



Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 30/01/2026, 12:54 PM

SRO Name: 1526 Kapra

Receipt No: 538

Receipt Date: 30/01/2026

Name: **K PUSHPALATHA**
 Transaction: **Sale Deed**
 Chargeable Value: **3650000** DD No: DD Dt: CS No/Doct No: **430 / 2026**
 Bank Name: Bank Branch: Challan No: E-Challan No: **832FCV280126**
 E-Challan Bank Name: **SBIN** E-Challan Dt: **28-JAN-26**
 Account Description E-Challan Bank Branch:

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				18250
Transfer Duty /TPT				54750
Deficit Stamp Duty				200650
User Charges				500
Mutation Charges				3650
Total:				277800

In Words: **RUPEES TWO LAKH SEVENTY SEVEN THOUSAND EIGHT HUNDRED ONLY**

Prepared By: **AKHILL**

Signature by SR



Government of Telangana Registration And Stamps Department

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462/2026



Ack: 466
CS No: 430 7 2026

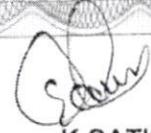
తెలంగాణ తెలంగాణ TELANGANA

S.No. 8379 Date:30-11-2022

Sold to:MAHENDAR

S/o. MALLAESH

For whom: M/s. VISTA HOMES



AV 040496

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad.

SALE DEED

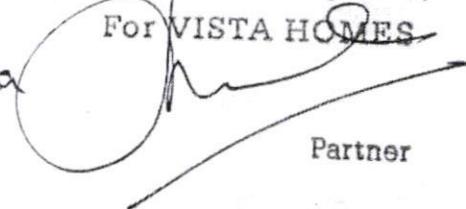
This Sale Deed is made and executed on this the 30th day of January' 2026 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. Ms. K. Mounika, Daughter of Late K. Srinivas Reddy aged about 34 years, residing at Flat No. 403, Orchid Block, Green Meadows, Opposite: BSNL, Auto Nagar, Vanasthalipuram Hyderabad-500 070 (Pan No.EOOPK7849F, Mobile No.92463 57935).
2. Ms. K. Harika, Daughter of Late K. Srinivas Reddy aged about 33 years, residing at Flat No. 403, Orchid Block, Green Meadows, Opposite: BSNL Office, Auto Nagar, Vanasthalipuram Hyderabad-500 070 (Pan No.DPJPJ4915M, Mobile No.92463 57935).

Parties in Sl. No. 1 and 2 are being represented by their General Power of Attorney Holder Mrs. K. Pushpalatha, Wife of Late K. Srinivas Reddy, aged about 55 years residing at Flat No. 403, Orchid Block, Green Meadows, Opposite: BSNL Office, Auto Nagar, Vanasthalipuram Hyderabad-500 070 (Pan No.AMAPK0610Q, Mobile No.92463 57935) by way of document no.588/2023, dated 25-01-2023 registered at S.R.O, Kapra, Medchal-Malkajgiri District.

3. Mrs. K. Pushpalatha, Wife of Late K. Srinivas Reddy, aged about 55 years residing at Flat No. 403, Orchid Block, Green Meadows, Opposite: BSNL Office, Auto Nagar, Vanasthalipuram Hyderabad-500 070(Pan No. AMAPK0610Q).

Hereinafter after the parties are collectively referred to as the Vendor and severally as Vendor No. 1, Vendor No. 2 & Vendor No.3 respectively.

K. Pushpalatha

Partner

For VISTA HOMES

Partner

Abhishek. V. D. Rao

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. 18250/- paid on the 30th day of JAN, 2026 by Sri/Smt K Pushpalatha at 12:23

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

Sl No Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1 CL	Aadhaar No: XXXXXXXX7583			Digitally Signed by: Name: ABHISHEK KUMAR TIWARI Location: SRO KAPRA Reason: Admission of Execution Date: Fri Jan 30 13:26:03 IST 2026
	NAME: ABHISHEK KUMAR TIWARI C/O BIRENDRA TIWARI SECUNDERABAD, SECUNDERABAD, HYDERABAD, TELANGANA, 500062	ABHISHEK KUMAR TIWARI S/O. BIRENDRA TIWARI QTRS NO D5/14, DAE HOUSING COLONY , ECIL POST, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500062.		
2 EX	Aadhaar No: XXXXXXXX9633			Digitally Signed by: Name: K. HARIKA REP BY GPA HOLDER K. PUSHI Location: SRO KAPRA Reason: Admission of Execution Date: Fri Jan 30 13:25:25 IST 2026
	NAME: KATHI PUSHPA LATHA C/O KATHI SRINIVASA REDDY VANASTALIPURAM, HAYATHNAGAR, K. V. RANGAREDDY, TELANGANA, 500070	K. PUSHPALATHA W/O. LATE K. SRINIVAS REDDY FLAT NO 403, ORCHID BLOCK, GREEN MEADOWS, AUTONAGAR VANASTHALIPURAM, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500070.		
3 EX	Aadhaar No: XXXXXXXX9633			Digitally Signed by: Name: K. HARIKA REP BY GPA HOLDER K. PUSHI Location: SRO KAPRA Reason: Admission of Execution Date: Fri Jan 30 13:25:25 IST 2026
	NAME: KATHI PUSHPA LATHA C/O KATHI SRINIVASA REDDY VANASTALIPURAM, HAYATHNAGAR, K. V. RANGAREDDY, TELANGANA, 500070	K. HARIKA REP BY GPA HOLDER K. PUSHPALATHA W/O. LATE K. SRINIVAS REDDY FLAT NO 403, ORCHID BLOCK, GREEN MEADOWS, AUTONAGAR VANASTHALIPURAM, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500070.		
4 EX	Aadhaar No: XXXXXXXX9204			Digitally Signed by: Name: K. PRABHAKAR REDDY (VIDE DOC NO. 87 Location: SRO KAPRA Reason: Admission of Execution Date: Fri Jan 30 13:25:44 IST 2026
	NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013	K. PRABHAKAR REDDY (VIDE DOC NO. 87/BK-IV/ 2014, Dt. 26.09.2014)[R]VISTA HOMES REP BY BHAVESH V MEHTA . LATE VASANT U. MEHTA 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD-500003.		
5 EX	Aadhaar No: XXXXXXXX9204			Digitally Signed by: Name: K. PRABHAKAR REDDY (VIDE DOC NO. 87 Location: SRO KAPRA Reason: Admission of Execution Date: Fri Jan 30 13:25:44 IST 2026
	NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013	K. PRABHAKAR REDDY (VIDE DOC NO. 87/BK-IV/ 2014, Dt. 26.09.2014)[R]VISTA HOMES REP BY M/S SUMMIT SALES LLP REP BY SOHAM MODI . LATE SATISH MODI 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD.		



