



Government of Telangana
Registration And Stamps Department

5436/24

Payment Details - Citizen Copy - Generated on 05/10/2024, 12:32 PM

SRO Name: 1526 Kapra

Receipt No: 5986

Receipt Date: 05/10/2024

Name: JEENAY JITENDRA KAMDAR

CS No/Doct No: 5675 / 2024

Transaction: Sale Deed

Challan No:

E-Challan No: 262TPN031024

Chargeable Value: 6300000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 03-OCT-24

Bank Name:

E-Challan Bank Name: SBIN

Account Description

RETURNED

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

31500

Transfer Duty /TPT

94500

Deficit Stamp Duty

346400

User Charges

1000

Mutation Charges

6300

479700

Total:

In Words: RUPEES FOUR LAKH SEVENTY NINE THOUSAND SEVEN HUNDRED ONLY

Prepared By: AKHILL

Signature by SR

415391

5436/2024

SCANNED

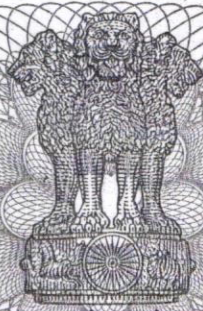
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

[Signature]

W 024296

S.No. 353 Date: 07-01-2020
Sold to: JEENAY JITENDRA KAMDAR
S/o. JITENDRA N. KAMDAR
For Whom: SELF

K.SATISH KUMAR
LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018
Plot No.227, Opp.Back Gate of City Civil Court
West Marredpally, Sec'bad. Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this the 5th day of October' 2024 at SRO, Kapra, Medchal-Malkajgiri District by and between:

Shri Jeenay Jitendra Kamdar, Son of Shri Jitendra N. Kamdar, aged about 39 years, Occupation: Business, resident of H. No: 503, Megh-Ratan, Derasar Lane, Ghatkopar East, Mumbai - 77 hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.) {Pan No.AOFPK0321P, Aadhaar No.XXXX XXXX 0180}

AND

M/s. Vista Homes, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners: (1) M/s. Summit Sales LLP (formerly known as M/s. Summit Housing Pvt. Ltd) represented by authorised signatory, Shri Soham Modi; S/o. Late Satish Modi, aged about 54 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad and (2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 52 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad., hereinafter called the "Consenting Parties".

For VISTA HOMES

For VISTA HOMES

Jkamdar.

[Signature]
Partner

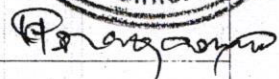
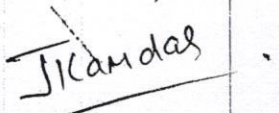
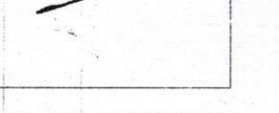
[Signature]
Partner

Bk - 1, CS No 5675/2024 & Doct No 5436/2024.
Sheet 1 of 12 Sub Registrar Kapra

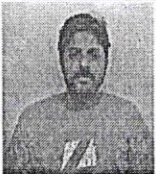
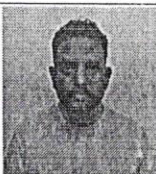
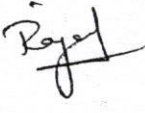
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 31500/- paid between the hours of 12 and 1 on the 05th day of OCT, 2024 by Sri Jeenay Jitendra Kumar

