

ORIGINAL

7531 దస్తావేజులు మరియు రుసుముల రశీదు
 నెం. 7531 Vista Homes Reply
 శ్రీమతి / శ్రీ K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				R
దస్తావేజు విలువ	2600000				Rep
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	3797/16		325001		
రిజిస్ట్రేషన్ రుసుము	13000		80910		
లోటు స్టాంపు (D.S.D.)					
GHMC (T.D.)	103900		26001	44me	
యూజర్ ఛార్జీలు	100		187572		
అదనపు షీట్లు			11/8		
5 x	39000		5228W70908/6		
	1		9/8		
మొత్తం	156000				

(అక్షరాల) N.Y.

తేది 12/8 రూపాయలు మాత్రమే)
 వాపసు తేది నబ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

SCANNED

3957 2.20. 3797/2016



తెలంగాణ తెలంగాణ TELANGANA

E 694319

S.No. 7897 Date: 14-06-2016

Sold to: PAVAN KUMAR

S/o. ANJANEYULU

For Whom: VISTA HOMES

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 11th day of August 2016 at SRO, Kapra, Ranga Reddy 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 Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi Son of Late Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H} and (2) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad {Pan No. ABMPM6754C}.
2. Shri Nareddy Kiran Kumar, Son of Shri Madhusudhan Reddy, aged about 42 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad - 500 003., 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 - 500 003 {Pan No. AAGFV2068P}, hereinafter jointly referred to as the Vendors and severally referred to as Vendor No. 1, and Vendor No. 2, respectively.

For VISTA HOMES

Partner

For VISTA HOMES

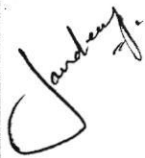
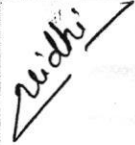
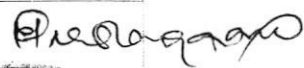
Partner

Presentation Endorsement:

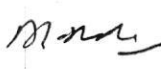
Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13000/- paid between the hours of 1 and 2 on the 12th day of AUG, 2016 by Sri Soham Modi

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

Signature/Ink Thumb

SI No	Code	Thumb Impression	Photo	Address	Impression
1	CL		 SANDEEP KHANDEKAR [1526-1-2016-3957]	SANDEEP KHANDEKAR S/O. DHURWA KHANDEKAR FLATNO.303 SIDDHI RESIDENCY, EAST GANDHI NAGAR NAGARAM HYD	
2	CL		 NIDHITA NILESH C [1526-1-2016-395]	NIDHITA NILESH DEDAM W/O. SANDEEP KHANDEKAR FLATNO.303 SIDDHI RESIDENCY, EAST GANDHI NAGAR NAGARAM HYD	
3	EX		 VENDORS REP BY GP [1526-1-2016-3957]	VENDORS REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G.ROAD SEC 6B	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 CH.VIJAYA BHASKAR [1526-1-2016-3957]	CH.VIJAYA BHASKAR R/O.FL.NO.402,SRI SIDDHI RESIDENCY,EAST GANDHI NAGAR,NAGARAM,R.R.DIST.	
2		 M.RANGA RAO::12/I [1526-1-2016-3957]	M.RANGA RAO H.NO.5-2-120,TIRUMAL NAGAR,MEERPET.,OULA- ALI,HYD.	

12th day of August, 2016

Signature of Joint SubRegistrar
Kapra



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Bk-1, CS.No 3957/2016 & Doct No 3997/2016. Sheet 1 of 11

Joint SubRegistrar Kapra

IN FAVOUR OF

1. Mrs. Nidhita Nilesh Gedam, Wife of Mr. Sandeep Khandekar, aged about 33 years and
2. Mr. Sandeep Khandekar, Son of Mr. Dhruwa Khandekar, aged about 33 years both residing at Flat No. 303, Sri Siddhi Residency, East Gandhi Nagar, Rampally 'x' Road, Nagaram, Hyderabad - 500 083, hereinafter referred to as the 'Vendee'

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

WHEREAS:

- A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming Sy. Nos.193 (Ac.2-21 Gts.) 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy 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.

