

ORIGINAL

13/2, 21/4

1289

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

m/s. viate Homes Repby Sahamodharam

శ్రీమతి / శ్రీ

Rep by JPA Holder K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	sale		kapad (v) GHMC 4
దస్తావేజు విలువ	327300		1RO
స్థాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	1416/17		
రిజిస్ట్రేషన్ రుసుము	16365		chwo
లోటు స్థాంపు (D.S.D.)	130820		178CPI 150417
GHMC (T.D.)	49095		dt-17-4-17
యూజర్ ఛార్జీలు	110		vmtb 40913
అదనపు షీట్లు			1708386704 dt-17-4-17
5 x	/		mty 32737
			190408 dt-17/4/17
మొత్తం	196390		

(అక్షరాల) Rupes onlounh ninty six thousand

Three hundred ninty only

రూపాయలు మాత్రమే)

తేది 21/4/17

వాపసు తేది

సర్ రిజిస్ట్రారు
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 levied.

142012

Dolt NO: 1416 of 2017

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

F 954189

S.No. 4225 Date: 13-02-2017

Sold to: MAHENDAR

S/o: MALLESH

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 21st day of April 2017 at S.R.O, Vallabhnagar, Medchal-Malkajgiri District by:

1. M/s. Vista Homes {Pan No. AAGFV2068P}, a registered Partnership firm having its office at 5-4-187/3 and 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 45 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad, represented by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, a registered Partnership Firm having its Office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its Partners (1) M/s. Summit 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 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, hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively.

For VISTA HOMES

For VISTA HOMES

Partner

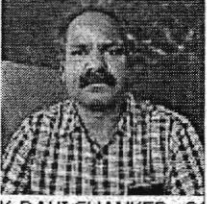
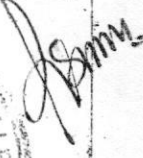
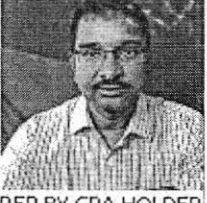
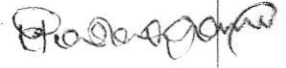
Partner

Page 1

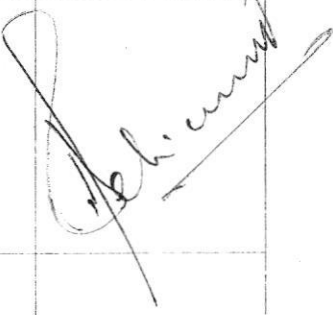
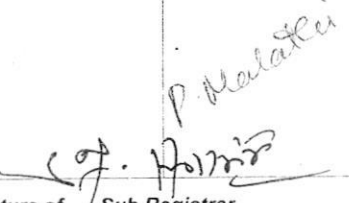
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16365/- paid between the hours of 12 and 1 on the 21st day of APR, 2017 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 K.MADHAVI::21/04/2 [1508-1-2017-1420]	K.MADHAVI W/O. K.RAVI SHANKER F.NO.11, P.NO.448, H.NO.18-3-32/11, STREET NO.10, AMBIKA APTS, EAST MAREDPALLY, SEC-BAD-500 020	
2	CL		 K.RAVI SHANKER::21/04/2 [1508-1-2017-1420]	K.RAVI SHANKER S/O. K.SATYA NARAYANA F.NO.11, P.NO.448, H.NO.18-3-32/11, STREET NO.10, AMBIKA APTS, EAST MAREDPALLY, SEC-BAD-500 020	
3	EX		 REP BY GPA HOLDER [1508-1-2017-1420]	REP BY GPA HOLDER K.PRABHAKAR REDDY VIDE D.NO.121/IV/2015 DT.18/11/2015 AT SRO SECUNDERABAD S/O. K.PADMA REDDY 5-4-187/3 & 4, II FLOOR SOHAM MANSION, MG ROAD, SEC-BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 B.P.BELLIAPPA::21/04/2 [1508-1-2017-1420]	B.P.BELLIAPPA F.NO.101,BLOCK-A,PARAMOUNT RESIDENCY,NAGARAM MEDCHAL	
2		 P.MALATHI::21/04/2 [1508-1-2017-1420]	P.MALATHI H.NO.5-14-49/2,LAXMINAGAR CLY,MOULALI,HYD	

