

Government of Telangana
Registration And Stamps Department

Kapra
6068/19

RETURNED

Payment Details - Citizen Copy - Generated on 21/11/2019, 11:47 AM

SRO Name: 1526 Kapra

Receipt No: 6564

Receipt Date: 21/11/2019

Name: PANKAJ SHANGHVI

CS No/Doct No: 6175 / 2019

Transaction: Sale Deed

Challan No:

E-Challan No: 881TEC201119

Chargeable Value: 4241000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 20-NOV-19

Bank Name:

Bank Branch:

E-Challan Bank Name: ICICIRB

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

21205

Transfer Duty /TPT

63615

Deficit Stamp Duty

169540

User Charges

100

Total:

254460

In Words: RUPEES TWO LAKH FIFTY FOUR THOUSAND FOUR HUNDRED SIXTY ONLY

Prepared By: UMAKANTH

Signature by SR
Sub-Registrar
Kapra

OTP
429047

IN FAVOUR OF

Mrs. Vattam Naga Jyotsna, Wife of Mr. Mantha Vamsi Krishna, aged about 33 years residing at H. No: 45-185/1A, Plot No 39(1), Street No 3, Shirdi Nagar, NMDC Colony, Moula Ali, Hyderabad, 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:

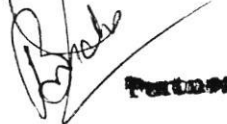
- B. Originally, land admeasuring Ac. 5-25 Gts., in Survey Nos. 193, 194 & 195, Kapra village, Kapra Mandal, Medchal-Malkajgiri District (hereafter referred to as the Schedule Land) belonged to a partnership firm M/s. Vista Homes having purchased the same by virtue of various registered sale deeds and 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.

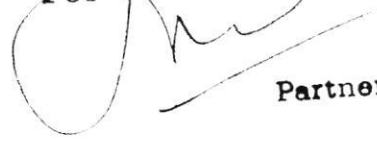
- C. M/s. Vista Homes is developing the Scheduled Land into residential flats in a group housing scheme name and styled as 'VISTA HOMES' consisting of 403 flats in 9 blocks with certain common amenities and obtained necessary technical approval from GHMC in file no. 24386/11/04/2012, permit no. 1/811/HO/EZ/Cir-1/2012 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.402 on the fourth floor in block no. 'F', 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 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, 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.402 on the fourth floor in block no. 'F' 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. 4388/2015 dated 23.11.2015 registered at S. R.O, Kapra, Medchal-Malkajgiri District.



For VISTA HOMES


Partner

For VISTA HOMES


Partner

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/Bt Pay Order	
Stamp Duty	100	0	169540	0	0	0	169640
Transfer Duty	NA	0	63615	0	0	0	63615
Reg. Fee	NA	0	21205	0	0	0	21205
User Charges	NA	0	100	0	0	0	100
Total	100	0	254460	0	0	0	254560

Rs. 233155/- towards Stamp Duty including T.D under Section 41 of I.S. Act. 1899 and Rs. 21205/- towards Registration Fees on the chargeable value of Rs. 4241000/- was paid by the party through E-Challan/BC/Pay Order No .881TE/201119 dated 20-NOV-19 of ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 254460/-, DATE: 20-NOV-19, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO 8195314735926, PAYMENT MODE: NB-1000200, ATRN: 8195314735926, REMITTER NAME: VATTEM NAGA JYOTSNA, EXECUTANT NAME: PANKAJ SHANGHVI AND OTHERS, CLAIMANT NAME: VATTEM NAGA JYOTSNA

Date:

21st day of November, 2019

Signature of Registering Officer
Kapra

Bk-1, CS No 6175/2019 & Doct No 6068/2019 Sheet 2 of 13 Sub Registrar Kapra

1 వ పుస్తకము 2019 సం/సా.స.1941
పు 6068 పెండ్లికా రికార్డు చేయబడి
స్వామిని నిమిత్తం దస్తవేయ పెండ్లి 1526
16068/2019 గా రిజిస్ట్రేషన్
2019 సం/సా.స.సం. 21 వ తేది


సబ్-రిజిస్ట్రార్
కాప్రా

మేడ్చల్-సుల్తాన్పేట జిల్లా.



