



Government of Telangana
Registration And Stamps Department

18/1/23

Payment Details - Citizen Copy - Generated on 11/01/2023, 12:34 PM

SRO Name: 1526 Kapra

Receipt No: 219

Receipt Date: 11/01/2023

Name: SOHAM MODI

CS No/Doc No: 191 / 2023

Transaction: Sale Deed

Challan No:

E-Challan No: 203UIM030123

Chargeable Value: 2350000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 03-JAN-23

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee
Transfer Duty /TPT
Deficit Stamp Duty
User Charges
Mutation Charges

Cash

Challan

DD

E-Challan

11750

35250

129150

1000

3000

180150

RETURNED

Total:

In Words: RUPEES ONE LAKH EIGHTY THOUSAND ONE HUNDRED FIFTY ONLY

97
300836

[Handwritten Signature]

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Doc No. 188/2023



తెలంగాణ వేలంగానా TELANGANA
S.No. 8371 Date: 30-11-2022

Sold to: MAHENDAR

S/o. MALLAESH

For whom: M/s. VISTA HOMES

AV 040488
S. SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-059/2012, R.No. 16-05-029/2021

Plot No. 227, Opp. Back Gate of City Civil Court

West Marredpally, Sec'bad.

SALE DEED

This Sale deed is made and executed on this the 4th day of January, 2023 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. 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 52 years, Occupation: Business and (2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 51 years, Occupation: Business, R/o. 2-3-577, Flat No. 301, Uttam Towers, Minister Road, D.V. Colony, Secunderabad-500 003.
2. Shri Nareddy Kiran Kumar, S/o. Shri Madhusudhan Reddy, aged about 46 years, Occupation: Business, resident of Plot No. 275, Venkateswara Colony, Meerpet, Moulali, Hyderabad represented by Agreement of Sale cum General Power of Attorney Holders 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, 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 52 years, Occupation: Business and (2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 51 years, Occupation: Business, R/o. 2-3-577, Flat No. 301, Uttam Towers, Minister Road, D.V. Colony, Secunderabad-500 003, hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

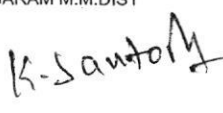
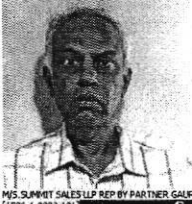
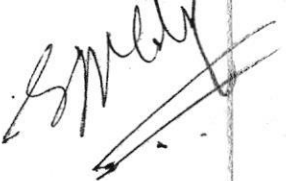
For SUMMIT SALES

Designated Par
Page 1

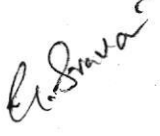
Presentation Endorsement:

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. 11750/- paid between the hours of 12 and 1 on the 11th day of JAN, 2023 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SANTOSH KUMAR KATIKAREDDY [1526-1-2023-191]	SANTOSH KUMAR KATIKAREDDY S/O. KATIKAREDDY RAMAIAH HNO.4-2/311 EAST GANDHI NAGAR, NAGARAM M.M.DIST	
2	EX		 M/S. SUMMIT SALES LLP REP BY PARTNER GAURANJ J MODY [1526-1-2023-191]	M/S. SUMMIT SALES LLP REP BY PARTNER GAURANJ J MODY (CONSENTING PARTY) S/O. LATE. JAYANTHILAL MODY 5-4-187/3&4 2 ND FLOOR, SOHAM MANSION M.G. ROAD SEC BAD	
3	EX		 K. PRABHAKAR REDDY [1526-1-2023-191]	REP BY GPA FOR PRESENTING DOCUMENTS K. PRABHAKAR REDDY (VIDE DOCT NO.121/BKIV/2015 DT 18- 11-2015) S/O. K. PADMA REDDY 5-4-187/3&4 2 ND FLOOR, SOHAM MANSION M.G. ROAD SEC BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 RUCHA SAMIR DESAI [1526-1-2023-191]	RUCHA SAMIR DESAI R/O. HYD	
2		 SRAVANI G [1526-1-2023-191]	SRAVANI G R/O. HYD	

11th day of January, 2023

Signature of Sub Registrar
Kapra

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: XXXXXXXX3669 Name: Gaurang Mody	S/O Jayanti Lal, Secunderabad, Hyderabad, Telangana, 600016	

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AND

M/s. Summit Sales LLP, a registered limited liability firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner, M/s. Modi Properties Pvt. Ltd., represented by its Director, Mr. Gaurang J. Mody, Son of Late Jayanthilal Mody; aged about 55 years, Occupation: Business, hereinafter referred to as Consenting Party.

