

82

1547/13

P. 247/13



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581098

Date: 19/02/2013, 12:53 AM

Serial No: 22973

Denomination: 100

Purchased By:  
PRASADAKAR REDDY  
S/O. K.P. REDDY  
M.O. H.O.

For Whom  
M/S. VISTA HOMES  
P/O. SEC2AD.

*[Signature]*  
 Sub Registrar  
 Ex. Official Stamp Vendor  
 SRO Uppal

**SALE DEED**

This Sale Deed is made and executed on this 25<sup>th</sup> day of March 2013 at SRO Kapra by:

M/s. VISTA HOMES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its authorized representatives Shri. Bhavesh V. Mehta, S/o. Late Shri. Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad – 500 007 and Shri. Soham Modi, S/o. Shri. Satish Modi, aged about 43 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the 'Vendor'

In favour of

Shri. Jeejay Jitendra Kamdar, Son of Shri. Jitendra N. Kamdar, aged 25 years, Occupation: Business, resident of II. No. 503, Megh-Ratan, Derasar Lane, Ghatkopar East, Mumbai - 77. , hereinafter referred to as the 'Vendee'

The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

FOR VISTA HOMES

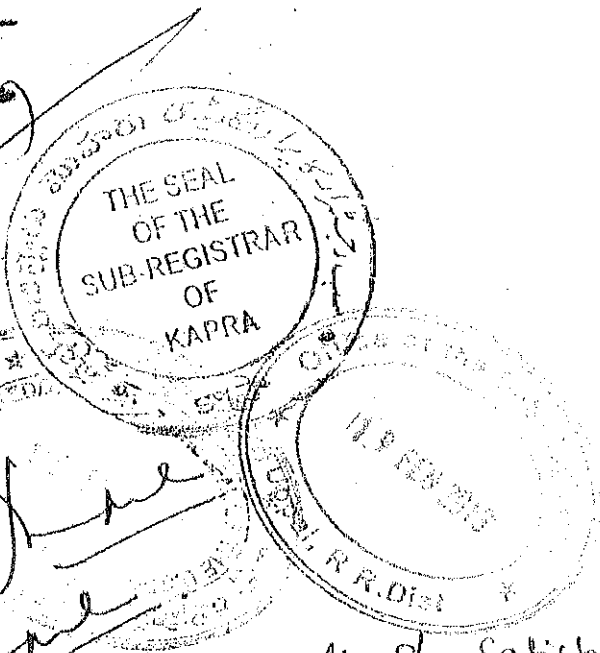
*[Signature]*  
 Partner

FOR VISTA HOMES

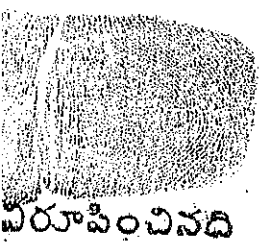
*[Signature]*  
 Partner

1వ పుస్తకము 2013 సం. ఫి. 1542  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము వరుస సంఖ్య

2013 వ సం. ఫి. 1542 సం. 26 వ తేది  
 1937 శా.శ. నవంబరు 5 వ తేది  
 పగలు.....మరియు.....గంటల  
 మధ్య కాప్రా నవ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ. Soham Modi  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు  
 మరియు వేలిచూడ్రలతో సహా దాఖలుచేసిన  
 ఈ సూచన.....11940/.....  
 ప్రాసీ ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు



*Soham Modi*  
 Soham Modi S/o Late Mohi mod.  
 occ: Business P.No. 280, Road No. 35  
 Jubilee Hills, Hyderabad. o/o: # 5-6-187/2 & 4  
 2nd floor, Soham mansion, M.G. Road.  
 Secbad.



*Blavesh V. Mehta*  
 Blavesh V. Mehta, S/o. Late Vasanth V. Mehta  
 occ: Business R/o. Uttam Towers Div. Colony  
 Secbad, o/o: # 5-6-187/2 & 4, 2nd floor, Soham  
 mansion, M.G. Road. Secbad

*M. Srinivas*  
 M. Srinivas s/o. Late m. Lingaiah  
 H.No: 2-11-365, Lalorahiguda,  
 Secbad.

