

Government of Telangana
Registration And Stamps Department

12/3/2020

RETURNED

Payment Details - Citizen Copy - Generated on 05/03/2020, 03:39 PM

SRO Name: 1526 Kapra

Receipt No: 1405

Receipt Date: 05/03/2020

Name: CHANDRA P.MULANI CS No/Doct No: 1308 / 2020
Transaction: Sale Deed Challan No: E-Challan No: 31561H040320
Chargeable Value: 3589000 DD No: DD Dt: Challan Dt: E-Challan Dt: 04-MAR-20
Bank Name: Bank Branch: E-Challan Bank Branch:
E-Challan Bank Name: YESB

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				17945
Transfer Duty /TPT				53835
Deficit Stamp Duty				143460
User Charges				100
Total:				215340

In Words: RUPEES TWO LAKH FIFTEEN THOUSAND THREE HUNDRED FORTY ONLY

Prepared By: KISHORE

Signature by SR

018
763293

16.46

1388

W. No. 1287/2020

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

D 719991

S.No. 15835 Date: 09-11-2015

Sold to: CHANDRA.P. MULANI

W/o. PRADEEP MULANI

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 5th day of March 2020 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

Smt. Chandra P. Mulani, Wife of Shri Pradeep N. Mulani, aged about 55 years, residing at Plot No. 30, 31, Surya Nagar Colony, inside Kaushalya Estate, Kharkhana, Secunderabad, hereinafter called the "Vendor 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 its authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 49 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 48 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter called the "Consenting Party"

Chandra.P. 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. 17945/- paid between the hours of 3 and 4 on the 05th day of MAR, 2020 by Sri Pankaj Shanghvi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 P. PAVAN KUMAR::05/03/2020 [1526-1-2020-1308]	P.PAVAN KUMAR S/O. P.HARI PRASAD RAO FLATNO.205 BLOCK A VISTA HOMES, KUSHAIGUDA HYD	<i>P. Pavan Kumar</i>
2	CL		 DEEPTHI SANKURU::05/03/20 [1526-1-2020-1308]	DEEPTHI SANKURU W/O. P.PAVAN KUMAR FLATNO.205 BLOCK A VISTA HOMES, KUSHAIGUDA HYD	<i>Deepthi</i>
3	EX		 CHANDRA P MULANI::05/03 [1526-1-2020-1308]	CHANDRA P MULANI W/O. PRADEEP N MULANI PLOTNOS.30 31 SURYA NAGAR CLY, KHARKHANA SEC BAD	<i>Chandra.P.Mulani</i>
4	EX		 CONSENTING PARTY REP BY [1526-1-2020-1308]	CONSENTING PARTY REP BY K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 2 ND FLOOR, SCHAM MANSION M.G.ROAD SEC BAD	<i>K. Prabhakar Reddy</i>

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 S PADMINI::05/03/2020.15:25 [1526-1-2020-1308]	S PADMINI HYD-BAD	<i>S Padmini</i>
2		 S NARESH::05/03/2020.15:26 [1526-1-2020-1308]	S NARESH HYD-BAD	<i>S Naresh</i>

05th day of March,2020

Signature of Sub Registrar
Kapra

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Bk - 1, CS No 1308/2020 & Doct No 1287/2020 Sheet 1 of 13 Sub Registrar Kapra

IN FAVOUR OF

1. Mrs. Deepthi Sankuru, Wife of Mr. P. Pavan Kumar, aged about 27 years, Occupation: Service and
2. Mr. P. Pavan Kumar, Son of Mr. P. Hari Prasad Rao, aged about 32 years, Occupation: Service both residing at Flat No. 205, Block A, Vista Homes, Kushaiguda, 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 204 on the second floor, in block 'E', 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 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. 1546/2013, 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.
- D. The Buyer is desirous of purchasing flat no.204 on the second floor, in block 'E', in the proposed group housing scheme known as Vista Homes and has approached the Vendor.