IN FAVOUR OF

Mr. Santosh Kumar Katikareddy, Son of Mr. Katikareddy Ramaiah, aged about 46 years, Occupation: Business residing at H. No. 4-2/311, East Gandhi Nagar, Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, Hyderabad-500 083 (Pan No. ATRPK5105E, Mobile No. 91600 09824) hereinafter referred to as the 'Purchaser'

The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1 The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming 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 admeasuring about Ac.5-25 Gts 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	Registered Sub-Registrar Office
1.	1426/2007	19.02.2007	Ac. 3-01 gts.	Malkajgiri
2.	3000/2007	21.04.2007	Ac.1-10 gts.	Malkajgiri
3.	4325/2007	16.06.2007	Ac.0-12 gts.	Malkajgiri
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts.	Kapra

- 1.2 The total land admeasuring Ac. 5-25 Gts., in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Kapra Mandal, Medchal-Malkajgiri District., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.

- 1.3 The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:

- Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
- Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
- Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
- M/s. Sana Estates Limited, represented by Sana Yadi Reddy, S/o. Sri Gopaiah.
- Smt. Sana Bhagya Laxmi, W/o. Shri. Sana Yadi Reddy.

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

FOR SUMMIT SALES LLP

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX9881 Name: Santosh Kumar Katikareddy	S/O Katikareddy Ramaiah, Mancherial, Adilabad, Andhra Pradesh, 504208	

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	129150	0	0	0	129250
Transfer Duty	NA	0	35250	0	0	0	35250
Reg. Fee	NA	0	11750	0	0	0	11750
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	3000	0	0	0	3000
Total	100	0	180150	0	0	0	180250

Rs. 164400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11750/- towards Registration Fees on the chargeable value of Rs. 2350000/- was paid by the party through E-Challan/BC/Pay Order No ,203UIM030123 dated ,03-JAN-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 180200/-, DATE: 03-JAN-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2094040560233, PAYMENT MODE: CASH-1001138, ATRN: 2094040560233, REMITTER NAME: MR. SANTOSH KUMAR KATIKAREDDY, EXECUTANT NAME: VISTA HOMES, CLAIMANT NAME: MR. SANTOSH KUMAR KATIKAREDDY.

Date:

11th day of January, 2023

Signature of Registering Officer

Kapra

Certificate of Registration

Registered as document no. 188 of 2023 of Book-1 and assigned the identification number 1 - 1526 - 188 - 2023 for Scanning on 11-JAN-23 .

Registering Officer

Kapra

(E.Rajasekhara Reddy)

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- Shri. Shiva Srinivas, S/o. late. S. Ramulu.
- Shri. P. Ramsunder Reddy, S/o Shri. P. Lakshminarsimha.
- Shri. Pathi Venkat Reddy, S/o. Shri. Veera Reddy.
- Shri. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

2. DETAILS OF PERMITS:

- 2.1 The Vendor have obtained permission from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for developing the Scheduled Land into a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- 2.2 The Vendor 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. All such units that were altered/amalgamated are falling to the share of the Vendor.

3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor proposes to develop / has developed the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. 9 blocks of flats labeled as A to I are proposed to be constructed.
- 3.1.2. Each block consists of ground + 4 upper floors.
- 3.1.3. Parking is proposed to be provided in the basement floor common to all the blocks.
- 3.1.4. Total of 403 flats are proposed to be constructed. After alteration of the building permit the total no. of flats was reduced to 377 nos.
- 3.1.5. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.
- 3.1.6. Clubhouse consisting of ground + 3 upper floors admeasuring about 10,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, childrenspark, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
- 3.1.7. Each flat shall have a separately metered electric power connection.
- 3.1.8. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
- 3.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant.
- 3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as it deems fit and proper.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

For SUMMIT SALES LLP

Designated Partner

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- 3.1.11. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
- 3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.
- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'Vista Homes' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Vista Homes shall always be called as such and shall not be changed.