21st day of April, 2017

Signature of Sub Registrar

Vallabh Nagar
Exercising the powers of
Registrars under Section 30



Generated on: 21/04/2017 01:29:47 PM



Bk - 1, CS No 1420/2017 & Doct No 416 / 2017. Sheet 1 of 11 Sub Registrar Vallabh Nagar

IN FAVOUR OF

1. Mr. K. Ravi Shanker, Son of Mr. K. Satya Narayana, aged about 46 years {Pan No.ASOPK9882C}
2. Mrs. K. Madhavi, Wife of Mr. K. Ravi Shanker, aged about 45 years both residing at Flat No. 11, Plot No. 448, H. No: 18-3-32/11, Street No. 10, Ambika Apartments, East Maredpally, Secunderabad - 500 020{Pan No.AIRPM9516G}, 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:

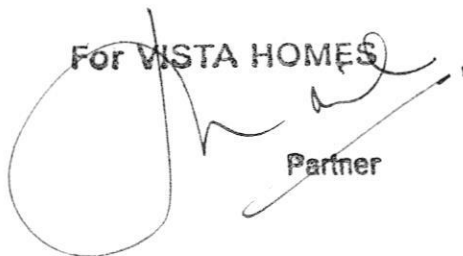
- A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming survey nos.193 (Ac.2-21 Gts.) 194 (Ac.1-02 Gts.) & 195 (Ac.2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.5-25 Gts., by virtue of various registered sale deeds and 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 VISTA HOMES

Partner

For VISTA HOMES

Partner

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 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	130820	0	0	0	130920
Transfer Duty	NA	0	49095	0	0	0	49095
Reg. Fee	NA	0	16365	0	0	0	16365
User Charges	NA	0	110	0	0	0	110
Total	100	0	196390	0	0	0	196490

Rs. 179915/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16365/- towards Registration Fees on the chargeable value of Rs. 3273000/- was paid by the party through Challan/BC/Pay Order No ,1700386704 dated, ,19-APR-17 through E-Challan No ,178CPI150417 dated ,17-APR-17 of ,SBH/TULASI NAGAR HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 196390/-, DATE: 17-APR-17, BANK NAME: SBH, BRANCH NAME: TULASI NAGAR HYDERABAD, BANK REFERENCE NO: 000665481,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: VISTA HOMES,CLAIMANT NAME: MR. K. RAVI SHANKER AND K. MADHAVI).

Date:
21st day of April,2017

Signature of Registering Officer
Vallabh Nagar

Bk-1, CS No 1420/2017 & Doct No 1416 / 2017- Sub Registrar Vallabh Nagar

1వ పుస్తకము 20/7 సం./ శాశ 1998 సం|| పు

1416 నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్

నిమిత్తం గుర్తింపు నెంబరు 1500-1.....1416 - 2017

తేదీ, 21/4/17

శ్రీ. హుస్సేన్
S.M. HUSSAINI

నల్ రిజిస్ట్రారు
వల్లభనగర్



Generated on: 21/04/2017 01:29:47 PM



- 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.402 on the fourth floor, in block no. 'C' admeasuring 1220 sft. of super built-up area together with proportionate undivided share of land to the extent of 74.12 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.32,73,000/- (Rupees Thirty Two Lakhs Seventy Three 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.402 on the fourth floor, in block no. 'C', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:
 - a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
 - b) A reserved parking space for single car on the stilt floor, 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.32,73,000/- (Rupees Thirty Two Lakhs Seventy Three Thousand Only) loan availed from HDFC Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.
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

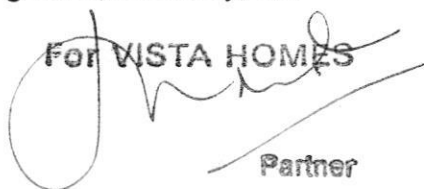
Bk-1, CS No 1420/2017 & Doct No 27178
6416 / 2017 Sheet 3 of 11 Sub Registrar
Vallabh Nagar



Generated on: 21/04/2017 01:29:47 PM



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 1420/2017 & Doct No
1416 / 2017. Sheet 4 of 11 Sub Registrar
Vallabh Nagar



Generated on: 21/04/2017 01:29:47 PM



- 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 1420/2017 & Doct No
6416 / 20/2- Sheet 5 of 11 Sub Registrar
Vallabh Nagar

