



Government of Telangana
Registration And Stamps Department

1326/21

Payment Details - Citizen Copy - Generated on 12/02/2021, 03:40 PM

RETURNED

SRO Name: 1526 Kapra

Receipt No: 1451

Receipt Date: 12/02/2021

Name: SOHAM MODI

CS No/Doct No: 1384 / 2021

Transaction: Sale Deed

Challan No:

E-Challan No: 672B5D060221

Chargeable Value: 5630000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 06-FEB-21

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

28150

Transfer Duty /TPT

84450

Deficit Stamp Duty

225100

User Charges

100

Mutation Charges

5630

Total:

343430

In Words: RUPEES THREE LAKH FORTY THREE THOUSAND FOUR HUNDRED THIRTY ONLY

OTP 717493

Sub-Registrar
KAPRA

Vilta F-101

1384

Doc no. 1326/2021

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 4567

Date: 09-10-2015

Sold to: Smt. SUMAN R MULANI

W/o. Shri RATAN N MULANI

For Whom: SELF

D 716749

T. LALITHA

LICENSED STAMP VENDOR

LIC.No.16-09-074/2012,

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 the 22nd day of January 2021 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Mrs. Suman R. Mulani, Wife of Mr. Ratan N. Mulani, aged about 58 years, residing at Plot No. 30, 31, Surya Nagar Colony, inside Kaushalya Estate, Kharkhana, Secunderabad {Pan No.AHCPM9208R}, 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, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners: (1) M/s. Summit Sales LLP (formerly known as M/s. Summit Housing Pvt. Ltd) represented by authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 50 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 49 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter called the "Consenting Party"

Suman R. Mulani

For VISTA HOMES

Partner

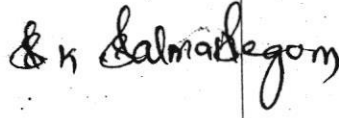
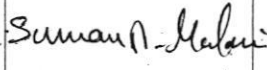
For VISTA HOMES

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. 28150/- paid between the hours of 4 and 5 on the 12th day of FEB, 2021 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1526-1-2021-1304]	SHAIK SALMA BEGUM W/O. SYED MAHABOOB SUBHANI FLATNO.004 AKHILA APTS, HABSIGUDA HYD	
2	CL		 [1526-1-2021-1304]	SYED MAHABOOB SUBHANI S/O. MASYAHAN VALI SYED FLATNO.004 AKHILA APTS, HABSIGUDA HYD	
3	EX		 [1526-1-2021-1304]	SUMAN R. MULANI W/O. RATAN N. MULANI PLOTNO.30 31 SURYA NAGAR CLY, KHARKHANA SEC BAD	
4	EX		 [1526-1-2021-1304]	REP BY GPA FOR PRESENTING DOCUMENTS K.PRABHAKAR REDDY (CONSENTING PARTY) S/O. K.PADMA REDDY 5-4-187/3&4 2 ND FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2021-1304]	M VENU MADHAV R/O.HYD	
2		 [1526-1-2021-1304]	SAYYAD MUBEEN R/O.KHAMMAM	

12th day of February, 2021

Signature of Sub Registrar
Kapra

Bk - 1, CS No 1384/2021 & Doct No
1326/2021.

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Kapra

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IN FAVOUR OF

1. Mr. Syed Mahaboob Subhani, Son of Mr. Masyhan Vali Syed, aged about 38 years, Occupation: Service and
2. Mrs. Shaik Salma Begum, Wife of Mr. Syed Mahaboob Subhani, aged about 35 years both are residing at Flat No. 004, Akhila Apartments, Habsiguda, Hyderabad 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. 101 on the first floor, in block 'F' admeasuring 1220 sft. of super built-up area (i.e., 987 sft. of built-up area + 233 sft. of common area, 852 sft of carpet area) together with proportionate undivided share of land to the extent of 74.12 sq. yds, and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as "Vista Homes", forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District) hereinafter referred as Scheduled Flat and is more fully described at the foot of the document. The Vendor under an understanding with the Builder i.e., M/s. Vista Homes has purchased undivided share of land pertaining to the Scheduled Flat from the Builder vide sale deed bearing no.1544/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat.
- 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. 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, Kapra Mandal, Medchal-Malkajgiri District (formerly known as 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.

