

Government of Telangana
Registration And Stamps Department

4252/2022

Payment Details - Citizen Copy - Generated on 06/07/2022, 01:54 PM

RETURNE

SRO Name: 1526 Kapra

Receipt No: 4653

Receipt Date: 06/07/2022

Name: PANKAJ SHANGHVI

CS No/Doct No: 4361 / 2022

Transaction: Sale Deed

Challan No:

E-Challan No: 204MNE010722

Chargeable Value: 5047500

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 01-JUL-22

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

25240
75720
277540
1000
5048
384548

F105

Total:

In Words: RUPEES THREE LAKH EIGHTY FOUR THOUSAND FIVE HUNDRED FORTY EIGHT ONLY

OT 8
28/7/22

(Auth)
28/7/22

4361

Doc No. H252/2022.



తెలంగాణ తెలంగాణ TELANGANA

W 024005

S.No. 23532 Date: 31-12-2019**Sold to: PANKAJ SHANGHVI****S/o. CHANDRAKANTH SHANGHVI****For Whom: SELF & OTHERS****K.SATISH KUMAR**

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

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 30 day of June' 2022 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. Shri. Pankaj Shanghvi, Son of Shri. Chandrakanth Shanghvi aged about 71 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile -Parle (West), Mumbai-400 056.
2. Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 40 years, residing at H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad-500 003.

Hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively. (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

AND

M/s. Vista Homes, a registered Partnership firm having its office, at 5-4-187/3 & 4, 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 51 years, Occupation: Business and (2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 50 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter called the "Consenting Party"

Purvi M. Mehta

FOR VISTA HOMES

 Partner

For VISTA HOMES

Page 1
 Partner

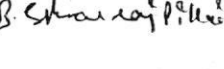
Presentation Endorsement:

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. 25240/- paid between the hours of 2 and 3 on the 06th day of JUL, 2022 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			M.SWARNALATHA W/O. LATE.D.BALRAJ PILLAI FNO.105 BNO.C VISTA HOMES BHARAT NAGAR CLY KAPRA M.M.DIST	
2	EX			REP BY GPA FOR PRESENTING DOCUMENTS K.PRABHAKAR REDDY (VIDE DOCT NO.121/BKIV/2015 & 23/BKIV/2016, DT 18-11-2015 & 24- 04-2016) 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			B ESHWAR RAJ PILLAI R/O.HYD	
2			B MITHLESH RAJ PILLAI R/O.HYD	

06th day of July, 2022

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: XXXXXXXX3023 Name: M Swarna Latha	C/O D Balraj Pillai, Secunderabad, Hyderabad, Telangana, 500062	

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IN FAVOUR OF

Mrs. M. Swarnalatha, Wife of Late D. Balraj Pillai, aged about 60 years residing at Flat No. 105, Block-C, Vista Homes, Bharat Nagar Colony, Kapra Village, Kapra Mandal, Medchal-Malkajgiri District, Hyderabad-500 062 (Pan No.ADDPM3455H, Aadhaar No.6209 3545 3023, Mobile No.94918 81873), hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

WHEREAS:

- B. The Vendor was the absolute owner and possessor of flat no.105 on the first floor, in block no. 'F' in the residential complex named as Vista Homes situated at survey nos.193, 194 & 195 Kapra Village, Kapra village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, R. R. District) admeasuring 950 sft of super built-up area along with undivided share of land to an extent of 57.71 sq. yds, and a reserved car parking space for a single car in the basement admeasuring 100 sft, herein after referred to as the Schedule Property and more fully described in the schedule given under
- C. 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) belongs 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.

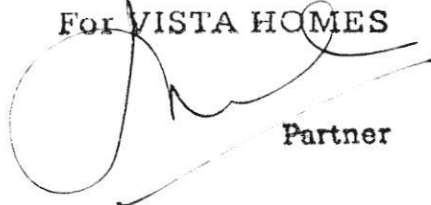
Sl. No.	Deed Doc. No.	Dated	Extent of Land	Registered Sub-Registrar Office
1.	1426/2007	19.02.2007	Ac. 3-01 gts.	Malkajgiri
2.	3000/2007	21.04.2007	Ac.1-10 gts.	Malkajgiri
3.	4325/2007	16.06.2007	Ac.0-12 gts.	Malkajgiri
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts.	Kapra

- D. M/s. Vista Homes is developing the Scheduled Land into residential flats in a group housing scheme name and styled as 'VISTA HOMES' consisting of 403 flats in 9 blocks with certain common amenities and obtained necessary technical approval from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012.
- E. M/s. Vista Homes further 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.