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 VIPLOVE SURYAWANSHI::0 [1526-1-2024-5675]	VIPLOVE SURYAWANSHI S/O. PRAKASH SURYAWANSHI FLAT NO.G-103,VISTA HOMES, KUSHAIGUDA,KAPRA,HYD	 
2	EX		 IV/2014 DT:26.09.2014 K PR [1526-1-2024-5675]	REP BY GPA HOLDER VIDE DOC NO.87/BK-IV/2014 DT:26.09.2014 K PRABHAKAR REDDY S/O. K PADMA REDDY HNO.5-4-187/3 & 4,II FLOOR,SOHAM MANSION, MGROAD,SECBAD	
3	EX		 JEENAY JITENDRA KAMDAR [1526-1-2024-5675]	JEENAY JITENDRA KAMDAR S/O. JITENDRA N KAMDAR HNO.503,MEGH-RATAN,DERASAR LANE, GHATKOPAR EAST,MUMBAI	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 NAEEM KHAN ::05/10/2024 [1526-1-2024-5675]	NAEEM KHAN R/O THANE MH	
1		 RAJAT RAVIKUMAR DUPARE [1526-1-2024-5675]	RAJAT RAVIKUMAR DUPARE R/O NAGPUR MH	

05th day of October,2024

Signature of Sub Registrar

Biometrically Authenticated by
SRO RAGEER SATISH KUMAR
on 05-OCT-2024 12:28:44

E-KYC Details as received from UIDAI			
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX0180 Name: Jeenay Jitendra Kamdar	S/O Jitendra Kamdar, Mumbai, Mumbai, Maharashtra, 400077	

Generated on: 05/10/2024 12:49:06 PM



IN FAVOUR OF

Mr. Viplove Suryawanshi, Son of Mr. Prakash Suryawanshi, aged about 35 years, Occupation: Service residing at Flat No. G-103, Vista Homes, Kapra Village, Kapra Mandal, Khushaiguda, Medchal-Malkajgiri District, Hyderabad-500 062, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.) {Pan No.FUHPS0948R, Mobile No.91651 36622, Aadhaar No. XXXX XXXX 6938}

WHEREAS:

- A. The Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no. 102 on the first floor, in block no. 'E' admeasuring 1220 sft. of super built-up area (i.e., 987 sft. of built-up area & 233 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 family car in the basement admeasuring about 200 sft. in the residential complex named as 'Vista Homes', forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, R. R. District) hereinafter referred as Scheduled Flat and is more fully described at the foot of the document.
- B. The Vendor under an understanding with the Builder, M/s. Vista Homes has purchased undivided share of land pertaining to the Scheduled Flat from the Builder vide sale deed bearing no. 1547/2013, dated 25.03.2013 registered at the office of the Sub-Registrar, Kapra and the Builder has agreed to construct the Scheduled Flat and Agreement for Construction dated 25.03.2013 for sale of the Scheduled Flat in favour of the Vendor.
- C. Originally, land admeasuring Ac. 5-25 Gts., in Survey Nos. 193, 194 & 195, Kapra village, Kapra Mandal, Medchal-Malkajgiri District (hereafter referred to as the Schedule Land) belonged to a partnership firm M/s. Vista Homes having purchased the same by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

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

- D. Whereas M/s. Vista Homes (herein after referred to as the Builder) has agreed to develop land admeasuring about Ac.5-25 Gts., forming a part of Sy. Nos. 193, 194 & 195, Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District), hereinafter referred to as the Scheduled Land. The development consisting of 403 flats in 9 blocks with certain common amenities is named as 'Vista Homes' and obtained necessary technical approval from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012.

For VISTA HOMES

For VISTA HOMES

Partner

Partner

Jkandag

17/12

Bk - 1, CS No 5675/2024 & Doct No 5436/2024. Sheet 2 of 12 Sub Registrar Kapra

E-KYC Details as received from UIDAI:		
SI No	Aadhaar Details	Address:
3.	Aadhaar No: XXXXXXXX6938 Name: Viplove Suryawanshi	S/O Shri Prakash Suryawanshi, Bhopal, Huzur, Bhopal, Madhya Pradesh, 462016
		Photo 

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	346400	0	0	0	346500
Transfer Duty	NA	0	94500	0	0	0	94500
Reg. Fee	NA	0	31500	0	0	0	31500
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	6300	0	0	0	6300
Total	100	0	479700	0	0	0	479800

Rs. 440900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 31500/- towards Registration Fees on the chargeable value of Rs. 6300000/- was paid by the party through E-Challan/BC/Pay Order No ,262TPN031024 dated ,03-OCT-24 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 479750/-, DATE: 03-OCT-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7110630441919,PAYMENT MODE:CASH-1001138,ATRN:7110630441919,REMITTER NAME: VIPLOVE SURYAWANSHI,EXECUTANT NAME: JEENAY JITENDRA KAMDAR,CLAIMANT NAME: VIPLOVE SURYAWANSHI).