4. SCHEME OF SALE / PURCHASE :

- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.
- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share in the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure-A and is hereinafter referred to as the Scheduled Flat.
- 4.3 The Consenting Party had agreed to purchase the Scheduled Flat from the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Flat. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute sale deed in favour of the Purchaser. The Vendor and the Consenting Party hereby confirm that the Purchaser shall be the absolute owner of the Scheduled Flat without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Flat. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Purchaser. The details of the flat, sale consideration, payment terms, etc., are given in Annexure -A herein.
- 4.4 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.5 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.
- 4.6 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 Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

For SUMMIT SALES LLP

Designated Partner

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5. DETAIL OF FLAT BEING SOLD:

- 5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure-A attached to this deed. Hereinafter, the flat mentioned in Annexure-A is referred to as the Scheduled Flat.
- 5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 5.3 The Vendor hereby covenants 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 Purchaser in the concerned departments.
- 5.4 The Vendor hereby covenants that the Vendor has 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.
- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.6 That the Purchaser has examined the permit for construction obtained by the Vendor and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.
- 5.7 The plan of the Scheduled Flat constructed is given in Annexure-B attached herein. The layout plan of the Housing Project is attached as Annexure-C herein.
- 5.8 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

6. SALE CONSIDERATION:

- 6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure-A.
- 6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.

For VISTA HOMES

Partner

For VISTA HOMES. For SUMMIT SALES LLP

Partner

Designated Partner

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7. COMPLETION OF CONSTRUCTION & POSSESSION:

- 7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.
- 7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.
- 7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Scheduled Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.
- 7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

8. OWNERS ASSOCIATION:

- 8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure-A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.
- 8.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 8.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 8.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.

For VISTA HOMES

Partner

For VISTA HOMES For SUMMIT SALES LLP

Partner

Designated Partner

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8.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

9. RESTRICTION ON ALTERATIONS & USE:

9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Housing Project.

9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2025 and all the flats in the project of Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.

9.3 That the Purchaser 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 Purchaser 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 Housing Project. To achieve this objective the Purchaser, 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 Housing Project (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.

9.4 The Vendor/Association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/Vendor shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

For SUMMIT SALES LLP

Designated Partner

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10. NOC FOR SURROUNDING DEVELOPMENT :

- 10.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.
- 10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser 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 Purchaser.
- 10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.
- 10.4 The Vendor reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

11. COMPLIANCE OF STATUTORY LAWS:

- 11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:
- 11.1.1 The defense services or allied organizations.
 - 11.1.2 Airports Authority of India.
 - 11.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction
 - 11.1.4 Fire department.
 - 11.1.5 Electricity and water supply board.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

For SUMMIT SALES LL

Designated Partner

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188/2023.

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Kapra



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- 11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
- 11.1.7 Irrigation department.
- 11.1.8 Environment department and pollution control board.

11.2 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Vendor and Purchaser. Terms and conditions laid down in this deed shall have precedence over rules and regulations that have not been explicitly defined in the Act or deemed to be unalterable in the Act.

12. GUARANTEE OF TITLE:

12.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Schedule Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.

13. OTHER TERMS:

13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.

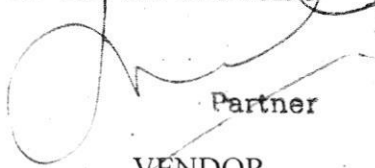
13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of Ac.5-25 Gts., in Sy. Nos. 193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, 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

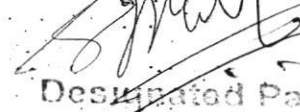
For VISTA HOMES

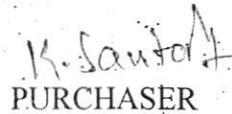

Partner
VENDOR
(M/s. Vista Homes rep
by Mr. Soham Modi)

For VISTA HOMES


Partner
VENDOR
(M/s. Vista Homes rep
Mr. Bhavesh V. Mehta)

For SUMMIT SALES LLP


Designated Partner
CONSENTING PARTY


PURCHASER

Bk - 1, CS No 191/2023 & Doct No
188/2023. Sheet 9 of 16 Sub Registrar
Kapra

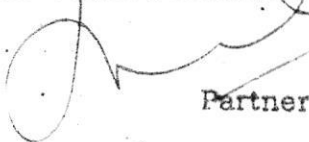
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ANNEXURE- A

