

Received original Sale deed
Documt 5 Subst 12
26/8/19
Gift deed.



Government of Telangana
Registration And Stamps Department

42246

Payment Details - Citizen Copy - Generated on 08/08/2019, 12:08 PM

RETIRED

SRO Name: 1526 Kapra

Receipt No: 4603

Receipt Date: 08/08/2019

Name: PANKAJ SHANGHVI

Transaction: Sale Deed

CS No/Doct No: 4349 / 2019

Chargeable Value: 4180000

DD No:

DD Dt:

Challan No:

E-Challan No: 106KE7200719

Bank Name:

Bank Branch:

Challan Dt:

E-Challan Dt: 20-JUL-19

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

Cash

Challan

DD

E-Challan

Transfer Duty /TPT

20900

Deficit Stamp Duty

62700

User Charges

167100

Total:

100

In Words: RUPEES TWO LAKH FIFTY THOUSAND EIGHT HUNDRED ONLY

250800

Prepared By: FARAHANJUM

Signature by SR
Sub Registrar
Kargand

OT
631597

4274/2019



తెలంగాణ తెలంగాణ TELANGANA

G 413502

Date: 07/11/2016, 12:47 PM

Serial No: 5,272

Denomination: 100

Purchased By:
PURVI M MEHTA
S/O MEHUL V MEHTA
R/O SEC-BAD

For Whom
SELF & OTHERS

tw
Sub Registrar
Ex. Officio Stamp Vendor
SRO: Vallabhnagar

SALE DEED

st

This Sale Deed is made and executed on this 31 day of July 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 - 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 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, For VISTA HOMES

Purvi m. mehta

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. 20900/- paid between the hours of 12:00 and 12:00 on the 08th day of AUG, 2019 by Sri Pankaj Shangvi

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 B D AMBIKA RANI::08/08/2019, 12: [1526-1-2019-4349]	B D AMBIKA RANI W/O. UNDRU VENKATA RAMANA FL.NO.201/B DASAKA RESIDENCY, AS RAO NAGAR HYD <i>A Rani</i>
2	CL		 UNDRU VENKATA RAMANA::08/08/2019, 12: [1526-1-2019-4349]	UNDRU VENKATA RAMANA S/O. BHASKARA RAO UNDRU FL.NO.201/B DASAKA RESIDENCY, AS RAO NAGAR HYD
3	EX		 VENDOR AND CONSENTING PART [1526-1-2019-4349]	VENDOR AND CONSENTING PARTY REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3&4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD <i>K. Padma Reddy</i>

Signature/Ink Thumb Impression

A Rani

Undru Venkata Ramana

K. Padma Reddy

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1		 B D AMIT KUMAR::08/08/2019, 12: [1526-1-2019-4349]	B D AMIT KUMAR HYD-BAD
2		 M SHAM RAO::08/08/2019, 12: [1526-1-2019-4349]	M SHAM RAO HYD-BAD

Signature

B. D. Amit Kumar

M. Sham Rao

08th day of August, 2019

Signature of Sub Registrar Kapra

Aadhaar Details		E-KYC Details as received from UIDAI:	
Sl No	Aadhaar Details	Address:	Photo
1.	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX9229 Name: Undru Venkata Ramana	S/O Undru Bhaskara Rao, Karmanghat, K.v. Rangareddy, Telangana, 500079	

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Kapra

IN FAVOUR OF

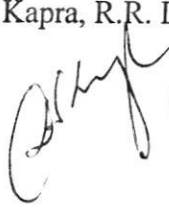
1. Mr. Undru Venkata Ramana, Son of Mr. Bhaskara Rao Undru, aged about 34 years and
2. Mrs. B. D. Ambika Rani, Wife of Mr. Undru Venkata Ramana, aged about 31 years both residing at Flat No. 201/B, Dasaka Residency, IRKH Colony, Dr. A. S. Rao Nagar, Hyderabad - 500 062, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

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 Deluxe flat no. 208 on the second 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.208 on the second 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 293 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. 4390/2015 dated 23.11.2015 registered at S. R.O, Kapra, R.R. Dist.