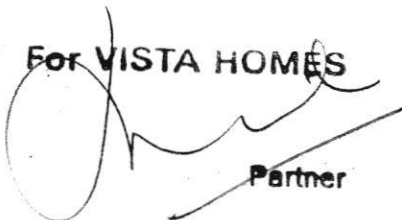
S. No.	Deed Doc. No.	Dated	Extent of Land
1.	1426/2007	19.02.2007	Ac. 3-01 gts.
2.	3000/2007	21.04.2007	Ac.1-10 gts.
3.	4325/2007	16.06.2007	Ac.0-12 gts.
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts.

- B. The total land admeasuring 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, Keesara Mandal, Ranga Reddy District., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.

- C. 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.
- 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

- D. The Vendor has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to 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.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	103900	0	0	0	104000
Transfer Duty	NA	0	39000	0	0	0	39000
Reg. Fee	NA	0	13000	0	0	0	13000
User Charges	NA	0	100	0	0	0	100
Total	100	0	156000	0	0	0	156100

Rs. 142900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13000/- towards Registration Fees on the chargeable value of Rs. 2600000/- was paid by the party through E-Challan/BC/Pay Order No. 5228WY090816 dated 11-AUG-16 of SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 156000/-, DATE: 11-AUG-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001034973, REMITTER NAME: PRABHAKAR RADDY, EXECUTANT NAME: VISTA HOMES, CLAIMANT NAME: MRS. NIDHITA NILESH GEDAM AND OTHERS).

Date:

12th day of August, 2016

Signature of Registering Officer
Kapra

Bk-1, CS No 3957/2016 & Doct No 399/2016. Sheet 2 of 11
Joint SubRegistrar
Kapra

12 వ పుస్తకము 2016 నం./ ర.న. 1038
3797
1526
3797 16
12



Handwritten signature and date 12-08-2016.



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- E. The proposed development consisting of 403 flats in 9 blocks with certain common amenities is named as 'VISTA HOMES'.
- F. The Vendee is desirous of purchasing a deluxe apartment bearing flat no.304 on the third floor, in block no. 'H' admeasuring 950 sft, of super built-up 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 proposed group housing scheme known as 'Vista Homes' and has approached the Vendor.
- G. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of VISTA HOMES. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- H. 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. 26,00,000/- (Rupees Twenty Six Lakhs Only) and the Vendee has agreed to purchase the same.
- I. The Vendor and the Vendee 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.304 on the third floor, in block no. 'H', having a super built-up area of 950 sft. (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, Keesara Mandal, R. R. 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. 26,00,000/- (Rupees Twenty Six Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
 - i. Rs.17,80,000/-(Rupees Seventeen Lakhs Eighty Thousand Only) paid by way of D. D. No. 028429, dated 06.07.2016 issued by State Bank of India, RACPC, Hyderabad.
 - ii. Rs.5,60,000/-(Rupees Five Lakhs Sixty Thousand Only) paid by way of D. D. No. 028933, dated 08.08.2016 issued by State Bank of India, RACPC, Hyderabad.
 - iii. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.480092, dated 10.06.2016 drawn on IDBI Bank.
 - iv. Rs.60,000/-(Rupees Sixty Thousand Only)(Part Payment) paid by way of wire transfer
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.

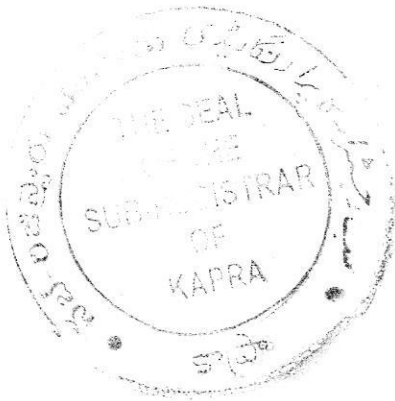
For VISTA HOMES

Partner

For VISTA HOMES

Partner

Bk - 1, CS No 3957/2016 & Doct No 3957/2016
Joint SubRegistrar
Kapra
Sheet 3 of 11



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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NIDHITA NILESH GEDAM