Suman R. Hulani

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX9035 Name: Mahaboob Subhani Syed	C/O Mahaboob Subhani Syed, Amberpet, Hyderabad, Telangana, 500013	
3	Aadhaar No: XXXXXXXX6752 Name: Shaik Salma Begum	W/O Mahaboob Subhani Syed, Amberpet, Hyderabad, Andhra Pradesh, 500013	

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	225100	0	0	0	225200
Transfer Duty	NA	0	84450	0	0	0	84450
Reg. Fee	NA	0	28150	0	0	0	28150
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	5630	0	0	0	5630
Total	100	0	343430	0	0	0	343530

Rs. 309550/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 28150/- towards Registration Fees on the chargeable value of Rs. 5630000/- was paid by the party through E-Challan/BC/Pay Order No .672B5D060221 dated .06-FEB-21 of ,ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 343430/-, DATE: 06-FEB-21, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 3738712397423, PAYMENT MODE: NB-1001138, ATRN: 3738712397423, REMITTER NAME: SYED MAHABOOB SUBHANI, EXECUTANT NAME: SUMAN R MULANI, CLAIMANT NAME: SYED MAHABOOB SUBHANI AND OTHERS).

Date:
12th day of February, 2021

Signature of Registering Officer
Kapra

Certificate of Registration

Registered as document no. 1326 of 2021 of Book-1 and assigned the identification number 1, 1526 - 1326 2021 for Scanning on 12-FEB-21.

Registering Officer
Kapra
(E.Rajasekhar Reddy)



- D. The Consenting Party i.e., M/s. Vista Homes had made an application to GHMC for revision of the building permit given above. Restriction on units that were earmarked for EWS/LIG were removed by collection of shelter fee in lieu of providing EWS/LIG units. Unit nos. 10 to 18 in E block were altered/amalgamated to form larger units labelled as unit nos. 10, 11 & 12. Total 40 no. of units were altered/amalgamated into 15 units/flats. GHMC has approved the plans in file no. 232180/10/07/2019/HO/2019, after alteration of the building permit the total no. of flats was reduced to 377 nos.
- E. The Buyer is desirous of purchasing flat no.101 on the first floor, in block 'F', in the proposed group housing scheme known as Vista Homes and has approached the Vendor.
- 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. 56,30,000/- (Rupees Fifty Six Lakhs Thirty 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.
- I. The Consenting Party at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Consenting Party have has no share in the sale consideration agreed herein.

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. 101 on the first floor, in block 'F' admeasuring 1220 sft. of super built-up area (i.e., 987 sft. of built-up area + 233 sft. of common area, 852 sft of carpet area) 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 (formerly known as Keesara Mandal, Ranga Reddy 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. 56,30,000/- (Rupees Fifty Six Lakhs Thirty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.42,79,000/-(Rupees Forty Two Lakhs Seventy Nine Thousand Only) paid by way of cheque no. 187698, dated 20.01.2021 issued by ICICI Ltd., Hyderabad.
- ii. Rs.11,26,000/-(Rupees Eleven Lakhs Twenty Six Thousand Only) paid by way of cheque no. 049417, dated 01.10.2020 drawn on ICICI Bank, Habsiguda Branch, Hyderabad.
- iii. Rs.2,25,000/-(Rupees Two Lakhs Twenty Five Thousand Only) paid by way of RTGS / NEFT.

Suman Gulani

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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Kapra



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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.
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.

Suman R. Chaurani

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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- 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.
- 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.

Suman R. Shilani
For VISTA HOMES
Partner

For VISTA HOMES
[Signature]
Partner

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SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of 453.20 Sq. yds, in survey nos.193 (Ac.2-21 Gts.), 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District) and bounded by:

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

SCHEDULE 'B'

SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.101 on the first floor, in block 'F' admeasuring 1220 sft. of super built-up area (i.e., 987 sft. of built-up area + 233 sft. of common area, 852 sft of carpet area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District) 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 & 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. 
2. 