Date:

05th day of October,2024

Signature of Registering Officer

Certificate of Registration

Registered as document no. 5436 of 2024 of Book-1 and assigned the identification number 1 - 1526 - 5436 - 2024 for Scanning on 05-OCT-24 .

Registering Officer

(R Satish Kumar)

Generated on: 05/10/2024 12:49:06 PM



- E. The Consenting Party i.e., M/s. Vista Homes had made an application to GHMC for revision of the building permit given above. Restriction on units that were earmarked for EWS/LIG were removed by collection of shelter fee in lieu of providing EWS/LIG units. Unit nos. 10 to 18 in E block were altered/amalgamated to form larger units labelled as unit nos. 10, 11 & 12. Total 40 no. of units were altered/amalgamated into 15 units/flats. GHMC has approved the plans in file no. 232180/10/07/2019/HO/2019, after alteration of the building permit the total no. of flats was reduced to 377 nos.
- F. The Buyer is desirous of purchasing flat no.102 on the first floor in block no. 'E', in the proposed group housing scheme known as Vista Homes and has approached the Vendor.
- G. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Flat and the Buyer upon such inspection etc., is satisfied as to the title of the Scheduled Flat.
- 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.63,00,000/-(Rupees Sixty Three Lakhs Only) and the Buyer has agreed to purchase the same.
- I. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- J. The Consenting Party at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Consenting Party have has no share in the sale consideration agreed herein.

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. 102 on the first floor, in block no. 'E' admeasuring 1220 sft. of super built-up area (i.e., 987 sft. of built-up area & 233 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 family car on the basement, admeasuring about 200 sft.

Situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.63,00,000/-(Rupees Sixty Three Lakhs Only). The Vendor hereby admits and acknowledge the said consideration in the following manner:

- i. Rs.55,00,000/-(Rupees Fifty Five Lakhs Only) paid by way of banker cheque no.702904, dated 23-09-2024 issued by State Bank of India, RACPC, Moula-ali, Hyderabad towards housing loan disbursement.
- ii. Rs.5,75,000/-(Rupees Five Lakhs Seventy Five Thousand Only) paid by way online transfer.
- iii. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of banker cheque no.791391, dated 08-07-2024 draw on State Bank of India, NFC Branch, Hyderabad.
- iv. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of banker cheque no.791390, dated 08-07-2024 draw on State Bank of India, NFC Branch, Hyderabad.

FOR VISTA HOMES FOR VISTA HOMES

T. Ram das

6-11-24

Bk - 1, CS No 5675/2024 & Doct No
5436/2024. Sheet 3 of 12 Sub Registrar
KAPRA



Generated on: 05/10/2024 12:49:06 PM



2. The Vendor further covenant 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 Buyer being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Buyer fully for such losses.
3. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.
4. The plan of the Scheduled Flat constructed is given in Annexure-B attached herein. The layout plan of the Housing Project is attached as Annexure-C herein.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Vista Homes as follows:-
 - i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Vista Homes.
 - ii. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule flat and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - iii. That the Buyer shall become a member of the Vista Homes Owners Association that has been/shall be formed by the Owners of the flats in Vista Homes constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.

