

ORIGINAL

977 దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ K. prabhakar Reddy SPA Hdw

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	11/8		Kepr
దస్తావేజు విలువ	2189000	15/11		
స్థాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	3818/14			12
రిజిస్ట్రేషన్ రుసుము	10945	RETURNED	Vote 27363/ Date 15/11	918061 14/11
లోటు స్థాంపు (D.S.D.)	87460			
GHMC (T.D.)	32835			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు				
5 x				
మొత్తం	131340/			

(అక్షరాల Nil)

రూపాయలు మాత్రమే)

తేది 15/11

వాపసు తేది _____

(Signature)
సబ్-రిజిస్ట్రార్
హైదరాబాద్

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 charged.

3904 2:30:38 18/07/2014

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BK 878255

S.No. 11657 Date: 11-08-2014

Sold to: MAHENDR

S/o MALLESH

For Whom: M/S. VISTA HOMES

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

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 15th day of November 2014 at SRO, Kapra 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) Shri Bhavesh V. Mehta, Son of Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, Son of Shri Satish Modi, aged about 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.
2. Shri Nareddy Kiran Kumar, S/o. Shri Madhusudhan Reddy, aged about 42 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulaalai, 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, hereinafter jointly referred to as the Vendor and severally as Vendor No. 1 and Vendor No. 2 respectively.

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

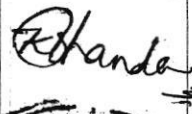
For VISTA HOMES

Partner

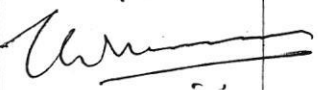
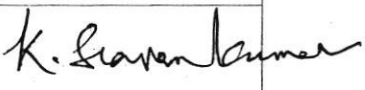
Presentation Endorsement:

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. 10945/- paid between the hours of 1 and 2 on the 15th day of NOV, 2014 by Sri Bhavesh V Mehta

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			K.SHARATH CHANDRA S/O. M.IHAPREMA 302 PADMAVATHI PLAZA, L.B.NAGAR HYD	
		[1526-1-2014-3904] K. SHARATH CHANDRA::15/11/2014	K.SHARATH CHANDRA::15/11/2014 [1526-1-2014-3904]		
2	EX			VENDORS REP BY ITS GPA HOLDER K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II ND FLOOR M.G ROAD SECBAD	
		[1526-1-2014-3904] VENDORS REP BY ITS GPA HOLDER	VENDORS REP BY ITS GPA H [1526-1-2014-3904]		

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K.IHAPREMA R/O.302,PADMAVATHI PLAZA HUDA CHITRA LAYOUT L.B.NAGAR HYD	
	[1526-1-2014-3904] K. IHAPREMA::15/11/2014	K.IHAPREMA::15/11/2014 [1526-1-2014-3904]		
2			K.SRAVAN KUMAR R/O.302,PADMAVATHI PLAZA HUDA CHITRA LAYOUT L.B.NAGAR HYD	
	[1526-1-2014-3904] K.SRAVAN KUMAR::15/11/2014	K.SRAVAN KUMAR::15/11/2014 [1526-1-2014-3904]		

15th day of November, 2014

Signature of Joint SubRegistrar8
Kapra

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Kapra

In favour of

Mr. K. Sharath Chandra, Son of Mr. K. Ihaprema, aged about 32 years, Occupation: Service residing at # 302, Padmavathi Plaza, L. B Nagar, HUDA Chitra Layout, Hyderabad - 500 074, 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 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 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.

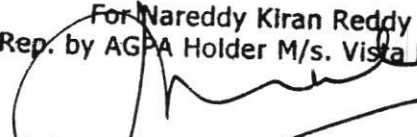
B. The total land admeasuring Ac.5-25 Gts., in survey nos.193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.

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

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For VISTA HOMES

Part

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	120295	0		0	120395
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	10945	0		0	10945
User Charges	NA	100	0		0	100
Total	100	131340	0		0	131440

Rs. 120295/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10945/- towards Registration Fees on the chargeable value of Rs. 2189000/- was paid by the party through Challan/BC/Pay Order No ,918061 dated ,15-NOV-14.