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Bk - 1, CS No 430/2026 & Doct No 462/2026.

Digitally Signed by:
Name: Mohammed Mehtood
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026

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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-500003., 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 55 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".

IN FAVOUR OF

Mr. Abhishek Kumar Tiwari, Son of Mr. Birendra Tiwari, aged about 31 years, Occupation: Service residing at Qtrs. No. D5/14, DAE Housing Colony, ECIL Post, Hyderabad-500062, hereinafter called the "Buyer" (Pan No. AVLPT0736A, Mobile No. 94921 01994, Aadhaar No.9727 7365 7583) hereinafter called the "Buyer".

(The term Vendor, Consenting Party and Buyer 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 Vendor is the absolute and exclusive owner and possessor of deluxe apartment bearing flat no. 404 on the fourth floor, in block no. 'A' 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 car in the basement admeasuring about 100 sft in the residential complex named as 'Vista Homes', forming part of Sy. Nos.193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, R. R. District) by virtue registered sale deed bearing document no. 1539 of 2013 dated 25th March 2013, registered at SRO, Kapra, Medchal-Malkajgiri District hereinafter referred as Scheduled Flat and is more fully described at the foot of the document.
- B. Late K. Srinivas Reddy had entered into an agreement of sale dated 23.03.2013 with M/s. Vista Homes (hereinafter referred to as the Builder) for purchase of deluxe flat no. 404 on the fourth floor in block no. 'A' 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 reserved parking space for single car admeasuring about 100 sft. in the residential complex named as Vista Homes, situated at Survey Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District,
- C. As per the terms of the agreement of sale, the M/s. Vista Homes has a registered sale deed for undivided share of land pertaining to the flat being sold dated 25-03-2013, bearing document no.1539/2013 registered at the office of the Sub-Registrar, Kapra and agreement of construction dated 26-03-2013 for sale of the Scheduled Flat in favour of Late K. Srinivas Reddy.

K. Pushpalatha
For VISTA HOMES
Partner

For VISTA HOMES
Partner

Abhishek K Tiwari

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	
6 EX	Aadhaar No: XXXXXXXX9633			Digitally Signed by: Name: K. HARIKA REP BY GPA HOLDER K. PUSHTI Location: SRO KAPRA Reason: Admission of Execution Date: Fri Jan 30 13:25:25 IST 2026
	NAME: KATHI PUSHPA LATHA C/O KATHI SRINIVASA REDDY VANASTALIPURAM, HAYATHNAGAR, K.V. RANGAREDDY, TELANGANA, 500070	K. MOUNIKA REP BY C [1526-1-2026-430]		
		K. MOUNIKA REP BY GPA HOLDER K. PUSHPALATHA W/O. LATE K. SRINIVAS REDDY FLAT NO 403, ORCHID BLOCK, GREEN MEADOWS, AUTONAGAR VANASTHALIPURAM, HYDERABAD VILL, HYDERABAD MDL, HYDERABAD DIST, TELANGANA, 500070.		

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	Aadhaar No: XXXXXXXX0464			Digitally Signed by: Name: ONKAR KUMAR Location: SRO KAPRA Reason: Witness Signature Date: Fri Jan 30 13:26:19 IST 2026
	NAME: ONKAR KUMAR Secunderabad, Secunderabad, Hyderabad, Telangana, 500062	ONKAR KUMAR ::30/ [1526-1-2026-430]	ONKAR KUMAR R/O HYD	
2	Aadhaar No: XXXXXXXX9929			Digitally Signed by: Name: BAMBAM KUMAR Location: SRO KAPRA Reason: Witness Signature Date: Fri Jan 30 13:26:32 IST 2026
	NAME: BAMBAM KUMAR C/O BIJAY SINGH Secunderabad, Secunderabad, Hyderabad, Telangana, 500062	BAMBAM KUMAR ::30/ [1526-1-2026-430]	BAMBAM KUMAR R/O KAPRA	

Authenticated by
Mohammed Mehmood
SRO Kapra

30th day of January, 2026

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	200650	0	0	0	200750
Transfer Duty	NA	0	54750	0	0	0	54750
Reg. Fee	NA	0	18250	0	0	0	18250
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	3650	0	0	0	3650
Total	100	0	278300	0	0	0	278400

Rs. 255400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18250/- towards Registration Fees on the chargeable value of Rs. 3650000/- was paid by the party through E-Challan/BC/Pay Order No .832FCV280126,D24RKN300126 dated ,28-JAN-26,30-JAN-26 of ,SBIN/SBIN/

Online Payment Details Received from SBI e-Pay :

(1) AMOUNT PAID Rs. 277850/-, DATE: 28-JAN-26, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO. 3733884588932, PAYMENT MODE: NB-1001138, ATRN: 3733884588932, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: VISTA HOMES, CLAIMANT NAME: ABHISHEK KUMAR TIWARI.

(2) AMOUNT PAID: Rs. 500/-, DATE: 30-JAN-26, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO:

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Bk - 1, CS No 430/2026 & Doct No 462/2026.

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Digitally Signed by:
Name: Mohammed Mehmood
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026



- D. Late K. Srinivas Reddy died on 20-07-2015. He was survived by his 3 legal heirs namely Ms. K. Mounika (daughter), Ms. K. Harika (daughter) & Mrs. K. Pushpalatha (wife), the Vendor herein. The Govt. of Telangana, Medical and Health Department vide memo no.50045-D-4016, dated 01-08-2015 and family member certificate dated 24-11-2015 confirmed that the Vendor herein are the only Legal heirs of Late K. Srinivas Reddy.
- E. The Vendor no. 1 and Vendor no. 2 have executed a General Power of Attorney in favour of the vendor no.3 i. e, Mrs. K Pushpalatha vide document no 588/2023, dated 25-01-2023 registered at SRO Kapra, to sell the said scheduled property to the prospective Buyer accordingly the Vendor herein have absolute rights to sell the Scheduled Property to any intending Buyer
- F. 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

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.

- H. 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.
- I. By Virtue of the above referred documents, recitals and records, the Vendor herein are became the absolute owners of the Scheduled Property.
- J. The Buyer is desirous of purchasing flat no.404 on the fourth floor in block no. 'A', in the proposed group housing scheme known as Vista Homes and has approached the Vendor.

