



Government of Telangana
Registration And Stamps Department

12/03/2020

Payment Details - Citizen Copy - Generated on 05/03/2020, 12:44 PM

RETURNED
Receipt Date: 05/03/2020

SRO Name: 1526 Kapra

Receipt No: 1406

Name: PANKAJ SHANGHVI

CS No/Doct No: 1307 / 2020

Transaction: Sale Deed

Challan No:

E-Challan No: 818MW5040320

Chargeable Value: 4507000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 04-MAR-20

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				22535
Transfer Duty /TPT				67605
Deficit Stamp Duty				180180
User Charges				100
Total:				270420
In Words: RUPEES TWO LAKH SEVENTY THOUSAND FOUR HUNDRED TWENTY ONLY				

Prepared By: KISHORE

Signature by SR

SRO Name: 1526 Kapra

Transaction: Sale Deed

Chargeable Value: 4507000

DD No:

DD Dt:

Challan Dt:

E-Challan No: 818MW5040320

E-Challan Dt: 04-MAR-20

E-Challan Bank Name: YESB

E-Challan Bank Branch:



Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 05/03/2020, 04:41 PM

12/03/2020
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Receipt Date: 05/03/2020

SRO Name: 1526 Kapra

Receipt No: 1406

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Prepared By: KISHORE

Signature by SR

SRO Name

Transaction

Chargeable Value

Bank Name

E-Challan Bank Name

Ap

1307

20.12.2020

SCANNED

SCANNED

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

W 024003

S.No. 23530 Date: 31-12-2019
 Sold to: PANKAJ SHANGHVI
 S/o. CHANDRAKANTH SHANGHVI
 For Whom: SELF & OTHERS

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

ST

This Sale Deed is made and executed on this 31 day of January 2020 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

1. Shri. Pankaj Shanghvi, Son of Shri. Chandrakanth Shanghvi aged 74 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile -Parle (West), Mumbai - 400 056.
2. Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 41 years, Occupation: Housewife resident of H. No 21, Bapu Bagh Colony, First Floor, Minister Road, Secunderabad - 500 003.

Hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively. (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

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 49 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 48 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter called the "Consenting Party"

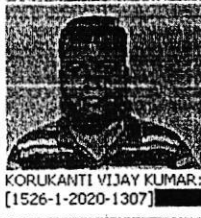
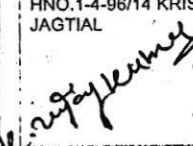
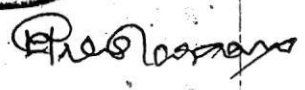
For VISTA HOMES

For VISTA HOMES

on the 05th day of MAR, 2020 by Sri Pankaj Shanghvi

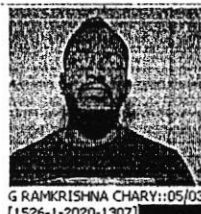
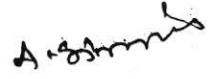
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Signature/Ink Thumb
Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 KORUKANTI VIJAY KUMAR:: [1526-1-2020-1307]	KORUKANTI VIJAY KUMAR S/O. K.BHUMARAJAM HNO.1-4-96/14 KRISHNA NAGAR, JAGTIAL	
2	EX		 VENDOR AND CONSENTING PARTY [1526-1-2020-1307]	VENDOR AND CONSENTING PARTY REP. BY K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 2 ND FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 G RAMKRISHNA CHARY::05/03 [1526-1-2020-1307]	G RAMKRISHNA CHARY KARIMNAGAR.	
2		 A SRINIVAS::05/03/2020.15:31 [1526-1-2020-1307]	A SRINIVAS KARIMNAGAR.	

05th day of March, 2020

Signature of Sub Registrar
Kapra

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX4899 Name: Korukanti Vijay Kumar	S/O Korukanti Bhumarajam, Jagtial, Karimnagar, Telangana, 505327	



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Bk -1, CS No 1307/2020 & Doct No
1288/2020 Sheet 1 of 14 Sub Registrar
Kapra

IN FAVOUR OF

Mr. Korukanti Vijay Kumar, Son of Mr. K Bhumarajam, aged about 38 years, Occupation: Service residing at H. No: 1-4-96/14, Krishna Nagar, Jagtial, Telanagan – 505 327, 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.).