For VISTA HOMES

Partner

Suman R. Mulani
VENDOR
For VISTA HOMES

Partner
CONSENTING PARTY

S.K. Dalma Begum

BUYER

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ANNEXUTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 101 on the first floor, in block '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, Ranga Reddy 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 453.20 Sq. yds.
4. **Built up area Particulars:**
- a) In the Basement : 100 sft. Parking space for one car
- b) In the First Floor : 1220 sft.
5. Annual Rental Value : --
6. Municipal Taxes per Annum : --
7. Executant's Estimate of the MV of the Building : Rs. 56,30,000/-

Date: 22.01.2021.

Suman R. Malavi
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: 22.01.2021.

[Signature]
For VISTA HOMES
Partner

Suman R. Malavi
Signature of the Vendor
For VISTA HOMES
[Signature]
Partner
Signature of the Consenting Party

Dr. Salma Begum

[Signature]
Buyer

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REGISTRATION PLAN SHOWING

FLAT NO. 101 IN BLOCK NO. 'F' ON THE FIRST FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED ATKAPRA VILLAGE, KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT
(FORMERLY KNOWN AS KEESARA MANDAL, RANGA REDDY DISTRICT).**VENDOR:**

MRS. SUMAN R. MULANI, WIFE OF MR. RATAN N. MULANI

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

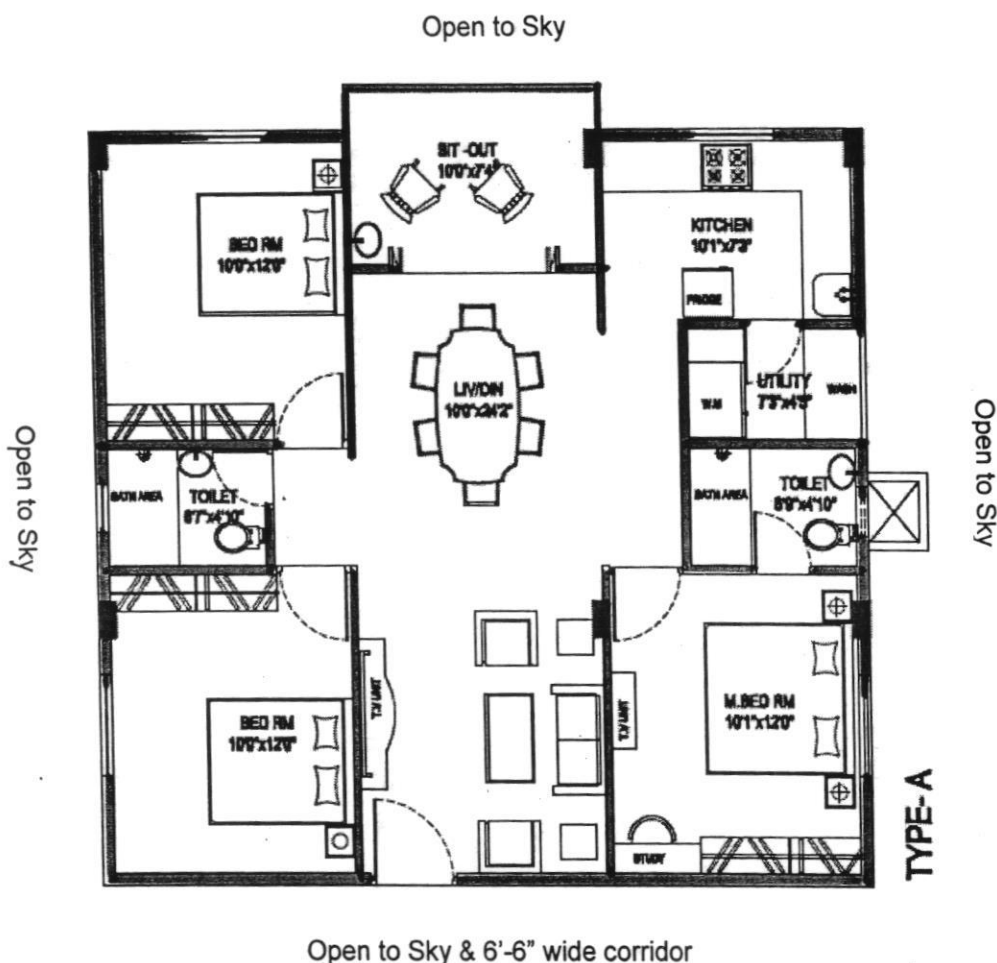
SHRI. SOHAM MODI, SON OF LATE SATISH MODI & OTHERS