K. Pushpalatha

For VISTA HOMES

For VISTA HOMES

Partner

Partner

Aswathi K. Reddy

0505538384412,PAYMENT MODE:NB-1001138 ATRN 0505538384412 REMITTER NAME: K PRABHAKAR
REDDY EXECUTANT NAME VISTA HOMES ,CLAIMANT NAME ABHISHEK KUMAR TIWARI

Date:
30th day of January,2026

Digitally Signed by:
Name: Mohammed Mehmood
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026

Certificate of Registration

Registered as document no. 462 of 2026 of Book-1 and assigned the identification number 1 - 1526 - 462 - 2026
for Scanning on 30-JAN-26

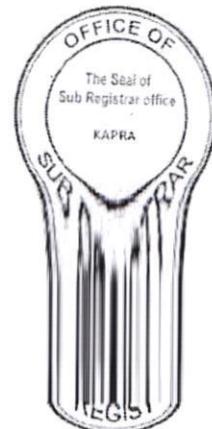
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Bk - 1, CS No 430/2026 & Doct No 462/2026.

Sheet 3 of 18

Digitally Signed by:
Name: Mohammed Mehmood
Location: SRO KAPRA
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- K. 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.
- L. 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. 36,50,000/- (Rupees Thirty Six Lakhs Fifty Thousand Only) and the Buyer has agreed to purchase the same.
- M. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- N. 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.404 on the fourth floor, in block no. 'A' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) in building known as Vista Homes together with:

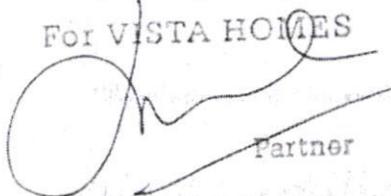
- a) An undivided share in the Schedule Land to the extent of 57.71 sq. yds.
- b) A reserved parking space for family car on the basement, admeasuring about 100 sft.

Situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 36,50,000/- (Rupees Thirty Six Lakhs Fifty Thousand Only). The Vendor hereby admits and acknowledges the said consideration in the following manner in the following manner:

- a. Rs.12,16,667/- (Rupees Twelve Lakhs Sixteen Thousand Six Hundred and Sixty Seven Only) paid by way of cheque no.723485, dated 27-01-2026 issued by ICICI Bank Ltd-HL-Disbursement North Zone, Hyderabad towards housing loan disbursement in favour of K. Mounika.
- b. Rs.12,16,667/- (Rupees Twelve Lakhs Sixteen Thousand Six Hundred and Sixty Seven Only) paid by way of cheque no.723486, dated 27-01-2026 issued by ICICI Bank Ltd-HL-Disbursement North Zone, Hyderabad towards housing loan disbursement in favour of K. Harika.
- c. Rs.12,16,666/- (Rupees Twelve Lakhs Sixteen Thousand Six Hundred and Sixty Six Only) paid by way of cheque no.723487, dated 27-01-2026 issued by ICICI Bank Ltd-HL-Disbursement North Zone, Hyderabad towards housing loan disbursement in favour of K. Pushapalatha.
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.

K. Pushapalatha

For VISTA HOMES


Partner

For VISTA HOMES


Partner



Generated on: 30/01/2026 13:09:49

Bk - 1, CS No 430/2026 & Doct No 462/2026.

Digitally Signed by:
Name: Mohammed Mahmoud
Location: SPO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026

Sheet 4 of 18



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
K. P. Sushpalatha
Partner

FOR VISTA HOMES
Partner

Ashish K. H. H. H.

Generated on: 30/01/2026 13:09:49

Bk - 1, CS No 430/2026 & Doct No 462/2026.

Digitally Signed by:
Name: Mohammed Mohamed
Location: SIRI KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026

Sheet 5 of 18

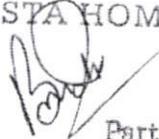


- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Vista Homes, shall vest jointly with the owners of the various tenements/flats/parking 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/Buyers 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/Buyers 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.

K. pushpalatha

For VISTA HOMES

Partner

For VISTA HOMES

Partner

Ashish K. Kothur

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Bk - 1, CS No 430/2026 & Doct No 462/2026.

Sheet 6 of 18

Digitally Signed by:
Name: Mohammed Mehmood
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026



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'

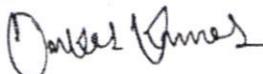
SCHEDULE OF FLAT

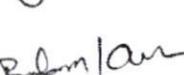
All that portion forming a deluxe flat bearing no.404 on the fourth floor, in block no. "A" admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area + 190 sft. of common area, 852 sft of carpet area) together with proportionate undivided share of land to the extent of 57.71 sq. yds. and reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-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

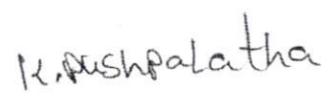
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

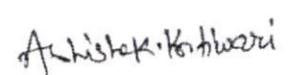
WITNESSES:

1. 

2.  For VISTA HOMES For VISTA HOMES
 Partner  Partner

CONSENTING PARTY


VENDOR


BUYER

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Bk - 1, CS No 430/2026 & Doct No 462/2026.

Sheet 7 of 18

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Name: Mohammed Mehomed
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026



ANNEXURE - 1 - A

1. Description of the Flat : DELUXE flat bearing flat no.404 on the fourth floor, in block no. 'A' 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 : 57.71 Sq. yds, U/s Out of Ac. 5-25 Gts.
4. **Built up area Particulars:**
- a) In the Basement : 100 Sft. parking space for one car
- b) In the First Floor : 950 Sft.
5. Executant's Estimate of the MV of the Scheduled Flat : Rs. 36,50,000/-

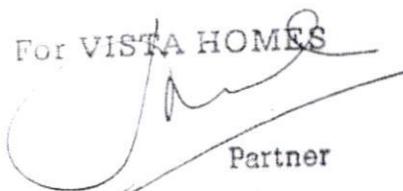
Date: 30-01-2026

K. Pushpalatha
Signature of the Vendor

C E R T I F I C A T E

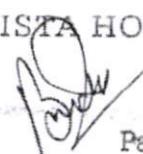
We do hereby declare that what is stated above is true to the best of my knowledge and belief and further declare that the said Scheduled Property not assessed and PTIN number is not allotted for the above flat.