Purvi M. Mehta
For VISTA HOMES
Partner

For VISTA HOMES

Partner

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX7756 Name: B D Ambika Rani	D/O B Y Darshan Kumar, NASIR PUR, South West Delhi, Delhi, 110045	

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	167100	0	0	0	167200
Transfer Duty	NA	0	62700	0	0	0	62700
Reg. Fee	NA	0	20900	0	0	0	20900
User Charges	NA	0	100	0	0	0	100
Total	100	0	250800	0	0	0	250900

Rs. 229800/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20900/- towards Registration Fees on the chargeable value of Rs. 4180000/- was paid by the party through E-Challan/BC/Pay Order No. 106KE7200719 dated 20-JUL-19 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 250800/-, DATE: 20-JUL-19, BANK NAME: SBIN, BRANCH NAME: . BANK REFERENCE NO: 9744164864714, PAYMENT MODE: NB-1000200, ATRN: 9744164864714, REMITTER NAME: UNDRU VENKATA RAMANA, EXECUTANT NAME: PANKAJ SHANGHVI, CLAIMANT NAME: UNDRU VENKATA RAMANA AND OTHERS)

Date:

08th day of August, 2019

Signature of Registering Officer

Kapra

Bk-1, CS No 4349/2019 & Doct No

Sub Registrar Kapra

4274/2019

1వ పుస్తకము 2019 సం/త.194/
పు 4274 నెంబరుగా రిజిస్టరు చేయబడి
స్కానింగ్ నిమిత్తం దస్తవేజు నెంబరు 1526
1-4274/2019 గా యివ్వడమైనది
2019 సం 08/08 నెం 08 వ తేది


సబ్-రిజిస్ట్రార్
కాపా
మేడ్చల్-మల్కajగిరి జిల్లా.

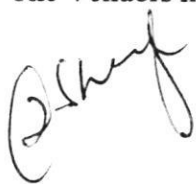
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- G. The Consenting Party i. e., M/s. Vista Homes at the request of the Vendor and Buyer are joining in execution of this deed so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Consenting Party shall not have any share in the sale consideration agreed herein.
- H. The Buyer is desirous of purchasing apartment bearing flat no. 208 on the second 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. 41,80,000/- (Rupees Forty One Lakhs Eighty 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. 208 on the second 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.41,80,000/-(Rupees Forty One Lakhs Eighty 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.



Purnima Mehra

For VISTA HOMES

Partner

For VISTA HOMES

Partner

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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.

 
Partner

For VISTA HOMES

Partner



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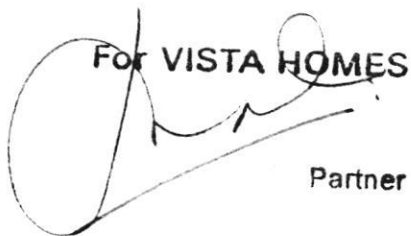
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- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date 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, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Keesara Mandal, Ranga Reddy District) and bounded by:

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

SCHEDULE 'B'

SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.208 on the second 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
West By	6'-6'' wide corridor & Staircase

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. B.D. Amit kr

2. *M. Kar*

For VISTA HOMES

Partner

Q. K. Singh

Purvi-m. mehta

For VISTA HOMES

VENDOR

Partner

CONSENTING PARTY

A. Ravi

[Signature]

BUYER

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ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 208 on the second 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 Second Floor : 1220 sft.
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 41,80,000/-

Date: 31.07.2019

Purvi. m. mehta
(Signature)

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: 31.07.2019

For VISTA HOMES
(Signature)
Partner

Purvi. m. mehta
(Signature)

Signature of the Vendor
For VISTA HOMES

(Signature)
Partner
Signature of the Consenting Party

(Signature)
Signature of the Buyer

Arani

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REGISTRATION PLAN SHOWING

FLAT NO. 208 ON THE SECOND FLOOR, IN BLOCK NO. 'F'

IN THE PROJECT KNOWN AS "VISTA HOMES"

IN SURVEY NOS.

193, 194 & 195

SITUATED AT

KAPRA VILLAGE, KAPRA MANDAL, MEDCHAL-MALAKAJGIRI DISTRICT.