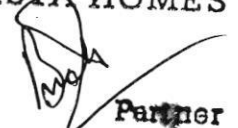
Purvi. m. mehta

For VISTA HOMES



Partner

For VISTA HOMES



Partner

Page 2

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	277540	0	0	0	277640
Transfer Duty	NA	0	75720	0	0	0	75720
Reg. Fee	NA	0	25240	0	0	0	25240
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	5048	0	0	0	5048
Total	100	0	384548	0	0	0	384648

Rs. 353260/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 25240/- towards Registration Fees on the chargeable value of Rs. 5047500/- was paid by the party through E-Challan/BC/Pay Order No .204MNE010722 dated ,01-JUL-22 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 384598/-, DATE: 01-JUL-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3018842997520,PAYMENT MODE:CASH-1001138,ATRN:3018842997520,REMITTER NAME: M SWARNALATHA,EXECUTANT NAME: PANKAJ SHANGHVI,CLAIMANT NAME: M SWARNALATHA).

Date:
06th day of July,2022

Signature of Registering Officer
Kapra

Certificate of Registration

Registered as document no. 4252 of 2022 of Book-1 and assigned the identification number 1 - 1526 - 4252 - 2022 for Scanning on 06-JUL-22 .

Registering Officer
Kapra
(E.Rajasekhar Reddy)

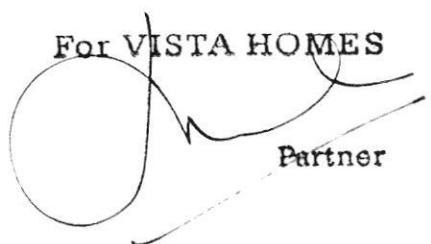
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- F. The Vendor no.1 has entered into an agreement of sale dated 23.03.2013 with M/s. Vista Homes (hereinafter referred to as the Builder) for purchase of a deluxe apartment bearing flat no.105 on the first floor, in block no. 'F', admeasuring 950 sft. of super built-up area (i.e., 768 sft. of built-up area + 182 sft. of common area, 654 sft of carpet area) together with proportionate undivided share of land to the extent of 57.71 sq. yds. and reserved parking space for single car admeasuring about 100 sft. in the residential complex named as 'Vista Homes', situated at Survey Nos. 193, 194 & 195, Kapra village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District), hereinafter referred to as the Schedule Flat.
- G. As per the terms of the agreement of sale, the Builder has executed a registered sale deed dated 25.03.2013, bearing document no.1540/2013 registered at the office of the Sub-Registrar, Kapra, and agreement of construction dated 25.03.2013 for sale of the Scheduled Flat in favour of the Vendor no.1.
- H. The Vendor no.1 out of love and affection which he has towards his daughter has gifted 24% undivided share in flat no.105 on the first floor, in block no. 'F' in the project known as Vista Homes situated at Sy. Nos. 193, 194 and 195, Kapra Village, Keesara Mandal, Medchal-Malkajgiri District, admeasuring 228 sft. (out of 950 sft) of super built-up area along with undivided share of land to the extent of 13.85 sq. yds. (out of 57.71 sq. yds) and 24% in the reserved parking space for single car in the basement admeasuring 24 sft. (out of 100 sft.) to Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta, Vendor no.2, herein., vide registered gift deed bearing no.4382/2015, dated 23.11.2015 registered at S. R.O, Kapra, Medchal-Malkajgiri District and retaining for himself the balance 76% undivided share in the Scheduled Property
- I. By virtue of the above referred documents, recitals and records, the Vendor No. 1 herein become owner of 76% undivided share and the Vendor No. 2 herein become owner of 24% undivided share in the Scheduled Property.
- J. The Consenting Party i. e., M/s. Vista Homes at the request of the Vendor and Buyer are joining in execution of this deed so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Consenting Party shall not have any share in the sale consideration agreed herein.
- K. The Buyer is desirous of purchasing apartment bearing flat no.105 on the first floor, in block no. 'F', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- L. 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.


Purvi M. Mehta

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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M. The Vendors has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.50,47,500/- (Rupees Fifty Lakhs Forty Seven Thousand and Five Hundred Only) and the Buyer has agreed to purchase the same.

N. The Vendors and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.105 on the first floor, in block no. 'F', having a super built-up area of 950 sft. of super built-up area (i.e., 768 sft. of built-up area + 182 sft. of common area, 654 sft of carpet 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, 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.50,47,500/- (Rupees Fifty Lakhs Forty Seven Thousand and Five Hundred Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

- 2. The Vendors hereby declares that she has absolute right to sell the Scheduled Flat.
- 3. The Vendors further covenant that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby gives warranty of title. If any claim is made by any person either claiming through the Vendors or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendors alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Buyer fully for such losses.
- 4. The Vendors has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
- 5. Henceforth the Vendors shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendors or anyone claiming through them.
- 6. The Vendors hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Buyer in the concerned departments.