Date: 30-01-2026

For VISTA HOMES

Partner
Signature of the Consenting Party

K. Pushpalatha
Signature of the Vendor

Ashish K. Kothur
Signature of the Buyer

For VISTA HOMES

Partner

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Digitally Signed by:
Name: Mohammed Mahmood
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026

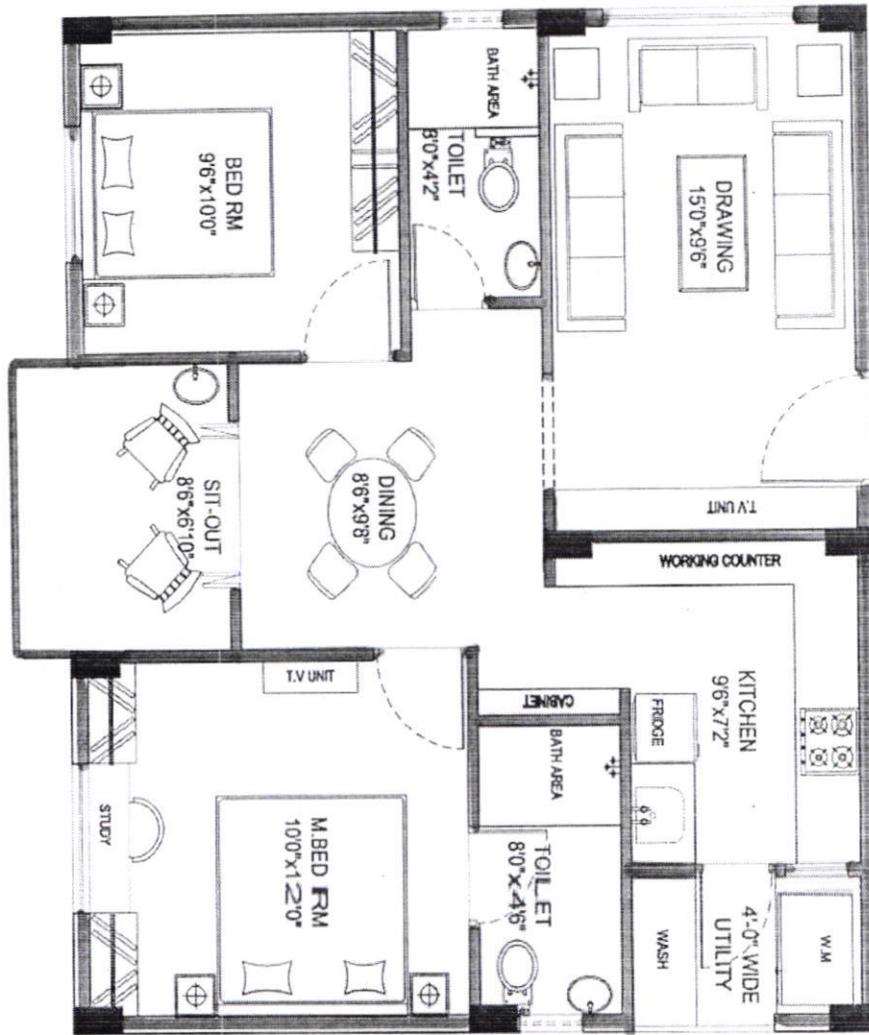
Sheet 8 of 18



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- D

For VISTA HOMES

[Handwritten Signature]
Partner

For VISTA HOMES

[Handwritten Signature]
Partner

K. Pushpalatha

VENDOR

CONSENTING PARTY

A. S. Lakshmi, K. H. Srinivas

BUYER

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Digitally Signed by:
Name: Mohammed Mahmood
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026

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BUYER

CONSENSING PARTY

VENDOR

Shri. V. V. V. V. V.

Partner

Partner

Krushnabhatra

FOI VISTA HOMES

FOI VISTA HOMES

40' X 100' BOUNDARY COURT
40' X 100' BOUNDARY COURT
40' X 100' BOUNDARY COURT



Layout plan of the Housing Project:

ANNEXURE - C

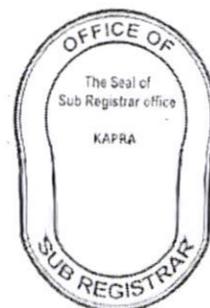
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Bk - 1, CS No 430/2026 & Doct No 462/2026.

Digitally Signed by:
Name: Mohammed Mchmmad
Location: SRO KAPRA
Reason: Emdarsabih Sign

Sheet 10 of 18

Date: Fri Jan 30 13:29:04 IST 2026





GREATER HYDERABAD MUNICIPAL CORPORATION
TOWN PLANNING SECTION

BUILDING PERMIT ORDER

TO

M/S. VISTA HOMES, REP BY SOHAM MODI
SY.NO.193 TO 195,
KAPRA (V), KEESARA (M), R.R.DISTRICT

FILE No	24386/11/04/2012		
PERMIT No.	17811/HO/EZ/Cir-1/2012		
DATE	11	12	2012

Sir / Madam,

Sub: Building Permission – Sanctioned – Reg.

Ref: Your Application dated: 11.04.2012 u/s 388, 428 & 433 of HMC Act, 1955, Revised plan dt 27.06.2012 and A.P. Urban Areas (Dev), Act, 1975.

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:							
1	Applicant	M/S. VISTA HOMES, REP BY SOHAM MODI					
2	Developer / Builder	SRI SOHAM MODI				Lic.No	BL/1171/08
3	Architect	K. PRATHIMA				Lic.No	CA/2007/39649
4	Structural Engineer	SRI M.DATTATRI RAO				Lic.No	134/Strl.Eng./TP10/GHMC
B SITE DETAILS							
1	Sy.No.	193 TO 195,					
2	Locality	KAPRA (V), KEESARA (M), R.R.DISTRICT					
3							
C DETAILS OF PERMISSION SANCTIONED- For the proposed construction of Cellar for parking + Ground + 4 upper floors for residential flats consisting with 9 Blocks i.e A to I and Ground + 4 upper floors for Amenities Block							
1	Floors	-		G + 4 Upper floors		2(B)	Parking floors
2(A)	Use	No.	Area (m ²)	No.	Area(m ²)	Level	No.
	Residential	-	-	5	36422.22 m ²	Cellar	1
							13211.49 m ²
3	Set backs (m)	Front		Rear		Side I	
		6.00 m		6.00 m		6.00 m	
4	Site Area (m ²)	22763.00 m ²		11	Common Area(m ²)		-
5	Road affected area (m ²)	2108.85 m ²		12	Gross F.S.I. (m ²)		36422.22 m ²
6	Net Area(m ²)	20654.15 m ²		13	Tot-lot (m ²)		2275.16
7	Coverage area (m ²)	-		14	Height (m)		14.95 m
8	Coverage (%)	-		15	No. of P. pits as per plan		-
9	Net FSI(m ²)	-		16	No. of Units		-
10	FSI (Road affected Area) (m ²)	-		17	Others		-
D DETAILS OF FEES PAID (RS.) TOTAL : 12,000/- + 1,43,39,655/- + 52,02,715/- = 1,95,54,370/-							
1	Building Permit Fee	Rs.	12,000/- + 29,70,440/-	6	VLT Charges	Rs.	3,38,140/-
2	Development Charges	Rs.	2,12,985/-	7	LIG Charges	Rs.	71,065/-
		Rs.	52,02,715/-				
3	B.C. & E.B. Charges (on Built up area)	Rs.	55,43,475/-	8	Proportionate Layout Charges	Rs.	17,12,575/-
4	B.C. & E.B. Charges (on site area)	Rs.	28,57,075/-	9	Sub-division charges	Rs.	3,42,515/-
5	RWH Charges	Rs.	2,91,385/-	Challan No.495/83 & 89, dt.05.10.2012			
OTHER DETAILS :							
1	Contractor's all Risk Policy No	CCX/10946493/51/06/C1511Q		Dt	01.07.2012	Valid Upto	30.06.2015
2	Notarized Affidavit No	AU 158720	Dt: 23.06.2012	Floor handed over	Partly for all Blocks i.e. A to I & Amenities in 1 st floor	Area (m ²)	3989.71m ²
3	Entered in prohibitory property watch register Sl.No	Vol.No.3	Dt: 07.10.2012	S.R.O.	SRO-Kapra, R. R. District		
F	Construction to be Commenced Before	10.12.2013					
G	Construction to be Completed Before	10.12.2015					
The Building permission is sanctioned subject to following conditions:							
(a) The applicant should follow the clause 7.2 (i) (ii) (iv) (v) & (vii) of GO Ms No. 86, MA, dt. 03.03.2006.							
(b) The applicant should provide automatic Sprinkler System in cellar floor and fire safety measures as per NBC Norms before coming for occupancy certificate.							
(c) That the condition insisted by the Fire Service Department vide letter No.689/AD/FPW/GHMC/2012, dt 17.07.2012 should be followed.							
Note: Please obtain Occupancy Certificate from GHMC before occupation of the building.							