Chandra.p.Mulain

For VISTA HOMES

Partner

For VISTA HOMES

Partner

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX5192 Name: Chandra P Mulani	W/O Pradeep N Mulani, Tirumalagiri, Hyderabad, Telangana, 500009	
3	Aadhaar No: XXXXXXXX7278 Name: Perla Pavan Kumar	C/O Perla Hari Prasad Rao, Secunderabad, Hyderabad, Telangana, 500062	
4	Aadhaar No: XXXXXXXX4491 Name: Sankuru Deepthi	D/O Sankuru Vijaya Kumar, kapra, Rangareddi, Andhra Pradesh, 500076	

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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	143460	0	0	0	143560
Transfer Duty	NA	0	53835	0	0	0	53835
Reg. Fee	NA	0	17945	0	0	0	17945
User Charges	NA	0	100	0	0	0	100
Total	100	0	215340	0	0	0	215440

Rs. 197295/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17945/- towards Registration Fees on the chargeable value of Rs. 3589000/- was paid by the party through E-Challan/BC/Pay Order No .31561H040320 dated .04-MAR-20 of .YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 215340/-, DATE: 04-MAR-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 9302485478104, PAYMENT MODE: NB-1000200, ATRN: 9302485478104, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: MRS. CHANDRA P MULANI AND VISTA HOMES, CLAIMANT NAME: MRS. DEEPTHI SANKURU AND P. PAVAN KUMAR).

Date:
05th day of March, 2020

Signature of Registering Officer
Kapra

Bk - 1, CS No 1308/2020 & Doct No
1287/2020 Sheet 2 of 13
Sub Registrar
Kapra

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- E. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Flat as is satisfied with the capacity, competence and ability of M/s. Vista Homes to deliver the Schedule Flat completed in all respects. The Buyer after inspecting the title documents and approval for construction is satisfied with the title of the Vendor.
- F. 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.35,89,000/-(Rupees Thirty Five Lakhs Eighty Nine Thousand Only) and the Buyer has agreed to purchase the same.
- G. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- H. 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 litigation. The Consenting Party have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.204 on the second floor, in block 'E', 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, 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. 35,89,000/-(Rupees Thirty Five Lakhs Eighty Nine Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
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.

Chandra.P.Mulain For VISTA HOMES


Partner

For VISTA HOMES

Partner Page 3

Bk -1, CS No 1308/2020 & Doct No
1287/2020 Sheet 3 of 13 Sub Registrar
Kapra

1 వ భుజకము 2020 సం/తా.194,
త 1287 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంప్ నిబంధన దస్తవేజ సంఖ్య 1526
1287/2020 ఇ యిచ్చడం సం
2020 నవంబరు 5 న


సబ్-రిజిస్ట్రార్
కాపరా
హైదరాబాద్-మహానగరం జిల్లా.



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.

Chandra.P.Mularin
For VISTA HOMES
Partner

For VISTA HOMES
Partner

100

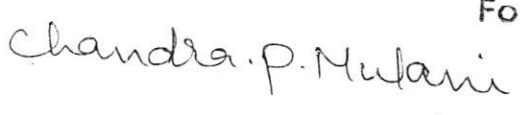
Bk 1, CS No 1308/2020 & Doct No *KG*
287/2020 Sheet 4 of 13 Sub Registrar
Kapra



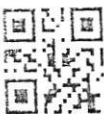
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- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date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


 For VISTA HOMES
 Partner


 For VISTA HOMES
 Partner



Bk - 1, CS No 1308/2020 & Doct No 
1287 / 2020 Sheet 5 of 13 Sub Registrar
Kapra

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SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of 189.54 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.204 on the second floor, in block 'E', admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area + 190 sft. of common area, 852 sft of carpet 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, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District) marked in red in the plan enclosed and bounded as under:

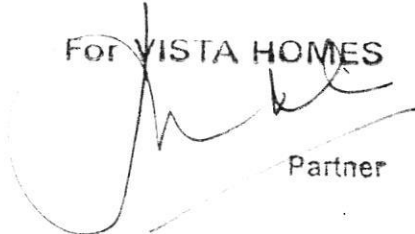
North By	Open to Sky
South By	Open to Sky
East By	6'- 6"wide corridor
West By	Open to Sky

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. Pasunni

2. S. Nand.

For VISTA HOMES

Partner

Chandra P. Mulani

VENDOR
For VISTA HOMES

Partner

CONSENTING PARTY

F. Fawaz
S. Suman
D. Deepthi
BUYER



Bk - 1. CS No 1308/2020 & Doct No
128 / 2020 Sheet 6 of 13 Sub Registrar
Kapra

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ANNEXUTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.204 on the second floor, in block no. 'E' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-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 : 57.71 sq. yds, U/s Out of 189.54 Sq. yds.
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. 35,89,000/-