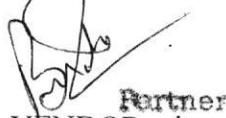
1.	Names of Purchaser:	Mr. Santosh Kumar Katikareddy S/o. Mr. Katikareddy Ramaiah
2.	Purchaser's residential address:	R/o. H. No. 4-2/311, East Gandhi Nagar, Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, Hyderabad-500 083.
3.	Pan no. of Purchaser:	ATRPK5105E
4.	Aadhaar card no. of Purchaser:	5726 7651 9881
5.	Name address & registration no. of Owners Association	M/s. Vista Homes Owners Association having its office at Sy. Nos. 193, 194 & 195 of Kapra Village, Kapra Mandal, Medchal-Malkajgiri District vide regd. no. 791 of 2014.
6.	Details of Scheduled Flat:	
	a. Flat no.:	108 on the first floor, in block no. 'C'
	b. Undivided share of land:	30.68 Sq. yds.
	c. Super built-up area:	505 Sit.
	d. Built-up area + common area:	404 + 101 Sft.
	e. Carpet area	361 Sft.
	f. Car parking type and area	Nil
7.	Total sale consideration:	Rs.23,50,000/-(Rupees Twenty Three Lakhs Fifty Thousand Only)
8.	Details of Payment:	
	a.	Rs.19,99,941/-(Rupees Nineteen Lakhs Ninety Nine Thousand Nine Hundred and Forty One Only) paid by way of cheque no. 384915, dated 31-12-2022 issued by ICICI Ltd-HL-Disbursement North Zone, Hyderabad towards housing loan disbursement.
	b.	Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.000007, dated 17-11-2022 drawn on Bank of Baroda, Tarnaka Branch, Secunderabad.
	c.	Rs.1,25,000/-(Rupees One Lakhs Twenty Five Thousand Only) paid by way of cheque no. 000008, dated 12-12-2022 drawn on Bank of Baroda, Tarnaka Branch, Secunderabad
	d.	Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.000006, dated 17-11-2022 drawn on Bank of Baroda, Tarnaka Branch, Secunderabad.
	e.	Rs.59/-(Rupees Fifty Nine Only) paid by way of cheque no.000009, dated 03-01-2023 drawn on Bank of Baroda, Tarnaka Branch, Secunderabad.

For VISTA HOMES


Partner

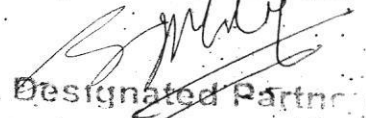
VENDOR
(M/s. Vista Homes rep
by Mr. Soham Modi)

For VISTA HOMES


Partner

VENDOR
(M/s. Vista Homes rep
Mr. Bhavesh V. Mehta)

For SUMMIT SALES LLP


Designated Partner

CONSENTING PARTY


PURCHASER

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188/2023.

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9. **Description of the Schedule Flat:**

All that portion forming a luxury flat bearing no.108 on the first floor, in block no.'C', admeasuring 505 sft. of super built-up area (i.e., 404 sft. of built-up area + 101 sft. of common area, 361 sft of carpet area) together with proportionate undivided share of land to the extent of 30.68 sq. yds. in the housing project named as 'Vista Homes', forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgirti District (formerly known as Keesara Mandal, Ranga Reddy District) and bounded as under:

North by : Open to Sky
South by : 6'-6'' wide corridor & Staircase
East by : Open to Sky
West by : 6'-6'' wide corridor

ANNEXURE-1-A

1. Description of the Flat : LUXURY flat bearing no. 108 on the first floor, in block no.'C' of Vista Homes, Residential Localities, forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgirti District (formerly known as Keesara Mandal, Ranga Reddy District).
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 30.68 sq. yds, U/s Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the First Floor : 505 Sft
5. Executant's Estimate of the MV of the Scheduled Flat : Rs.23,50,000/-