Purni M. Mehta


FOR VISTA HOMES
Partner


FOR VISTA HOMES
Partner

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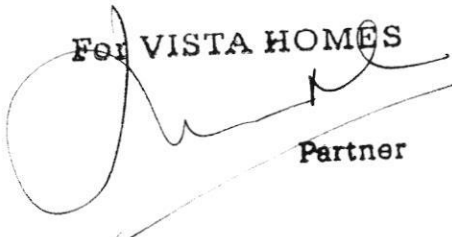


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7. The Vendors hereby covenant that the Vendors have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendors to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
9. The 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.
10. The Buyer do hereby covenant with the Vendors and through the Vendors with other owners of tenements in Vista Homes as follows:-
 - i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
 - ii. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule flat and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - iii. That the Buyer shall become a member of the Vista Homes Owners Association that has been / shall be formed by the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
 - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendors/Builder shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.


Purvi. m. mehla

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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4252/2022.

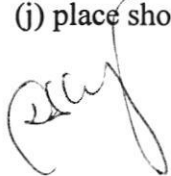
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- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date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



P. M. Mehta

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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SCHEDULE 'A'

SCHEDULE OF LAND

All that part and parcel of undivided share of land admeasuring about 1029.75 Sq. yds., in survey nos.193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra village, 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.105 on the first floor, in block no. 'F', admeasuring 950 sft. of super built-up area (i.e., 768 sft. of built-up area + 182 sft. of common area, 654 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	Open to Sky
West By	6'-6'' wide corridor

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. B. S. Murugan Pillai

2. Mithilesh Singh

Purvi M. Mehra

VENDOR

For VISTA HOMES

Partner

For VISTA HOMES

Partner

CONSENTING PARTY

M. S. Subrah
BUYER

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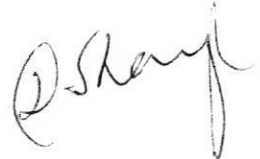
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ANNEXTURE-1-A

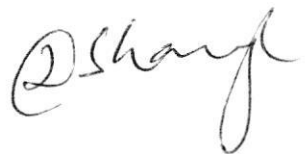
1. Description of the Building : DELUXE apartment bearing flat no.105 on the first floor, in block no. 'F' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, R. R. District).
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + Upper 4 Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 57.71 sq. yds, U/s Out of 1029.75 Sq. yds.
4. **Built up area Particulars:**
- a) In the Basement Floor : 100 sft. parking space for one car
- b) In the First Floor : 950 sft.
5. Executant's Estimate of the MV of the Scheduled Flat : Rs. 50,47,500/-

Date: 30.06.2022


Signature of the Vendor

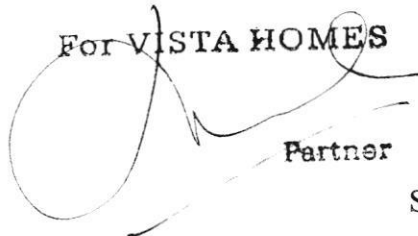
C E R T I F I C A T E

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


Signature of the Vendor

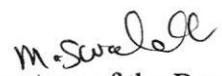
Date: 30.06.2022

Signature of the Vendor


FOR VISTA HOMES
Partner


FOR VISTA HOMES
Partner

Signature of the Consenting Party


Signature of the Buyer

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ANNEXURE- B

Plan of the Scheduled Flat:

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



TYPE-C

Purvi m. mehta

VENDOR

FOR VISTA HOMES FOR VISTA HOMES

Partner

CONSENTING PARTY

M. Swaleh
 Partner

M. Swaleh
 PURCHASER

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ANNEXURE – C

Layout plan of the Housing Project:



P. M. Mehla
PURVIM. MEHLA
VENDOR

For VISTA HOMES
Partner
CONSENTING PARTY
For VISTA HOMES
Partner

M. S. Sarda
PURCHASER

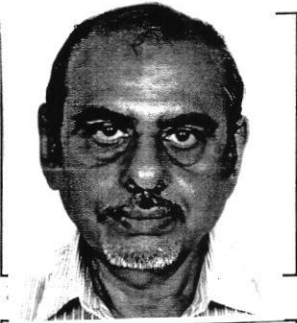
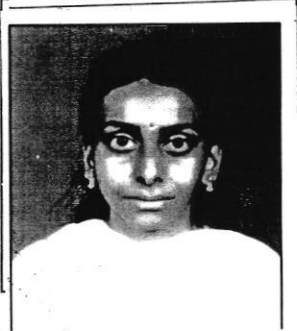
Bk - 1, CS No 4361/2022 & Doct No
4252/2022. Sheet 10 of 15 Sub Registrar
Kapra