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

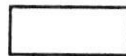
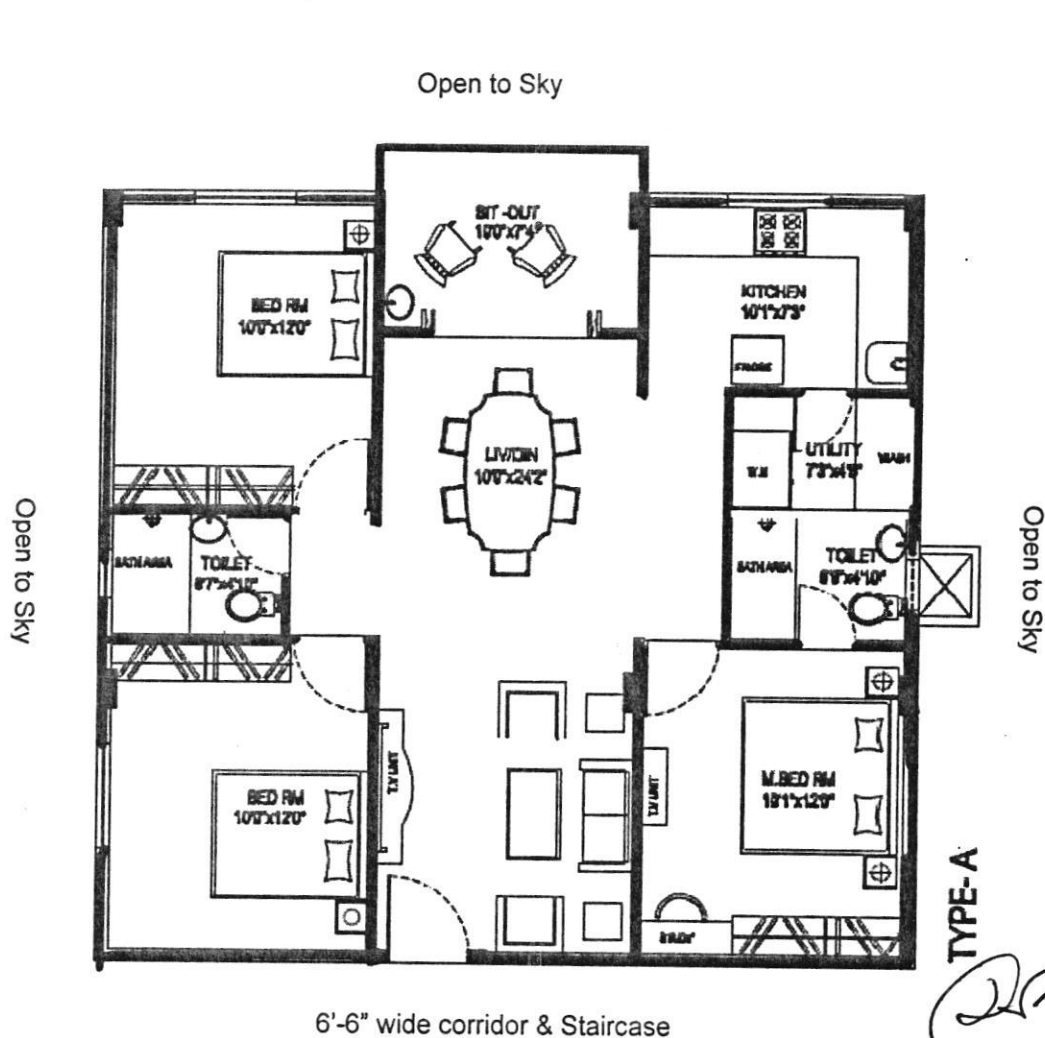
BUYERS:

1. MR. UNDRU VENKATA RAMANA, SON OF MR. BHASKARA RAO UNDRU

2. MRS. B. D. AMBIKA RANI, WIFE OF MR. UNDRU VENKATA RAMANA

REFERENCE:
AREA:

74.12

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

6'-6" wide corridor & Staircase

WITNESSES:

For VISTA HOMES

1. B. D. Ambika Rani
2. [Signature]

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE CONSENTING PARTY

[Signature]