*M. Mahender*  
 M. Mahender s/o. Late m. Mallesh  
 H.No: 28-77, Madav Bath,  
 Hyderabad.

2012 వ సం. ఫి. 1542 సం. 26 వ తేది  
 1937 శా.శ. నవంబరు 5 వ తేది

*(నవ్-రిజిస్ట్రారు)*  
 (నవ్-రిజిస్ట్రారు)  
 (నవ్-రిజిస్ట్రారు)

WHEREAS:

A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming 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 admeasuring about Ac. 5-25 Gts., 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.

B. The total land admeasuring Ac. 5-25 Gts., in survey nos. 193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District., is hereinafter referred to as the Scheduled.

C. The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:

- Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
- Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
- Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
- M/s. Sana Estates Limited, represented by Sana Yadi Reddy, S/o. Sri Gopaiah.
- Smt. Sana Bhagya Laxmi, W/o. Shri. Sana Yadi Reddy.
- Shri. Shiva Srinivas, S/o. late. S. Ramulu.
- Shri. P. Ramsunder Reddy, S/o Shri. P. Lakshminarsimha.
- Shri. Pathi Venkat Reddy, S/o. Shri. Veera Reddy.
- Shri. Narreddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

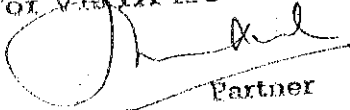
D. The Vendee is desirous of purchasing undivided share of land to the extent of 1038.23 sq. yds., hereinafter referred to as the Said Land and has approached the Vendor.

E. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.

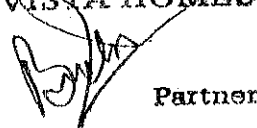
F. The Vendor has agreed to sell the undivided share in land for a total consideration of Rs.23,87,930/-(Rupees Twenty Three Lakhs Eighty Seven Thousand Nine Hundred and Thirty Only) and the Vendee has agreed to purchase the same.

G. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

FOR VISTA HOMES

  
Partner

FOR VISTA HOMES

  
Partner

1వ పుస్తకము 2013 నం. పు 1547  
 దస్తావేజు మొత్తము కారీశముల సంఖ్య 10  
 ఈ కారీశము వరుస సంఖ్య 2

నల్-రిజిస్ట్రార్

22880001

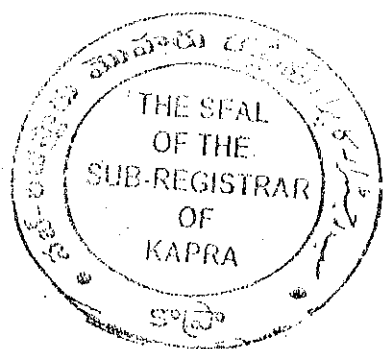
**EMBOSEMENT**

Certified that the following amounts have been paid in respect of this document:

By challan No. 610842012613/13

- I. Stamp Duty:**
- 1. in the shape of stamp papers Rs 100/-
  - 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 119200/-
  - 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs. —
  - 4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any Rs. —
- II. Transfer Duty:**
- 1. in shape of challan Rs 47760/-
  - 2. in the shape of cash Rs. —
- III. Registration fees:**
- 1. in the shape of challan Rs. 11940/-
  - 2. in the shape of cash Rs. —
- IV. User Charges**
- 1. in the shape of challan Rs 100/-
  - 2. in the shape of cash Rs —
- Total Rs 179200/-

SUB-REGISTRAR  
KAPRA



1వ పుస్తకము 2013 నం./ వ.శ. 1547 వ  
 పు 1547 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంప్, ట్రాన్స్ఫర్, రిజిస్ట్రేషన్ ఫీస్ సంఖ్య 1526  
11940 / 2013 నం. యిచ్చడమైనది  
 2012 నం. 22880001 వ శం

