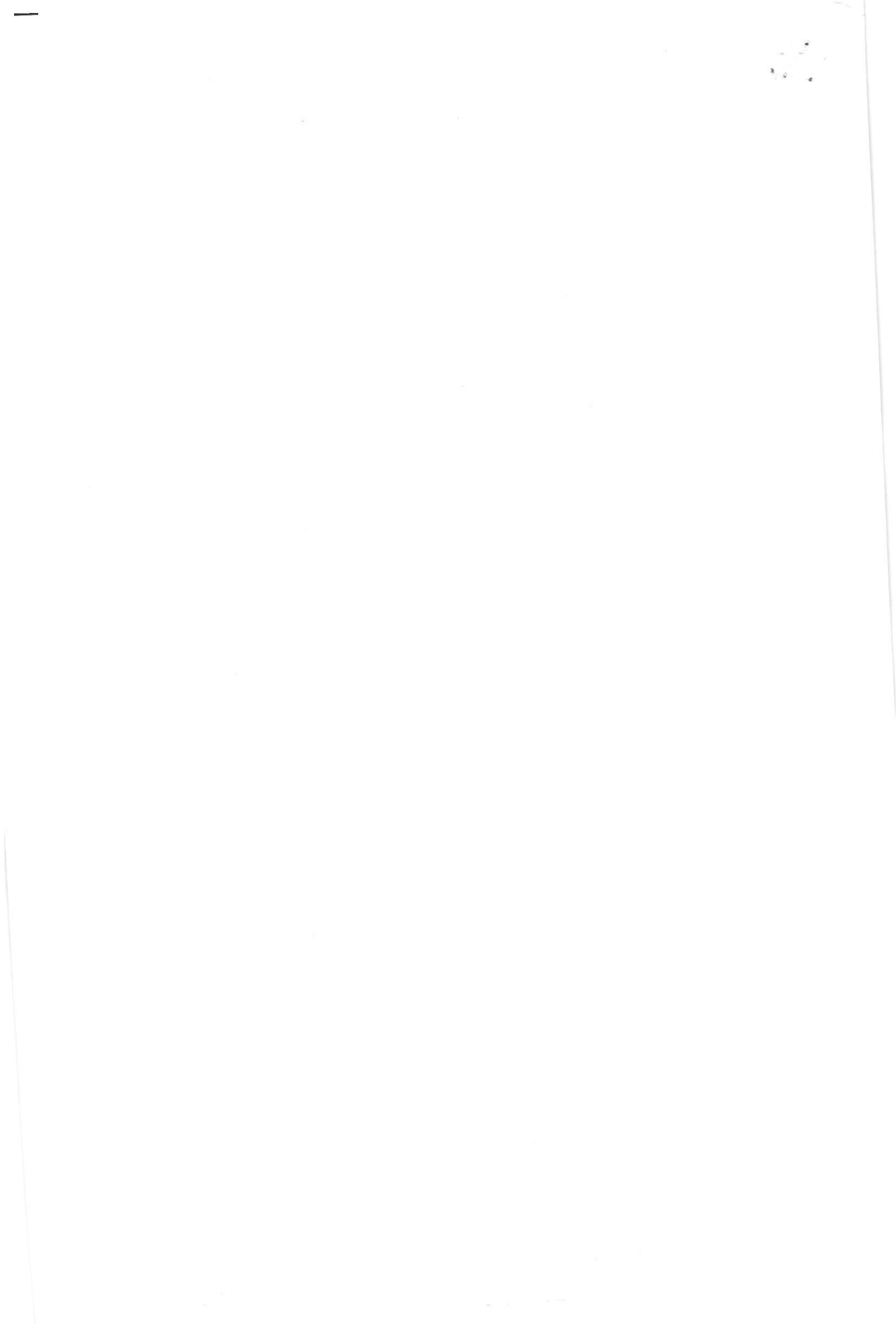
	Cash	Challan	DD	E-Challan
Registration Fee				13380
Transfer Duty /TPT				40140
Deficit Stamp Duty				106940
User Charges				100
Total:				160560

