



Government of Telangana  
Registration And Stamps Department

43426

Payment Details - Citizen Copy - Generated on 14/08/2019, 12:07 PM

SRO Name: 1526 Kapra

Receipt No: 4684

Receipt Date: 14/08/2019

RETURNED

Name: PANKAJ SHANGHVI

CS No/Doct No: 4414 / 2019

Transaction: Sale Deed

Challan No:

E-Challan No: 844G7U270719

Chargeable Value: 4191000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 27-JUL-19

Bank Name:

Bank Branch:

E-Challan Bank Name: ICICIRB

E-Challan Bank Branch:

Account Description

Amount Paid By

|                    | Cash | Challan | DD | E-Challan |
|--------------------|------|---------|----|-----------|
| Registration Fee   |      |         |    | 20955     |
| Transfer Duty /TPT |      |         |    | 62865     |
| Deficit Stamp Duty |      |         |    | 167540    |
| User Charges       |      |         |    | 100       |
| Total:             |      |         |    | 251460    |

In Words: RUPEES TWO LAKH FIFTY ONE THOUSAND FOUR HUNDRED SIXTY ONLY

Prepared By: FARAHAJUM

Signature by SR

OTP  
362345

Received  
Sale deed & Gift deed original  
Doubt  
26/8/19

44/14

4347/2018

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

G 413504

Date: 07/11/2016, 12:48 PM

Serial No: 5,274

Denomination: 100

Purchased By:  
PURVI M MEHTA  
S/O MEHUL V MEHTA  
R/O SEC-BAD

For Whom  
SELF & OTHERS

*[Signature]*  
Sub Registrar  
Ex. Officio Stamp Vendor  
SRO: Vallabh Nagar

**SALE DEED**

This Sale Deed is made and executed on this 31<sup>st</sup> day of July 2019 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. Shri. Pankaj Shanghvi, Son of Shri. Chandrakanth Shanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile -Parle (West), Mumbai - 400 056.
2. Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Babu Bagh Colony, First Floor, Minister Road, Secunderabad - 500 003.

Hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively. (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, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2<sup>nd</sup> 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 48 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad and (2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 47 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter called the "Consenting Party"

*[Signature]*  
Purvi m. mehta

*[Signature]*  
For VISTA HOMES  
Partner

*[Signature]*  
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. 20955/- paid between the hours of 12 and 1 on the 14th day of AUG, 2019 by Sri Soham Modi

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

| Sl No | Code | Thumb Impression                                                                  | Photo                                                                                                                                  | Address                                                                                                                                         |
|-------|------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | CL   |  | <br>VIJAYA BHASKAR KAMMULA:<br>[1526-1-2019-4414]     | VIJAYA BHASKAR KAMMULA<br>S/O. KAMMULA VENKATA SUBBA<br>RAO<br><br>PLOTNO.308 PHASE-I SAKET CLY,<br>KAPRA SEC BAD                               |
| 2     | EX   |  | <br>VENDOR AND CONSENTING PARTY<br>[1526-1-2019-4414] | VENDOR AND CONSENTING PARTY<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 |

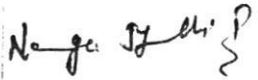
Signature/Thumb  
Impression

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Impression

**Identified by Witness:**

| Sl No | Thumb Impression                                                                   | Photo                                                                                                                    | Name & Address              | Signature                                                                             |
|-------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------|
| 1     |   | <br>T NAGAJYOTHI:<br>[1526-1-2019-4414] | T NAGAJYOTHI<br><br>HYD-BAD |    |
| 2     |  | <br>Y ASHOK:<br>[1526-1-2019-4414]     | Y ASHOK<br><br>HYD-BAD      |  |

14th day of August, 2019

Signature of Sub Registrar  
Kapra

**E-KYC Details as received from UIDAI:**

| Sl No | Aadhaar Details                                          | Address:                                                                           | Photo                                                                                 |
|-------|----------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy  | Amberpet, Hyderabad, Telangana, 500013                                             |  |
| 2     | Aadhaar No: XXXXXXXX9714<br>Name: Kammula Vijaya Bhaskar | S/O K Venkata Subba Rao,<br>Vijayawada (Urban), Krishna, Andhra Pradesh,<br>520003 |  |