Date: 04-01-2023

For VISTA HOMES

Partner

For VISTA HOMES

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: 04-01-2023

For VISTA HOMES

Partner

For VISTA HOMES

Signature of the Vendor

For SUMMIT SALES LLP

Designated Partner

Signature of the Consenting Party

Signature of the Purchaser

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Kapra



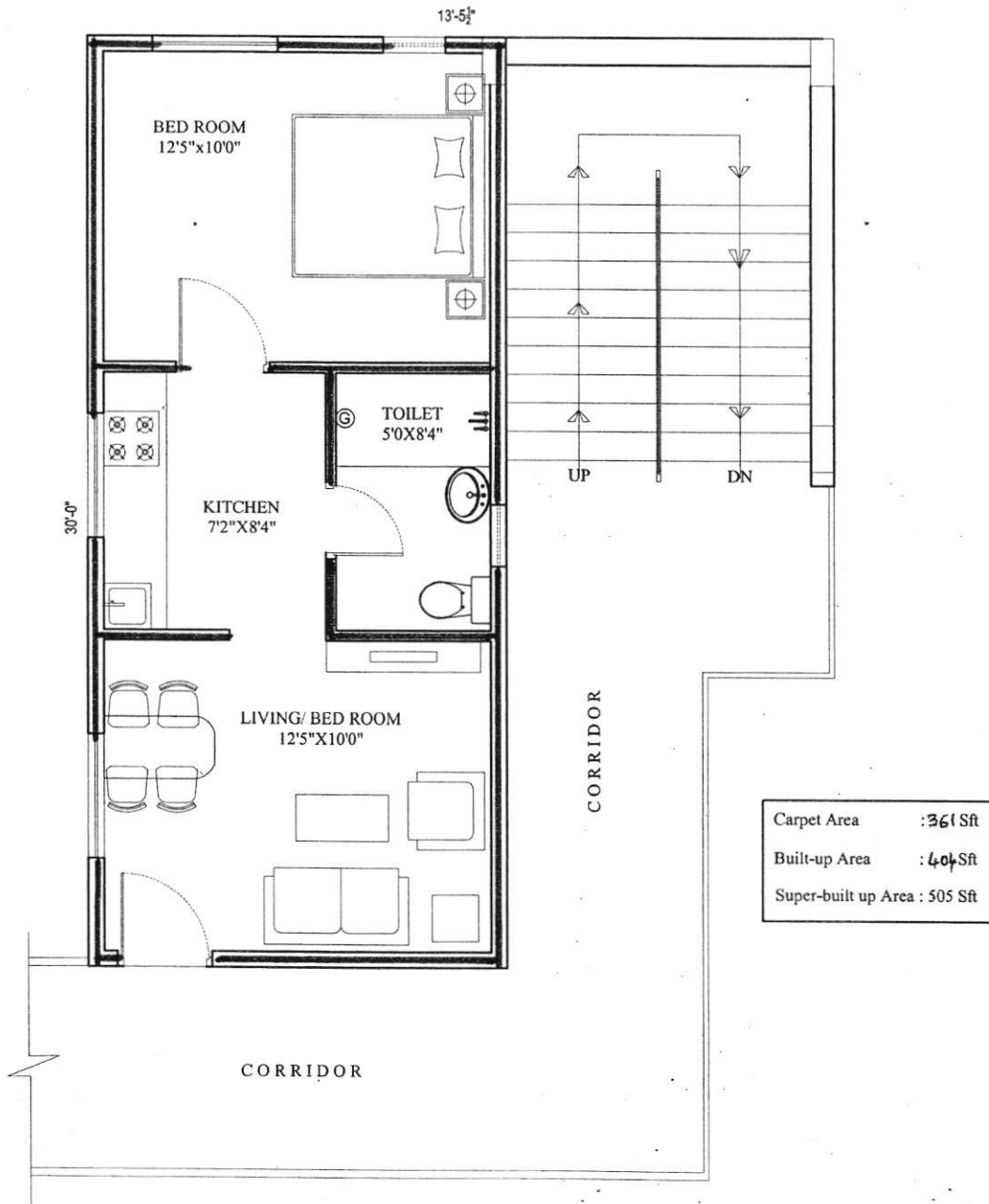
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ANNEXURE-B

Plan of the Scheduled Flat:

North by : Open to Sky
 South by : 6'-6" wide corridor & Staircase
 East by : Open to Sky
 West by : 6'-6" wide corridor



For VISTA HOMES

[Signature]
 Partner
VENDOR
 (M/s. Vista Homes rep
 by Mr. Soham Modi)

For VISTA HOMES

[Signature]
 Partner
VENDOR
 (M/s. Vista Homes rep
 Mr. Bhavesh V. Mehta)

For SUMMIT SALES LLP

[Signature]
 Designated Partner
CONSENTING PARTY **PURCHASER**
K. Santory

Bk - 1, CS No 191/2023 & Doct No
188/2023.