NILESH RAGHUNATHA GEDAM

20/07/1983

Permanent Account Number

ASCPG4263B

Signature



Nidhi

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SANDEEP

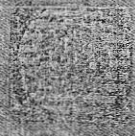
DHRUWA DAGOJI KHANDEKAR

15/01/1983

Permanent Account Number

BJKPK7816G

Signature



Sandeep



भारत सरकार
GOVERNMENT OF INDIA



Medisetty Ranga Rao

Medisetty Ranga Rao

जन्म वर्ष / Year of Birth : 1950

पुरुष / Male



9172 7034 9842

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

5-2-120, Meerpet, Thirumala
Nagar, Moula Ali R R Dist,
Hyderabad, Andhra Pradesh,
500040

Address:

5-2-120, Meerpet,
Thirumala Nagar, Moula A
R R Dist, Hyderabad, And
Pradesh, 500040



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1800 180 1947



help@uidai.gov.in



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P.O. Box No 1947,
Bangalore-560 007

Medi

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

CHODAVARAPU VIJAYABHASKAR

HARIBRAHMAIAH CHODAVARAPU

16/08/1981

Permanent Account Number

AIYPC8078Q

Signature



Vijay

Bk-1, CS No 3957/2016 & Doct No
3957/2016. Sheet 11 of 11 Joint SubRegistrar
Kapra



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3. The Vendor further covenants 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 Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
6. 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 Vendee in the concerned departments.
7. 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.
8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee 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 Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
 - i. The Vendee 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 Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
 - iii. That the Vendee shall become a member of the Vista Homes Owners Association that has been / shall be formed by / for the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Vendee 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 Vendee 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.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Bk-1 CS No 3957/2016 & Doct No

3957/2016 Sheet 4 of 11

Joint SubRegistrar

Kapra



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- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Vendee 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 Vendee.
- 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 Vendor and the Vendee 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 Vendee.
- 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 Vendee 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 Vendee.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(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 Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the Flats.
- x. That the Vendee 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 Vendee 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 Vendee, 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.

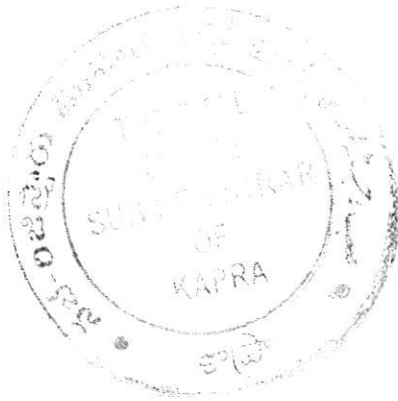
For VISTA HOMES

Partner

For VISTA HOMES

Partner

Bk. 1 CS No 3957/2016 & Doct No
3957/2016 Sheet 5 of 11
Joint SubRegistrar
Kapra



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SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of 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, 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.304 on the third floor, in block no. 'H' 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 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, Keesara Mandal, R. R. 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. 
2. 


For VISTA HOMES
Partner


For VISTA HOMES
Partner

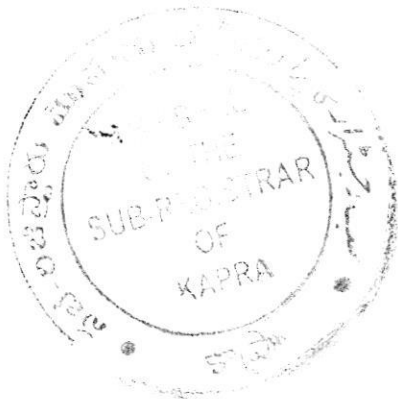
VENDOR



VENDEE


Sandeep

Bk-1, CS No 3957/2016 & Doct No
397/2016. Sheet 6 of 11
Joint SubRegistrar
Kapra



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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.304 on the third floor, in block no. 'H' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. 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 : 57.71 sq. yds, U/s Out of Ac. 5-25 Gts.
- 4. Built up area Particulars:**
- a) In the Basement Floor : 100 sft. Parking space for One Car
- b) In the Third Floor : 950 Sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 26,00,000/-

Date: 11.08.2016

For VISTA HOMES
Partner

For VISTA HOMES
Partner

Signature of the Executants

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.