Date: 05.03.2020

chandra P. Mulain

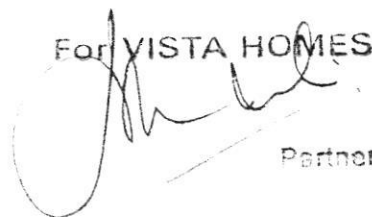



Signature of the Vendor

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: 05.03.2020

For VISTA HOMES

Partner

chandra P. Mulain
Signature of the Vendor
For VISTA HOMES

Partner
Signature of the Consenting Party

P. Ramani

Buyer

Bk -1, CS No 1308/2020 & Doct No
1287 / 2020 Sheet 7 of 13 Sub Registrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 204 ON THE SECOND FLOOR, IN BLOCK 'E'

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT
(FORMERLY KNOWN AS KEESARA MANDAL, RANGA REDDY DISTRICT).

VENDOR:

SMT. CHANDRA P. MULANI, WIFE OF SHRI PRADEEP N. MULANI

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

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

BUYER:

- 1. MRS. DEEPTHI SANKURU, WIFE OF MR. P. PAVAN KUMAR:
- 2. MR. P. PAVAN KUMAR, SON OF MR. P. HARI PRASAD RAO

REFERENCE:
AREA: 57.71

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



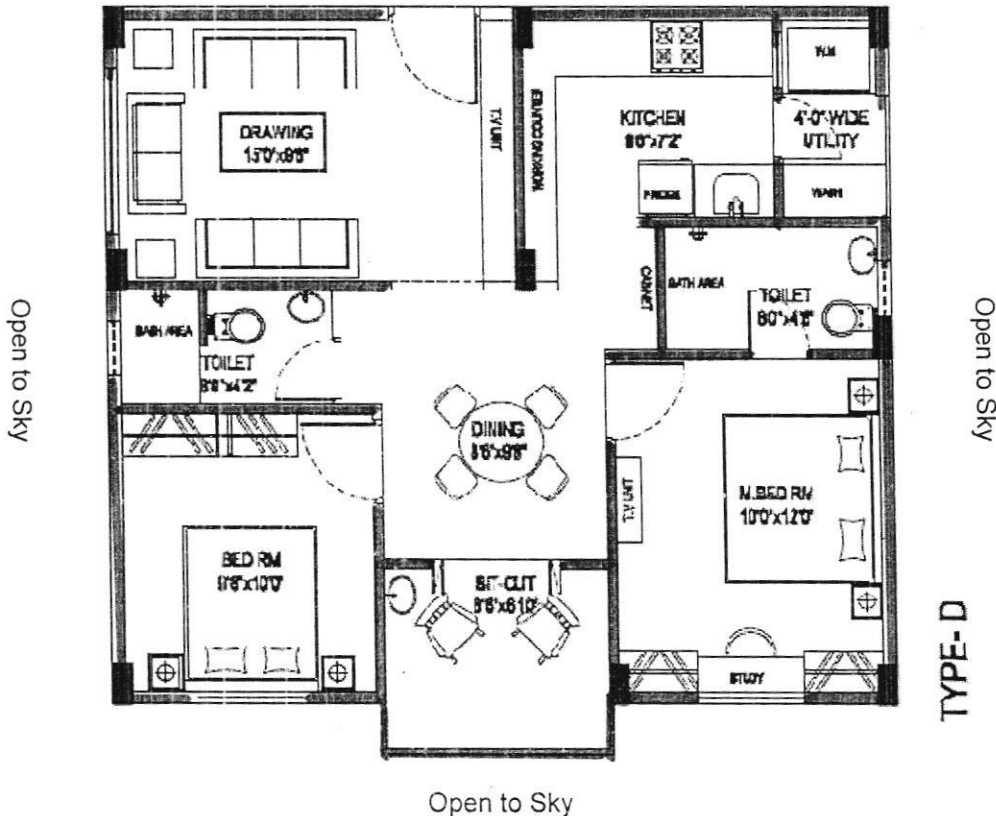
EXCL:



Total Built-up Area = 950 Sft,
Out of U/S of Land = 189.54 Sq. yds.