WHEREAS:

B. 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.

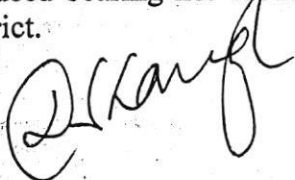
S. No.	Deed Doc. No.	Dated	Extent of Land
1.	1426/2007	19.02.2007	Ac. 3-01 gts.
2.	3000/2007	21.04.2007	Ac.1-10 gts.
3.	4325/2007	16.06.2007	Ac.0-12 gts.
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts.

C. M/s. Vista Homes is developing the Scheduled Land into residential flats in a group housing scheme name and styled as 'VISTA HOMES' consisting of 403 flats in 9 blocks with certain common amenities 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.

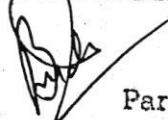
D. The Vendor no.1 has entered into an agreement of sale dated 23.03.2013 with M/s. Vista Homes (hereinafter referred to as the Builder) for purchase of a deluxe apartment bearing flat no.408 on the fourth floor, in block no. 'E', admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, situated at Survey Nos. 193, 194 & 195, Kapra village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District), hereinafter referred to as the Schedule Flat and is more fully described at the foot of the document.

E. As per the terms of the agreement of sale, the Builder has executed a registered sale deed dated 25.03.2013, bearing document no.1540/2013 registered at the office of the Sub-Registrar, Kapra, and agreement of construction dated 25.03.2013 for sale of the Scheduled Flat in favour of the Vendor no.1.

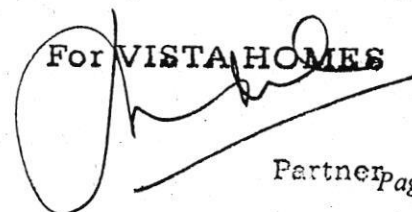
F. That the Vendor no.1 has gifted 24% undivided share in flat no.408 on the fourth floor in block no. 'E' in the project known as Vista Homes situated at Sy. Nos. 193, 194 and 195, Kapra Village, Kapra Mandal, Medchal-Malkajgiri District, admeasuring 292.8 sft.(out of 1220 sft) of super built-up area along with undivided share of land to the extent of 17.79 sq. yds. (out of 74.12 sq. yds) and 24% in the reserved parking space for single car in the basement admeasuring 24 sft. (out of 100 sft.), to his daughter Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta, Vendor no.2, herein, vide registered gift deed bearing no. 4392/2015 dated 23.11.2015 registered at S. R.O, Kapra, Medchal-Malkajgiri District.


Purvi. m. mehta

For VISTA HOMES


Partner

For VISTA HOMES


Partner

Page 2

Endorsement: Stamp Duty, Transfer Duty, Registration Fee 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	180180	0	0	0	180280
Transfer Duty	NA	0	67605	0	0	0	67605
Reg. Fee	NA	0	22535	0	0	0	22535
User Charges	NA	0	100	0	0	0	100
Total	100	0	270420	0	0	0	270520

Rs. 247785/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 22535/- towards Registration Fees on the chargeable value of Rs. 4507000/- was paid by the party through E-Challan/BC/Pay Order No ,818MW5040320 dated ,04-MAR-20 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 270420/-, DATE: 04-MAR-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3940061978429, PAYMENT MODE: NB-1000200, ATRN: 3940061978429, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: MR. PANKAJ SHANGHVI AND PURVI M. MEHTA, CLAIMANT NAME: MR. KORUKANTI VIJAY KUMAR).

Date:

05th day of March, 2020

Signature of Registering Officer

Kapra

Bk-1, CS No 1307/2020 & Doct No 1288/2020 Sheet 2 of 14 Sub Registrar Kapra

ఇది పుస్తకము 2020 సం/శా.స.1941
పు 1288 నెంబరుగా రిజిస్టరు చేయబడి
స్వామింగ్ నిమిత్తం దస్తవేజు నెంబరు 1526
X-1288/2020 గా యివ్వబడ్డనది
20.20 సం చూర్చి నెం 05 వ తేది

సబ్-రిజిస్ట్రార్
కాపా
మేడ్చల్-మల్కajగిరి జిల్లా



- G. The Buyer is desirous of purchasing apartment bearing flat no.408 on the fourth floor, in block no. 'E', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- H. 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.
- I. The Consenting Party i. e., M/s. Vista Homes at the request of the Vendor and Buyer are joining in execution of this deed so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Consenting Party shall not have any share in the sale consideration agreed herein.
- J. The Vendors 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.45,07,000/-(Rupees Forty Five Lakhs and Seven Thousand Only) and the Buyer has agreed to purchase the same.
- K. The Vendors and the Buyer are desirous of reducing into writing the terms of sale.