నల్-రిజిస్ట్రార్

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 1,038.23 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs.23,87,930/- (Rupees Twenty Three Lakhs Eighty Seven Thousand Nine Hundred and Thirty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land belong absolutely to it by virtue of various registered agreements/deeds referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Said Land.
3. The Vendor further covenants that the Said Land is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Said Land it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Said Land, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Said Land to the Vendee.
5. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Said Land payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
6. That it is hereby agreed and understood explicitly between the parties hereto the Vendee 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 this sale deed.
7. Stamp duty and Registration amount of Rs.1,71,600/- is paid by way of challan no. 610842 dated 26.3.12, drawn State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

FOR VISTA HOMES

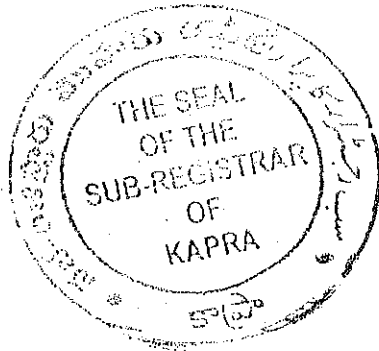
  
Partner

FOR VISTA HOMES

  
Partner

1వ పుస్తకము 2013 సం॥ ఏ 1547  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 3

  
సహాయకుడు



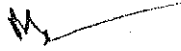

SCHEDULE OF SAID LAND

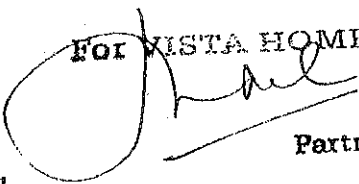
All that part and parcel of undivided share of land admeasuring about 1,038.23 sq. yds., in survey nos. 193 (Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R.R. District, under S. R. O. Kapra and bounded by:

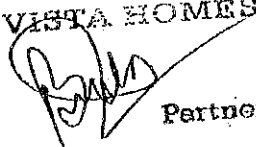
North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

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. 

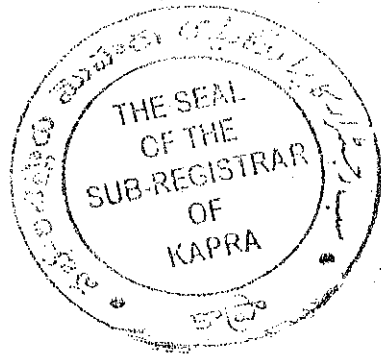
1. **FOR VISTA HOMES**  
  
Partner

2. **FOR VISTA HOMES**  
  
Partner

VENDOR

1వ వున్నకము 2013 నం. 154  
దస్తావేల మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 4

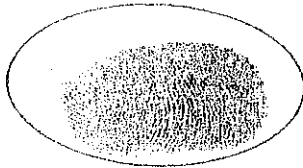
సచివ్ కార్యదర్శి





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

SL NO.      FINGER PRINT  
IN BLACK  
(LEFT THUMB)



NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER

VENDORS:

M/S. VISTA HOMES,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD  
REP. BY ITS AUTHORIZED REPRESENTATIVES,

1. MR. SOHAM MODI  
S/O. MR. SATISH MODI
  
2. SHRI. BHAVESH V. MEHTA,  
S/O. LATE SHRI. VASANT U. MEHTA  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003

BUYER:

MR. ~~JITENDRA KUMAR~~  
S/O. SHRI. JITENDRA N. KAMDAR

R/O. H.NO.503, MEGH-RATAN,  
DERASAR LANE,  
GHATKOPAR EAST,  
MUMBAI -77.

REPRESENTATIVE:

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

SIGNATURE OF WITNESSES:

- 1.
- 2.