FOR VISTA HOMES, For VISTA HOMES

 Partner

for COMMISSIONER,
GHMC.

Partner

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Name: Mohammed Mehnood
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Date: Fri Jan 30 13:29:04 IST 2026

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GREATER HYDERABAD MUNICIPAL CORPORATION
TOWN PLANNING SECTION

BUILDING PERMIT ORDER

To M/s. Vista Homes, Rep. by Sri Soham Modi, H.No.5-4-187/3 & 4, 2 nd Floor, M.G. Road, Secunderabad.	FILE No.	232180/10/07/2019/HO		
	PERMIT No.	53600/HO/EZ/Cir-1/2016		
	DATE	04	04	2020

Sir / Madam,

Sub: Building Permission - Sanctioned - Reg.
Ref: 1. Permit No.1780/HO/EZ/Cir-1/2012, Dt.11.12.2012 in File No. 24388/11/04/2012
2. Your Application dated: 10.07.2019 u/s 388, 428 & 433 of HMC Act, 1955 and A.P. Urban Areas (Dev). Act, 1975 and A.P. Building Rules 2012.

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:									
1	Applicant	M/s. Vista Homes, Rep. by Sri Soham Modi,							
2	Developer / Builder	M/s. Modi Properties, Rep. by its Managing Partner Sri Soham Modi	Lic.No.	BL/1171/2008					
3	Licensed Technical Person	Ms K. Pratima	Lic.No.	CA/2007/39649					
4	Structural Engineer	Sri M Dattatri Rao	Lic.No.	134/Stri. Engg./TP10/GHMC					
B SITE DETAILS									
1	Sy. No.	193, 194 & 195,							
2	Locality	Kapra Village, Keesara Mandal, Medchal-Malkajgiri District.							
C DETAILS OF PERMISSION SANCTIONED : Revised Permission for proposed construction of Residential Apartments with 2-Blocks i.e., Blocks - E & F consisting of Cellar for Parking, Ground + 4 Upper Floors with 104 Residential Units in addition to existing permitted Residential Blocks									
1	Floors	Ground		Upper floors(15)			Parking floors		
	Use	No.	Area (m ²)	No.	Area(m ²)		Level	No.	Area(m ²)
2	Residential	2-Blocks i.e., Blocks - E & F consisting of Ground + 4 Upper Floors with 104 Residential Units in addition to existing permitted Residential Blocks		5691.50 + 4299.50 = 9991.00		Blocks-E & F: 1-Cellar		13211.49	
3	Setbacks (m)	Front	Rear	Side I			Side II		
	For Block-E	6.00	6.00	8.00 to 9.72			6.00		
	For Block-F	6.00	9.00	9.55 to 12.20			8.00 to 9.72		
4	Site Area (m ²)	22763.00		7	Tot-lot (m ²)		2275.16		
5	Affected area in Buffer strip & Peripheral road (m ²)	39.10(Buffer strip) + 2067.21(Peripheral road) = 2106.31		8	Height (m)		14.35		
6	Net Area(m ²)	20656.69		9	No. of RWHPs		130		
D PAYMENT DETAILS OF FEES : TOTAL Rs.10,000/- + Rs. 59,63,260/- = Rs.59,73,260/-									
1	Building Permit Fee	Rs	801280/-	5	Shelter Fee	Rs	416690/-		
2	Development Charges	Rs.	198750/-	6	Vacant Land tax	Rs.	12720/-		
3	B.C & E.B.C. on builtup area	Rs.	238500/-	7	Layout Regulation charges	Rs.	3098500/-		
4	B.C & E.B.C. on site area	Rs.	1196820/-	TOTAL		Rs.	5963260/-		
1). D.D.No.702051, Dt.04.04.2019, Rs.10,000/-, Yes Bank, 2). D.D.No.164800, Dt.20.01.2020, Rs.59,63,260/-, Yes Bank, Chalan No.1673/27, Dt.25.01.2020.									
E OTHER DETAILS :									
1	Contractor's all Risk Policy No.	61240444190300000010		Dt:	10.01.2020	Valid Upto	09.01.2026		
2	Notarised Affidavit No	22848	Dt:	20.12.2019	Floor handed over	7 Flats in 1 st floor of Block-E & 6 Flats in 1 st floor of Block-F	Area (m ²)	548.82 + 468.40 = 1017.22	
3	Entered in prohibitory property watch register Sl.No	Vol.No.04	Dt:	10.01.2020	S.R.O.	Kapra			
F	Construction to be Commenced Before				03.10.2021				
G	Construction to be Completed Before				03.04.2026				

The Building permission is sanctioned subject to following conditions:

- 1) The applicants shall follow the clause 5.f. (xi) (iii) (iv) (v) & (vii) of G.O.Ms.No.168 MA, dt:07.04.2012.
- 2) The applicants shall provide automatic Sprinkler system in collar floor and fire safety measures as per NBC norms before obtaining Occupancy Certificate.
- 3) No excavation of cellar/earth is allowed during rainy season i.e., till end of October 2020 and also shall give commencement notice to GHMC before excavation of cellar work.
- 4) The conditions insisted in earlier Sanctioned Plans shall also be complied/ followed.
- 5) Provision for re-cycling of water shall be provided as per Building Rules.
- 6) Provision for Plantation of Trees shall be provided as per G.O.Ms No. 228 MA dated 01.09.2016.