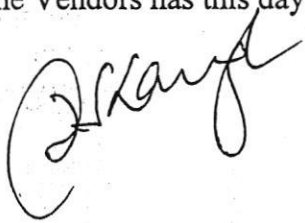
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.408 on the fourth floor, in block no. 'E', having a super built-up area of 1220 sft. (i.e., 976 sft. of built-up area & 244 sft. of common area) in building known as Vista Homes together with:

- a) An undivided share in the Schedule Land to the extent of 74.12 sq. yds.
- b) A reserved parking space for single car on the 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.45,07,000/-(Rupees Forty Five Lakhs and Seven Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

2. The Vendors hereby declares that she has absolute right to sell the Scheduled Flat.
3. The Vendors further covenant that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby gives warranty of title. If any claim is made by any person either claiming through the Vendors or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendors 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.
4. The Vendors has this day delivered vacant peaceful possession of the Scheduled Flat to the Buyer.


Purnvi. m. mehta

FOR VISTA HOMES


Partner

FOR VISTA HOMES


Partner

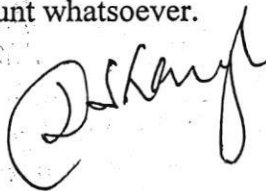
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1288 / 2020. Sheet 3 of 14 Sub Registrar
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5. Henceforth the Vendors shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendors or anyone claiming through them.
6. The Vendors 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 Vendors hereby covenant that the Vendors 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 Vendors 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 Vendors and through the Vendors with other owners of tenements in Vista Homes as follows:-
- 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.
 - 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.
 - 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.
 - 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 Vendors/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.


Purvi M. Mehra

For VISTA HOMES


Partner

For VISTA HOMES


Partner
Page 4

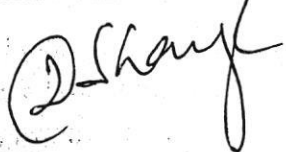


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- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendors 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 Vendors and the Buyer shall not have any right, title or claim thereon. The Vendors 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.



Purvi M. Mehla

For VISTA HOMES



Partner

For VISTA HOMES



Partner



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SCHEDULE 'A'

SCHEDULE OF LAND

All that part and parcel of undivided share of land admeasuring about 1029.75 Sq. yds., in survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District and bounded by:

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

SCHEDULE 'B'

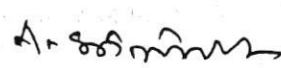
SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no. 408 on the fourth floor, in block no. 'E' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri 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	Open to Sky
West By	Open to Sky & 6'-6" wide corridor

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

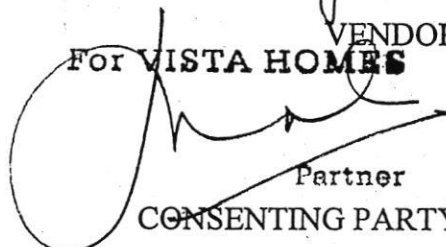
WITNESSES:

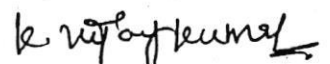
1. 
2. 

For VISTA HOMES


Partner

For VISTA HOMES


Partner
VENDOR
CONSENTING PARTY


BUYER

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Kapra



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ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.408 on the fourth 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-Malkajgiri District (formerly known as Keesara Mandal, R. R. District).
- (a) Nature of the roof : R. C. C. (Basement + Ground Floor + Upper 4 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 1029.75 Sq. yds.
4. Built up area Particulars:
- a) In the Basement : 100 sft. Parking space for one car
- b) In the Fourth Floor : 1220 sft.
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 45,07,000 /-

Date: 31.01.2020

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: 31.01.2020

Signature of the Vendor

For VISTA HOMES

For VISTA HOMES

Partner

Signature of the Consenting Party

K. Vijay Kumar

Signature of the Buyer

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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 408 ON THE FOURTH FLOOR, IN BLOCK NO. 'E'