BUYER:

1. MR. SYED MAHABOOB SUBHANI, SON OF MR. MASYHAN VALI SYED
2. MRS. SHAIK SALMA BEGUM, WIFE OF MR. SYED MAHABOOB SUBHANI

REFERENCE:
AREA:

74.12

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**Total Built-up Area = 1220 sft,
Out of U/S of Land = 453.20 Sq.yds.**WITNESSES:**

- 1.
- 2.

For VISTA HOMES

For VISTA HOMES

Suman R. Malasi
SIGNATURE OF THE VENDOR

Partner

Partner

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE BUYER

Sh. Salma Begum

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Kapra



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ANNEXURE - C

Layout plan of the Housing Project:



FOR VISTA HOMES

FOR VISTA HOMES

Suman R. Malani

VENDOR

Partner
CONSENTING PARTY
(M/s. Summit Sale LLP,
rep. by Soham Modi)

Partner
(Bhavesh V. Mehta)

Sulha
S. K. Salma Begum

PURCHASER

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1326/2021. Sheet 9 of 13 Sub Registrar
Kapra

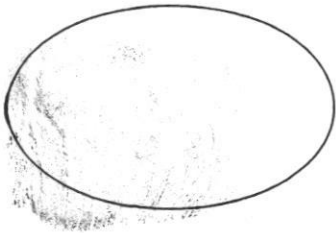


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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

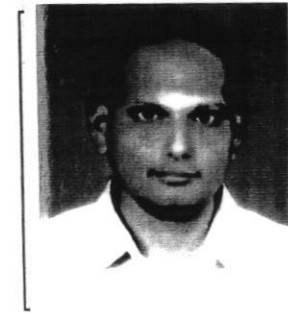
MRS.SUMAN R. MULANI
W/O. MR. RATAN N. MULANI
R/O. PLOT NO. 30, 31
SURYA NAGAR COLONY
INSIDE KAUSHALYA ESTATE
KHARKHANA
SECUNDERABAD.



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 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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1326/2021. Sheet 10 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 IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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**GPA FOR PRESENTING DOCUMENTS FOR
CONSENTING PARTY VIDE DOC NO. 121/BK-
IV/2015 Dt. 18.11.2015:**

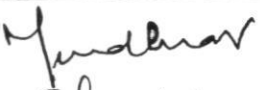
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION
M.G. ROAD
SECUNDERABAD -500 003.

BUYER:

1. MR. SYED MAHABOOB SUBHANI
S/O. MR. MASYHAN VALI SYED
R/O. FLAT NO. 004
AKHILA APARTMENTS
HABSIGUDA
HYDERABAD

2. MRS. SHAIK SALMA BEGUM
W/O. MR. SYED MAHABOOB SUBHAN
R/O. FLAT NO. 004
AKHILA APARTMENTS
HABSIGUDA
HYDERABAD

SIGNATURE OF WITNESSES:

1. 
2. 