[Signature]
for COMMISSIONER
GHMC

[Signature]
FOR VISTA HOMES
Partner

[Signature]
FOR VISTA HOMES
Partner

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*Digitally Signed by:
Name: Mohammed Mehmood
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026*

Sheet12 of 18



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00WW 96200985 -

GOVERNMENT OF TELANGANA
REVENUE DEPARTMENT

Application No



FAMC021500143968

Date : 14/11/2015

కుటుంబ సభ్యుల ధృవీకరణ పత్రము

(As per Memo No 31346/Ser. II.2/2010-Revenue Department-dated : 25.10.2010)

(ప్రభుత్వము అందించు సాంఘిక భద్రత పథకముల కొరకు)

Keesara మండలం 1-7-91/184, NAYAKRANTHINAGAR A S RAO NAGAR, KHAPRA (M) గ్రామ పంచాయతీలు

శ్రీ / శ్రీమతి K SRINIVASA REDDY లు / భర్త LATE K VENKAT REDDY గారు Business Man గా పనిచేస్తూ Accident వలన ది. 20/07/2015 న, KAMAREDDY గ్రామములో మరణించినారు. వీరికి ఈ క్రింది తెలిసిన వారు కుటుంబ సభ్యులుగా కుటుంబ

సం.	కుటుంబ సభ్యుని పేరు.	మరణించిన వ్యక్తితో బంధుత్వం	వయస్సు	వివాహ స్థితి
1	K HARIKA	Daughter	23	UnMarried
2	K MOUNIKA	Daughter	24	Married
3	K PUSHPALATHA	Wife	45	Widow

పైన తెలిసిన 1 నుండి 3 ఆసామి/లు మాత్రమే మరణించిన వ్యక్తికి కుటుంబ సభ్యులు గా ఉన్నారని, మధ్యవర్తులు ఏర్పాటుచేసి వాళ్ళు అమ్మ యిచ్చియున్నారు. మండల రెవెన్యూ ఇన్స్పెక్టరు Keesara వారు విచారణ జరిపి కుటుంబ సభ్యుల ధృవీకరణ పత్రము జారీ కొరకు సిఫరసు చేసియున్నారు మరియు దరఖాస్తులో పాటు సమర్పించిన యావత్తు రికార్డుల ఫలితంగా శ్రీ / శ్రీమతి K SRINIVASA REDDY గారు Accident వలన మరణించినందున వారికి Others ద్వారా అర్హక సహాయము పొందు నిమిత్తం పైన తెలిసిన 1 నుండి 3 ఆసామి/లు అందరిని కుటుంబ సభ్యులుగా ఏర్పాటుచేసి ఈ కుటుంబసభ్యుల ధృవీకరణ పత్రము మూలగా చేయడమైనది.

ఇది ఎట్టి భూమి తగాదాలకు కట్టు లావాదేవీలకు చెల్లనరదు మరియు పైన తెలిపిన లావాదేవీలకు తప్ప మరే ఏ ఇతర లావాదేవీలకు చెల్లనరదు.

కు
శ్రీ / శ్రీమతి K PUSHPALATHA
1-7-91/184, NAYAKRANTHINAGAR A S RAO NAGAR,
KHAPRA (M) గ్రామము
Keesara మండలం

Certified By

Name : Ch. Ravinder Reddy

Generated on: 30/01/2026 13:09:49

Bk - 1, CS No 430/2026 & Doct No 462/2026.

Digitally Signed by:
Name: Mohammed Mehmood
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026

Sheet13 of 18





FORM No.6
తెలంగాణ ప్రభుత్వము
GOVERNMENT OF TELANGANA
DEPARTMENT OF MUNICIPAL ADMINISTRATION
వైద్య ఆరోగ్యశాఖ
MEDICAL & HEALTH DEPARTMENT
మరణ ధృవ పత్రము
DEATH CERTIFICATE

00WW 20462753



Certificate Id: 50045-D-4016

జనన మరణ నమోదు చట్టము 1969, 12/17 విభాగము ప్రకారము, ఆంధ్రప్రదేశ్ జనన మరణ నమోదు నిబంధనలు 1999, 8/13 నిబంధన క్రింద జారీ చేయబడినది.

(Issued under Section 12/17 of the Registration of Births and Deaths Act 1969 and Rules 8/13 of the Andhra Pradesh Registration of Births and Deaths Rules 1999)

ఆంధ్రప్రదేశ్ రాష్ట్రము నిజామాబాద్ జిల్లా కామారెడ్డి పురపాలక సంఘం (స్థానిక ప్రదేశము) మరణ రిజిస్టరు లోని మరణానికి సంబంధించిన అసలు రికార్డు నుండి, క్రింది సమాచారము తీసుకోనబడినదని ధృవీకరించడమైనది.

This is to certify that the following information has been taken from the original record of death which is in the register for (local area / local body) KAMAREDDY MUNICIPALITY OF NIZAMABAD DISTRICT OF STATE OF TELANGANA

పేరు / Name	KATHI SRINIVAS REDDY
లింగము/ Sex	MALE
మరణించిన తేదీ / Date of Death (DD/MM/YYYY)	20/07/2015 TWO ZERO ZERO SEVEN TWO ZERO ONE FIVE
మరణించిన ప్రదేశము / Place of Death	GOVERNMENT HOSPITAL SUBHASH ROAD KAMAREDDY NIZAMABAD 503111
తల్లి పేరు / Name of Mother	K SOMAMMA
తండ్రి/భర్త పేరు / Name of the Father/Husband	LATE K VENKAT REDDY
మరణించినప్పుడు మృతుని చిరునామ / Address of the Deceased at the time of Death	KAMAREDDY KAMAREDDY NIZAMABAD
మృతుని స్థిర నివాసపు చిరునామా / Permanent Address of the Deceased	FALT NO 103 CREST RESIDENCY NAYA KRANTHI NAGAR AS RAO NAGAR HYDERABAD 500062
నమోదు సంఖ్య / Registration Number	248
నమోదు తేదీ / Date of Registration (DD/MM/YYYY)	25/07/2015
రిమార్కులు/ Remarks	
జారీ చేసిన తేదీ / Date Of Issue (DD/MM/YYYY)	01/08/2015

NA - Not Available.

Application No:



CDMA021501120932

Date : 01/08/2015

Verified By :G VIKRAM SIMHA REDDY

Certified By

Name : G.VIKRAMSIMHA REDDY
Registrar of Births & Deaths
KAMAREDDY MUNICIPALITY
NIZAMABAD DISTRICT

Note : This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.tg.mee seva.gov.in/> by furnishing the application number mentioned in the Certificate.