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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
			<u>VENDORS:</u> 1. SHRI. PANKAJ SHANGHVI S/O. SHRI CHANDRAKANTH SHANGHVI R/O. 504/A, CHANDAN CO-OP HOUSING SOCIETY, DADABHAI CROSS ROAD NO.3 VILE -PARLE (WEST) MUMBAI - 56.
			2. SMT. PURVI M. MEHTA W/O. SHRI. MEHUL V. MEHTA R/O. H. NO 21, BAPU BAGH COLONY 1 ST FLOOR, MINISTER ROAD SECUNDERABAD - 500 003
			<u>CONSENTING PARTY:</u> 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
			2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY SECUNDERABAD - 500 003

SIGNATURE OF WITNESSES:

1. B. S. Mehta
2. R. H. Mehta

FOR VISTA HOMES

Partner

Purvi. m. mehta

SIGNATURE OF THE VENDOR

FOR VISTA HOMES

Partner

SIGNATURE OF THE CONSENTING PARTY

M. S. Mehta

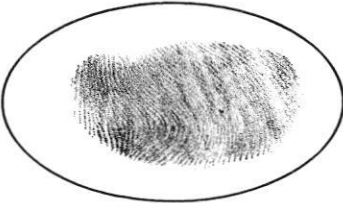
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4252/2022.

Sheet 11 of 15 Sub Registrar
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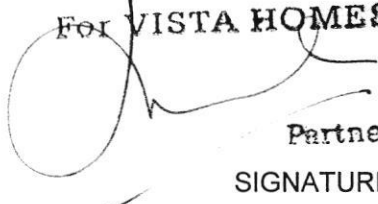
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>GPA FOR PRESENTING DOCUMENTS ON BEHALF OF VENDOR AND CONSENTING PARTY:</u> <u>VIDE DOC NOS. 23/BK-IV/2016 & 121/BK-IV/2015</u> <u>Dt. 20.04.2016 & 18.11.2015 REGD. AT SEC-BAD:</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>BUYER:</u> MRS. M. SWARNALATHA W/O. LATE D. BALRAJ PILLAI R/O. FLAT NO. 105, BLOCK-C VISTA HOMES, BHARAT NAGAR COLONY KAPRA VILLAGE, KAPRA MANDAL MEDCHAL-MALKAJGIRI DISTRICT HYDERABAD-500 062.

SIGNATURE OF WITNESSES:

1. B. Srinivas Reddy
2. Nithesh Reddy

Purvi. m. mehta

SIGNATURE OF THE VENDOR

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE CONSENTING PARTY

M. Swarnalatha
SIGNATURE OF THE BUYER

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4252/2022. Sheet 12 of 15 Sub Registrar
Kapra



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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, आंध्र 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, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra 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

Signature
Prabha Reddy K

10062008

Aadhaar No 3287 6953 9204

Bk - 1, CS No 4361/2022 & Doct No
4252/2022. Sheet 13 of 15 Sub Registrar
Kapra

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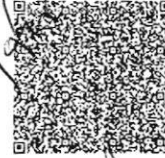




भारत सरकार
GOVERNMENT OF INDIA



Pankaj Chandrakant Shanghvi
Date of Birth/DOB: 10/09/1945
Male/ MALE
Mobile No: 9619856612



0334
VID : 9178 9440 4449 4427

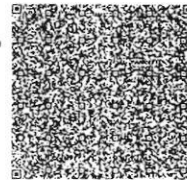
माझे माहेर, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 09/10/2018

Address :

Flat No 12/5 Gopal Bhuvan, New Shrinath Kunj Co op
HSG SOC LTD, Babubhai Vashi Road Vile Parle West,
Mumbai, Mumbai,
Maharashtra 400056



Generation Date: 25/09/2018

0334
VID : 9178 9440 4449 4427



ne@uidai.gov.in



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PO Box No 1945
Bengaluru-560 091



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

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

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



UF250675893IN

25067589



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

~~25067589~~ 7946

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పూర్వి మ మేహతా
Purvi M Mehta



