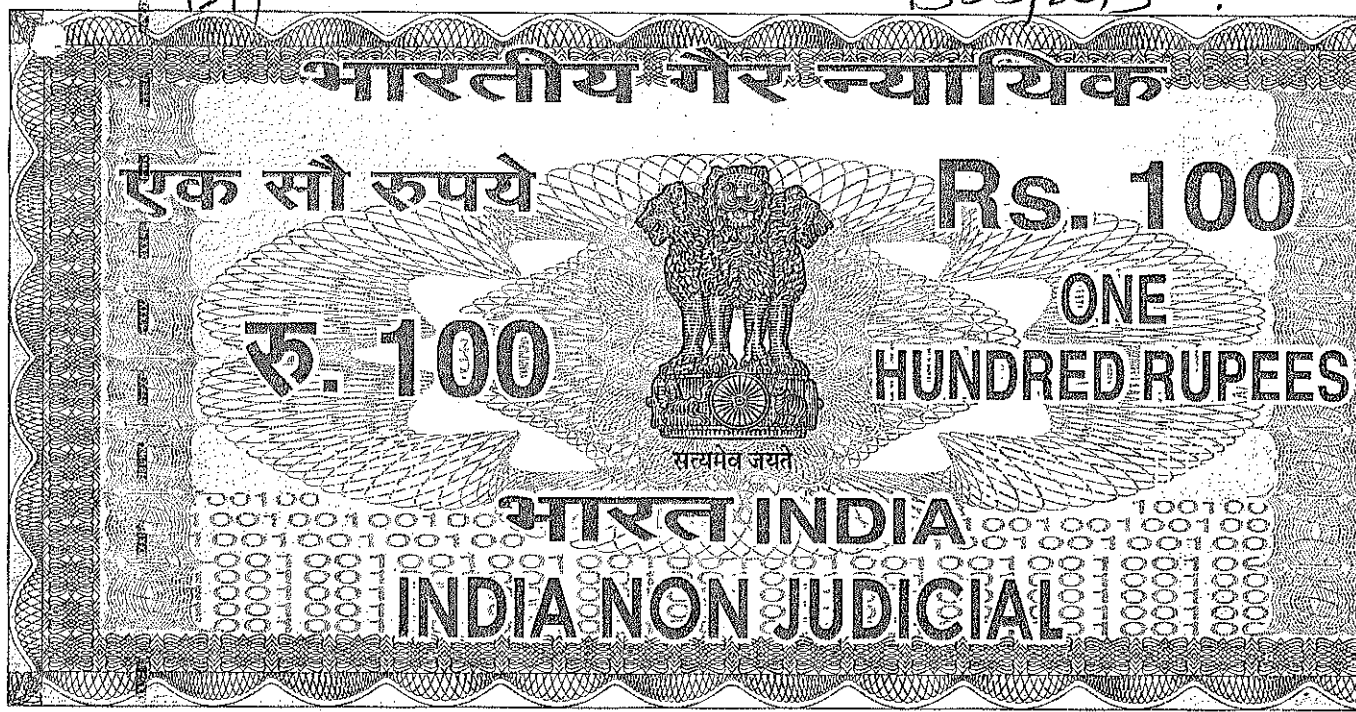


1374

1535/2013



ఆంధ్ర ప్రదేశ్ అన్ధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581

Date: 02/02/2013, 12:46 AM

Serial No: 2,983

Denomination: 100

Purchased By:  
 PRASHAKAR REDDY  
 S/O. M.P. REDDY  
 SRO, HYD.

For Whom  
 M/S. VISTA HOMES  
 R/O. SECABAD.

Sub Registrar  
 Ex. Office Stamp Vendor  
 SRO Uppal

**SALE DEED**

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

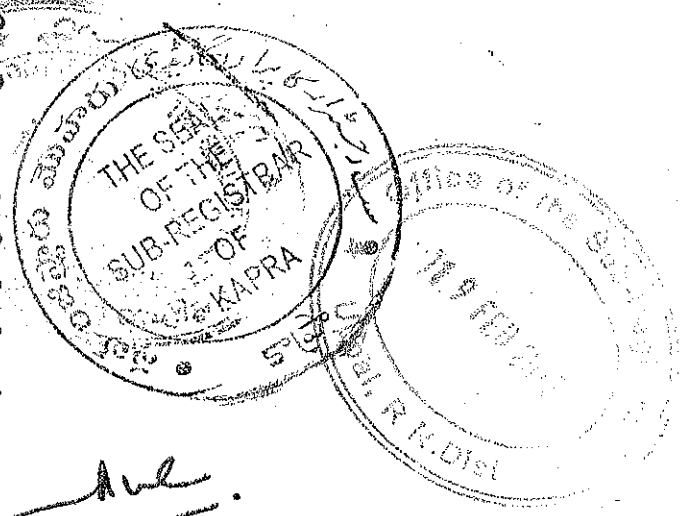
M/s. VISTA HOMES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its authorized representatives Shri. Bhavesh V. Mehta, S/o. Late Shri. Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad – 500 003 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