For VISTA HOMES

For VISTA HOMES

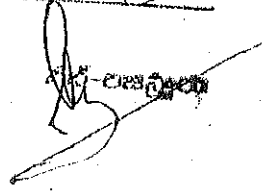
Partner      SIGNATURE OF EXECUTANTS      Partner

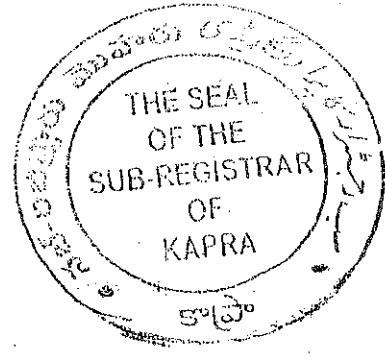
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

1వ పుస్తకము 2013వ సం. ను 1542  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఆ కారితము వరుస సంఖ్య 5

  
కారితములు



**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
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**WITNESSES:**

1. MR. M. SRINIVAS  
S/O. LATE M. LINGAIAH  
R/O. H. NO: - 2-11-365  
WARASIGUDA  
SECUNDERABAD.



2. MR. M. MAHENDER  
S/O. LATE M. MALLESH  
R/O. H. NO: - 28-77  
YADAV BASTI  
NEREDMET  
HYDERABAD

**SIGNATURE OF WITNESSES:**

1.   
2. 

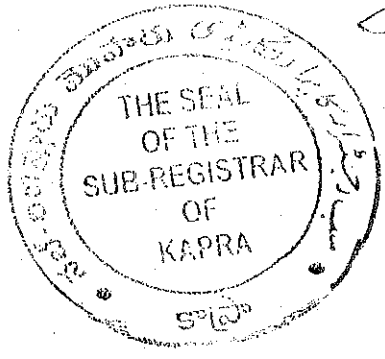
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

SIGNATURE OF THE EXECUTANT

1వ వుస్థానము 2013 సం|| ఏ|| 1547  
ఎస్టాబ్లిష్ మెంట్ నెంబరు 10  
ఆంధ్ర ప్రదేశ్ రాష్ట్రం 6

*[Handwritten Signature]*  
మహాశాసనసభ



*[Handwritten mark]*

VENDOR:

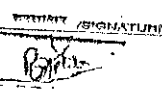


शुद्ध लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABMPM6754C**

नाम / NAME  
**BHAVESH VASANT MEHTA**

पिता का नाम / FATHER'S NAME  
**VASANT UTTAMLAL MEHTA**

जन्म तिथि / DATE OF BIRTH  
**02-03-1970**

हस्ताक्षर / SIGNATURE  


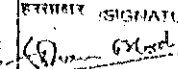
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

शुद्ध लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**

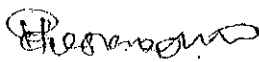
नाम / NAME  
**SOHAM SATISH MODI**

पिता का नाम / FATHER'S NAME  
**SATISH MANILAL MODI**

जन्म तिथि / DATE OF BIRTH  
**18-10-1969**

हस्ताक्षर / SIGNATURE  


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



आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA


प्रभाकर रेड्डी.क  
PRABHAKAR REDDY.K

पद्मा रेड्डी कान्डी  
PADMA REDDY KANDI

15/01/1974

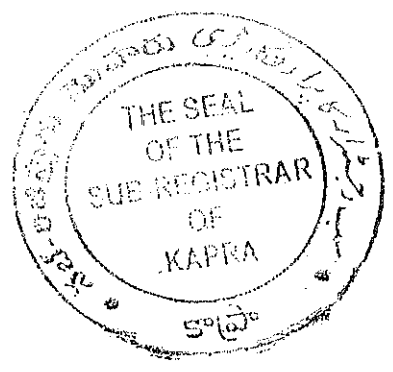
Permanent Account Number  
**AWSP08104E**