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED ATKAPRA VILLAGE, KAPRA MANDAL, MEDCHAL-MALAKAJGIRI DISTRICT
(FORMERLY KNOWN AS KEESARA MANDAL, RANGA REDDY DIST)**VENDOR:**

SHRI. PANKAJ SANGHVI, SON OF SHRI. CHANDRAKANTH SANGHVI AND OTHERS

CONSENTING PARTIES: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS:-

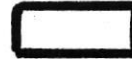
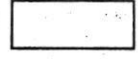
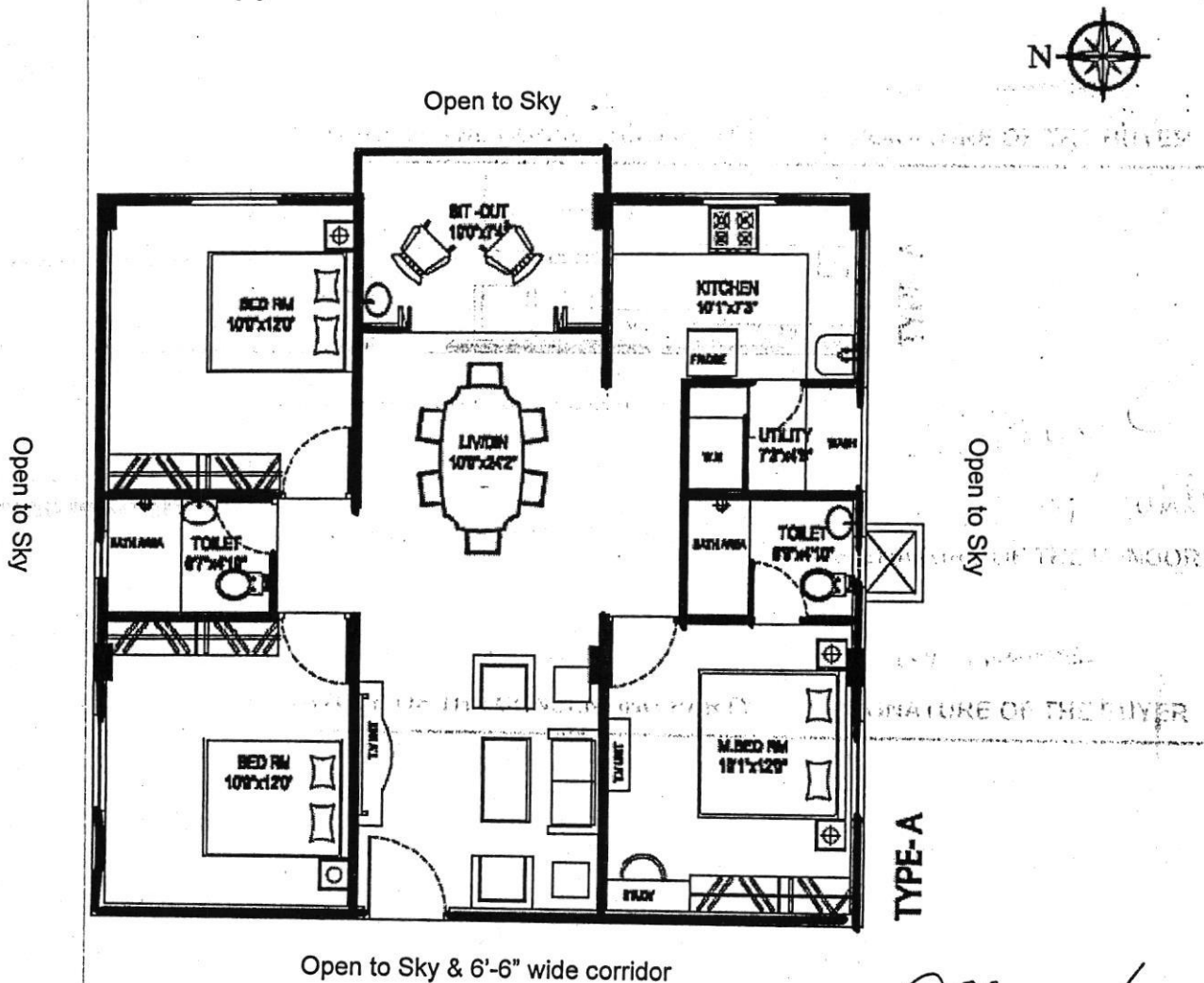
SHRI. SOHAM MODI, SON OF LATE SATISH MODI & OTHERS