1. Shri. A. Malla Reddy Son of Late. Shri. Ramachandra Reddy aged about 58 years Occupation: Business, resident of H. No. 23, Jai Jawan Colony, Tulsi Gardens, Yaprul, Hyderabad, R. R. Dist.,
2. Shri K. Venkata Chalapati Rao, son of Shri K. Nagabhushanam aged about 62 years, Occupation: Business, Resident of H. No. 4-7-19/36, New Raghavendra Nagar, Nalagonda, Hyderabad

సబ్ రిజిస్ట్రార్

3 వసదా...నెల...26...వ తేది  
4. శా. శ. సబ్ రిజిస్ట్రార్ మానము...వ తేది  
...మరియు...గంటల  
కాప్ర సబ్-రిజిస్ట్రారు కార్యాలయములో  
Soham Modi  
షన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
సరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
యు వేలివయద్రలతో సహా దాఖలు చేసి  
గురు...13301...లు చెల్లించినారు



సి ఇచ్చినట్లు ఒప్పకొన్నది  
విడమ బొటన ప్రేలు



మరియు బొటన ప్రేలు



సరించినది

*[Signature]*  
*[Signature]*

Soham modi s/o. Sati  
Modi. occ: BUSINESS  
R/o: Plot no. 280, Road no. 2  
Subokhills, Hyderabad. D/o: F  
S-4-18/344. 2nd floor Soham mangal,  
M.G. Road. Secbad

*[Signature]*

(LATE)  
Bhavesh V. Mehta S/o. Yashant U. Mehta occ: BU  
R/o: Utham Towers, D.V. Colony, Secbad. D/o: F  
S-4-18/344. 2nd floor Soham mangal,  
M.G. Road. Secbad

M. Srinivas s/o late M. Lingaraj  
H.NO: 2-1136F, Lakshadurga, Secbad.

M. Mahender s/o late M. Mallesh  
H.NO: 28-37, Yadav Batti, Neredmet, Hyderabad.

*[Signature]*

3 వసదా...నెల...26...వ తేది  
4. శా. శ. సబ్ రిజిస్ట్రార్ మానము...వ తేది

*[Signature]*  
సబ్ రిజిస్ట్రార్  
సి.హెచ్. అశోక్ కుమార్

3. Dr. Anumukonda Gnanendra Prasad, son of Shri A. Babu Rao, aged about 65 years, Occupation: Retired, Resident of H. No. 12-13-826, Keemti Colony, Tarnaka, Lalaguda, Hyderabad., 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.

**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 Land.

- 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 Gopaiiah.
- 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. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

- D. The Vendee is desirous of purchasing undivided share of land to the extent of 115.43 sq. yds., hereinafter referred to as the Said Land and has approached the Vendor.

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*[Signature]*

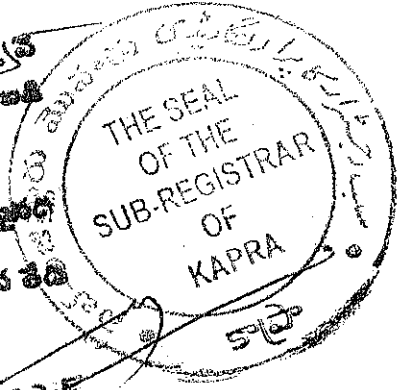
**ADJUDGEMENT**

certified that the following amounts have been paid in respect of this document:  
 By challan No. 610.835 Dt. 26/3/13

- 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. 13200/-
  - 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. 5220/-
  - 2. in the shape of cash Rs. —
- III. Registration fees:**
- 1. in the shape of challan Rs. 1330/-
  - 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. 20050/-

*[Signature]*  
 SUB REGISTRAR  
 KAPRA

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*[Signature]*  
 సబ్-రెజిస్ట్రార్

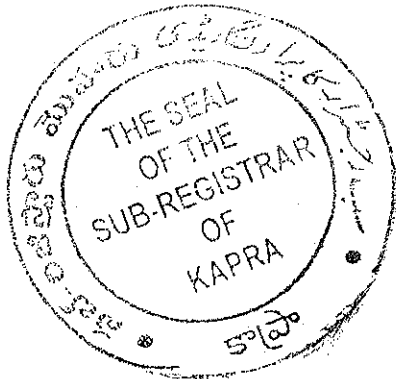
- E. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- F. The Vendor has agreed to sell the undivided share in land for a total consideration of Rs.2,65,489/-(Rupees Two Lakhs Sixty Five Thousand and Four Hundred and Eighty Nine 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.