Generated on: 30/01/2026 13:09:49

Bk - 1, CS No 430/2026 & Doct No 462/2026.

Digitally Signed by:
Name: Mohammed Mahmood
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026

Sheet 14 of 18





Registration & Stamps Department
Government of Telangana
Undertaking/Declaration to be filed by the Property Owner/Executant

I do hereby solemnly affirm and state as follows :

I intend to transfer the following property to Sri Abhishek Kumar Tiwari.

ULB Name	: GHMC	District	: MEDCHAL-MALKAJGIRI
SRO	: KAPRA	Ward	: 1
Block	: 1	Locality	: K N ENCLAVE/KAPRA OLD VILLAGE/LAKSHMI AVENUE/

Survey No.	Plot No.	House/Flat/Plot No.	Area/UDS in Sq. Yards	Built up area in Sq. feet	Parking area in Sq. feet
193/P,194/P,195/P	--	-- Flat No. 404	57.71	1050	100

1. I am the absolute owner and possessor of the above said property. The details of property owned by me mentioned herein are correct.
2. I have not sold or transferred the said property to anyone else.
3. There are no unpaid dues in respect of property tax, electricity or water bills for the property mentioned herein.
4. The said property is not Forest, Endowment, Wakf or Government property. The transfer of the property is not prohibited under Section 22A of Registration Act,1908.
5. There is no court order or injunction restraining transfer of the said property.
6. The proposed property transfer is not in contravention of the following laws:
 - The Telangana Scheduled Area Land Transfer Regulation, 1970.
 - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.
7. I bear the responsibility for the genuineness of the enclosures submitted along with the document at SRO.

Declaration

I have carefully read and understood/clearly been made aware of the above contents and I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

Date:
Place:

FOR VISTA HOMES

[Signature]
 Name : Vista Homes
Partner

Represented By
 K. PRABHAKAR REDDY (VIDE DOC NO. 87/BK-IV/ 2014, Dt. 26.09.2014)
 S/o :K. Padma Reddy
 R/o Village/ULB : Hyderabad
 Mandal : Hyderabad
 District : Hyderabad
 State : Telangana

K. Pushpalatha
 Signature
 Name : K. Mounika Rep By Gpa Holder K. Pushpalatha
 W/o :Late K. Srinivas Reddy
 R/o Village/ULB : Hyderabad
 Mandal : Hyderabad
 District : Hyderabad
 State : Telangana

K. Pushpalatha
 Signature
 Name : K. Harika Rep By Gpa Holder K. Pushpalatha
 W/o :Late K. Srinivas Reddy
 R/o Village/ULB : Hyderabad
 Mandal : Hyderabad
 District : Hyderabad
 State : Telangana

FOR VISTA HOMES

[Signature]
 Signature
 Name : Vista Homes
Partner

Represented By
 K. PRABHAKAR REDDY (VIDE DOC NO. 87/BK-IV/ 2014, Dt. 26.09.2014)
 S/o :K. Padma Reddy
 R/o Village/ULB : Hyderabad
 Mandal : Hyderabad
 District : Hyderabad
 State : Telangana

K. Pushpalatha
 Signature
 Name : K. Pushpalatha
 W/o :Late K. Srinivas Reddy
 R/o Village/ULB : Hyderabad
 Mandal : Hyderabad
 District : Hyderabad
 State : Telangana

Generated on: 30/01/2026 13:09:49

Bk - 1, CS No 430/2026 & Doct No 462/2026.

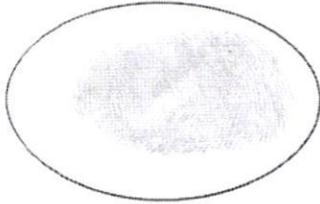
Digitally Signed by:
Name: Mohammed Mehmood
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026

Sheet15 of 18



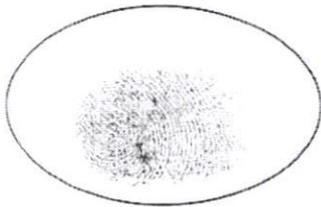
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

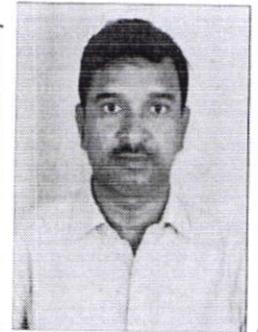
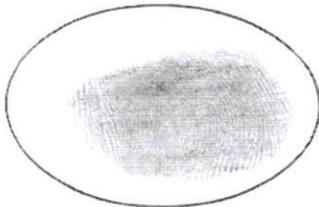


CONSENTING PARTY:

M/S. VISTA HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REPRESENTED BY ITS PARTNERS:
1. M/S. SUMMIT SALES LLP., REP. BY
AUTHORISED SIGNATORY
MR. SOHAM MODI
S/O. LATE SATISH MODI



2. SHRI. BHAVESH V. MEHTA,
S/O. LATE VASANT U. MEHTA
R/O. UTTAM TOWERS
D. V. COLONY
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.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE BUYER

Generated on: 30/01/2026 13:09:49

Bk - 1, CS No 430/2026 & Doct No 462/2026.

Digitally Signed by:
Name: Mohammed Mehmood
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026

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आयकर विभाग
INCOME TAX DEPARTMENT
VISTA HOMES

भारत सरकार
GOVT. OF INDIA

27/01/2007
Permanent Account Number
AAGFV2068P

For VISTA HOMES

[Signature]
Partner

भारत सरकार
GOVERNMENT OF INDIA

विशेष नवीन माद
Soham Satish Modi
पुद्गल सं./YoB:1969
पुरुष/पुरु Male

3146 8727 4389

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

व्यक्ति का नाम:
S/O: सतिश मोदी, प्लॉट नं.
280, रोड नं-25, पेददाम्मा
तेम्पल जुबिली हिल्स,
खलराबाद, बंजारा हिल्स,
हैदराबाद
आंध्र प्रदेश, 500034

Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khalratabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

आधार नंबर, 500034

आधार - आधार - सामान्यमान्यता प्राप्त है

Aadhaar - Aam Aadmi ka Adhikar

व्यक्ति का नाम /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

मुख्य आयुक्त, आयकर विभाग
Chief Commissioner of Income Tax, Hyderabad

For VISTA HOMES

[Signature]
Partner

भारत सरकार
Government of India

आधार नंबर जारी: 10072013

कान्डी प्रभाकर रेड्डी
Kandi Prabhakar Reddy
पुद्गल सं./DOB: 15/01/1974
पुरुष/पुरु MALE