In Words: RUPEES ONE LAKH SIXTY THOUSAND FIVE HUNDRED SIXTY ONLY

Prepared By: UMAKANTH

Signature by SR

సర్-రిజిస్ట్రార్
కాఫీ

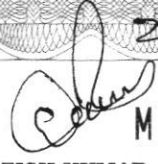


11167 D. No. H310/2017

SCANNED



తెలంగాణ తేలంగానా TELANGANA

27/09/2017

 M 456648

S.No. 22003 Date: 27-09-2017
 Sold to: M. Sai Vishal Reddy
 S/o. w/o. D/O. M. Rupananda Reddy
 For Whom: Self

K.SATISH KUMAR
 LICENSED STAMP VENDOR
 LIC No.16-05-059/2012,
 R.No.16-05-029/2015
 Plot No.227, Opp.Back Gate
 of City Civil Court,
 West Marredpally, Sec'bad.
 Mobile: 9849355156

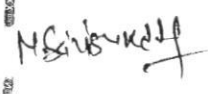
SALE DEED

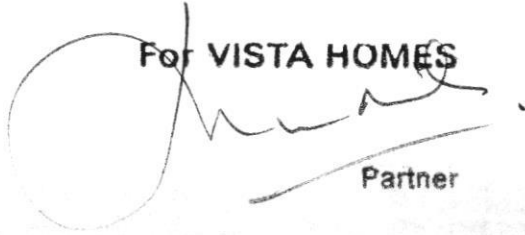
This Sale Deed is made and executed on this the 29th day of September 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Mr. Mukka Sai Vishal Reddy, Son of Mr. M. Rupananda Reddy, aged about 28 years, Occupation: Business resident of H. No: 3-6-57/14/2, Plot No. 5, Vivekananda Nagar Colony, Kukatpally, Hyderabad {Pan No. BOTPM2900K, Aadhaar No. 3977 7996 1767}, 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, 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 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C} hereinafter called the "Consenting Party"




 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. 13380/- 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):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SWETHA JANIPELLA: [1526-1-2017-4467]	SWETHA JANIPELLA W/O. DEEPAK JANIPELLA FF1/ 2G-144/10 MALKAJGIRI, HYD	<i>Swetha</i>
2	CL		 DEEPAK JANIPELLA: [1526-1-2017-4467]	DEEPAK JANIPELLA S/O. DHARMA RAO JANIPELLA FF1/ 2G-144/10 MALKAJGIRI, HYD	<i>J. Deepak</i>
3	EX		 MUKKA SAI VISHAL R [1526-1-2017-4467]	MUKKA SAI VISHAL REDDY S/O. M.RUPANANDA REDDY HNO.3-6-57/14/2 PLOTNO.5 VIVEKANANDA NAGAR CLY, KUKATPALLY HYD	<i>M. S. Vishal Reddy</i>
4	EX		 [1526-1-2017-4467]	CONSENTING PARTIES REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	<i>Prabhakar</i>



BK - 1, CS No 4467/2017 & Doct No 4310/2017
 Sub Registrar Kapra
 Sheet 1 of 12

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 P CHANDRA SEKAR R [1526-1-2017-4467]	P CHANDRA SEKAR REDDY R/O.1-6-44/14 ANUPURAM CLY KAPRA ECIL HY	<i>P. Sekar</i>
2		 V M V S SATYANARA [1526-1-2017-4467]	V M V S SATYANARAYANA R/O.FL.NO.206 BK I VISTA HOMES KUSHAIGUDA HYD	<i>V. M. V. S.</i>