For VISTA HOMES

For VISTA HOMES

Bk - 1, CS No 5675/2024 & Doct No
5436/2024. Sheet 4 of 12 Sub Registrar
Kapra



Generated on: 05/10/2024 12:49:06 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/Builder shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Buyer.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Builder and the Buyer shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer 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 Buyer.
- viii. That the blocks of residential flats shall always be called VISTA HOMES and the name thereof shall not be changed.
- ix. The Buyer further covenant(s) with the Builder and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Flat nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Builder or other body that may be formed for the maintenance of the Flats.
- x. That the Buyer or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Buyer shall further endeavor and assist in good up-keep and maintaining the amenities/facilities/areas which are for the common enjoyment of the occupiers/purchasers in the Vista Homes. To achieve this objective the Buyer, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Vista Homes (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

For VISTA HOMES

For VISTA HOMES

J. Kamdar

Partner

Partner

Bk -1, CS No 5675/2024 & Doct No
5436/2024. Sheet 5 of 12 Sub Registrar
KAPRA



Generated on: 05/10/2024 12:49:06 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, Kapra Mandal, Medchal-Malkajgi District (formerly known as Keesara Mandal, Ranga Reddy District) and bounded by:

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

SCHEDULE 'B'

SCHEDULE OF FLAT

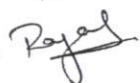
All that portion forming a deluxe apartment bearing flat no. 102 on the first floor, in block no. 'E' admeasuring 1220 sft. of super built-up area (i.e., 987 sft. of built-up area & 233 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and a reserved parking space for family car in the basement admeasuring about 200 sft in the residential complex named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgi District (formerly known as Keesara Mandal, Ranga Reddy District) marked in red in the plan enclosed and bounded as under:

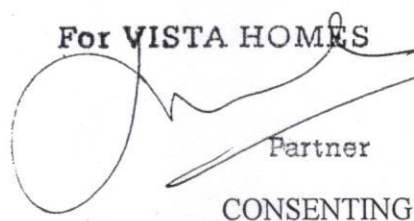
North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

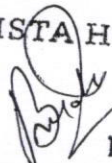
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

2. 

For VISTA HOMES

Partner
CONSENTING PARTY

For VISTA HOMES

Partner


VENDOR

BUYER

Bk - 1, CS No 5675/2024 & Doct No
5436/2024. Sheet 6 of 12 Sub Registrar
KAPRA



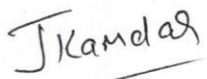
Generated on: 05/10/2024 12:49:06 PM



ANNEXURE - 1 - A

1. Description of the Flat : DELUXE flat bearing flat no.102 on the first floor, in block no. 'E' of "Vista Homes", Residential Localities, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgi District (formerly known as Keesara Mandal, Ranga Reddy District)
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + 4 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 74.12 sq. yds, U/s Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement : 200 sft. parking space for family car
- b) In the First Floor : 1220 sft.
5. Executant's Estimate of the MV of the Scheduled Flat : Rs. 63,00,000/-