आधार आमतौर पर पहचान का प्रमाण है, नागरिकता का प्रमाण नहीं है।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3287 6953 9204

ना आधार, ना सुरक्षित

भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

व्यक्ति का नाम:
2-3-64/10/24 1FLOOR KAMALA NILAYAM,
जैशवाल कॉलोनी, अम्बेपेट, पो.
अम्बेपेट, हैदराबाद,
तेलंगाना - 500013

Address:
2-3-64/10/24 1FLOOR KAMALA NILAYAM,
JAISWAL COLONY, Amberpet, PO:
Amberpet, DIST: Hyderabad,
Telangana - 500013

3287 6953 9204
VID : 9197 0409 3118 9935

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[Signature]

Online Challan Proforma [SRO copy]

Challan No: 832FCV280126

Bank Code : SBIN	Payment : NB
Remitter Details	
Name	K. PRABHAKAR REDDY
PAN Card No	AVLPT0736A
Aadhar Card No	*****7583
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	VISTA HOMES
Address	UTTAM TOWERS, D V COLONY, SECUNDERABAD, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELA
Claimant Details	
Name	ABHISHEK KUMAR TIWARI
Address	QTRS NO D5/14, DAE HOUSING COLONY, ECIL POST, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJIRI
SRO Name	KAPRA
Amount Details	
Stamp Duty	200650
Transfer Duty	54750
Registration Fee	18250
User Charges	500
Mutation Charges	3650
Haritha Nidhi	50
TOTAL	277850
Total in Words	Two Lakh Seventy Seven Thousand Eight Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	28-01-2026
Transaction Id	3733884588932
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund policy.

Online Challan Proforma [Citizen copy]

Challan No: 832FCV280126

Bank Code : SBIN	Payment : NB
Remitter Details	
Name	K. PRABHAKAR REDDY
PAN Card No	AVLPT0736A
Aadhar Card No	*****7583
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	VISTA HOMES
Address	UTTAM TOWERS, D V COLONY, SECUNDERABAD, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELA
Claimant Details	
Name	ABHISHEK KUMAR TIWARI
Address	QTRS NO D5/14, DAE HOUSING COLONY, ECIL POST, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJIRI
SRO Name	KAPRA
Amount Details	
Stamp Duty	200650
Transfer Duty	54750
Registration Fee	18250
User Charges	500
Mutation Charges	3650
Haritha Nidhi	50
TOTAL	277850
Total in Words	Two Lakh Seventy Seven Thousand Eight Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	28-01-2026
Transaction Id	3733884588932
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund policy.



Generated on: 30/01/2026 13:09:49

Bk - 1, CS No 430/2026 & Doct No 462/2026.

Digitally Signed by:
Name: Mohammed Mohmood
Location: SRO KAPRA
Reason: Endorsement Sign
Date: Fri Jan 30 13:29:04 IST 2026

Sheet 17 of 18



Government of India

కాథి పుష్పా లాథా
Kathi Pushpa Latha
కాథి పుష్పా లాథా
పుట్టిన తేదీ/DOB: 08/08/1970
FEMALE
K. Pushpadatha

6191 3810 9633
VID: 9111 0913 4623 4942

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India

ఆధార్ కరణ కేంద్రం
Aadhaar Kure Kure
పుట్టిన తేదీ/DOB: 10/02/1994
పురుషుడు / MALE

9727 7365 7583

నా ఆధార్, నా గుర్తింపు

ఆధార్ నంబర్
Aadhaar No. is 9727 7365 7583

ఆధార్ అనేది నిత్యం వాడవలసినది. దానిని తప్పకుండా ఉపయోగించండి. దీనిని తప్పకుండా ఉపయోగించినట్లయితే ఆధార్ నంబర్ పునరుద్ధరించబడుతుంది. ఆధార్ నంబర్ పునరుద్ధరించినట్లయితే ఆధార్ నంబర్ పునరుద్ధరించబడుతుంది.
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification, linking, authentication, or scanning to get coins, / utility bills, etc.



భారత ప్రభుత్వం
Government of India

ఓంకార్ కుమార్
Onkar Kumar
పుట్టిన తేదీ/DOB: 25/06/1994
పురుషుడు / MALE

5145 2479 0464
VID: 9120 0958 4623 4942

నా ఆధార్, నా గుర్తింపు

Issue Date: 04/02/2015

Onkar Kumar

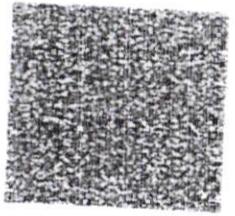


భారత ప్రభుత్వం
Government of India

కె.వి. బ్రందా థియేటర్స్
K.V. Branda Theatres
సెక్యూరిటీ కాలనీ, హైదరాబాద్, తెలంగాణ.
Address: QUARTER NO 3/37-II, DAE HOUSING COLONY, Secunderabad, Hyderabad, Telangana - 500062

5145 2479 0464
VID: 9120 0958 4623 4942

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Government of India

కె.వి. బ్రందా థియేటర్స్
K.V. Branda Theatres
సెక్యూరిటీ కాలనీ, హైదరాబాద్, తెలంగాణ.
Address: QUARTER NO 3/37-II, DAE HOUSING COLONY, Secunderabad, Hyderabad, Telangana - 500062

9727 7365 7583
VID: 9177 3783 6625 6012

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



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Government of India

కె.వి. బ్రందా థియేటర్స్
K.V. Branda Theatres
సెక్యూరిటీ కాలనీ, హైదరాబాద్, తెలంగాణ.
Address: C/O: KATHI SHIVASA REDDY, Flat No 403 Orchid Block, Green Meadows, Opposite BSNL, G. Jee, Auto Nagar, Vanasthalipuram, K.V. Pargareddy, Telangana - 500070

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సమాచిత సంఖ్య / Enrollment No. : 2081/1 134/34971

To
Bambam Kumar
బంబం కుమార్
C/O: Bijay Singh,
OTR no A-5/2,
D A E colony,
kapra,
VTC: Secunderabad, PO: Ecll,
Sub District: Secunderabad, District: Hyderabad,
State: Telangana, PIN Code: 500062,
Mobile: 9700944309

35427694

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మీ ఆధార్ సంఖ్య / Your Aadhaar No. : 7440 3625 9929

నా ఆధార్, నా గుర్తింపు

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Government of India

బంబం కుమార్
Bambam Kumar
పుట్టిన తేదీ / DOB: 14/10/1994
పురుషుడు / Male

Issue Date: 09/02/2015

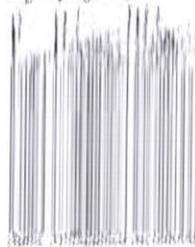
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