6'-6" wide corridor



WITNESSES:

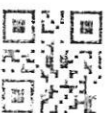
- 1. Padma
- 2. S. Prasad

For VISTA HOMES
[Signature]
Partner
SIGNATURE OF THE CONSENTING PARTY

For VISTA HOMES
[Signature]
Partner

Chandra P. Mulani
SIGNATURE OF THE VENDOR
[Signature]
Partner
[Signature]
SIGNATURE OF THE BUYER

Bk -1, CS No 1308/2020 & Doct No
1287/2020 Sheet 8 of 13 Sub Registrar
Kapra



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Layout plan of the Housing Project:

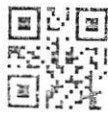


For VISTA NOMES

Chandra P. Mulani
VENDOR

[Signature]
Partner
CONSENTING PARTY

[Signature]
Deepthi
PURCHASER



Bk - 1, CS No 1308/2020 & Doct No
1287 2020 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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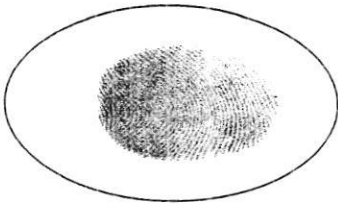
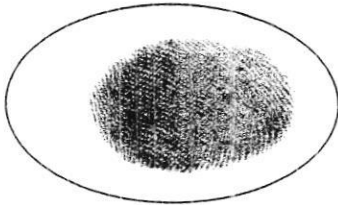
VENDOR:

SMT. CHANDRA P. MULANI
W/O. SHRI PRADEEP 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 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



SIGNATURE OF WITNESSES:

1. Padma
2. S. Suresh

Chandra P. Mulani

SIGNATURE OF THE VENDOR

For VISTA HOMES

For VISTA HOMES

[Signature]
Partner

[Signature]
Partner

SIGNATURE OF THE CONSENTING PARTY

[Signature]

[Signature]

SIGNATURE OF THE BUYER

Bk-1, CS No 1308/2020 & Doct No
1282 / 2020 Sheet 10 of 13 Sub Registrar
Kapra



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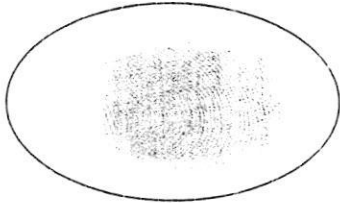
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OF REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
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(LEFT THUMB)

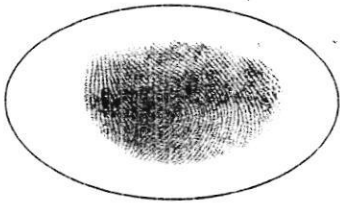
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PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



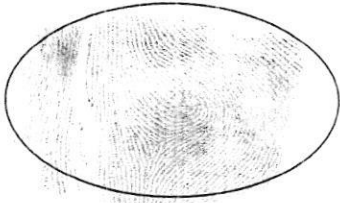
GPA FOR PRESENTING DOCUMENTS ON BEHALF
OF CONSENTING PARTY VIDE DOC NO.
121/BK-IV/2015 REGD. AT SRO, SECUNDERABAD.

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



BUYER:

1. MRS. DEEPTHI SANKURU
W/O. MR. P. PAVAN KUMAR
R/O. FLAT NO. 205, BLOCK A
VISTA HOMES
KUSHAIGUDA
HYDERABAD.



2. MR. P. PAVAN KUMAR
S/O. MR. P. HARI PRASAD RAO
R/O. FLAT NO. 205, BLOCK A
VISTA HOMES
KUSHAIGUDA
HYDERABAD;

SIGNATURE OF WITNESSES:

1. Padma
2. S. Nand.

chandra.p.mulani

SIGNATURE OF THE VENDOR For VISTA HOMES
SIGNATURE OF THE VENDOR For VISTA HOMES

[Signature]
Partner

[Signature]
Partner

SIGNATURE OF THE CONSENTING PARTY

[Signature]
Partner

[Signature]

SIGNATURE OF THE BUYER

Bk-1, CS No 1308/2020 & Doct No
1287 / 2020 Sheet 11 of 13 Sub Registrar
Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number

AAGFV2068P

06032007

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, अन्ध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For VISTA HOMES



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, अन्ध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For VISTA HOMES



Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

Signature

10cc-2008



Aadhaar No 3287 6953 9204

Bk - 1, CS No 1308/2020 & Doct No

1207/2020

Sheet 12 of 13 Sub Registrar
Kappa



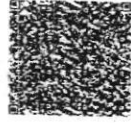
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भारत सरकार
GOVERNMENT OF INDIA



చంద్ర పి మూలని
Chandra P Mulani
పుట్టిన సం./YoB: 1964
స్త్రీ Female



Chandra P. Mulani
5192



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O: ప్రదీప్ ఎన్ మూలని,
ప్లాట్ నో 30, సూర్య నగర్
కాలనీ, ఇన్ స్ట్రెడ్ కాశ్యప్ వస్త్రబాద్
కర్వనా, తిరుమలగిరి,
మనోవికాస్ నగర్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500009

Address:-
W/O: Pradeep N Mulani, Plot no
30, Surya Nagar Colony, Inside
Kaushalya Estate Karkhana,
Tirumalagiri, Manovikasnagar,
Hyderabad
Andhra Pradesh, 500009



Sankuru Deepthi

పుట్టిన సంవత్సరం/Year of Birth : 1982
స్త్రీ / Female

4491



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఆధార్ - సామాన్యని హక్కు
4491

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2308705

UF0230870531N



18/01/2012

To
Sankuru Deepthi

D/O Sankuru Vijaya Kumar
3-4-119/1/4/B Janapriya township
Mallapur
Kapra
Rangareddi
Andhra Pradesh - 500076

Deepthi

సమాధి సంఖ్య/ Enrollment No. : 1190/00227/02935

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ



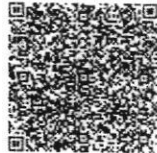
భారత ప్రభుత్వం
GOVERNMENT OF INDIA



పెర్లా పావన్ కుమార్
Perla Pavan Kumar

పుట్టిన సంవత్సరం/Year of Birth : 1967
పురుషుడు / Male

7278



ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O పర్లా హన్ ప్రసాద్ రావు,
9-6-136/6 స్వాంతోష నగర్, యాదగిరి నగర్
రోడ్ నెంబర్ 12, సంతోష్ నగర్, సైదాబాద్,
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500059

Address: S/O Perla Han Prasad
Rao, 9-6-136/6 Plot No 33
Yadagiri Nagar Road No 12,
Santosh Nagar, Saidabad,
Hyderabad, Andhra Pradesh,
500059

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ. బి.సి. 1947,
హైదరాబాద్-500001



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



Sankuru Padmini

పుట్టిన సంవత్సరం/Year of Birth : 1985
స్త్రీ / Female

7351



ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


Address: D/O Sankuru Vijaya
Kumar, 3-4-119/1/4/B janapriya
township, Mallapur, Kapra,
Rangareddi, Andhra Pradesh,
500076


1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ. బి.సి. 1947,
హైదరాబాద్-500001



भारत सरकार
GOVERNMENT OF INDIA
 Sunkara Naresh
 Sunkara Naresh
 जन्म वर्ष / Year of Birth : 1987
 पुरुष / Male



427 323 4510

आधार — आम आदमी का अधिकार

S-nand


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पता: 1-7-141/3, Kamala nagar,
 behind Sri Chaitanya College,
 kapra, R R Dist, Hyderabad,
 Andhra Pradesh, 500062
 Address: 1-7-141/3, kamala
 nagar, behind Sri Chaitanya
 College, kapra, R R Dist,
 Hyderabad, Andhra Pradesh,
 500062

1987 600 186 1847
 1987 2 14141 gov.in
 www.uidai.gov.in
 P.O. Box No. 1947
 Hyderabad-500 001

HDFC BANK

A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

05032020

Bk - 1, CS No 1308/2020 & Doct No
 1287/2020. Sheet 13 of 13
 Sub Registrar
 Kapra

Pay *[Signature]*
 अदा करे
Rupees

*** COMMISSIONER GHMC *****
 THREE THOUSAND FIVE HUNDRED EIGHTY NINE ONLY.

Or Order

या उमके आदेश पर

₹ 3,589.00

PAVAN KUMAR P

FOR VALUE RECEIVED

KUSHAIGUDA
 HYDERABAD - 500062
 REF. No. 202312006622

[Signature]
 225905
[Signature]
 (2220)

AUTHORISED SIGNATORIES
Please sign above

⑈006777⑈ 500240045⑈ 999969⑈ 12