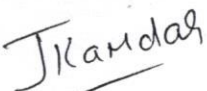
Date: 05-10-2024

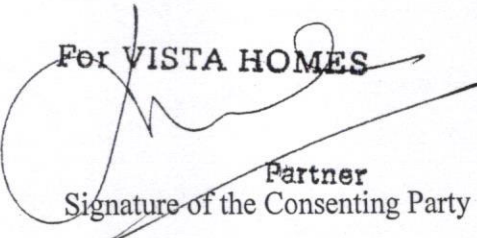

Signature of the Vendor

C E R T I F I C A T E

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

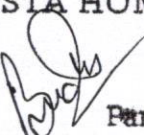
Date: 05-10-2024


Signature of the Vendor


For VISTA HOMES
Partner
Signature of the Consenting Party


Signature of the Buyer

For VISTA HOMES


Partner

Bk - 1, CS No 5675/2024 & Doct No
5436/2024. Sheet 7 of 12 Sub Registrar
KAPRA



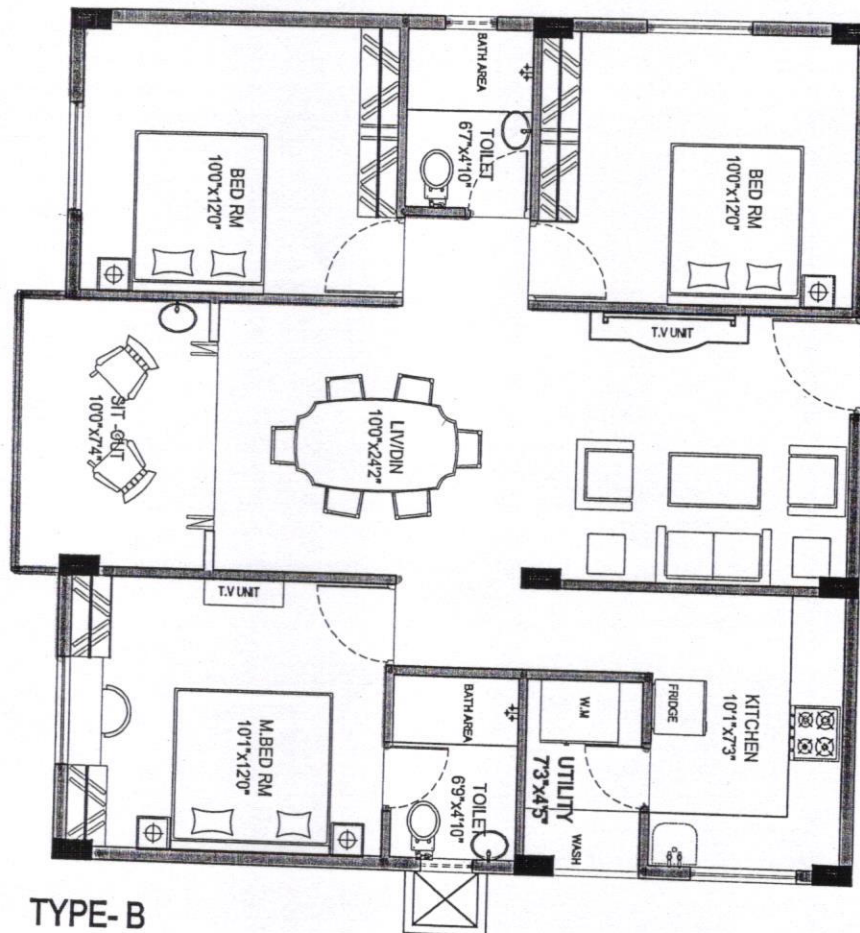
Generated on: 05/10/2024 12:49:06 PM



ANNEXURE- B

Plan of the Scheduled Flat:

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



TYPE-B

Jikandag

VENDOR

For VISTA HOMES

[Signature]

Partner

For VISTA HOMES

[Signature]

Partner

CONSENTING PARTY

[Signature]

BUYER

Bk - 1, CS No 5675/2024 & Doct No
5436/2024. Sheet 8 of 12 Sub Registrar
~~Kapra~~



Generated on: 05/10/2024 12:49:06 PM



ANNEXURE - C

Layout plan of the Housing Project:



For VISTA HOMES

For VISTA HOMES

Jilandaz

VENDOR

Partner

CONSENTING PARTY

Partner

[Signature]

BUYER

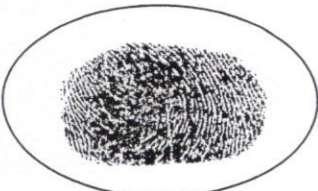
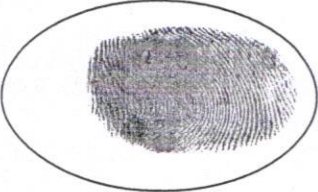
Bk - 1, CS No 5675/2024 & Doct No 5436/2024. Sheet 9 of 12 Sub Registrar KAPRA