Date
15th day of November, 2014

Signature of Registering Officer
Kapra

193656 రెజిస్ట్రేషన్ 26 వ తేదీ

న పుస్తకము 2014 నం./ కా.న. 193656
పు. 3818 నెంబరుగా రిజిస్ట్రేషన్ చేయబడి
క్లరిఫికేషన్ విమర్శన గుర్తింపు నెంబరు 1526
1 3818 / 2014 గా యివ్వబడినది
2014 నం.న. నెంబరు 15 వ తేదీ



సబ్-రిజిస్ట్రార్

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Joint SubRegistrar Kapra



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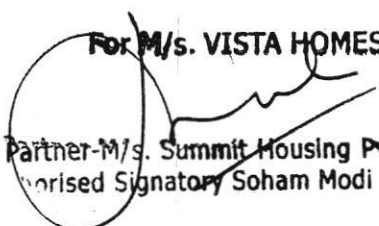
- D. The Vendor has obtained the necessary permissions from GHMC in file no. 24386/11/04/2012, permit no.17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for development of the schedule land in to a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- 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. 207 on the second floor, in block no. 'I' admeasuring 950 sft. of super built-up area together with proportionate undivided share of land to the extent of 57.71 sq. yds., and reserved parking space for single car in the basement admeasuring about 100 sft., in the 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. 21,89,000/- (Rupees Twenty One Lakhs Eighty Nine Thousand 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.

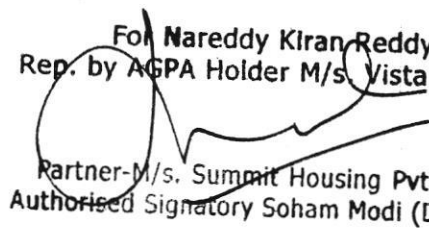
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.207 on the second floor, in block no. 'I', 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.21,89,000/- (Rupees Twenty One Lakhs Eighty Nine Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:


For M/s. VISTA HOMES
Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)


For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes For VISTA HOM
Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

Part

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Joint SubRegistrar

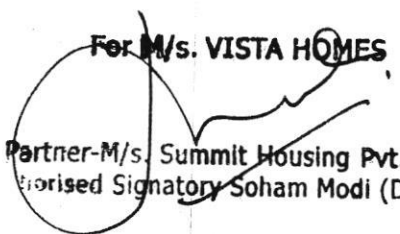
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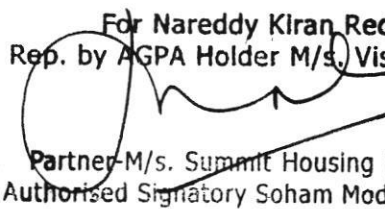


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- i. Rs.8,57,000/-(Rupees Eight Lakhs Fifty Seven Thousand Only) paid by way of cheque no. 308738, dated 20.06.2013 drawn on State Bank of India, Patny Branch, Secunderabad issue by SBI, RACPC-1, Hyderabad.
 - ii. Rs.5,14,200/-(Rupees Five Lakhs Fourteen Thousand ~~Two Hundred only~~) Paid by cheque no.415597, dated 06.05.2014 drawn on State Bank of India, Patny Branch, Secunderabad issue by SBI, RACPC-1, Hyderabad.
 - iii. Rs.3,28,800/-(Rupees Three Lakhs Twenty Eight Thousand and Eight Hundred Only) paid by of D. D. No. 829266, dated 07.11.2014 issued by State Bank of India, Secunderabad.
 - iv. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.038744, dated 01.03.2013 drawn on Andhra Bank, Apollo Hospital Branch, Hyderabad.
 - v. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.953042, dated 15.01.2013 drawn on Andhra Bank, Apollo Hospital Branch, Hyderabad.
 - vi. Rs.50,000/-(Rupees Fifty Thousand Only) paid by way of cheque no.038743, dated 01.03.2013 drawn on Andhra Bank, Apollo Hospital Branch, Hyderabad.
 - vii. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no. 953043, dated 02.01.2013 drawn on Andhra Bank, Apollo Hospital Branch, Hyderabad.
 - viii. Rs.14,000/-(Rupees Fourteen Thousand Only) paid by way of cheque no. 038729, dated 11.11.2014 drawn on Andhra Bank, Apollo Hospital Branch, Hyderabad.
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.
 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.