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Kapra

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**IN FAVOUR OF**

Mr. Vijaya Bhaskar Kammula, Son of Mr. Kammula Venkata Subba Rao, aged about 38 years residing at Plot No. 308, Phase-I, Saket Colony, Kapra, Secunderabad - 500 062, 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:**

B. Originally, land admeasuring Ac. 5-25 Gts., in Survey Nos. 193, 194 & 195, Kapra village, Kapra Mandal, Medchal-Malkajgiri District (hereafter referred to as the Schedule Land) belonged to a partnership firm M/s. Vista Homes having purchased the same by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

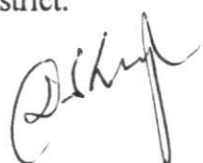
| S. No. | Deed Doc. No.  | Dated      | Extent of Land |
|--------|----------------|------------|----------------|
| 1.     | 1426/2007      | 19.02.2007 | Ac. 3-01 gts.  |
| 2.     | 3000/2007      | 21.04.2007 | Ac.1-10 gts.   |
| 3.     | 4325/2007      | 16.06.2007 | Ac.0-12 gts.   |
| 4.     | (AGPA) 1842/09 | 30.07.2009 | Ac.1-02 gts.   |

C. M/s. Vista Homes is developing the Scheduled Land into residential flats in a group housing scheme name and styled as 'VISTA HOMES' consisting of 403 flats in 9 blocks with certain common amenities 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.

D. The Vendor no.1 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 a deluxe apartment bearing flat no. 002 on the ground floor in block no. 'F' 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 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, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District), hereinafter referred to as the Schedule Flat and is more fully described at the foot of the document.

E. As per the terms of the agreement of sale, the Builder has executed a registered sale deed dated 25.03.2013, bearing document no.1540/2013 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 of the Vendor no.1.

F. That the Vendor no.1 has gifted 24% undivided share in flat no. 002 on the ground floor, in block no. 'F' in the project known as Vista Homes situated at Sy. Nos. 193, 194 and 195, Kapra Village, Kapra Mandal, Medchal-Malkajgiri District, admeasuring 293 sft.(out of 1220 sft) of super built-up area along with undivided share of land to the extent of 17.79 sq. yds. (out of 74.12 sq. yds) and 24% in the reserved parking space for single car in the basement admeasuring 24 sft. (out of 100 sft. ), to his daughter Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta, Vendor no.2, herein, vide registered gift deed bearing no. 4387/2015 dated 23.11.2015 registered at S. R.O, Kapra, Medchal-Malkajgiri District.

  
Purvi M. Mehta

  
For VISTA HOMES  
Partner

  
For VISTA HOMES  
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 |                          |           |      |                             |                  | 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                        | 167540    | 0    | 0                           | 0                | 167640 |
| Transfer Duty           | NA             | 0                        | 62865     | 0    | 0                           | 0                | 62865  |
| Reg. Fee                | NA             | 0                        | 20955     | 0    | 0                           | 0                | 20955  |
| User Charges            | NA             | 0                        | 100       | 0    | 0                           | 0                | 100    |
| Total                   | 100            | 0                        | 251460    | 0    | 0                           | 0                | 251560 |

Rs. 230405/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20955/- towards Registration Fees on the chargeable value of Rs. 4191000/- was paid by the party through E-Challan/BC/Pay Order No. 844G7U270719 dated 27-JUL-19 of ICICIRB/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 251460/-, DATE: 27-JUL-19, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 9874360837906, PAYMENT MODE: NB-1000200, ATRN: 9874360837906, REMITTER NAME: VIJAYA BHASKAR KAMMULA, EXECUTANT NAME: PANKAJ SHANGHVI, CLAIMANT NAME: VIJAYA BHASKAR KAMMULA

Date:  
14th day of August, 2019

Signature of Registering Officer  
Kapra

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Kapra

1 వ ట్రాన్సాక్షన్ 2019 నం/క.శ.1941  
పు 4342 నెంబరుగా రిజిస్టరు చేయబడి  
స్టాంప్ నిమిత్తం దస్తవేజు నెంబరు 1526  
I-4342/2019 గా యివ్వడమైనది  
2019 నం రిజిస్ట్రేషన్ నెం 14 వ తేది

  
సబ-రిజిస్ట్రార్  
కాపా  
గోదావరి-మహాకవిగిరి జిల్లా.