**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 115.43 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.2,65,489/-(Rupees Two Lakhs Sixty Five Thousand and Four Hundred and Eighty Nine 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. 19,950/- is paid by way of challan no. 610 835, dated 26.3.12, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

1. ಪರಿಶೀಲನೆ ಸಂಖ್ಯೆ 13 ನಂ. 1535  
2. ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 12  
3. ಈ ಕಾನೂನು ಜಾರಿ ನಂ. 2

~~ಸಹ-ರಜಿಸ್ಟ್ರಾರ್~~



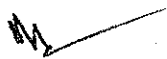

SCHEDULE OF SAID LAND

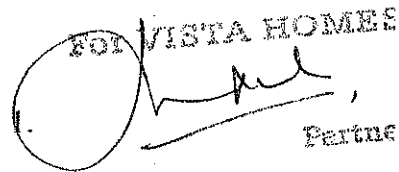
All that part and parcel of undivided share of land admeasuring about 115.43 sq.yds., in survey no. 193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R.R. District, under S. R. O. Kapra and bounded by:

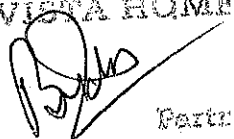
North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

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. 

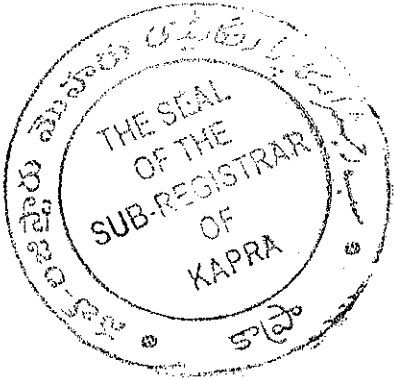
1.   
Partne

2.   
Partne

VENDOR

1వ స్టాంపు 2013 వ సం॥ పై 1535  
రెస్ట్రీషన్ మొత్తము జాగీరుముల సంఖ్య 12  
ఈ జాగీరు వరుస సంఖ్య 4

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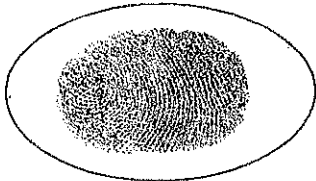


5333-62110

# 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

**BUYERS:**

1. MR. MALLA REDDY  
S/O. LATE. SHRI. RAMACHANDRA REDDY  
R/O. H. NO. 23,  
JAI JAWAN COLONY,  
TULSI GARDENS,  
YAPRAL, HYDERABAD, R. R. DIST.

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

For VISTA HOMES      For VISTA HOMES  
 Part of      SIGNATURE OF EXECUTANT:

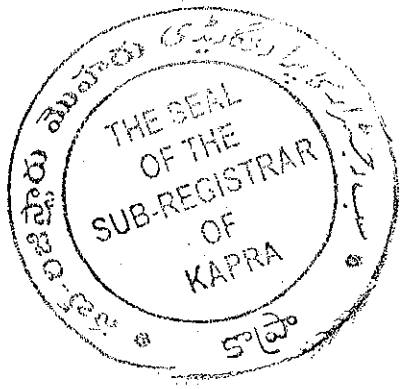
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

**SIGNATURE OF THE REPRESENTATIVE**

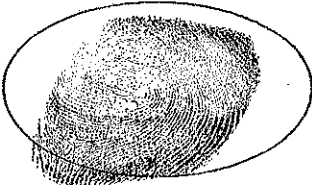
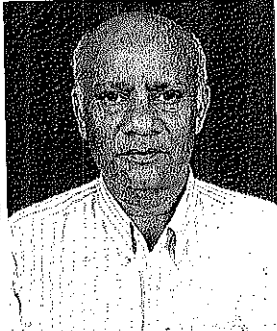
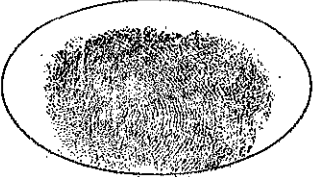
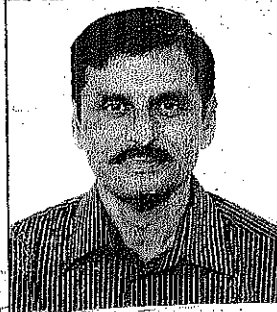