11th day of October, 2017

Signature of Sub Registrar Kapra

Madhu B. Mulani



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IN FAVOUR OF

1. Mr. Deepak Janipella, Son of Mr. Dharma Rao Janipella, aged about 33 years, Occupation: Service {Pan No.AKCPJ8281C, Aadhaar No. 3207 0544 9232}and
2. Mrs. Swetha Janipella, Wife of Mr. Deepak Janipella, aged about 30 years both residing at FF1, 2G-144/10, Madhu Sri Tirumala Apts, Vimala Devi Nagar, Malkajgiri, Hyderabad - 500 047{Aadhaar No. 6855 8070 0939} 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. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no. 203 on the second floor, in block no. 'G' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri District vide sale deed bearing no. 762/2017, dated 23.02.2017 registered at the office of the Sub-Registrar, Kapra, Medchal-Malkajgiri District hereinafter referred as Scheduled Flat and is more fully described at the foot of the document.
- B. The Previous Owner i.e., Mr. Chandrasekhar Reddy has entered into an agreement of sale dated 23.03.2013 with M/s. Vista Homes (hereinafter referred to as the Builder) for purchase of deluxe apartment bearing flat no. 203 on the second floor in block no. 'G' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds and a reserved parking space for single car 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.
- C. As per the terms of the agreement of sale, the Builder has executed a registered sale deed dated 25.03.2013, bearing document no. 1542/2013 registered at the office of the Sub-Registrar, Kapra, and agreement of construction dated 25.03.2013 for sale of the Scheduled Flat in favour the previous Owner i.e., Mr. Chandrasekhar Reddy
- D. 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. The development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES' and obtained necessary technical approval from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012.
- 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.
- F. The Buyer is desirous of purchasing apartment bearing flat no. 203 on the second floor in block no. 'G' in the group housing scheme known as VISTA HOMES and has approached the Vendor.

M. Chandrasekhar Reddy

For VISTA HOMES

For VISTA HOMES

Partner

Partner

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

Description of Fee/Duty	In the Form of						
	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	106940	0	0	0	107040
Transfer Duty	NA	0	40140	0	0	0	40140
Reg. Fee	NA	0	13380	0	0	0	13380
User Charges	NA	0	100	0	0	0	100
Total	100	0	160560	0	0	0	160660

Rs. 147080/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13380/- towards Registration Fees on the chargeable value of Rs. 2676000/- was paid by the party through E-Challan/BC/Pay Order No ,166ISK290917 dated ,03-OCT-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

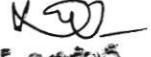
(1). AMOUNT PAID: Rs. 160560/-, DATE: 03-OCT-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 113962222,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MUKKA SAI VISHAL REDDY AND VISTA HOMES,CLAIMANT NAME: MR. DEEPAK JANIPELLA AND MRS. SWETHA JAN).

Date:
11th day of October,2017


Signature of Registering Officer
Kapra

Bk -1, CS No 4467/2017 & Doct No
 4310-2017 Sheet 2 of 12 Sub Registrar
 Kapra

11/10/2017 నా/కా.న.1939
 4310 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంపు విలువకు అనుగుణంగా నెంబరు 1526
 4310 నా/కా.న.1939 గా రిజిస్టరు చేయబడి
 2017 నా/కా.న.1939 11 నా/కా.న.1939


 ప్రధాన-రిజిస్ట్రార్
 కపరా



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- G. 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.
- H. 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. 26,76,000/- (Rupees Twenty Six Lakhs Seventy Six Thousand Only) and the Buyer has agreed to purchase the same.
- I. 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. 203 on the second floor in block no. 'G', having a super built-up area of 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:
- a) An undivided share in the Schedule Land to the extent of 57.71 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 now under Kapra Mandal, Medchal-Malkajigiri 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.26,76,000/- (Rupees Twenty Six Lakhs Seventy Six Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
- i. Rs.13,00,000/-(Rupees Thirteen Lakhs Only) paid by way of D. D. No. 010832, dated 16.09.2017 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad.
- ii. Rs.13,76,000/-(Rupees Thirteen Lakhs Seventy Six Thousand Only) already received.
2. 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.
3. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
4. 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.

H. Srinivas Reddy

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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5. 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.
6. 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.
7. 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.
8. 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.