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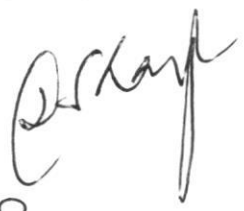




- G. The Consenting Party i. e., M/s. Vista Homes at the request of the Vendor and Buyer are joining in execution of this deed so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Consenting Party shall not have any share in the sale consideration agreed herein.
- H. The Buyer is desirous of purchasing apartment bearing flat no. 002 on the ground floor, in block no. 'F', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- I. 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.
- J. The Vendors 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. 41,91,000/- (Rupees Forty One Lakhs Ninety One Thousand Only) and the Buyer has agreed to purchase the same.
- K. The Vendors 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. 002 on the ground floor, in block no. 'F', 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, Kapra Mandal, Medchal-Malkajgiri 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. 41,91,000/- (Rupees Forty One Lakhs Ninety One Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendors hereby declares that she has absolute right to sell the Scheduled Flat.
3. The Vendors further covenant that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby gives warranty of title. If any claim is made by any person either claiming through the Vendors or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendors 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 Vendorss shall indemnify the Buyer fully for such losses.
4. The Vendors has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.

  
Purni. m. mewla

  
For VISTA HOMES  
Partner

For VISTA HOMES  
  
Partner



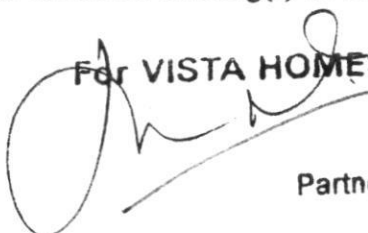
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5. Henceforth the Vendors shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendors or anyone claiming through them.
6. The Vendors hereby covenant 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 Vendors hereby covenant that the Vendors 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 Vendors 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 Vendors and through the Vendors 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 Vendors/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.

  
Purvi M. Mehta

  
For VISTA HOMES  
Partner

  
For VISTA HOMES  
Partner



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Sub Registrar

Kapra

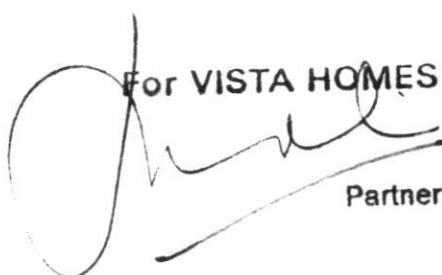


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- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendors 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 Vendors and the Buyer shall not have any right, title or claim thereon. The Vendors 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.

  
Puvi M. Mehta

  
For VISTA HOMES  
Partner

  
For VISTA HOMES  
Partner



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**SCHEDULE 'A'**

**SCHEDULE OF LAND**

All that part and parcel of undivided share of land admeasuring about 1029.75 Sq. yds., 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.002 on the ground floor, in block no. 'F' 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, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy 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 & 6'-6" wide corridor |
| West By  | Open to Sky                       |

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. Naga Tyaru

2. P. Akh

For VISTA HOMES  
Partner

Purvi. m. mehta  
VENDOR  
For VISTA HOMES  
Partner  
CONSENTING PARTY

BUYER



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Kapra

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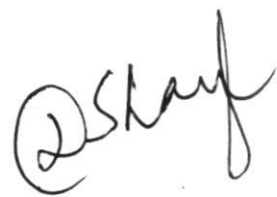


### ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.002 on the ground floor, in block no. 'F' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, R. R. 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 : 74.12 sq. yds, U/s Out of 1029.75 Sq. yds.
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. 41,91,000 /-

Date: 31.07.2019

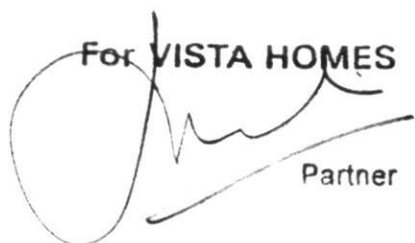
Signature of the Vendor

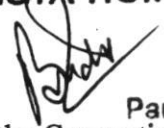
  
Purvi. m. mehra

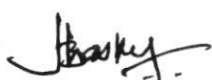
### C E R T I F I C A T E

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

Date: 31.07.2019

  
For VISTA HOMES  
Partner

  
Purvi. m. mehra  
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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**REGISTRATION PLAN SHOWING**

FLAT NO. 002 ON THE GROUND FLOOR, IN BLOCK NO. 'F'

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.**

193, 194 &amp; 195

**SITUATED AT**

KAPRA VILLAGE, KAPRA MANDAL, MEDCHAL-MALAKAJGIRI DISTRICT.

**VENDOR:**

SHRI. PANKAJ SANGHVI, SON OF SHRI. CHANDRAKANTH SANGHVI AND OTHERS

**CONSENTING PARTIES: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS:-**

SHRI. SOHAM MODI, SON OF LATE SATISH MODI &amp; OTHERS

**BUYER:**

MR. VIJAYA BHASKAR KAMMULA, SON OF MR. KAMMULA VENKATA SUBBA RAO

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

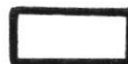
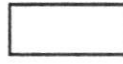
74.12

**SCALE:**

SQ. YDS. OR

**INCL:**

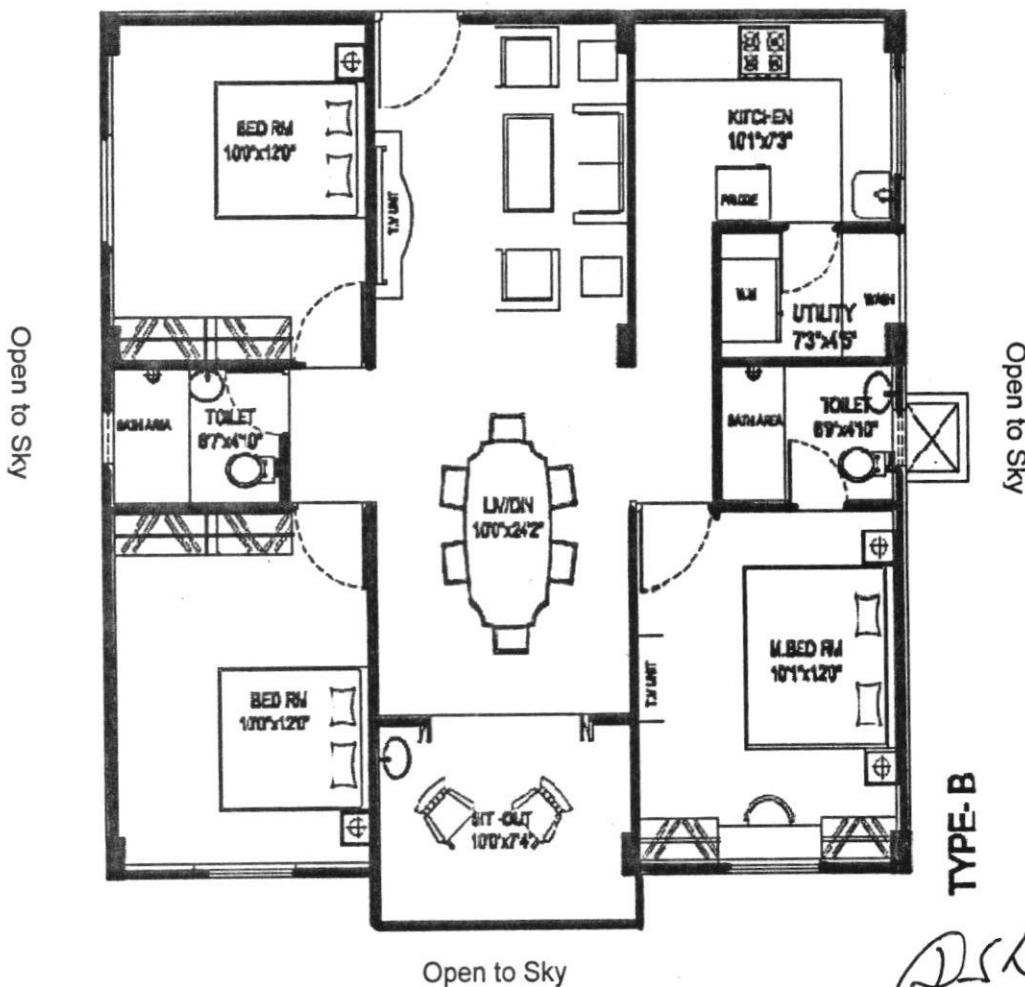
SQ. MTRS.