**SIGNATURE OF BUYER**

1వ పుస్తకము 20/3 వ పం: పు. 1535  
దస్తావేజ మొత్తము కారితముల సంఖ్య 12  
ఈ కారితము వరుస సంఖ్య 5



నవ-అధికారి

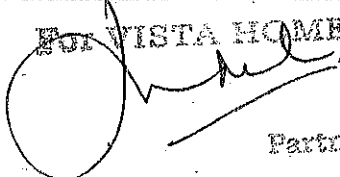



# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>BUYERS:</b></p> <p>2. K. VENKATA CHALAPATI RAO S/O. SRI K. NAGABHUSHANAM R/O. H. NO. 4-7-19/36, NEW RAGHAVENDRA NAGAR, NACHARAM, HYDERABAD-76</p>
			<p>3. DR. ANUMUKONDA GNANENDRA PRASAD S/O. SRI A. BABU RAO, R/O. H. NO. 12-13-826, KEEMTI COLONY, TARNAKA, LALAGUDA, HYDERABAD-500017.</p>
			<p><b>REPRESENTATIVE:</b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>

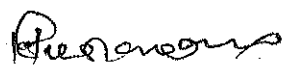
SIGNATURE OF WITNESSES:

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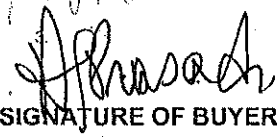
  
**Partner** SIGNATURE OF EXECUTANTS

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

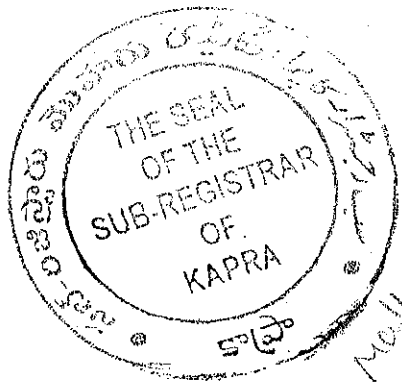




SIGNATURE OF BUYER

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Molla Reddy Sir

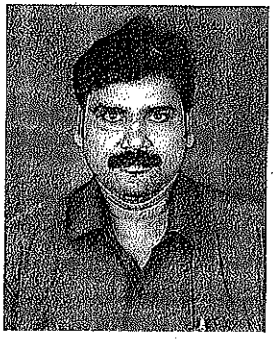
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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:**

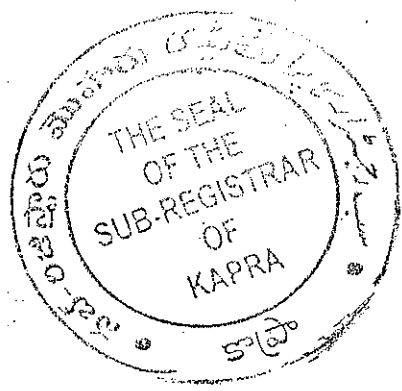
*M*  
*M*

For VISTA HOMES  
*M. Mahender*  
Partner

For VISTA HO.  
*[Signature]*  
Fe

SIGNATURE OF THE EXECUTAN



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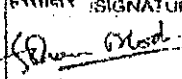


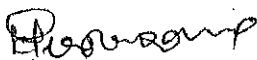





VENDOR:



स्थायी 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

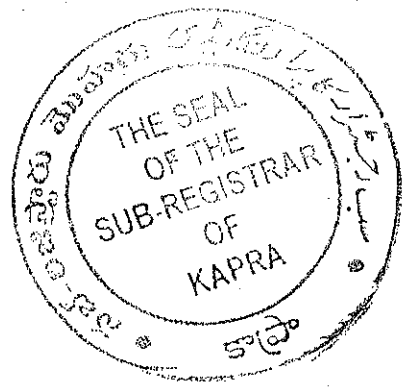
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPB104E		
 Signature		

1వ ఎన్ట్రీ నెంబరు 2012 నంబరు పు 12  
దస్త్రావేళ మొత్తము కార్యకర్తల సంఖ్య 8  
ఈ కార్యక్రమము వరుస నంబరు