M. Singh

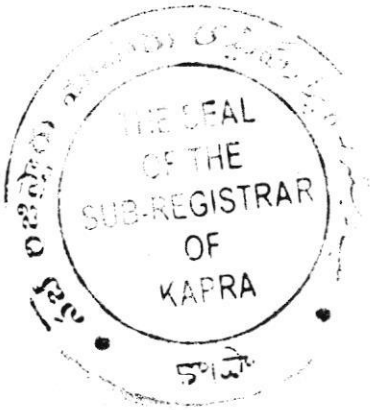
For VISTA HOMES

Partner

For VISTA HOMES

Partner

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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.

K. S. Srinivasan

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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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 Sy. 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. 203 on the second floor, in block no.'G' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R.R. District now under Kapra Mandal, Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

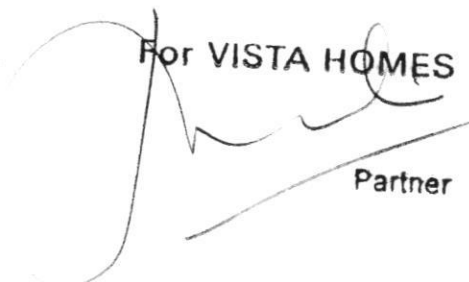
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor


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:

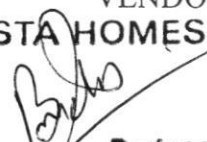
WITNESSES:


1. 

2. 


For VISTA HOMES
Partner


M. Srinivas

VENDOR
For VISTA HOMES

Partner
CONSENTING PARTY


Sudha's BUYER

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Kapra



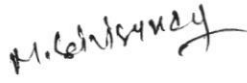
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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 203 on the second 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 : New
3. Total Extent of Site : 57.71 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 Second Floor : 950 sft.
5. Annual Rental Value : - -
6. Municipal Taxes per Annum : - -
7. Executant's Estimate of the MV of the Building : Rs. 26,76,000/-

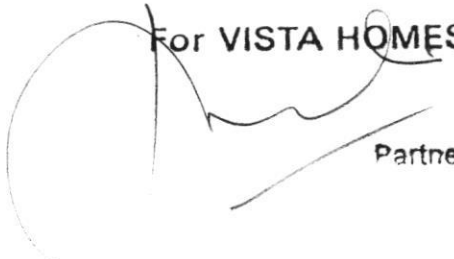
Date: 29.09.2017

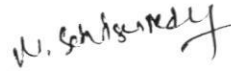



Signature of the Vendor

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.

Date: 29.09.2017


For VISTA HOMES
Partner


Signature of the Vendor
For VISTA HOMES

Partner
Signature of the Consenting Party

Buyer

Bk - 1, CS No 4467/2017 & Doct No 4310/2017 Sheet 7 of 12 Sub Registrar Kapra



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REGISTRATION PLAN SHOWING FLAT NO. 203 IN BLOCK NO. G' ON THE SECOND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R.R. DIST.

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

VENDOR: 1. MR. MUKKA SAI VISHAL REDDY, SON OF MR. M. RUPANANDA REDDY

CONSENTING PARTY: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. 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: 1. MR. DEEPAK JANIPELLA, SON OF MR. DHARMA RAO JANIPELLA