**EXCL:**

Total Built-up Area = 1220 sft.,  
Out of U/S of Land = 1029.75 Sq. yds.



Open to Sky &amp; 6'-6" wide corridor

**WITNESSES:**

1. N. G. J. W.
2. P. R. S.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE CONSENTING PARTY

*Pankaj Sanghvi*  
Pankaj. m. mehta

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

Bk - 1, CS No 4414/2019 & Doct No  
434-12019. Sheet 8 of 13 Sub Registrar  
Kapra

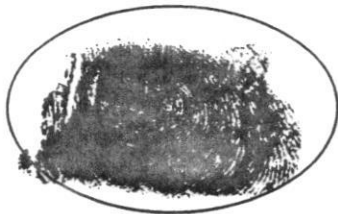


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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| 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 |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|



## VENDORS:

1. SHRI. PANKAJ SHANGHVI  
S/O. SHRI CHANDRAKANTH SHANGHVI  
R/O. 504/A, CHANDAN CO-OP HOUSING  
SOCIETY, DADABHAI CROSS ROAD NO.3  
VILE -PARLE (WEST)  
MUMBAI - 56.



2. SMT. PURVI M. MEHTA  
W/O. SHRI. MEHUL V. MEHTA  
R/O. H. NO 21, BAPU BAGH COLONY,  
1<sup>ST</sup> FLOOR, MINISTER ROAD  
SECUNDERABAD - 500 003

## CONSENTING PARTY:

M/S. VISTA HOMES,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD  
REPRESENTED BY ITS PARTNERS:

1. M/S. SUMMIT SALES LLP,  
(FORMERLY KNOWN AS 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  
SECUNDERABAD - 500 003

## SIGNATURE OF WITNESSES:

1. Naga Thani P
2. Y. Arun

For VISTA HOMES  
  
Partner

Purvi. m. mehta  
SIGNATURE OF THE VENDOR  
For VISTA HOMES

Partner  
SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE BUYER



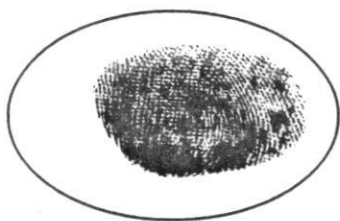
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4342/2019. Sheet 9 of 13 Sub Registrar  
Kapra

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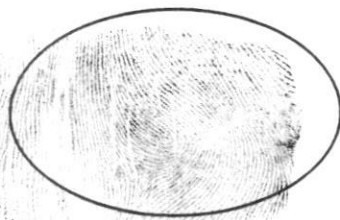
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| 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 |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|



**GPA FOR PRESENTING DOCUMENTS ON BEHALF  
OF VENDOR AND CONSENTING PARTY:**  
**VIDE DOC NOS. 23/BK-IV/2016 & 121/BK-IV/2015**  
**Dt. 20.04.2016 & 18.11.2015 REGD. AT SEC-BAD:**