Generated on: 05/10/2024 12:49:06 PM



OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> SHRI JEENAY JITENDRA KAMDAR S/O. SHRI JITENDRA N. KAMDAR R/O. H. NO: 503, MEGH-RATAN DERASAR LANE GHATKOPAR EAST MUMBAI - 77.
			<u>CONSENTING PARTIES:</u> M/S. VISTA HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS:
			1. 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.
			<u>GPA / SPA FOR PRESENTING DOCUMENTS:</u> <u>ON BEHALF OF CONSENTING PARTY VIDE DOC</u> <u>87/BK-IV/ 2014, Dt. 26.09.2014:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003.
			<u>BUYER:</u> MR. VIPLOVE SURYAWANSHI S/O. MR. PRAKASH SURYAWANSHI R/O. FLAT NO. G-103, VISTA HOMES KAPRA VILLAGE, KAPRA MANDAL KHUSHAIGUDA MEDCHAL-MALKAJGIRI DISTRICT HYDERABAD-500 062.

SIGNATURE OF WITNESSES:

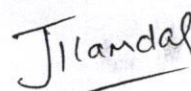
1. 
2. 

For VISTA HOMES For VISTA HOMES

Partner

Partner

SIGNATURE OF THE VENDOR



Bk - 1, CS No 5675/2024 & Doct No
5436/2024. Sheet 10 of 12 Sub Registrar
KAPRA



Generated on: 05/10/2024 12:49:06 PM



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGFV2068P

06/02/2007

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
18-10-1959

हस्ताक्षर /SIGNATURE
Soham Modi

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

For VISTA HOMES

Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम /NAME
BHAVESH VASANT MEHTA

पिता का नाम /FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH
02-03-1970

हस्ताक्षर /SIGNATURE
Bhavesh Mehta

मुख्य आयकर अधिकारी, अण्डhra 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 Kumar

10/03/2008

Aadhaar No 3287 6953 9204

Bk - 1, CS No 5675/2024 & Doct No
5436/2024. Sheet 11 of 12 Sub Registrar
KAPRA



Generated on: 05/10/2024 12:49:06 PM



Issue Date: 15/05/2013

जीनय जितेंद्र कामदार
Jeenay Jitendra Kamdar
जन्म तारीख / DOB: 14/03/1988
पुरुष / Male

8369 0607 0180

मेरा आधार, मेरी पहचान

पता: जितेंद्र कामदार, 301, नीलकंठ रोगाल, जोशी लेन, घाटकोपर ईस्ट, मुंबई, महाराष्ट्र, 400077

Print Date: 08/02/2022

Address: S/O, Jitendra Kamdar, 301, Neelkanth Royal, Joshi Lane, Ghatkopar East, Mumbai, Mumbai, Maharashtra, 400077

8369 0607 0180

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

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रमा / Enrollment No 1190/03416/00001

To,
विप्लव सुरवंशी
Viplove Suryawanshi
S/O. Shri Prakash Suryawanshi
flat-101 block no.-9
sarila complex
near ayappa mandir shivaji nagar bhopal 462016
Bhopal
R.S.Nagar Huzur Bhopal
Madhya Pradesh 462016
9165136622

Ref: 269 / 08C / 205788 / 206295 / P

27/02/2014

SH970705179FT

आपका आधार क्रमांक / Your Aadhaar No. : 6938

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

विप्लव सुरवंशी
Viplove Suryawanshi
जन्म तिथि / DOB : 29/08/1989
पुरुष / Male

6938

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

नाईम खान
Naeem Khan
प्रसूति तिथि / DOB: 20/10/1995
पुरुष / MALE

आधार नं. जारी: 02/12/2012

आधार नं. 5729

ना आधार, ना गुरुद्वारा

भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

विवरण:
S/O फिरोज खान, अनुविकास कॉलोनी, टाईप सी - 18/2,
टापस, सलगांव, तारापुर अप्प, ठाणे,
महाराष्ट्र - 401504

Address:
S/O Firoz Khan, ANUVIKAS COLONY, TYPE
C-18/2, TAPS, Salgaon, PO: Tarapur App,
DIST: Thane,
Maharashtra - 401504