673 12017
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

18/10/2019

తెలంగాణ తెలంగాణ TELANGANA
Sl.No. 1907 Dt: 18-10-2019

Sold to: Pankaj Shanghvi

S/o. W/o. Chandrakanth Shanghvi

For Whom: Self

X 267422

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 October 2019 at S.R.O, Kapra, Medchal-
Malkajgiri District by and between:

1. Shri. Pankaj Shanghvi, Son of Shri. Chandrakanth Shanghvi aged 69 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 37 years, residing at 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, 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 48 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 47 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter called the "Consenting Party"

For VISTA HOMES

Purvi m mehta

Partner

on the 21st day of NOV, 2019 by Sri Soham Modi

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address
1	CL		 VATTEM NAGA JYOTSNA [1526-1-2019-6175]	VATTEM NAGA JYOTSNA W/O. MANTHA VAMSI KRISHNA HNO.45-185/1A PLOTNO.39 1 STNO.3, SHIRDI NAGAR NMDC CLY MOULA ALI HYD
			 VENDOR AND CONSENTING P [1526-1-2019-6175]	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

[Signature]

[Signature]

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address
1		 V SHADANANA SARMA::: [1526-1-2019-6175]	V SHADANANA SARMA R/O.HYD
2		 G BHASKAR::21/11/2019::: [1526-1-2019-6175]	G BHASKAR R/O.ALAIIR NALGONDA

Signature

[Signature]

[Signature]

[Signature]

21st day of November, 2019

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: XXXXXXXX0803 Name: Vattem Naga Jyotsna	D/O Vattem Shadanana Sarma, Malkajgiri, Rangareddi, Andhra Pradesh, 500047	

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- G. 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.
- H. The Buyer is desirous of purchasing apartment bearing flat no.402 on the fourth floor, in block no. 'F', in the proposed group housing scheme known as VISTA HOMES and has approached the Vendor.
- I. 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.
- 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.42,41,000/- (Rupees Forty Two Lakhs Forty One 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.402 on the fourth floor, in block no. 'F', 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. 42,41,000/- (Rupees Forty Two Lakhs Forty One 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 Vendorss 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.

Q. Shaukh

Purvi. m. mehta

For VISTA HOMES

[Signature]
Partner

For VISTA HOMES

[Signature]
Partner

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Kapra



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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:-
 - 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.
 - 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 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.



FOR VISTA HOMES



Partner

FOR VISTA HOMES



Partner



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Kapra

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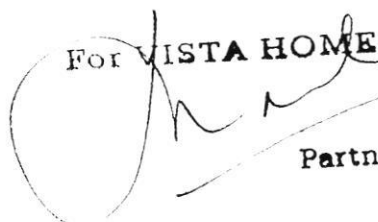


- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendors to the 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.

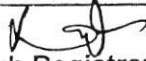
Q. Shaugh
Purvi M. Mehhta

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'

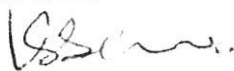
SCHEDULE OF FLAT

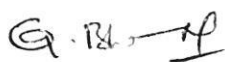
All that portion forming a deluxe apartment bearing flat no.402 on the fourth floor, in block no. 'F' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and a reserved 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 & 6'-6" wide corridor
West By	Open to Sky

IN WITNESS 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 ^{VENDOR}

Partner

CONSENTING PARTY

BUYER

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ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.402 on the fourth floor, in block no. 'F' 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. 42,41,000 /-