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:**

VIJAYA BHASKAR KAMMULA  
S/O. MR. KAMMULA VENKATA SUBBA RAO  
R/O. PLOT NO. 308, PHASE-I  
SAKET COLONY  
KAPRA  
SECUNDERABAD - 500 062

## **SIGNATURE OF WITNESSES:**

1. Neelu H. H. D.
2. Y. S. S.

For VISTA HOMES  
Partner

@Shangh

Purvi. m. mehta

SIGNATURE OF THE VENDOR  
For VISTA HOMES

SIGNATURE OF THE CONSENTING PARTY

H. B. S.

SIGNATURE OF THE BUYER



EX - 1, CS No 4414/2019 & Doct No  
4242 / 2019. Sheet 10 of 13 Sub Registrar  
Kapra



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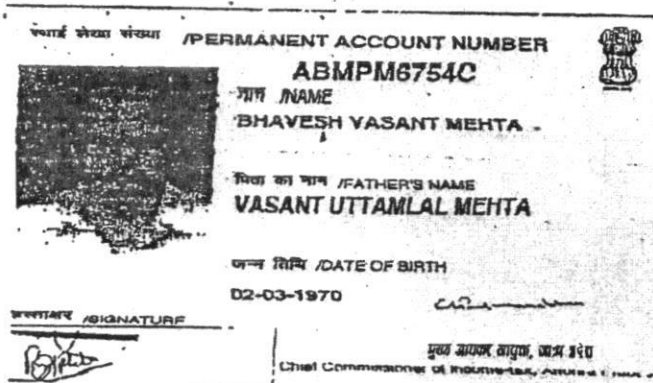
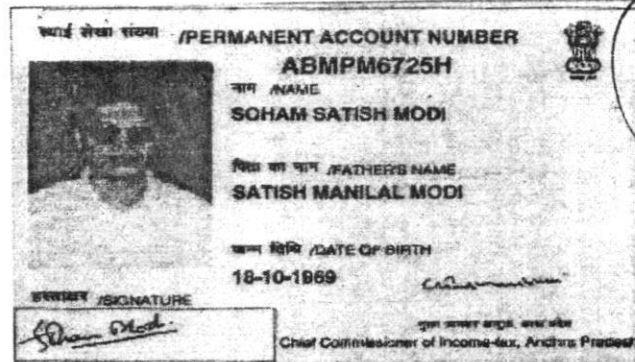


VENDOR:



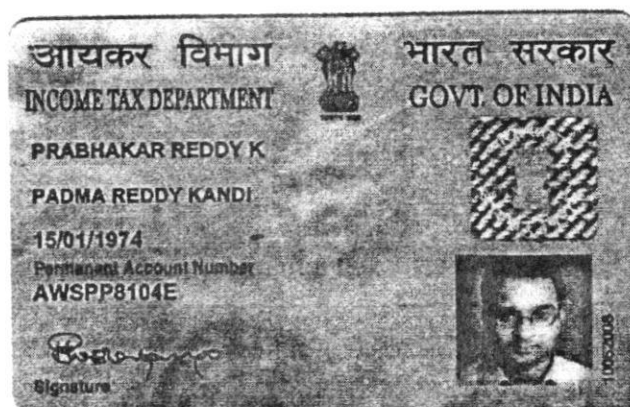
For VISTA HOMES

Partner



For VISTA HOMES

Partner



Aadhaar No 28976254 9204

Bk - 1, CS No 4414/2019 & Doct No  
9342/2019. Sheet 11 of 13 Sub Registrar  
Kapra



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GOVERNMENT OF INDIA

Bankaji Chandrahari Shingavi  
 Date of Birth: 1989/09/1945  
 Mobile No: 9819856612