Details as on: 03/02/2024

5729

VID : 9150 4113 7406 1458

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

भारत सरकार
GOVERNMENT OF INDIA

रजत रविकुमार दुपारे
Rajat Ravikumar Dupare
जन्म तारीख / DOB : 29/04/1995
पुल्लिंगी / MALE

7202

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O रविकुमार दुपारे, गुरुद्वारा के पास, रेल्वे क्वार्टर
नं.एल-39/4, पुंजाबी लाईन, कामठी रोड, बेज़नबाग, नागपुर, महाराष्ट्र, 440004

Address:
S/O Ravikumar Dupare, NEAR GURUDWARA, RAILWAY QTR NO-L-39/4, PUNJABI LINE, KAMPTTEE ROAD, Bezonbagh S.O, Nagpur, Maharashtra, 440004

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001

Bk - 1, CS No 5675/2024 & Doct No
5436/2024.

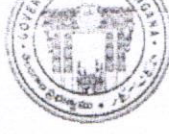
Sheet 12 of 12

Sub Registrar
KAPRA



Generated on: 05/10/2024 12:49:06 PM





Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1526-1-5436/2024

Date: 05/10/2024

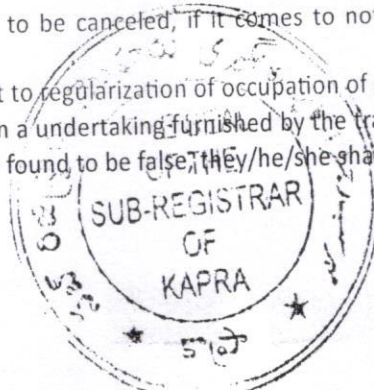
CERTIFICATE OF TRANSFER/ MUTATION

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

House No.	NA
PTIN/Assessment No.	1015504226
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	KAPRA
Transferor (Name of previous PT Assessee in the Tax Records)	1. JEENAY JITENDRA KAMDAR (S/o. JITENDRA N KAMDAR) 2. M/S VISTA HOMES REP BY PATNER M/S SUMMIT SALES LLP REP BY SOHAM MODI (S/o. LATE SATISH MODI) 3. M/S VISTA HOMES REP BY BHAVESH V MEHTA (S/o. LATE VASANT U MEHTA) 4. REP BY GPA HOLDER VIDE DOC NO.87/BK-IV/ 2014 DT:26.09.2014 K PRABHAKAR REDDY (S/o. K PADMA REDDY)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. VIPLOVE SURYAWANSHI (S/o. PRAKASH SURYAWANSHI)
Document Registration No.	1526-5436/2024 [1]
Document Registration Date	05/10/2024

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.
4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.



Signature of Sub-Registrar
(KAPRA)