2. MRS. SWETHA JANIPELLA, WIFE OF MR. DEEPAK JANIPELLA

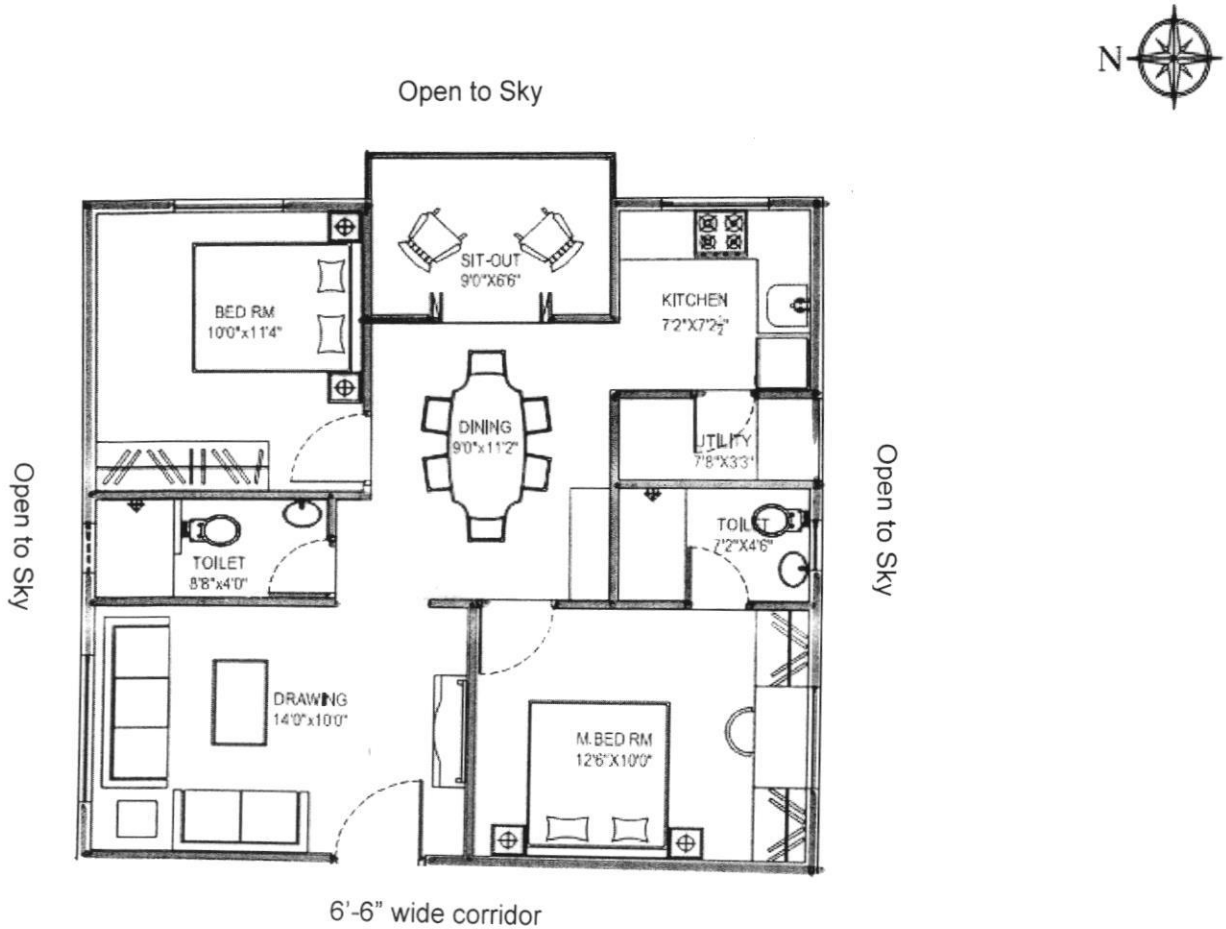
REFERENCE: AREA: 57.71

SCALE: SQ. YDS. OR

INCL: SQ. MTRS.

EXCL:

Total Built-up Area = 950 sft,
Out of U/S of Land = Ac. 5-25 Gts.



WITNESSES:

1.

2.