*only for Bank Verification*

0334

VIC ID: 78 0449 4449 4477




माझे माई, माई ओळख

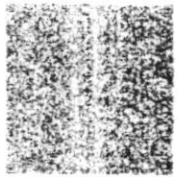
*Q. Singh*

भारतीय विशिष्ट पहचान प्राधिकार  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address  
 Pk. A. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

0334

VIC ID: 78 0449 4449 4477

Purvi. m. mehta

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4341-12019- Sheet 12 of 13 Sub Registrar  
Kapra



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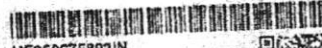
 

**భారత ప్రభుత్వం**  
**Unique Identification Authority of India**  
**Government of India**

సమాధి సంఖ్య / Enrollment No. : 2017/00165/01475

To  
Purvi M Mehta  
పూర్వి మ మేహతా  
W/O Mehul V Mehta  
PLOT NO 21 1ST FLOOR  
BAPUBAGH COLONY  
P G ROAD  
Secunderabad  
Secunderabad, Hyderabad,  
Andhra Pradesh - 500003  
9848030075

31/08/2011

  
UF250675893IN  
25067589



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :  
7946

**ఆధార్ - సామాన్యని హక్కు**

   
**GOVERNMENT OF INDIA**

  
పూర్వి మ మేహతా  
Purvi M Mehta  
పుట్టిన సంవత్సరం / Year of Birth: 1978  
స్త్రీ / Female

  
7946

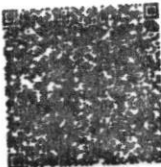
**ఆధార్ - సామాన్యని హక్కు**



కమ్మల విజయ భాస్కర్  
Kammula Vijaya Bhaskar



పుట్టిన సంవత్సరం/Year of Birth : 1981  
పురుషుడు / Male



9714

ఆధార్ - సామాన్య వి హక్కు



కె. వెంకట సుబ్బారావు  
K. Venkata Subba Rao

చిరునామా: S.O కే వెంకట సుబ్బారావు,  
24-26-12, ఫ్లాట్ నో. 2, సాయి  
విలయం ఫౌండ్రీ స్ట్రీట్, దుర్గాపురం,  
విజయవాడ, గాంధీనగరం, కృష్ణా, ఆంధ్ర  
ప్రదేశ్, 520003

Address: S/O K Venkata Subba  
Rao, 24-26-12, Flat no-SF2, Sai  
nilayam Foundry Street,  
Durgapuram, Vijayawada (Urban),  
Gandhinagar, Krishna, Andhra  
Pradesh, 520003

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

24-04-2017  
2017-04-24



Parthasarathi Srinivasulu Reddy



భారత ప్రభుత్వం  
Unique Identification Authority of India

రిజిస్ట్రేషన్/Enrolment No.: 2189/64104/66592

S. Ashok

To  
Yerragunta Ashok  
S/O Y Ramulu  
5-1-109/3  
Annapurna Colony  
Meerpeta Mallapur  
Uppal  
I.e.nacharam  
K.V. Rangareddy Telangana - 500076  
9848381274



Signature valid  
2017-07-20 12:00:00  
2017-07-20 12:00:00

Download Date: 28/06/2017

Generation Date: 22/07/2017

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :  
5360  
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం  
Government of India

Yerragunta Ashok  
పుట్టిన తేదీ/DOB: 02/04/1958  
పురుషుడు/ MALE



5360



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4342/2019. Sheet 13 of 13 Sub Registrar  
Kapra

VALID FOR THREE MONTHS ONLY

Drawee Branch

DD No 775

010820 date

DDMMYY

OR ORDER

ON DEMAND PAY TO THE COMMISSIONER OF CEMC\*\*\*\*\*

FOUR THOUSAND ONE HUNDRED NINETY ONE ONLY

\*\*\*\*\*4191.00

FOR VALUE RECEIVED

Purchaser Name: VIJAYA BHASKAR KAMMUR  
TT/4/4 Not Above 4,191.00

1690DDCENTAY  
POCHARAM INFOSSS  
Issuing Branch

Authorised Signatory  
Please sign above

⑈009775⑈ 000229000⑈ 001690⑈ 16