For VISTA HOMES
Partner

For VISTA HOMES
Partner

Date: 11.08.2016

Signature of the Executants

richi
Jandeep

Bk-1, CS No 3957/2016 & Doct No
3957/2016 Sheet 7 of 11 Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO.304 IN BLOCK NO. 'H' ON THE THIRD FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195**SITUATED AT**

KAPRA VILLAGE,

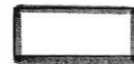
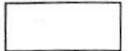
KEESARA MANDAL, R. R. DIST.

VENDOR: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS1. M/S. SUMMIT HOUSING PVT. LTD., REPRESENTED BY AUTHORISED SIGNATORY
SHRI. SOHAM MODI, SON OF LATE SATISH MOD

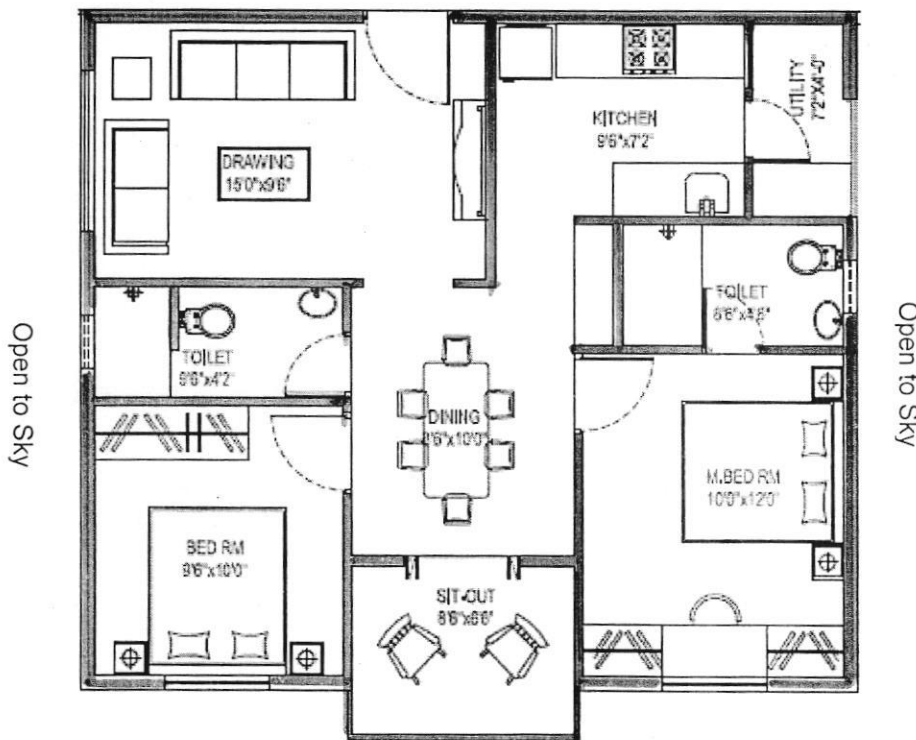
2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

VENDEE: 1. MRS. NIDHITA NILESH GEDAM, WIFE OF MR. SANDEEP KHANDEKAR

2. SANDEEP KHANDEKAR, SON OF MR. DHRUWA KHANDEKAR

REFERENCE:
AREA: 57.71**SCALE:**
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**Total Built-up Area = 950 sft.,
Out of US of Land = Ac. 5-25 Gts.

6'-6" wide corridor

**WITNESSES:**

- 1.
- 2.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

Bk-1, CS No 3957/2016 & Doct No
397/2016. Sheet 8 of 11 Joint SubRegistrar
Kapra



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

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

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

1. M/S. SUMMIT HOUSING PVT. LTD.,
REP. BY AUTHORISED SIGNATORY
MR. SOHAM MODI
S/O. MR. SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS
HYDERABAD- 500 034.

2. SHRI. BHAVESH V. MEHTA,
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
D. V. COLONY, P. G. ROAD
SECUNDERABAD - 500 003.

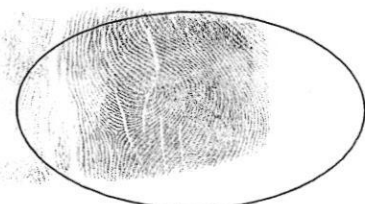
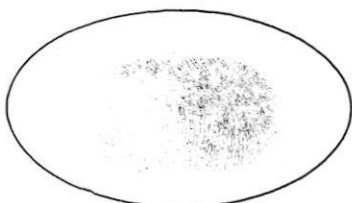
SPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 87/BK-IV/ 2014, Dt. 26.09.2014

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.