For VISTA HOMES

Partner

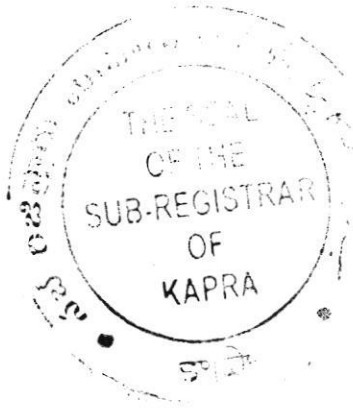
Swetha's

SIGNATURE OF THE VENDOR
For VISTA HOMES

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE BUYER

Bk - 1, CS No 4467/2017 & Doct No 
4310-12017 Sheet 8 of 12 Sub Registrar
Kapra

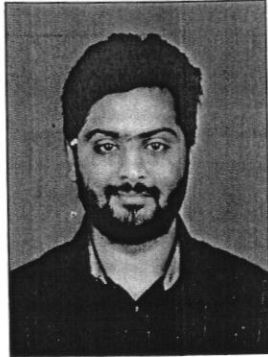


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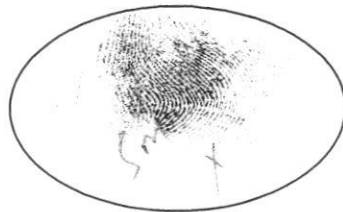
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



VENDOR:

MR. MUKKA SAI VISHAL REDDY
S/O. MR. M. RUPANANDA REDDY
R/O. H. NO: 3-6-57/14/2
PLOT NO. 5
VIVEKANANDA NAGAR COLONY
KUKATPALLY
HYDERABAD.



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.
- 2.

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR
For VISTA HOMES

Partner
SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE BUYER

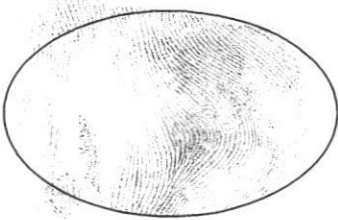

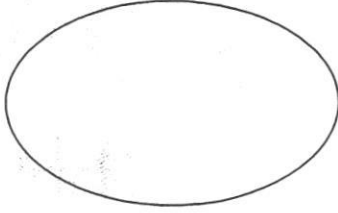

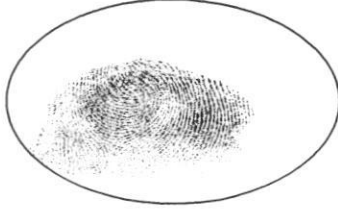

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Kapra




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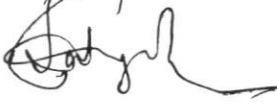


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>GPA FOR PRESENTING DOCUMENTS ON BEHALF OF CONSENTING PARTY VIDE DOC NO. 121/BK-IV/2015 DT: 18.11.2015 AT SRO, SECUNDERABAD.</u></p> <p>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.</p>
			<p><u>BUYER:</u></p> <p>1. MR. DEEPAK JANIPELLA S/O. MR. DHARMA RAO JANIPELLA R/O. FF1, 2G-144/10 MADHU SRI TIRUMALA APTS VIMALA DEVI NAGAR MALKAJGIRI, HYDERABAD - 500 047.</p>
			<p>2. MRS. SWETHA JANIPELLA W/O. MR. DEEPAK JANIPELLA R/O. FF1, 2G-144/10 MADHU SRI TIRUMALA APTS VIMALA DEVI NAGAR MALKAJGIRI, HYDERABAD - 500 047.</p>

SIGNATURE OF WITNESSES:

1. 

2. 

M. Srinivas Reddy
SIGNATURE OF THE VENDOR

For VISTA HOMES For VISTA HOMES

Swetha's *Partner*
SIGNATURE OF THE CONSENTING PARTY

J. Chirah.
SIGNATURE OF THE BUYER

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Sheet 10 of 12 Sub Registrar Kapra



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M. S. Vishal Reddy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MUKKA SAI VISHAL REDDY

RUPANANDA REDDY MUKKA

22/02/1991
Permanent Account Number
BOTPM2900K

M. S. Vishal Reddy
Signature

06092011

VENDOR:

M. S. Vishal Reddy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number
AAGFV2068P

06092007

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
Soham Modi

मुख्य आयकर अधिकारी, आंध्र 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
Bhavesh Mehta

मुख्य आयकर अधिकारी, आंध्र 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

Prabha...
Signature

10062006

Aadhaar No 3287 6953 9204

For VISTA HOMES
Partner

For VISTA HOMES
Partner

Prabha...