Ravi. M. Mehta

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

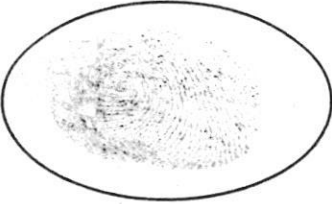
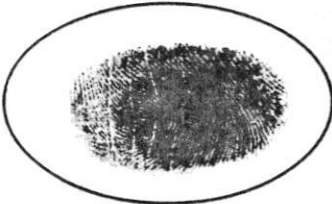
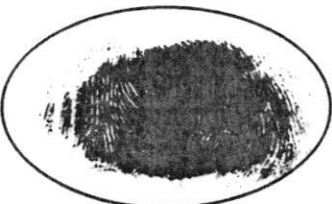
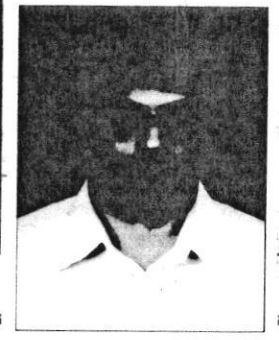
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48274/2019. Sheet 8 of 13 Sub Registrar
Kapra



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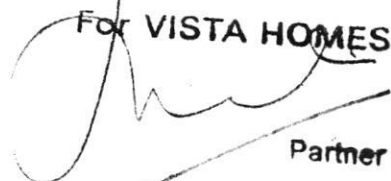


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDORS:</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 HOUSING PVT. LTD., REP. BY AUTHORISED SIGNATORY MR. SOHAM MODI, S/O. LATE SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS, HYDERABAD- 500 034.
			2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY P. G. ROAD SECUNDERABAD - 500 003

SIGNATURE OF WITNESSES:

1. *13 D Amit K*
2. *M. K.*

For VISTA HOMES

Partner

Purvi m. mehta

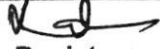
SIGNATURE OF THE VENDOR
For VISTA HOMES

SIGNATURE OF THE CONSENTING PARTY

A. Rani

SIGNATURE OF THE BUYER



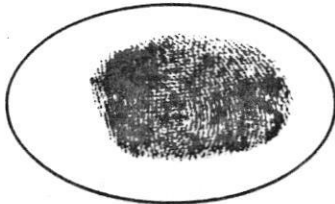
Bk - 1, CS No 4349/2019 & Doct No 
4274/2019. Sheet 9 of 13 Sub Registrar
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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:

1. MR. UNDRU VENKATA RAMANA
 SON OF MR. BHASKARA RAO UNDRU
 FLAT NO. 201/B, DASAKA RESIDENCY
 IRKH COLONY
 DR. A. S. RAO NAGAR
 HYDERABAD - 500 062.



2. MRS. B. D. AMBIKA RANI
 W/O. MR. UNDRU VENKATA RAMANA
 R/O. FLAT NO. 201/B, DASAKA RESIDENCY
 IRKH COLONY
 DR. A. S. RAO NAGAR
 HYDERABAD - 500 062

SIGNATURE OF WITNESSES:

1. B.D. Amit KV
2. M. Rao

For VISTA HOMES

 Partner

Purvi. m. mehta

 SIGNATURE OF THE VENDOR
 For VISTA HOMES

Partner
 SIGNATURE OF THE CONSENTING PARTY

ARani

SIGNATURE OF THE BUYER

BK-1, CS No 4349/2019 & Doct No
4349/2019. Sheet 10 of 13 Sub Registrar
Kapra



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भारत सरकार
GOVERNMENT OF INDIA

Pankaj Chandrakant Shinghani
Date of Birth/DOB: 10/09/1945
Male/MALE
Mobile No: 9619856612

Order for Pankaj Shinghani

0334

9619856612 4449 4427

माझे माहेर, माझी ओळख

Chhang

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
Flat No. 225, Cooperative, New, North Kumbh Nagar,
Raj, 400, The Cooperative, 225, North Kumbh Nagar,
Mumbai, 400001
Mumbai, 400001

0334

9619856612 4449 4427

www.uidai.gov.in

Purvi.m.mehla

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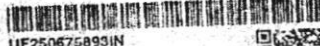
 