BUYER:

MR. KORUKANTI VIJAY KUMAR, SON OF MR. K BHUMARAJAM

REFERENCE:
AREA:

74.12

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**Total Built-up Area = 1220 sft.
Out of U/S of Land = 1029.75 Sq. yds.**WITNESSES:**

1. G. R. Chay
2. S. S. S. S.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

Purvi M. Mehra

K. R. Jayakumar

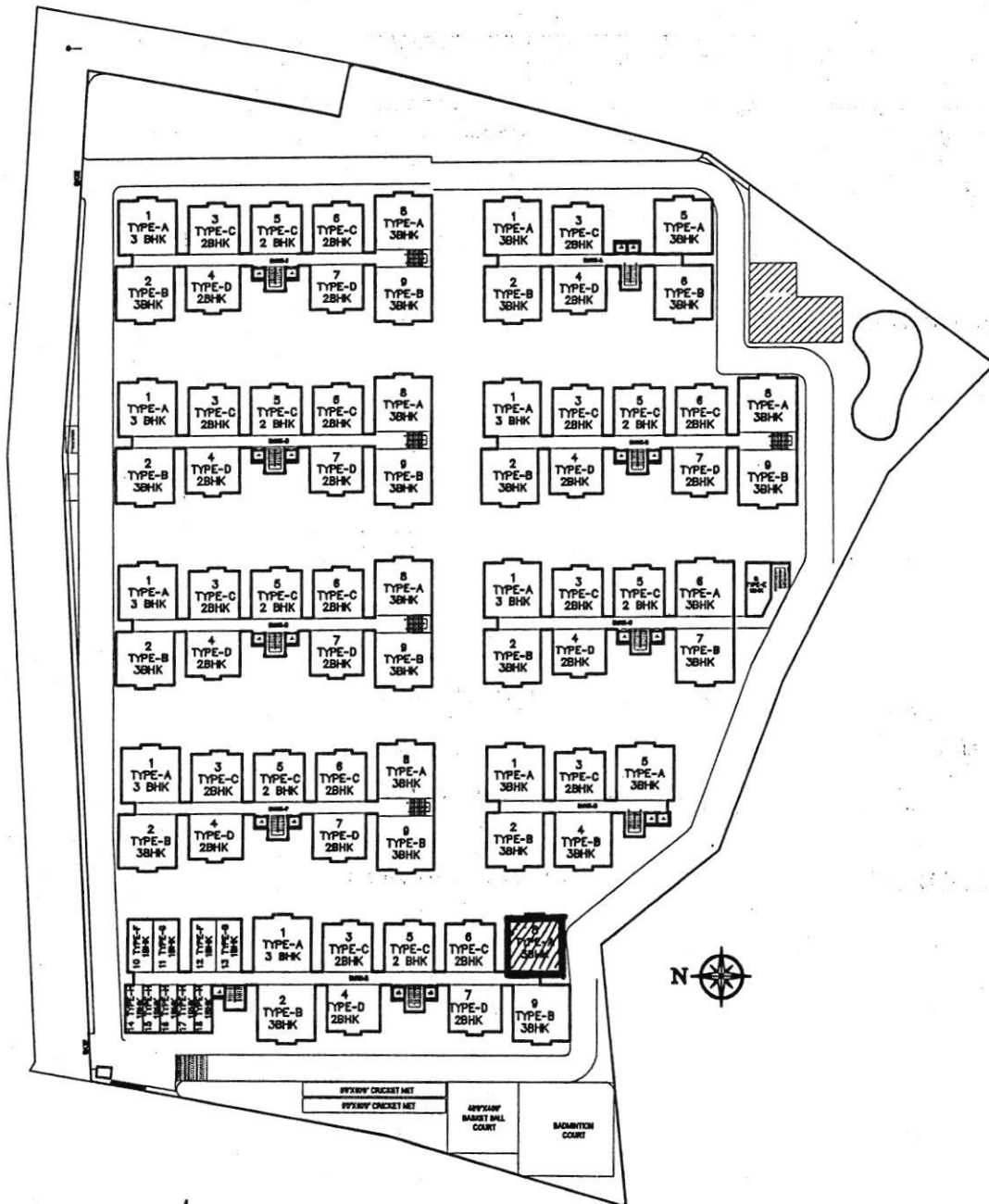
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Layout plan of the Housing Project:



Page 8

Purvi M. Mehta
Purvi M. Mehta

VENDOR

FOR VISTA HOMES

[Signature]
Partner

CONSENTING PARTY

FOR VISTA HOMES

[Signature]
Partner

PURCHASER

[Handwritten signature]

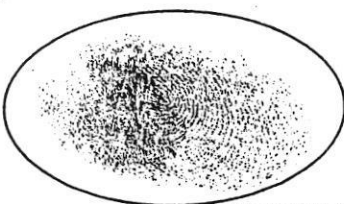
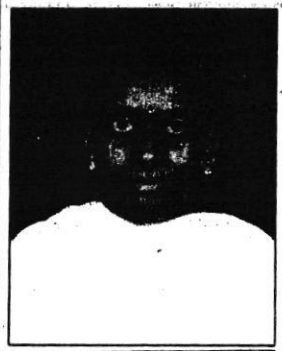
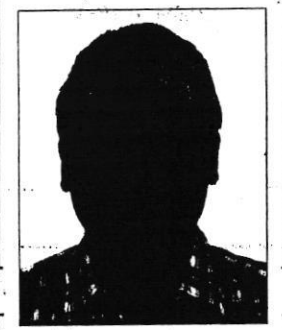
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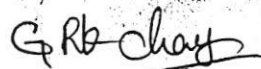
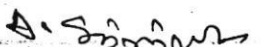
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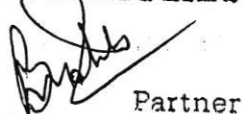
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> 1. SHRI. PANKAJ SHANGHVI S/O. SHRI CHANDRAKANTH SHANGHVI R/O. 504/A, CHANDAN CO-OP HOUSING SOCIETY, DADABHAI CROSS ROAD NO.3 VILE -PARLE (WEST) MUMBAI - 56.
			2. SMT. PURVI M. MEHTA W/O. SHRI. MEHUL V. MEHTA R/O. H. NO. 21, BAPU BAGH COLONY, 1 ST FLOOR, MINISTER ROAD SECUNDERABAD - 500 003
			<u>CONSENTING PARTY:</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. M/S. SUMMIT SALES LLP, (FORMERLY KNOWN AS M/S. SUMMIT HOUSING PVT. LTD) REP. BY AUTHORISED SIGNATORY MR. SOHAM MODI, S/O. LATE SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS, HYDERABAD- 500 034.
			2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY SECUNDERABAD - 500 003

SIGNATURE OF WITNESSES:

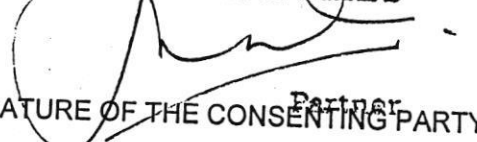
1. 
2. 

For **VISTA HOMES**


Partner

SIGNATURE OF THE VENDOR

For **VISTA HOMES**


Partner

SIGNATURE OF THE CONSENTING PARTY

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

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

**GPA FOR PRESENTING DOCUMENTS ON BEHALF
OF VENDOR AND CONSENTING PARTY:**
VIDE DOC NOS. 23/BK-IV/2016 & 121/BK-IV/2015
Dt. 20.04.2016 & 18.11.2015 REGD. AT SEC-BAD:

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

BUYER:

MR. KORUKANTI VIJAY KUMAR
S/O. MR. K BHUMARAJAM
R/O. H. NO: 1-4-96/14
KRISHNA NAGAR
JAGTIAL
TELANAGAN - 505 327.

SIGNATURE OF WITNESSES:

1. GRB Chay
2. A. S. S. min

For VISTA HOMES

[Signature]
Partner

SIGNATURE OF THE VENDOR

For VISTA HOMES

[Signature]
Partner
SIGNATURE OF THE CONSENTING PARTY

[Signature]
SIGNATURE OF THE BUYER

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आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

ALZPS7274A

30102018

नाम / Name

PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम / Father's Name

CHANDRAKANT SHANGHVI

जन्म की तिथि / Date of Birth

12/08/1978

पता / Address

...

only to electronic

...