हस्ताक्षर / SIGNATURE  


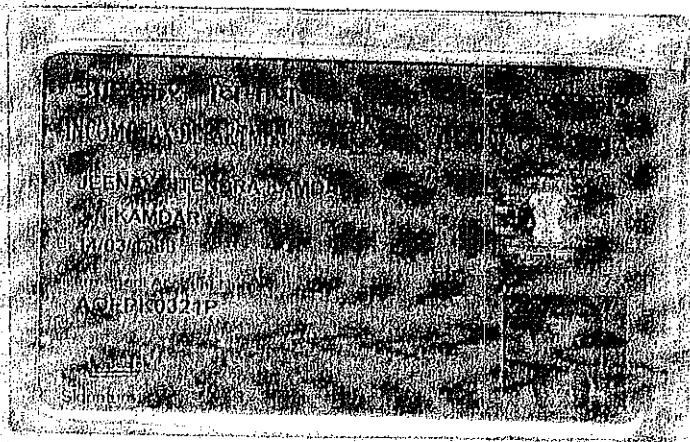


1వ వున్నకము 2013వ సం॥ వు. 1567  
దస్తావేజు మొక్కవారి కారితముల సంఖ్య 10  
ఈ కారితము వాటాన సంఖ్య 7

సచి-కె.కె.కె.కె.



Bumeri



Jkandar

FOR VISTA HOMES

*[Signature]*  
Partner

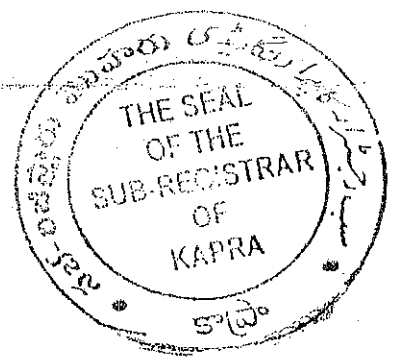
FOR VISTA HOMES

Partner

Jenay. Jiteasa. Kandar  
503, Meghrajpur  
Devasar Kund  
Ghatikopur (E)  
M: 77

1వ విస్తరణము 2013 నంబర్ 1547  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వయస్ సంఖ్య 2

సబ్-రెజిస్ట్రార్





WITNESS :

INDIAN UNION DRIVING LICENCE  
 ANDHRA PRADESH

Number: DEAP01041340200  
 Name: SRIYAS M  
 SDW of: MUNGAM  
 Address: 12-11-38476  
 WARSIGUDA  
 SECUNDERABAD  
 PIN: 500001  
 DOB: 05-06-1971