For M/s. VISTA HOMES

 Partner-M/s. Summit Housing Pvt. Ltd.,
 Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
 Rep. by AGPA Holder M/s. Vista Homes

 Partner-M/s. Summit Housing Pvt. Ltd.,
 Authorised Signatory Soham Modi (Director)

For VISTA HOMES

 Part

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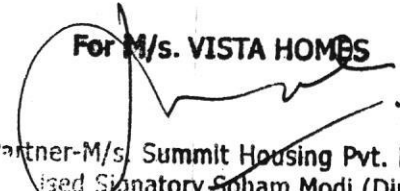
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Kapra

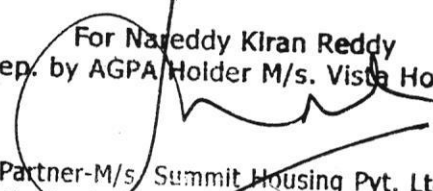


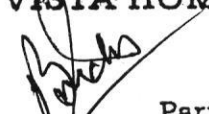
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6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
7. The Vendor hereby 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.
 - 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.

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

For Naredy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

For VISTA HOMES

Parti

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Joint SubRegistrar
Kapra



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- 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 M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For VISTA HOMES

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

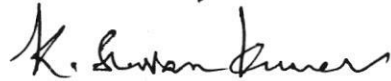
SCHEDULE 'B'

SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.207 on the second floor, in block no. 'I' 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:

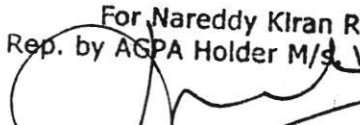
North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

WITNESSES:

1. 
2. 

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Hor

Partner-M/s. Summit Housing Pvt. Ltd.
Authorised Signatory Soham Modi (Director)
VENDOR

For VISTA HOMES

Partner


VENDEE

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ANNEXURE-1-A

1. Description of the Building : DELUXE flat bearing flat no. 207 on the second floor, in block no. 'I' 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 + 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 Ac. 5-25 Gts.

4. Built up area Particulars:

- a) In the Basement Floor : 100 sft. Parking space for One Car
- b) In the Second Floor : 950 sft

5. Annual Rental Value : ---

6. Municipal Taxes per Annum : ---

7. Executant's Estimate of the MV of the Building : Rs. 21,89,000/-

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes
Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

Signature of the Executants

Date: 15.11.2014

C E R T I F I C A T E

For VISTA HOMES

Partner

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

For M/s. VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorized Signatory Soham Modi (Director)

Signature of the Executants

Date: 15.11.2014

For VISTA HOMES

Partner

[Handwritten signature]

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3818/2014

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REGISTRATION PLAN SHOWING

FLAT NO.207 IN BLOCK NO. 'I' ON THE SECOND 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 PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

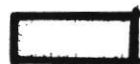
2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

BUYER:

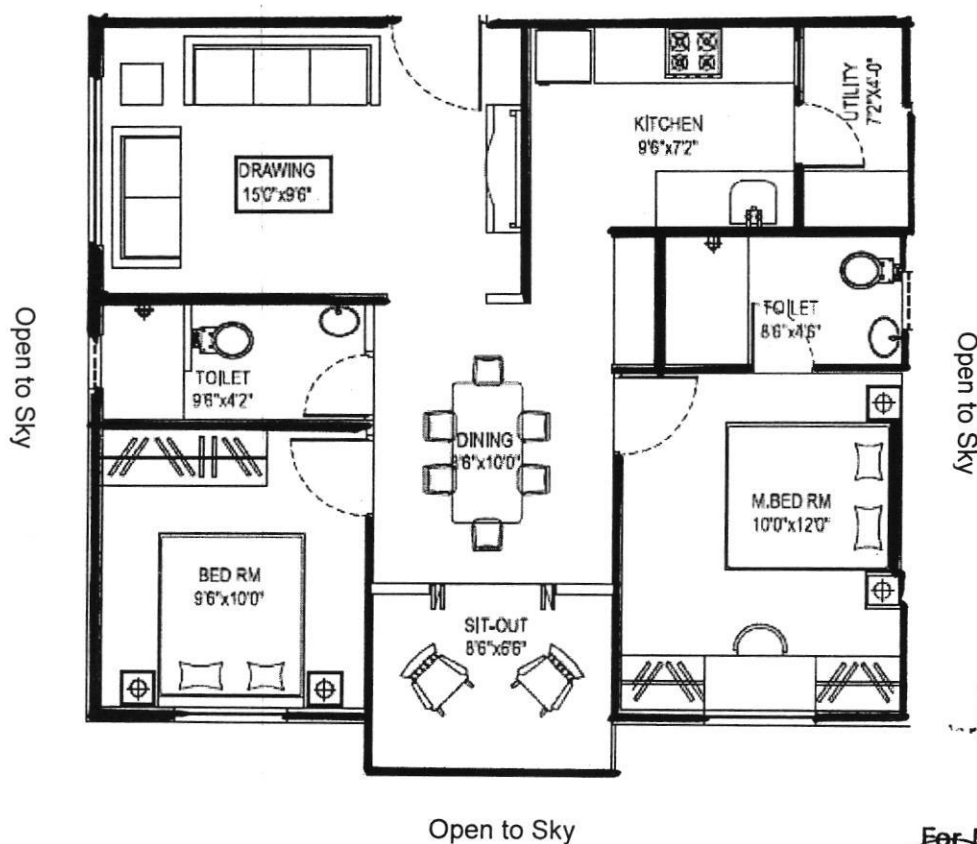
MR. K. SHARATH CHANDRA, SON OF MR. K. IHAPREMA

REFERENCE:
AREA:

57.71

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**Total Built-up Area = 950 sft.,
Out of U/S of Land = Ac. 5-25 Gts.

6'-6" wide corridor



Open to Sky

WITNESSES:

- 1.
- 2.

For VISTA HOMES

Partner

For M/s. VISTA HOMES
Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)**For Nareddy Kiran Reddy**
Rep. by AGPA Holder M/s. Vista Homes
Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)**SIGNATURE OF THE VENDOR**
SIGNATURE OF THE BUYER

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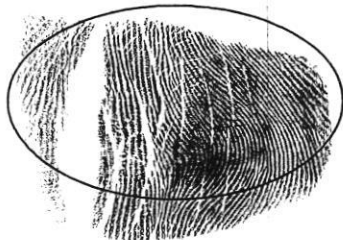
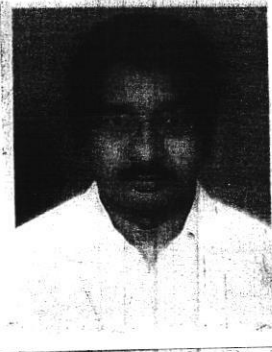
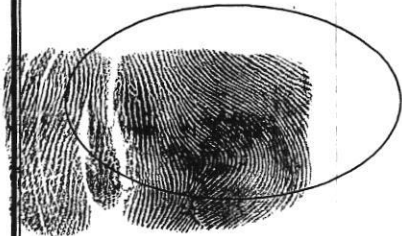
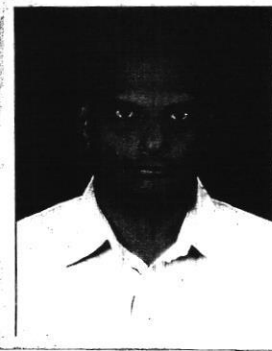
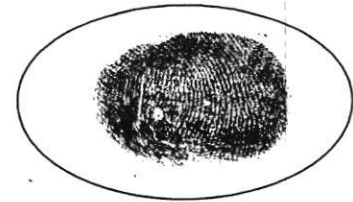