VENDEE:

1. MRS. NIDHITA NILESH GEDAM
W/O. MR. SANDEEP KHANDEKAR
R/O. FLAT NO. 303, SRI SIDDHI RESIDENCY
EAST GANDHI NAGAR
RAMPALLY 'X' ROAD
NAGARAM, HYDERABAD - 500 083

2. MR. SANDEEP KHANDEKAR
S/O. MR. DHRUWA KHANDEKAR
R/O. FLAT NO. 303, SRI SIDDHI RESIDENCY
EAST GANDHI NAGAR
RAMPALLY 'X' ROAD, NAGARAM
HYDERABAD - 500 083.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For VISTA HOMES

Partner
Sandeep

For VISTA HOMES

Partner
SIGNATURE OF THE VENDOR
Nidhi

Bk - 1, CS No 3957/2016 & Doct No
3957/2016. Sheet 9 of 11 Joint SubRegistrar
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

06/03/2007

For VISTA HOMES

Partner

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

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, अंध्र 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

10/06/2008

For VISTA HOMES

Bk-1, CS No 3957/2016 & Doct No
3957/2016 Sheet 10 of 11 Joint SubRegistrar
Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANDEEP

DHIRUWA DAGOJI KHANDAKAR

15/01/1983

Permanent Account Number

BJKPK7816G

Signature



TS00AA 86650694

**GOVERNMENT OF TELANGANA-
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY**

App No : 120853

MeeSeva App No : ECM021603663344

Date : 17-Aug-16

Statement No : 17166252

Sri/Smt.: **NOTHITA NILESH** : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: KHAPRA (M), House No: , Flat No: 304, Apartment: VISTA HOMES BLOCK NO.H, Ward : 1-Block : 1 VILLAGE: KHAPRA (M), Survey No : ,193,194/P,195/P, East: 6-6' WIDE CORRIDOR West: OPEN TO SKY South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KHAPRA relating there to for 9 years from 01-10-2007 To 12-08-2016 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value.	Name of Parties Executant(EX) & Claimants(CL)	Vol/Tg No CD No Doct No/Year (ScheduleNo)
1 5	VILL/COL: KHAPRA (M)/K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/ W-B: 1-1 SURVEY: 193 194/P 195/P HOUSE: . APARTMENT: VISTA HOMES BLOCK NO.H FLAT: 304 EXTENT: 57.71SQ.Yds BUILT: 1050SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6-6' WIDE CORRIDOR [W]: OPEN TO SKY This document Link Doct,Link Doct,Link Doct,Link Doct 1526, 3000/2007 of SRO 1512;1842/2009 of SRO 1526;4325/2007 of SRO 1512;1426/2007 of SRO 1512;/ 2007	(R) 12-08-2016 (E) 11-08-2016 (P) 12-08-2016	0101 (Sale Deed) Mkt.Value:Rs. 2600000 Cons.Value:Rs. 2600000	1.1.(EX)M/S.VISTA HOMES REP BY PARTNER BHAVESH V MEHTA 2.(EX)M/S.VISTA HOMES REP BY PARTNER M/S.SUMMIT HOUSING PVT LTD REP BY MD SOHAM MODI 3.(EX)NAREDDY KIRAN KUMAR REP BY AGPA HOLDER M/S. VISTA HOMES REP BY PARTNER BHAVESH V.MEHTA 4.(EX)NAREDDY KIRAN KUMAR REP BY AGPA HOLDER M/S. VISTA HOMES REP BY PARTNER M/S. SUMMIT HOUSING PVT LTD REP BY MD SOHAM MODI 5.(EX)VENDORS REP BY GPA K.PRABHAKAR REDDY 6.(CL)NIDHITA NILESH DEDAM 7.(CL)SANDEEP KHANDEKAR	0/0 3797/ 2016 [1] of SROKAPRA
2 5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION W-B: 1-3 SURVEY: 195/SP PLOT: / HOUSE: EXTENT: 5082SQ.Yds Boundires: [N]: BALANCE LAND IN SY NO 195 BELONGING TO M/S VISTA HOMES [S] SY NO 199 [E]: SY NO 199 [W]: SY NO 194 BELONGING TO M/S VISTA HOMES This document Link Doct 1526, 4324/2007 of SRO 1512;/ 2007	(R) 30-07-2009 (E) 30-07-2009 (P) 30-07-2009	0111 (AGREEMENT OF SALE CUM GPA) Mkt.Value:Rs. 11689000 Cons.Value:Rs. 7350000	1.1.(EX)NAREDDY KIRAN KUMAR 2.(CL)M/S VISTA HOMES REP BY MEHUL V.MEHTA 3.(CL)M/S VISTA HOMES REP BY SOHAM MODI	0/0 CD_Volume: 119 1842/ 2009 [1] of SROKAPRA