పుట్టిన ముద్రా Year of Birth: 1978
స్త్రీ / Female

~~25067589~~ 7946



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India

అధార్

Issue Date: 05/08/2011



M Swarna Latha
M Swarna Latha
పుట్టిన తేదీ/DOB: 29/11/1961
సే/ FEMALE

M Swarna Latha

3023
VID : 9146 7837 4877 7269
నా అధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధార్

విరునామా:
సంబంధితులు: డి బల్రాజ్ పిల్లై, ఫ్లాట్ నో 105, బ్లాక్ చ, వీస్టా హోమ్స్, నాగార్జున నగర్ కాలనీ, కుశాగూడ, సెకండరాబాద్, తెలంగాణ - 500062

Address:
C/O: D Balraj Pillai, Flat No 105, Block C, Vista Homes, Nagarjuna Nagar Colony, Kushaiguda, kapra, Medchal, Secunderabad, Hyderabad, Telangana - 500062



3023
VID : 9146 7837 4877 7269

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Government of India

అధార్

Download Date: 04/02/2020



బి ఎశ్వర్ రాజ్ పిల్లై
B Eshwar Raj Pillai
పుట్టిన తేదీ/DOB: 19/10/1993
పురుషుడు/ MALE

B Eshwar Raj Pillai

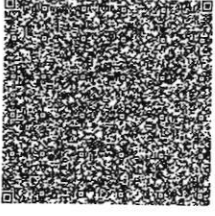
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VID : 9135 6215 3893 9883
నా అధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధార్

విరునామా:
C/O డి బల్రాజ్ పిల్లై, ఫ్లాట్ నో 105, వీస్టా హోమ్స్, బ్లాక్ చ, నాగార్జున నగర్ కాలనీ, కుశాగూడ, సెకండరాబాద్, తెలంగాణ - 500062

Address:
C/O D Balraj Pillai, F No 105, Vista Homes, Block C, Nagarjuna Nagar Colony, Kushaiguda, Secunderabad, Hyderabad, Telangana - 500062



1317
VID : 9135 6215 3893 9883

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Government of India

అధార్

Download Date: 04/02/2020



B Mithlesh Raj Pillai
B Mithlesh Raj Pillai
పుట్టిన తేదీ/DOB: 16/02/1995
పురుషుడు/ MALE

B Mithlesh Raj Pillai

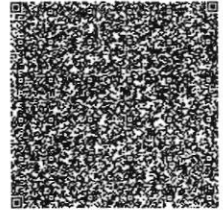
3057
VID : 9177 4402 7803 0917
నా అధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధార్

విరునామా:
C/O డి బల్రాజ్ పిల్లై, ఫ్లాట్ నో 105, వీస్టా హోమ్స్, బ్లాక్ చ, నాగార్జున నగర్ కాలనీ, కుశాగూడ, సెకండరాబాద్, తెలంగాణ - 500062

Address:
C/O D Balraj Pillai, F No 105, Vista Homes, Block No C, Nagarjuna Nagar Colony, Kushaiguda, Secunderabad, Hyderabad, Telangana - 500062



3057
VID : 9177 4402 7803 0917

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Bk - 1, CS No 4361/2022 & Doct No
4252/2022. Sheet 15 of 15 Sub Registrar
Kapra



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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1526-1-4252/2022

Date: 06/07/2022

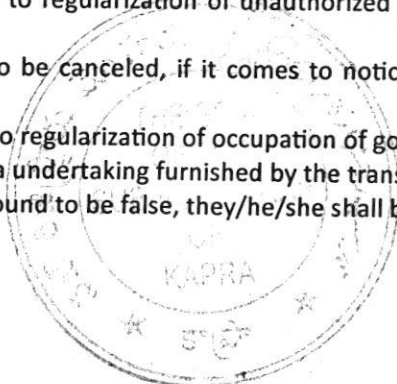
CERTIFICATE OF TRANSFER/ MUTATION

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.	1015501560
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. REP BY GPA FOR PRESENTING DOCUMENTS K.PRABHAKAR REDDY (VIDE DOCT NO.121/BKIV/2015 & 23/BKIV/2016 DT 18-11-2015 & 24-04-2016) (S/o. K.PADMA REDDY) 4. PANKAJ SHANGHVI (S/o. CHANDRAKANTH SHANGHVI) 5. PURVI M.MEHTA (W/o. MEHUL V.MEHTA)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. M.SWARNALATHA (W/o. LATE.D.BALRAJ PILLAI)
Document Registration No.	1526-4252/2022 [1]
Document Registration Date	06/07/2022

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 them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.



Signature of Sub-Registrar
(KAPRA)