Date: 31.10.2019


Purvi M. Mehla
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: 31.10.2019

Purvi M. Mehla 

Signature of the Vendor

For VISTA HOMES

For VISTA HOMES

Partner

Partner

Signature of the Consenting Party


Signature of the Buyer



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REGISTRATION PLAN SHOWING

FLAT NO. 402 ON THE FOURTH FLOOR, IN BLOCK NO. 'F'

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:

MRS. VATTEM NAGA JYOTSNA, WIFE OF MR. MANTHA VAMSI KRISHNA

REFERENCE:**AREA:**

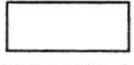
74.12

SCALE:

SQ. YDS. OR

INCL:

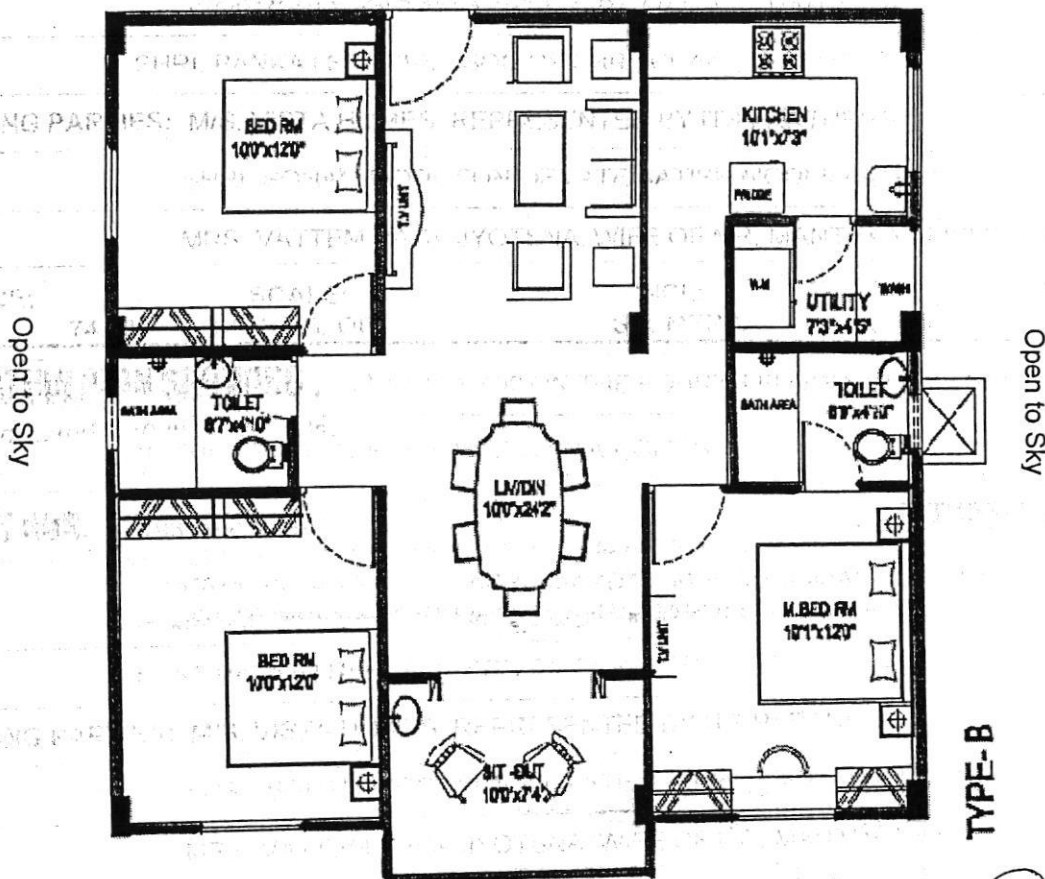
SQ. MTRS.

**EXCL:****REGISTRATION PLAN SHOWING**Total Built-up Area = 1220 sq.ft.,
Out of U/S of Land = 1029.75 Sq. yds.**IN SURVEY NOS.**

193, 194 & 195

SITUATED AT

Open to Sky & 6'-6" wide corridor



Open to Sky

For VISTA HOMES

WITNESSES:

- 1.
- 2.