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ANNEXURE-C

Layout plan of the Housing Project:



For VISTA HOMES

For VISTA HOMES

For SUMMIT SALES LLP

Partner
VENDOR

(M/s. Vista Homes rep
by Mr. Soham Modi)

Partner
VENDOR

(M/s. Vista Homes rep
Mr. Bhavesh V. Mehta)

CONSENTING PARTY

PURCHASER

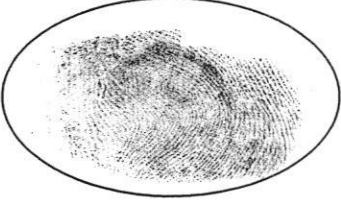
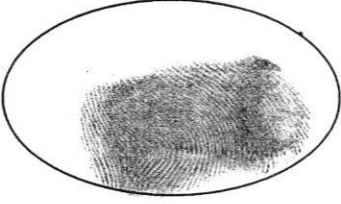
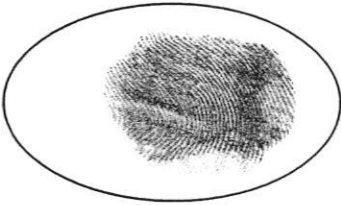
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

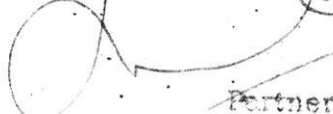
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. VISTA HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNER:- 1. M/S. SUMMIT SALES LLP, REP. BY ITS AUTHORISED SIGNATORY:- MR. SOHAM MODI, S/O. LATE SATISH MODI 2. SHRI. BHAVESH V. MEHTA S/O. LATE VASANT U. MEHTA R/O. 2-3-577, FLAT NO. 301 UTTAM TOWERS MINISTER ROAD, D.V. COLONY SECUNDERABAD-500 003.
			
			<u>GPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC NO. 121/BK-IV/2015 Dt. 18.11.2015:</u> 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.
			<u>CONSENTING PARTY:</u> M/S. SUMMIT SALES LLP, HAVING ITS OFFICE AT 5-4-187/3 & 4, 2 ND FLOOR SOHAM MANSION M. G. ROAD, SECUNDERABAD REP BY ITS PARTNER:- M/S. MODI PROPERTIES PVT. LTD., REPRESENTED BY ITS DIRECTOR MR. GAURANG J. MODY S/O LATE JAYANTHILAL MODY.
			<u>PURCHASER:</u> MR. SANTOSH KUMAR KATIKAREDDY S/O. MR. KATIKAREDDY RAMAIAH R/O. H. NO. 4-2/311, EAST GANDHI NAGAR NAGARAM VILLAGE, KEESARA MANDAL MEDCHAL-MALKAJGIRI DISTRICT HYDERABAD-500 083

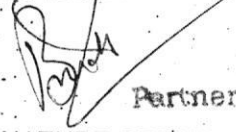
SIGNATURE OF WITNESSES:

1. 
 2. 

FOR VISTA HOMES

FOR VISTA HOMES


 Partner

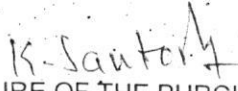

 Partner

SIGNATURE OF THE VENDOR

For SUMMIT SALES LLP

Designated Partner

SIGNATURE OF THE CONSENTING PARTY


 K-Santosh
 SIGNATURE OF THE PURCHASER

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188/2023.

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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

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
Soham Modi

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
Bhavesh Mehta

मुख्य आयकर अधिकारी, उत्तर प्रदेश
Chief Commissioner of Income-tax, Uttar Pradesh

For VISTA HOMES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT. OF INDIA

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर /SIGNATURE
Prabha Reddy K

10652008

Aadhaar No 3287 6953 9204

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Government of India

నమోదు సంఖ్య / Enrollment No. : 1118/60013/00401



గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male



3669

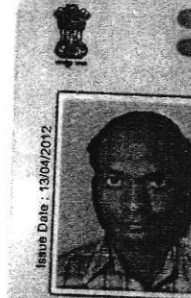
ఆధార్ - సామాన్యుని హక్కు

To
Gaurang Mody
గౌరంగ్ మోడి
S/O: Jayanti Lal
Sapphire Apts Apt-105
Chikoti Gardens
Next to HDFC lane
Begumpet
Secunderabad
Begumpet, Hyderabad
Andhra Pradesh - 500016
9848042067



KL130447863FT

[Handwritten signature]



సంతోష్ కుమార్ కటికరెడ్డి
Santosh Kumar Katikareddy
పుట్టిన తేదీ / DOB : 16/08/1976
పురుషుడు / Male