Signature: \_\_\_\_\_

DL Issued on: 05-06-2001  
 Issuing Authority: Secunderabad

आयकर विभाग  
 INCOME TAX DEPARTMENT



भारत सरकार  
 GOVT. OF INDIA

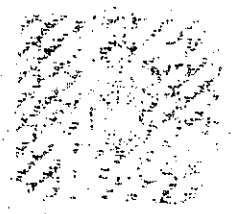
M. MAHENDAR

MALLESH MANDA

20/07/1973

Permanent Account Number  
 AQAPM0412C

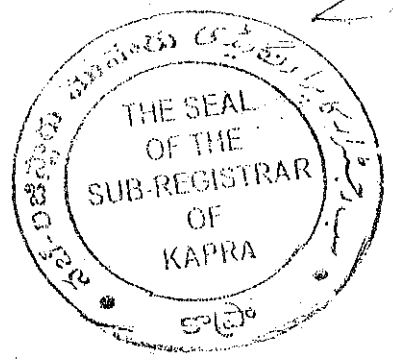
Signature: *[Handwritten Signature]*

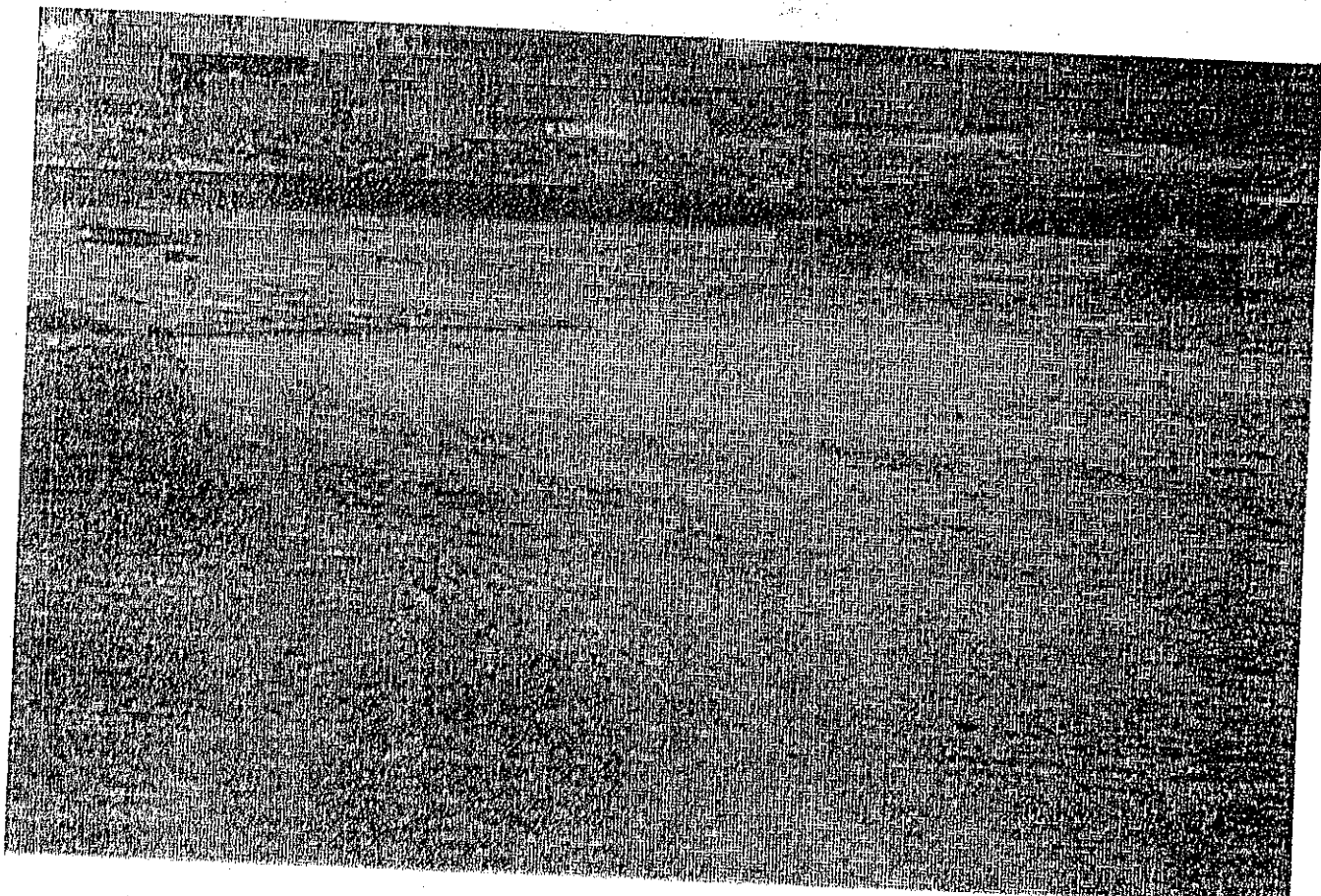


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1వ పుస్తకము నం 12వ పేజీ వ 1567  
దస్తావేజు మొత్తము 10  
ఈ ఆగీతము పంపించు చోటు

సబ్ రిజిస్ట్రారు





For VISTA HOMES  
*[Handwritten Signature]*  
Partner

For VISTA HOMES  
*[Handwritten Signature]*  
Partner

1వ భువ్వకము 13వ నంబు వు 1567  
దస్తావేజ మొత్తము ఈ గ్రామముల నంబు 10  
ఈ ఈ గ్రామము వలంబు నంబు 10

*[Handwritten signature]*  
సబ్-రెజిస్ట్రార్