For VISTA HOMES

Partner

SIGNATURE OF THE CONSENTING PARTY

Purvi m. mehta
SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

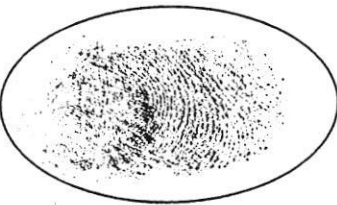
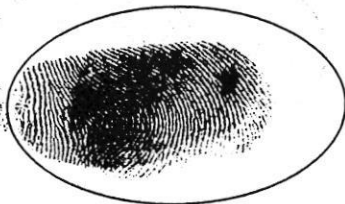
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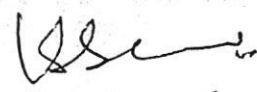
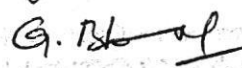
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

Purvi. m. mehta
SIGNATURE OF THE CONSENTING PARTY

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Kapra



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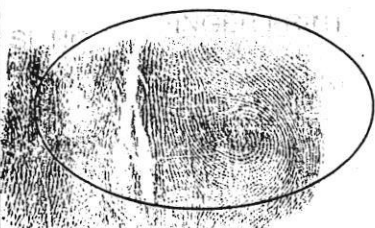
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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:

MRS. VATTEM NAGA JYOTSNA
W/O. MR. MANTHA VAMSI KRISHNA
R/O. H. NO: 45-185/1A
PLOT NO 39(1), STREET NO 3
SHIRDI NAGAR, NMDC COLONY
MOULA ALI HYDERABAD
Dt. 20.04.2016 & 18.11.2015 REGD. AT SEC-BAD:

SIGNATURE OF WITNESSES:

- 1.
- 2.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE BUYER

«%M&#P«x4689:::98642-**'#|wtrpne&M&#P«%M&#P»

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6068/2019 Sheet 10 of 13 Sub Registrar
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स्थानं लेखा सख्या

PERMANENT ACCOUNT NUMBER
ALZPS7274A



2008.08.23

PANKAJ CHANDRAKANT SHANGHVI

What is your father's name

CHANDRAKANT HARJIVANDAS
SHANGHVI

DATE OF BIRTH

10-09-1945

5. 3. 1997 - 10. 11. 1997

Q. 2. h. a. 1

Al Singh

DIRECTOR OF INCOME TAX (SYSTEMS)

@Shagh

इस कार्ड के स्रो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्यूटर सेक्टर),
सी-11, प्रत्यक्षकर भवन
बांद्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 032

In case this card is lost/ found, kindly inform/return to the issuing authority :-
Commissioner of Income Tax (Computer Operations),
C - 13, Pratyakshodak Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.



భారత విశిష్ట గుర్తంపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 2017/00165/01475

31/08/2011

To
Purvi M Mehta
పూర్వ మ మేహతా
W/O Mehul V. Mehta
PLOT NO 21 1ST FLOOR
BAPUBAGH COLONY
P G ROAD
Secunderabad
Secunderabad, Hyderabad,
Andhra Pradesh - 500003
9848030075

UF250675893IN

25067589

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7946

అధార్ - సామాన్యుని హక్కు



GOVERNMENT OF INDIA

పూర్వి మ మేహతా
Purvi M Mehta



Year of Birth: 1978
Female

1946

ఆధార్ - సామాన్యుని హక్కు

-----eN

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6068/2019 Sheet 11 of 13 Sub Registrar
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VENDOR (CONSENTING PARTY)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISTA HOMES

27/01/2007
Permanent Account Number
AAGFY2068P

06000007

वेबसाई संख्या संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE
Soham Modi

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

For VISTA HOMES

Partner

वेबसाई संख्या संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम /NAME
BHAVESH VASANT MEHTA

पिता का नाम /FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH
02-03-1970

हस्ताक्षर /SIGNATURE
Bhavesh Mehta

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E

Signature
Prabha...