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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

BUYER:

MR. K. SHARATH CHANDRA
S/O. MR. K. IHAPREMA
R/O. # 302, PADMAVATHI PLAZA
L. B NAGAR, HUDA CHITRA LAYOUT
HYDERABAD - 500 074.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For VISTA HOMES

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

For VISTA HOMES

Partner

For Nareddy Kiran Reddy
Rep. by AGPA Holder M/s. Vista Homes

Partner-M/s. Summit Housing Pvt. Ltd.,
Authorised Signatory Soham Modi (Director)

SIGNATURE OF EXECUTANTS

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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number
AAGFV2088B

For VISTA HOMES

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

Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM5754C

नाम /NAME
SHAVESH VASANT MEHTA

पिता का नाम /FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH
02-03-1970

हस्ताक्षर /SIGNATURE
Shavesh Mehta

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For VISTA HOMES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर /SIGNATURE
Prabha Reddy K

10062006

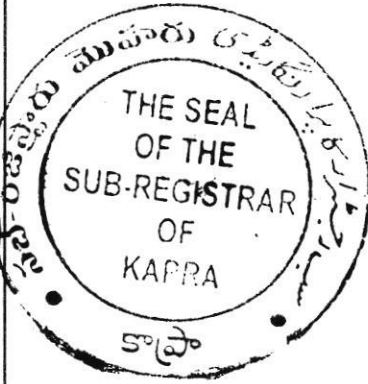
Prabha Reddy K

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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు క్రమసంఖ్య/Enrolment No.: 1190/11709/00288

To: Kasturi Sharath Chandra
(కస్తూరి శరత్ చంద్ర)
S/O Kasturi Ihaprema
11-14-261/18 A and B/302, padmavathi plaza
chitra lay out
behind RR district court
LB nagar
Saroomagar
Rangareddi
Andhra Pradesh - 500074

Date: 08/08/2011

Ref. No : 00007010-00051593-00034330-



UA 03799260 0 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

9840 8910 9574

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



కస్తూరి శరత్ చంద్ర
Kasturi Sharath Chandra
పుట్టిన సంవత్సరం / Year of Birth : 1981
పురుషుడు / Male

9840 8910 9574



ఆధార్ - సామాన్యని హక్కు

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విదేశీ



భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమోదా క్రమనంబ్ధ/Enrolment No.: 1190/11709/00285

To: Kasturi Ihaprema
(కస్తూరి ఇహప్రెమ)
S/O Late Pattabhi Ramaiah
11-14-261/18 A and B/302, padmavathi plaza
chitra lay out
behind RR district court
LB nagar
Saroomagar
Rangareddi
Andhra Pradesh - 500074

Date: 08/08/2011

Ref. No : 00009251-00051615-00034334-



UA 03801501 3 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5811 5275 5983

ఆధార్ - సామాన్యుని హక్కు

సమోదా క్రమనంబ్ధ/Enrolment No.: 1190/11709/00287

To: Kasturi Sravan Kumar
(కస్తూరి శ్రవణ్ కుమార్)
S/O Kasturi Ihaprema
11-14-261/18 A and B/302, padmavathi plaza
chitra lay out
behind RR district court
LB nagar
Saroomagar
Rangareddi
Andhra Pradesh - 500074

Date: 10/08/2011

Ref. No : 00008061-00051603-00034332-



UA 03800311 7 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5632 9592 4963

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



కస్తూరి ఇహప్రెమ
Kasturi Ihaprema
పుట్టిన సంవత్సరం / Year of Birth : 1945
పురుషుడు / Male

5811 5275 5983



ఆధార్ - సామాన్యుని హక్కు

[Signature]



కస్తూరి శ్రవణ్ కుమార్
Kasturi Sravan Kumar
పుట్టిన సంవత్సరం / Year of Birth : 1975
పురుషుడు / Male

5632 9592 4963



ఆధార్ - సామాన్యుని హక్కు

K. Sravan Kumar

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