TSGGDI 07304253



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

App No : 628904

MeeSeva App No : ECM022412440063

Date : 09-Oct-24

Statement No : 170987324

Sri/Smt.: VIPLOVE SURYAWANSHI 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: 102 Apartment: VISTA HOMES BLOCK-E
,VILLAGE: KHAPRA (M) Survey No : 193,194,195, East: 6-6 WIDE CORRISOR West: OPEN TO SKY South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KAPRA relating there to for 29 years from 01-10-1995 To 06-10-2024 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 Pres.Date	Exs.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Deed No Year [Schedule No]
1	VILL/COL: KHAPRA (M)/REST ALL-1 W-B: 1-10 SURVEY: 193 194 195 APARTMENT: VISTA HOMES BLOCK-E FLAT: 102 EXTENT: 74.12SQ.Yds BUILT: 1420SQ. FT Boundaries: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6-6' WIDE CORRISOR [W]: OPEN TO SKY	(R) 05-10-2024 (E) 05-10-2024 (P) 05-10-2024		0101 (Sale Deed) Mkt.Value:Rs. 3200000 Cons.Value:Rs. 6300000	1.1.(EX)JEENAY JITENDRA KAMDAR 2.(EX)M/S VISTA HOMES REP BY PATNER M/S SUMMIT SALES LLP REP BY SOHAM MODI 3.(EX)M/S VISTA HOMES REP BY BHAVESH V MEHTA 4.(EX)REP BY GPA HOLDER VIDE DOC NO.87/BK-IV/2014 DT:26.09.2014 K PRABHAKAR REDDY 5.(CL)VIPLOVE SURYAWANSHI	0/0 5436/ 2024 [1] of SROKAPRA
2	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION W-B: 1-3 SURVEY: 195/SP PLOT: / HOUSE: EXTENT: 5082SQ.Yds Boundaries: [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	(R) 30-07-2009 (E) 30-07-2009 (R) 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	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 194SOUTHERNPART HOUSE: / EXTENT: 1452SQ.Yds Boundaries: [N]: BALANCE LAND IN SYNO.194 BELONGING TO PURCHASER [S] SYNO.199 [E]: SYNO.195 [W]: SYNO.199	(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.(CL)M/S.VISTA HOMES MEHUL V MEHTA 2.(CL)AJEETA MODY 3.(EX)S.CHILAKAMMA 4.(EX)S.DHANPAL REDDY 5.(EX)S.MADHUSUDHAN REDDY 6.(EX)S.ANJI REDDY 7.(EX)S.SRINIVAS REDDY	0/0 CD_Volume: 303 4325/ 2007 [@] of SROMALKAJGIRI
4	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 HOUSE: / EXTENT: 6050SQ.Yds Boundaries: [N]: SYNO.199 [S] BALANCE PARTOF SYNO.193 BELONGING TO THE PURCHASER [E]: SYNO.199 AND 40' WIDE APPROACH ROAD [W]: SYNO.199	(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.(CL)M/S.VISTA HOMES PARTNER MEHUL V MEHTA 2.(CL)AJEETA MODY 3.(EX)S.CHILAKAMMA 4.(EX)S.DHANPAL REDDY 5.(EX)S.MADHUSUDHAN REDDY 6.(EX)S.ANJI REDDY 7.(EX)S.SRINIVAS REDDY	0/0 CD_Volume: 303 3000/ 2007 [@] of SROMALKAJGIRI

5 --- 5	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 193 104 194 195 HOUSE: - EXTENT: 14641SQ.Yds Boundaries: [N]: BALANCE PART OF SY NO.193(6050 SQ YDS) [S] BALANCE PART OF SY NO.194(1452 SQ YDS) & BALANCE PART OF SY NO.195 (5082 SQ [E]: SY NO.199 & 40' WIDE APPROACH ROAD [W]: SY NO.199 1512,	(R) 23-02-2007 (E) 19-02-2007 (P) 19-02-2007	0101 (Sale Deed) Mkt.Value:Rs. 21961500 Cons.Value:Rs. 19034000	1 .1.(EX)SINGIREDDY CHILAKAMMA 2.(EX)SINGIREDDY DHANPAL REDDY 3.(EX)SINGIREDDY MADHUSUDHAN REDDY 4.(EX)SINGIREDDY ANJI REDDY 5.(EX)SINGIREDDY SRINIVAS REDDY 6.(EX)SAANA ESTATES LTD,ITS M.D. SANA YADI REDDY 7.(EX)SANA BHAGYA LAXMI 8.(EX)SHIVA SRINIVAS 9.(EX)P.RAMSUNDER REDDY 10.(EX)PATHI VENKAT REDDY 11.(CL)M/S.VISTA HOMES,REPBY ITSPARTNER V. MEHTA	0/0 CD_Volume: 297 1426/ 2007 [@] of SROMALKAJGIRI
---------------	--	--	---	---	--

Certified By

ECM022412440063



(Signature)

Name: RAGEERU SATISH
KUMAR
Designation: SUB
REGISTRAR
SRO: KAPRA