10062008

Aadhaar

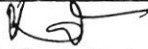
9204

Prabha...

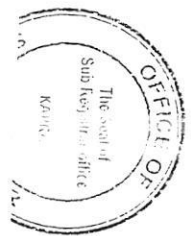
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60681.2019 Sheet 12 of 13 Sub Registrar
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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O నర్సింహులు,
1-163,
కె పి రోడ్,
జైందార్ మశాల,
అలైర్,
అలైర్,
నల్గొండ,
ఆంధ్ర ప్రదేశ్,
508101

Address: S/O: Narsimhulu, 1-163,
k p road, jaindhar mashala, aler,
Alair, Nalgonda, Alair, Andhra
Pradesh, 508101

G. Bhaskar

1947
1800 180 1947

help @ uidai.gov.in

www.uidai.gov.in

పి.ఎ. బాక్స్ పో. 1947,
రెవెన్యూ-508001

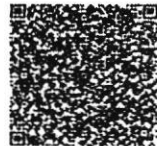


భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గదసంతల భాస్కర్
Gadasanthala Bhaskar



పుట్టిన సంవత్సరం/Year of Birth: 1986
పురుషుడు / Male



3295

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O లేట్ వట్టెం వెంకట హనుమయ్య,
45-185/1A,
షిరిడి నా 3 పరిశి నగర్,
తా. అనంద్ బాగ్,
ఎన్ఎండిసి కాంపి,
మల్కాజ్గిరి,
రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్,
500047

Address: S/O Late Vattam
Venkata Hanumaiah, 45-185/1A,
STREET NO 3 SHIRIDI NAGAR,
east anand bagh, N M D C
COLONY, Malkajgiri, Malkajgiri,
Rangareddi, Andhra Pradesh,
500047

V. Shadanana

1947
1800 180 1947

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www.uidai.gov.in

పి.ఎ. బాక్స్ పో. 1947,
రెవెన్యూ-500001



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వట్టెం శదానాన శర్మ
Vattam Shadanana Sarma



పుట్టిన సంవత్సరం/Year of Birth: 1963
పురుషుడు / Male



3248

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: D/O వట్టెం శదానాన శర్మ,
45-185/1A,
షిరిడి నా 3 పరిశి నగర్,
తా. అనంద్ బాగ్,
ఎన్ఎండిసి కాంపి,
మల్కాజ్గిరి,
రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్,
500047

Address: D/O Vattam Shadanana
Sarma, 45-185/1A, STREET NO
3 SHIRIDI NAGAR, east anand
bagh, N M D C COLONY,
Malkajgiri, Malkajgiri,
Rangareddi, Andhra Pradesh,
500047

V. Jyotsna

1947
1800 180 1947

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www.uidai.gov.in

పి.ఎ. బాక్స్ పో. 1947,
రెవెన్యూ-500001



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వట్టెం నాగ జ్యోతసా
Vattam Naga Jyotsana



పుట్టిన సంవత్సరం/Year of Birth: 1986
స్త్రీ / Female



0803

ఆధార్ - సామాన్యుని హక్కు

ICICI Bank

Drawee Branch

(08) HYDERABAD

DD No.

502042

VALID FOR THREE MONTHS ONLY
DATE 21/11/2019
D D M M Y Y Y

OR ORDER

ON DEMAND PAY

*****COMMISSIONER, GHMC*****

RUPEES

FOUR THOUSAND TWO HUNDRED FORTY ONE Only

₹ *****4,241.00

FOR VALUE RECEIVED

Purchaser Name: MANIHA VAMSI KRISHNA
TT/4/4 Not Above 4,241.00

13A5DDCENPAY
MALKAJGIRI

Shyam

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0068-1 2019 Sheet 13 of 13 Sub Registrar
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