भारत सरकार

GOVERNMENT OF INDIA

आधार

Aadhaar

आधार संचालन प्राधिकरण

Unique Identification Authority of India

Government of India

समावेश संख्या / Enrollment No. : 2017/00165/01475

31/08/2017

To

Purvi M Mehta

पूरवी म मेहता

W/O Mehul V. Mehta

PLOT NO 21 1ST FLOOR

BAPUBAGH COLONY

P. G. ROAD

Secunderabad

Secunderabad, Hyderabad.

Andhra Pradesh - 500003

9848030075

UF2506758931N

25067588

मि आधार संख्या / Your Aadhaar No. : 25067588 7946

आधार - सामान्य निवासी

भारत सरकार

GOVERNMENT OF INDIA

आधार

Aadhaar

पूरवी म मेहता

Purvi M Mehta

जन्म की तिथि / Year of Birth: 1978

Female

25067588 7946

आधार - सामान्य निवासी

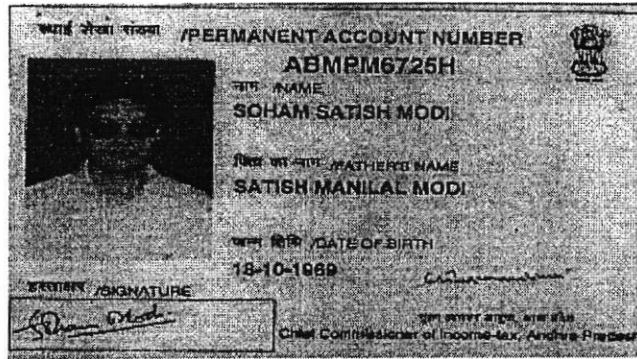
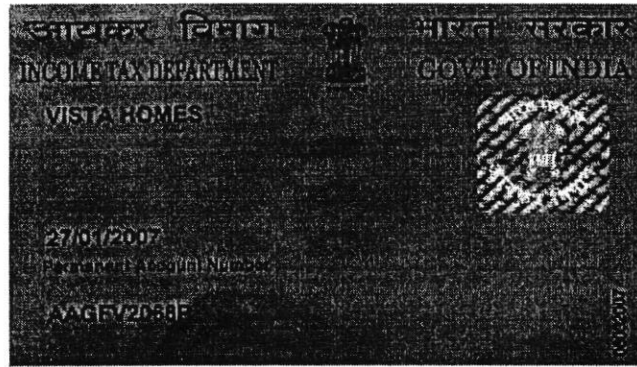
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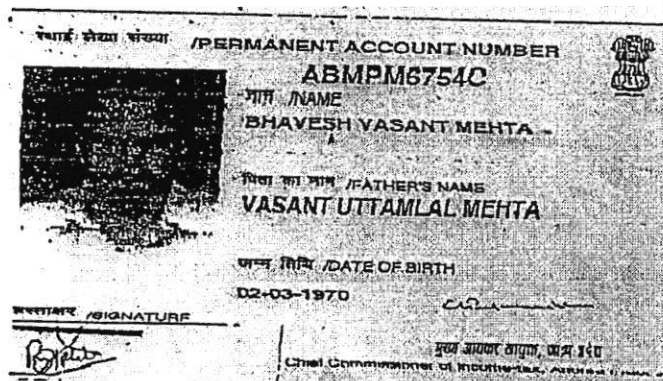


VENDOR:



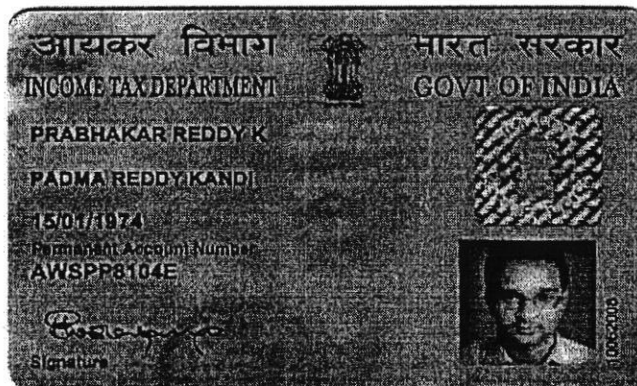
For VISTA HOMES

Partner



For VISTA HOMES

Partner



Aadhaar No 3287 6953 9204



Bk - 1, CS No 1307/2020 & Doct No

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భారత ప్రభుత్వం

Unique Identification Authority of India

Government of India

రిజిస్ట్రేషన్ / Enrollment No.: 1067/43030/04165

To
కోరుకంటి విజయ కుమార్
Korukanti Vijay Kumar
S/O: Korukanti Bhumarajam
1-4-96/14 krishna nagar
jagtial
Jagtial
Jagtial
Jagtial Karim Nagar
Andhra Pradesh 505327
8807415009