Generated on: 21/04/2017 01:29:47 PM



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.402 on the fourth floor, in block no. 'C' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 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 now under Kapra Mandal, Medchal-Malkajgiri 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

Bk-1, CS No 1420/2017 & Doct No
466/2017. Sheet 6 of 11 Sub Registrar
Vallabh Nagar

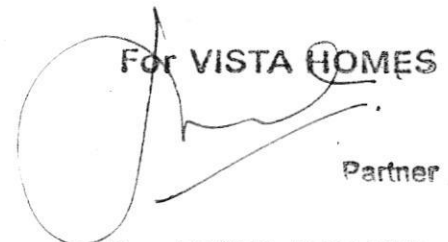


Generated on: 21/04/2017 01:29:47 PM



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 402 on the fourth floor, in block no. 'C' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R. R. District now under Kapra Mandal, Medchal-Malkajgiri 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 : Under Construction
3. Total Extent of Site : 74.12 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 Fourth Floor : 1220 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 32,73,000/-


For VISTA HOMES
Partner


For VISTA HOMES
Partner

Date: 21.04.2017

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: 21.04.2017

Signature of the Executants





BK-1, CS No 1420/2017 & Doct No
1416 / 2017. Sheet 7 of 11 Sub Registrar
Vallabh Nagar



Generated on: 21/04/2017 01:29:47 PM



REGISTRATION PLAN SHOWING FLAT NO. 402 IN BLOCK NO. 'C' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS. 193, 194 & 195

SITUATED AT

KAPRA VILLAGE,

KEESARA

MANDAL, R. R. DIST.

NOW UNDER KAPRA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

VEINDOR: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. M/S. SUMMIT HOUSING PVT. LTD., REPRESENTED BY AUTHORISED SIGNATORY
SHRI. SOHAM MODI, SON OF LATE SATISH MODI

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

VENDEE: 1. MR. K. RAVI SHANKER, SON OF MR. K. SATYA NARAYANA

2. MRS. K. MADHAVI, WIFE OF MR. K. RAVI SHANKER

REFERENCE:

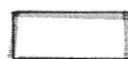
AREA: 74.12

SCALE:

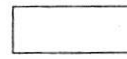
SQ. YDS. OR

INCL:

SQ. MTRS.



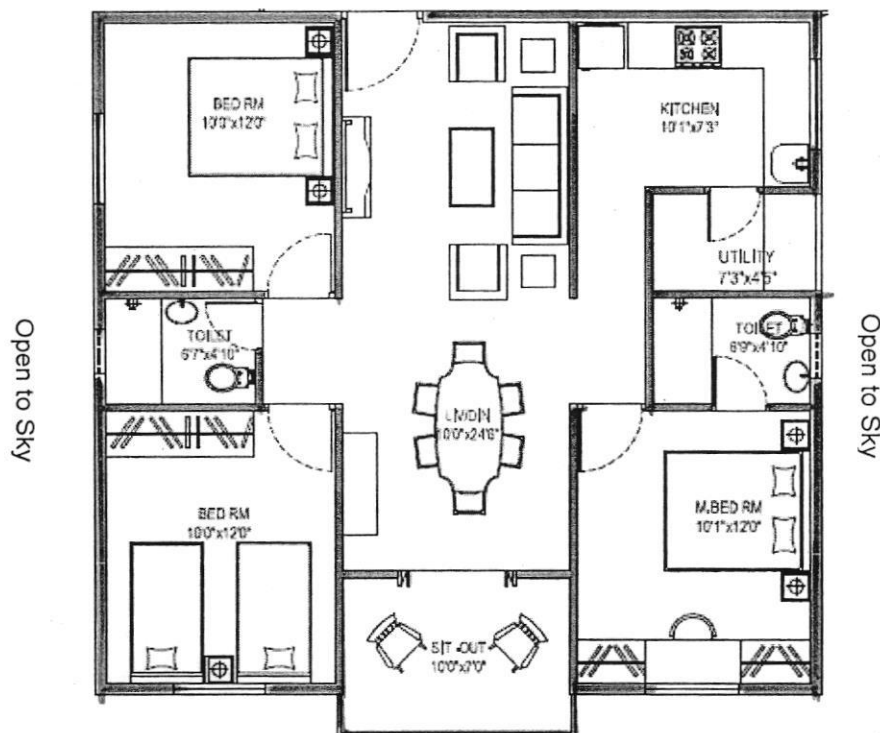
EXCL:



Total Built-up Area = 1220 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 VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

Bk-1, CS No 1420/2017 & Doct No
1416 / 2012 Sheet 8 of 11 Sub Registrar
Vallabh Nagar

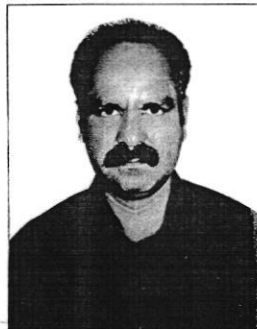
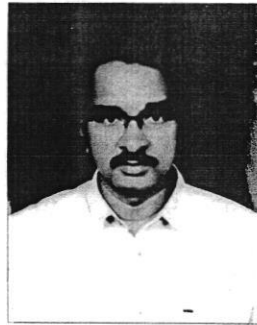
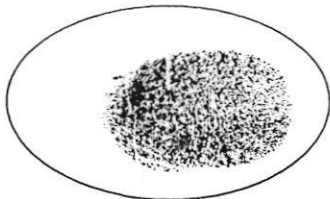


Generated on: 21/04/2017 01:29:47 PM



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

SL.NO. FINGER PRINT
IN BLACK
(LEFT THUMB)



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

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. LATE SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS, HYDERABAD- 500 034.
2. SHRI. BHAVESH V. MEHTA,
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
D. V. COLONY
P. G. ROAD
SECUNDERABAD - 500 003.

GPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 121/BK-IV/2015 Dt. 18.11.2015:
AT SRO, SECUNDERABAD.

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

VENDEE:

1. MR. K. RAVI SHANKER
S/O. MR. K. SATYA NARAYANA
R/O. FLAT NO. 11, PLOT NO. 448
H. NO: 18-3-32/11, STREET NO. 10
AMBIKA APARTMENTS
EAST MAREDPALLY,
SECUNDERABAD - 500 020.
2. MRS. K. MADHAVI
W/O. MR. K. RAVI SHANKER
R/O. FLAT NO. 11, PLOT NO. 448
H. NO: 18-3-32/11, STREET NO. 10
AMBIKA APARTMENTS
EAST MAREDPALLY
SECUNDERABAD - 500 020.

SIGNATURE OF WITNESSES:

1.
2.

STA HOMES

For VISTA HOMES

Partner

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

P. Malathi

Signature

Signature

Bk - 1, CS No 1420/2017 & Doct No
1416 / 2017. Sheet 9 of 11

Sub Registrar
Vallabh Nagar

[Signature]



Generated on: 21/04/2017 01:29:47 PM



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGFV2083P

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

[Signature]
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
[Signature]

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

For VISTA HOMES

[Signature]
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
[Signature]

10062008

[Signature]

Bk-1, CS No 1420/2017 & Doct No
1416 / 2017. Sheet 10 of 11 Sub Registrar
Vallabh Nagar



Generated on: 21/04/2017 01:29:47 PM



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KADAY RAVI SHANKER
SATYANARAWYAWNA KADAY

14/07/1969
Permanent Account Number
ASOPK9682C

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MADHAVI POLUGARI
V R R POLUGARI

04/06/1969
Permanent Account Number
AIRPM9516G

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

P MALATHI
RAMA KRISHNA POLUGARI

01/08/1964
Permanent Account Number
AJJPP9935F

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

P BELLIAPPA BALLACHANDA
POOVAIYA MUDDAPPA
BALLACHANDA

28/09/1964
Permanent Account Number
AHDPB1139P

Signature



A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

17042017

Pay COMMISSIONER GHMC *****
अदा करे
Rupees
रुपये TWO THOUSAND SEVEN HUNDRED ONLY.

Or Order

या उनके आदेश पर

₹ 2,700.00

For HDFC BANK LTD.

FC HDFC BANK LTD.

SECUNDERABAD
SECUNDERABAD - 500 003
REF. No. 004212103489

9714
AUTHORISED SIGNATORIES
Please sign above

190409 500240003 447989 12

Bk-1, CS No 1420/2017 & Doct No
416 2017. Sheet 11 of 11 Sub Registrar
Vallabh Nagar



Generated on: 21/04/2017 01:29:47 PM