3 5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 194SOUTHERN PART HOUSE: / EXTENT: 1451SQ.Yds Boundires: [N]: BALANCE LAND IN SYNO.194 BELONGING TO PURCHASER [S] SYNO.199 [E]: SYNO.195 [W]: SYNO.199 1512,	(R) 16-06-2007 (E) 16-06-2007 (P) 16-06-2007	0101 (Sale Deed) Mkt.Value:Rs. 2178000 Cons.Value:Rs. 2178000	1.1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3.(EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES MEHUL V MEHTA 7.(CL)AJEETA MODY	0/0 CD_Volume: 303 4325/ 2007 [6] of SROMALKAJGIRI
4 5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 HOUSE: / EXTENT: 6050SQ.Yds Boundires: [N]: SYNO.199 [S] BALANCE PARTOF SYNO.193 BELONGING TO THE PURCHASER [E]: SYNO.199 AND 40' WIDE APPROACH ROAD [W]: SYNO.199 1512,	(R) 21-04-2007 (E) 21-04-2007 (P) 21-04-2007	0101 (Sale Deed) Mkt.Value:Rs. 9075000 Cons.Value:Rs. 861225	1.1.(EX)S.CHILAKAMMA 2.(EX)S.DHANPAL REDDY 3.(EX)S.MADHUSUDHAN REDDY 4.(EX)S.ANJI REDDY 5.(EX)S.SRINIVAS REDDY 6.(CL)M/S.VISTA HOMES PARTNER MEHUL V.MEHTA 7.(CL)AJEETA MODY	0/0 Cb_Volume: 300 3000/ 2007 [6] of SROMALKAJGIRI
	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B:			1.1.(EX)SINGIREDDY CHILAKAMMA 2.(EX)SINGIREDDY DHANPAL REDDY 3.(EX)SINGIREDDY MADHUSUDHAN	

UNDERTAKING

Date: 31/10/2016

From,
Mrs. Nidhita Nilesh Gedam & Mr. Sandeep Khandekar
Flat No. 303, Sri Siddhi Residency,
East Gandhi Nagar, Rampally 'x' Road,
Nagaram, Hyderabad - 500 083

To,
The Managing Partner,
M/s. Vista Homes,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 03

Reference:- Purchase of flat no H-304 in the project known as Vista Homes, situated at Sy. Nos. 193 to 195, Kusaiguda, Hyderabad 500 062.

Dear Sir / Madam,

I am aware of the terms and conditions laid down in the agreement of sale, sale deed and rules of the Association with respect to maintaining the high standards of living in the said project. Accordingly, I hereby certify that I 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 said 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 air conditioners or other appliances that may effect the external appearance of the building.
- (h) Install copper piping or wires for air conditioning that may affect the external appearance of the building.
- (i) Install cloths drying stands or other such devices on the external side of the flats.
- (j) Dry cloths on the external side of the flats that may effect the appearance of the flats.
- (k) To use the corridors or passages or parking area for storage of material.
- (l) Place shoe racks, pots, plants or other such material in the corridors or passages or roads of common use.
- (m) Install communication lines/wires/equipment for TV, telephone, internet, etc., that may affect the external appearance of the building.
- (n) Run exposed wires on the external elevation of the building or through common passages for TV, telephone, internet, etc.

I also certify that these conditions shall be imposed on all occupants of the said flat including tenant's future purchasers.

Thank you.
Yours sincerely,

(Nidhita)

Place: _____

Date: 03/10/2016