For VISTA HOMES

Partner

Suman R. Halani
SIGNATURE OF THE VENDOR
For VISTA HOMES

Partner
SIGNATURE OF THE CONSENTING PARTY

S. N. Salma Begum

SIGNATURE OF THE BUYER

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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number

AAGFV2063P

08032007

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, अरुणाचल प्रदेश
Chief Commissioner of Income-tax, Arunachal Pradesh

For VISTA HOMES

[Signature]
Partner

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, अरुणाचल प्रदेश
Chief Commissioner of Income-tax, Arunachal Pradesh

For VISTA HOMES

[Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर /Signature

10032008

[Signature]

Aadhaar No 3287 6953 9204

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భారత ప్రభుత్వం
Government of India

మనం ఆర్ ములాని
Suman R Mulani
పుట్టిన తేదీ/DOB: 11/09/1962
పురుషుడు

Suman R. Mulani

XXXX XXXX 0326
VID: 9117 9881 3046 9589

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India

చిరునామా:
W/O: రత్న ఎన్ ములాని, ప్లాట్ నో 30, సూర్య నగర్
కాలనీ, ఇన్సైడ్ కాశ్యాల్యా ఎస్టేట్, కర్ఖనా, తిరుమలాగిరి,
తెలంగాణ - 500009

Address:
W/O: Ratan N Mulani, Plot no 30, Surya
Nagar Colony, Inside Kaushalya Estate,
Karkhana, Tirumalagiri, Hyderabad,
Telangana - 500009

XXXX XXXX 0326
VID: 9117 9881 3046 9589

QR Code with Photograph

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మహబూబ్ సుభాని సైద్
Mahaboob Subhani Syed

పుట్టిన సంవత్సరం/Year of Birth: 1982
పురుషుడు / Male

9035

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O మస్తాన్ వాలి
2-2-1055/7, బాతాకమ్మకుండా
ఓప్పర్, అంబర్పేట్
అంబర్పేట్, హైదరాబాద్, ఆంధ్రప్రదేశ్
500013

Address: S/O Masthan Vali,
2-2-1055/7,
BATAKAMMAKUNTA, OPP
BATAKAMMA TEMPLE,
AMBERPET, Amberpet,
Amberpet, Hyderabad,
Andhra Pradesh, 500013

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ.ఆర్. నెం. 1947,
మొదటి-500001

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

శీక్ సలీమా బేగం
Shaik Salima Begum

పుట్టిన సంవత్సరం/Year of Birth: 1984
స్త్రీ / Female

6752

ఆధార్ - సామాన్యుని హక్కు

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
6752

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1093/20065/67950

13/10/2011

To
Shaik Salima Begum
శీక్ సలీమా బేగం
W/O Mahaboob Subhani Syed
2-2-1055/7
BATAKAMMAKUNTA
OPP BATAKAMMA TEMPLE
AMBERPET
Amberpet, Hyderabad
Andhra Pradesh - 500013

29847566
UF298475661IN

ఆధార్

భారత ప్రభుత్వం
Government of India

వెను మధవ మంగిపూడి
Venu Madhav Mangipudi
పుట్టిన తేదీ/DOB: 19/11/1972
పురుషుడు / MALE

7908

భారత ప్రభుత్వం
Unique Identification Authority of India

చిరునామా:
శంకర్ రెడ్డి / శ్రీ శంకర్ రెడ్డి
మంగిపూడి, ఎన్.ఎస్.ఎం-193-195,
నాగర్ కాలనీ, కుశ్లాగూడ,
హైదరాబాద్, తెలంగాణ - 500062

Address:
S/O: Shankar Rao Mangipudi,
SYNO-193-195, NAGAR LINA
NAGAR COLONY, KUSHLAGUDA,
Secunderabad, Hyderabad,
Telangana - 500062

7908

 भारत सरकार GOVERNMENT OF INDIA	 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 సయ్యద్.ముబీన్ Sayyad.Mubeen పుట్టిన తేదీ/ DOB: 23/10/1989 పురుషుడు / MALE	చిరునామా: S/O మస్తాన్ వాల్లి, గ-గ-231, యన్.సి.కాలనీ, వార్డ్ 1, ఖానాపురం హవెలి, ఖమ్మం (Urban), Khammam, ఆంధ్ర ప్రదేశ్ - 507002 Address: S/O Masthan Valli, 1-1-231, S.C.COLONY, ward 1, khanapuram haveli, Khammam (Urban), Khammam, Andhra Pradesh - 507002 <i>[Signature]</i>
3466 నా ఆధార్ - నా గుర్తింపు	3466 MEERA AADHAAR, MERI PEHACHAN

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1326/2021. Sub Registrar
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