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4310/2017 Sheet 11 of 12 Sub Registrar
Kapra



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పోరెడ్డి చంద్ర సేకర్ రెడ్డి
Poreddy Chandra Sekar Reddy



పుట్టిన సంవత్సరం/Year of Birth: 1960
పురుషుడు / Male

8456 0952 6644



ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O లేట్ పోరెడ్డి ప్రతాప్ రెడ్డి
1-6-44/14, అనుపూరి కాంటన్
పాపిల్ పాస్ట్, కాపరా రంగ రెడ్డి
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500062

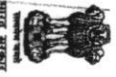
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1847
1800 180 1947

help @ uidai.gov.in

www
www.uidai.gov.in

పి.ఎ. లాన్ స్టాంప్ 1947,
బెంగళూరు-560001



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచార సంఖ్య / Enrollment No. : 1079/02113/00013

11/04/2013

To
Deepak Janipella
దీప్ అప్పిల్ల
S/O: Dharmarao Rao Janipella
H No Flat No 207 10-283/10/2/3
vasantapur colony
malikajiri
Trummalajiri
Malikajiri, Hyderabad
Andhra Pradesh - 500047
8686214195

[Signature]



KL101244656FT
10124465



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3207 0544 9232

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India

దీప్ అప్పిల్ల
Deepak Janipella

పుట్టిన సంవత్సరం/Year of Birth: 1964
పురుషుడు / Male

3207 0544 9232



ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India
Government of India

సమాచార సంఖ్య / Enrollment No. : 1118/60721/69440

To
జానిపెల్ల స్వేతా
Janipella Swetha
W/O: Janipella Deepak
flat no 207 10-283/10/2/3 vasantapur colony
Malikajiri
Malikajiri
Malikajiri
Malikajiri
Malikajiri K.V.Rangareddy
Andhra Pradesh 500047
8686214195

[Signature]

119545248
8686214195
ML195452482FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6855 8070 0939

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India

జానిపెల్ల స్వేతా
Janipella Swetha
పుట్టిన తేదీ / DOB : 03/1/1987
స్త్రీ / Female

6855 8070 0939



ఆధార్ - సామాన్యుని హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O వెంకటేశ్వర రావు, స్టాండ్ నెం
206, బ్లాక్-1, విస్టా హోమ్స్,
సుబ్బదయా కాలనీ, కుషాగిగూడా
సెకండరబాద్, హైదరాబాద్,
తెలంగాణ - 500062

Address:

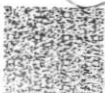
S/O Venkateswara Rao, Flat No
206, Block-1, Vista Homes,
Subhodaya Colony, Kushaiguda
Secunderabad, Hyderabad,
Telangana - 500062

4043 2317 9307

मेरा आधर, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

వి ఎమ్ వి ఎస్ సత్యనారాయణ
V M V S Salyanarayana
పుట్టిన తేదీ / DOB: 01/10/1956
పురుషుడు / MALE



4043 2317 9307

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.

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or Order

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Rupees

TWO THOUSAND SIX HUNDRED SEVENTY SIX ONLY **

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अदा करें

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****2,676.00***

BANG DATA FORMS PVT. LTD. CTS-2619

YES BANK LTD

SOMAJIGUDA, HYDERABAD

DRAWEE BANK AND BRANCH

YES BANK

BEGUMPET, SECUNDRABAD

ISSUING BANK AND BRANCH

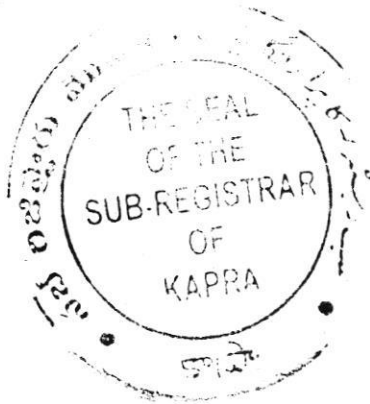
For YES BANK LTD.

AUTHORISED SIGNATORY(IES)

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4310/12017 Sheet 12 of 12 Sub Registrar
Kapra

⑈ 187138⑈ 000532000⑈

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