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

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

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

31/08/2011


UF250675893IN
25067589



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
7946

ఆధార్ - సామాన్యని హక్కు

 
పూర్వి మ మేహతా
Purvi M Mehta


జన్మ సంవత్సరం / Year of Birth: 1978
స్త్రీ / Female



7946

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ఆధార్ - సామాన్యని హక్కు

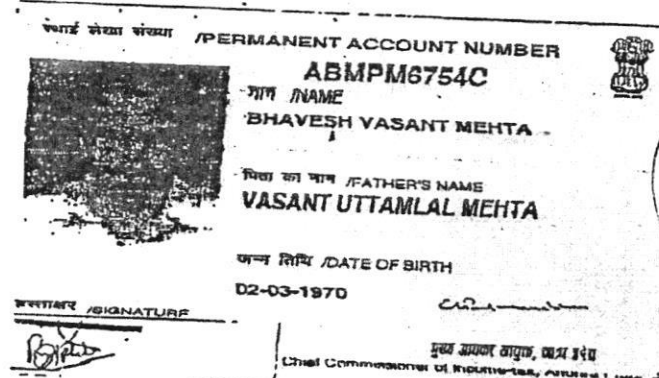
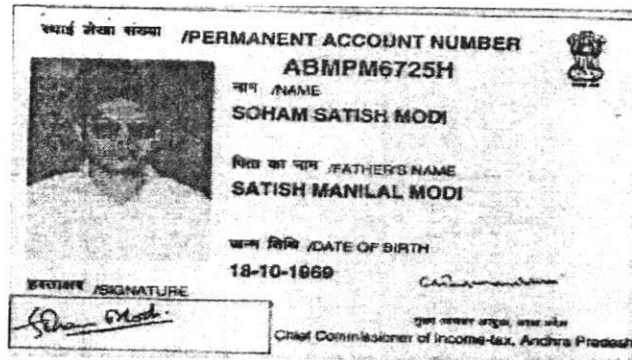


VENDOR:



For VISTA HOMES

Partner



For VISTA HOMES

Partner



Aadhaar No 9204

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4349/2019. Sheet 12 of 13 Sub Registrar
Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT
MADHARI SHAM RAO
SHANKER RAO MADHARI
01/12/1974
Permanent Account Number
AMKP013745

भारत सरकार
GOVT. OF INDIA

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
B D AMIT KUMAR
BANDI YERRIAH DARSAN KUMAR
29/08/1992
Permanent Account Number
CHAPM2309C

भारत सरकार
GOVT. OF INDIA

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
B D AMIT KUMAR
BANDI YERRIAH DARSAN KUMAR
29/08/1992
Permanent Account Number
CHAPM2309C

भारत सरकार
GOVT. OF INDIA

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
B D AMIT KUMAR
BANDI YERRIAH DARSAN KUMAR
29/08/1992
Permanent Account Number
CHAPM2309C

भारत सरकार
GOVT. OF INDIA

Signature

AC PAYEE

KVB Karur Vysya Bank Smart way to bank

दि करर वेश्य बैंक लिमिटेड **THE KARUR VYSYA BANK LIMITED** Valid for three months from the date of issue **DEMAND DRAFT**

HYDERABAD - A S RAO NAGAR, PLOT NO. HIG A-19, SAINATHA PURAM ROAD,
DR A S RAO NAGAR, HYDERABAD, TELANGANA - 500062
IFSC Code KVB0001465

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ON DEMAND PAY COMMISSIONER, G H M C

माँगे जाने पर **Four Thousand One Hundred Eighty Only**

RUPEES

रुपये

अदा करें **For Value Received** ₹ *****4180.00

DD Sr. No. **014653018047**

Purchaser Name: B D AMIT KUMAR

HYDERABAD - MAIN

अदाकर्ता शाखा/DRAWEE BRANCH

PROBHU HUSTAKAR KARTI
AUTHORISED SIGNATORY

PROBHU HUSTAKAR KARTI
AUTHORISED SIGNATORY

Please sign above

9
8
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4349/2019. Sheet 13 of 13 Sub Registrar
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