08/05/2014
312095203



MA120952034FT

K. Vijay Kumar



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4899

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India

కోరుకంటి విజయ కుమార్
Korukanti Vijay Kumar
పుట్టిన తేదీ / DOB : 17/08/1981
పురుషుడు / MALE



4899

ఆధార్ - సామాన్యని హక్కు

ఆధార్ - సామాన్యని హక్కు

గోపాల్ రామకృష్ణ చౌదరి
Gopala Ramakrishna Chary

పుట్టిన సంవత్సరం / Year of Birth: 1989
పురుషుడు / Male

ఆధార్ సంఖ్య / Aadhaar No: 7483

ఆధార్ - సామాన్యని హక్కు

చిరువాడ: S/O గోపాల్ రామకృష్ణ చౌదరి
ఇంట నెం 3-2-20, జగిత్యాల మండలం
జగిత్యాల, జగిత్యాల, జగిత్యాల, జగిత్యాల
కర్నూలు, ఆంధ్ర ప్రదేశ్
505327

Address: S/O Gajolu Laxman
Chary, H NO 3-2-20, Jagthyal
mandal, Jagthyal, Jagthyal,
Karimnagar, Andhra
Pradesh, 505327

1947
1800 180 1947

1947
www.uidai.gov.in

ఆధార్ - సామాన్యని హక్కు

అద్దగల్లి శ్రీనివాస్
Addagalla Srinivas

పుట్టిన తేదీ / DOB : 02/11/1970
పురుషుడు / Male

ఆధార్ సంఖ్య / Aadhaar No: 2479

ఆధార్ - సామాన్యని హక్కు

చిరువాడ: S/O రాజలక్ష్మి, 3-64/2, Address: S/O: Rajalingu, 3-64/2,
కోటింగాల, ముక్కరాపల్లె, కృష్ణా జిల్లా, ముక్కరాపల్లె,
కర్నూలు, తెలంగాణ, 505526

Address: S/O: Rajalingu, 3-64/2,
KOTILINGALA, Muktraopel,
Kapparaopel, Karimnagar,
Telangana, 505526

1947
www.uidai.gov.in

1947
www.uidai.gov.in

जारी करने वाली शाखा भारतीय स्टेट बैंक
Issuing Branch: STATE BANK OF INDIA
एड्रेस कोड / CODE No: 21439
Tel No: 08724-222007

मांगद्राफ्ट
DEMAND DRAFT

Key: PODHOV
Sr. No: 714794

03032020
D D M M Y Y Y Y

मांगे जाने पर COMMISSIONER, GHMC, HYDERABAD

या उनके आदेश पर
OR ORDER

ON DEMAND PAY

Four Thousand Five Hundred and Seven Only

रुपये RUPEES

अदा करें

₹

4507.00

ICD 000505596860
Name of Applicant

Key: PODHOV Sr. No: 714794
KORUKANTI SOUJANYA

AMOUNT BELOW 4508(4/4)

मूल्य प्राप्त / VALUE RECEIVED

भारतीय स्टेट बैंक

STATE BANK OF INDIA

अदाकारी शाखा / DRAWEE BRANCH: GUNFOUNDRY - HYDERABAD
एड्रेस कोड / CODE No: 200000

प्राधिकृत अधिकारी / AUTHORIZED OFFICER
Branch Manager

₹ 1,50,000/- एवं अधिक के दस्तावेजों को प्राधिकृत अधिकारी द्वारा हस्ताक्षरित होने पर ही वैध है।
INSTRUMENTS FOR ₹ 1,50,000/- AND ABOVE MUST BE SIGNED BY TWO OFFICERS

कम्प्यूटर द्वारा मुद्रित होने पर ही वैध
VALID ONLY IF COMPUTER PRINTED

केवल 3 महीने के लिए वैध
VALID FOR 3 MONTHS ONLY

⑈596860⑈ 000002000⑈ 000505⑈ 16

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Kapra

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