9881

मेरा आधार, मेरी पहचान

K-Santosh

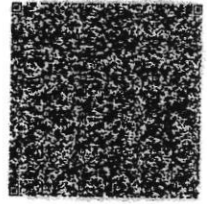


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Unique Identification Authority of India



చిరునామా: S/O కటికరెడ్డి రామయ్య, 24-243,
అశోక్ రోడ్, అశోక్ రోడ్, మంచెరియ్య, ఆదిలాబాద్,
ఆంధ్ర ప్రదేశ్, 504208

Address: S/O Katikareddy Ramaiah,
24-243, Ashok Road, Ashok Road,
Mancherla, Adilabad, Andhra Pradesh,
504208



9881

1947 help@uidai.gov.in www.uidai.gov.in



రుచి సమిర్ దేశాయి
Rucha Samir Desai
పుట్టిన తేదీ / DOB: 25/09/1986
స్త్రీ / Female



6965

मेरा आधार, मेरी पहचान

[Handwritten signature]

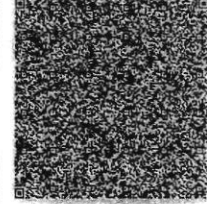


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Unique Identification Authority of India



చిరునామా: సంచంద్రికులు: సమిర్ దేశాయి, 12-13-
327 అండ్ 327/1, స్ట్రీట్ నెంబర్ 2, లేన్ నెంబర్ 6, తర్నాక,
సెకండరాబాద్, హైదరాబాద్, తెలంగాణ, 500017

Address: C/O: Samir Desai, 12-13-327 And
327/1, Street No 2, Lane No 6, Tarnaka,
Secunderabad, Hyderabad, Telangana,
500017



6965

1947 help@uidai.gov.in www.uidai.gov.in



శ్రావణి గుండ
Sravani Gunda
పుట్టిన తేదీ / DOB: 29/10/1994
స్త్రీ / Female



8214

मेरा आधार, मेरी पहचान

Sravan

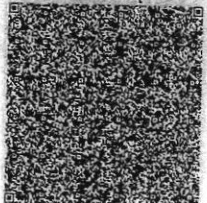


భారత ప్రభుత్వం
Unique Identification Authority of India



చిరునామా: సంచంద్రికులు: గుండ గంగుల,
37వన, సేవార్కర్ నగర్, ఆర్జీ శ్రీనివాస టవర్స్,
నాచారం, ఉప్పల్, కె.వి.రంగారెడ్డి, తెలంగాణ,
500076

Address: C/O: Gunda Gangalah, 37SP,
Savarkar Nagar, Adj Srinivasa Towers,
Nacharam, Uppal, K.V. Rangareddy,
Telangana, 500076



8214

1947 help@uidai.gov.in www.uidai.gov.in

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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1526-1-188/2023

Date: 11/01/2023

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 4 of Section 207 of **Greater Hyderabad Municipal Corporation (GHMC)** Act, 1955, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Greater Hyderabad Municipal Corporation (GHMC)**.

House No.	NA
PTIN/Assessment No.	1015502049
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	KAPRA
Transferor (Name of previous PT Assessee in the Tax Records)	1. M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT SALES LLP REP BY SOHAM MODI (S/o. LATE.SATISH MODI) 2. M/S.VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA (S/o. LATE.VASANT U.MEHTA) 3. NAREDDY KIRAN KUMAR REP BY AGPA HOLDER M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT SALES LLP REP BY SOHAM MODI (S/o. LATE.SATISH MODI) 4. NAREDDY KIRAN KUMAR REP BY AGPA HOLDER M/S.VISTA HOMES REP BY BHAVESH V.MEHTA (S/o. LATE.VASANT U.MEHTA) 5. REP BY GPA FOR PRESENTING DOCUMENTS K.PRABHAKAR REDDY (VIDE DOCT NO.121/BKIV/2015 DT 18-11-2015) (S/o. K.PADMA REDDY) 6. M/S.SUMMIT SALES LLP REP BY PARTNER GAURANJ J MODY (CONSENTING PARTY) (S/o. LATE.JAYANTHILAL MODY)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. SANTOSH KUMAR KATIKAREDDY (S/o. KATIKAREDDY RAMAIAH)
Document Registration No.	1526-188/2023 [1]
Document Registration Date	11/01/2023

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.

4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by the transferor and transferee are found to be incorrect, the certificate shall be deemed to be void.