~~సహాయక~~



Bumer

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
मुख्य आयकर आयुक्त,  
आयकर भवन,  
बशीर बाग,  
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Chief Commissioner of Income-tax,  
Ayakar Bhavan,  
Basheerbagh,  
Hyderabad - 500 004.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AERPK6666B**

नाम /NAME  
**VENKATACHALAPATHI.RAO  
KANCHARLAPALLY**

पिता का नाम /FATHER'S NAME  
**NAGABUSHNAM KANCHARLAPA**

जन्म तिथि /DATE OF BIRTH  
**25-05-1950**

हस्ताक्षर /SIGNATURE  
*Erats*

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

**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLRAP01092312009  
DR A G PRASAD  
A BABU RAO  
12-13-826  
KEEMTHICLY TARNAKA  
SECUNDERABAD

*A G Prasad*  
Signature  
Issued on: 06/04/2009

*A G Prasad*  
Licencing Authority  
RTA-SECUNDERABAD

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABAPA0194J**

नाम /NAME  
**GNANENDRA PRASAD  
ANUMUKONDA**

पिता का नाम /FATHER'S NAME  
**BABURAO ANUMUKONDA**

जन्म तिथि /DATE OF BIRTH  
**20-05-1946**

हस्ताक्षर /SIGNATURE  
*A G Prasad*

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

*A G Prasad*

*A G Prasad*

1వ పుస్తకము 2013వ సం॥ ఖా 1535  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 12  
ఈ కాగితము వరుస సంఖ్య 9

నడుంబిల్లూరు



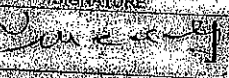
BUYER

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER  
**ADPFA4527Q**

नाम / NAME  
**MALLA REDDY ABBA**

पिता का नाम / FATHER'S NAME  
**RAMACHANDRA REDDY ABBA**

जन्म तिथि / DATE OF BIRTH  
**01-01-1953**

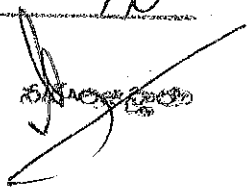
हस्ताक्षर / SIGNATURE  


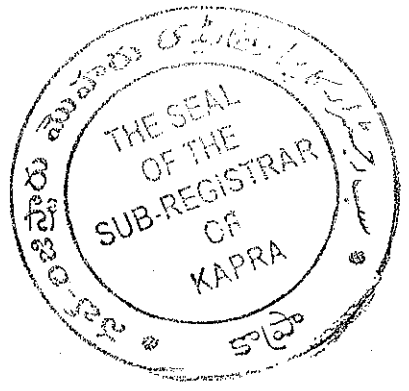
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income Tax, Andhra Pradesh

इस कार्ड के खोले मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / धन्यवाद करके मुख्य आयकर अधिकारी, आयकर भवन, बशीर बाग, हैदराबाद - 500 004.

In case this card is lost/ found kind of inform/ return to the issuing authority :  
Chief Commissioner of Income Tax,  
Assykar Bhavan,  
Basheerbagh,  
Hyderabad - 500 004.

1వ పుస్తకము 2013 నం. పు. 1535  
దస్తావేజు మొత్తము గా. కే. నం. 12  
కా. క. నం. 10


  
స. ర. క. అ. అ. అ.





WITNESS,

**INDIAN UNION DRIVING LICENCE**  
**ANDHRA PRADESH**

Number: DEAP010413402001  
 Name: SRINIVAS M  
 SEDAW of: M. LINGAIAM  
 Address: 12-11-364/6  
 WARSIGUDA  
 SECUNDERABAD  
 PIN:   
 DOB: 06-06-1971

Signature: 

Di. Of issue: 09-10-2001

Issuing Authority  
Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M. MAHENDAR

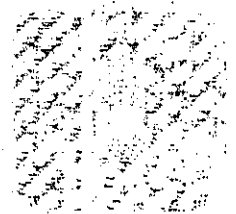
MALLESH MANDA

20/07/1978

Permanent Account Number  
AQAPM0412C

Signature: 

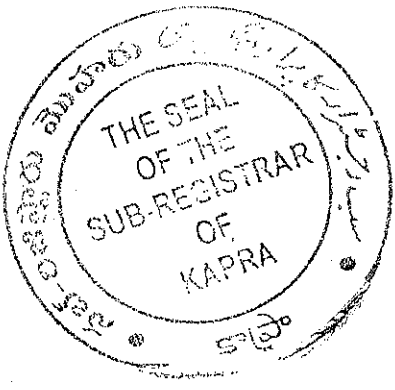




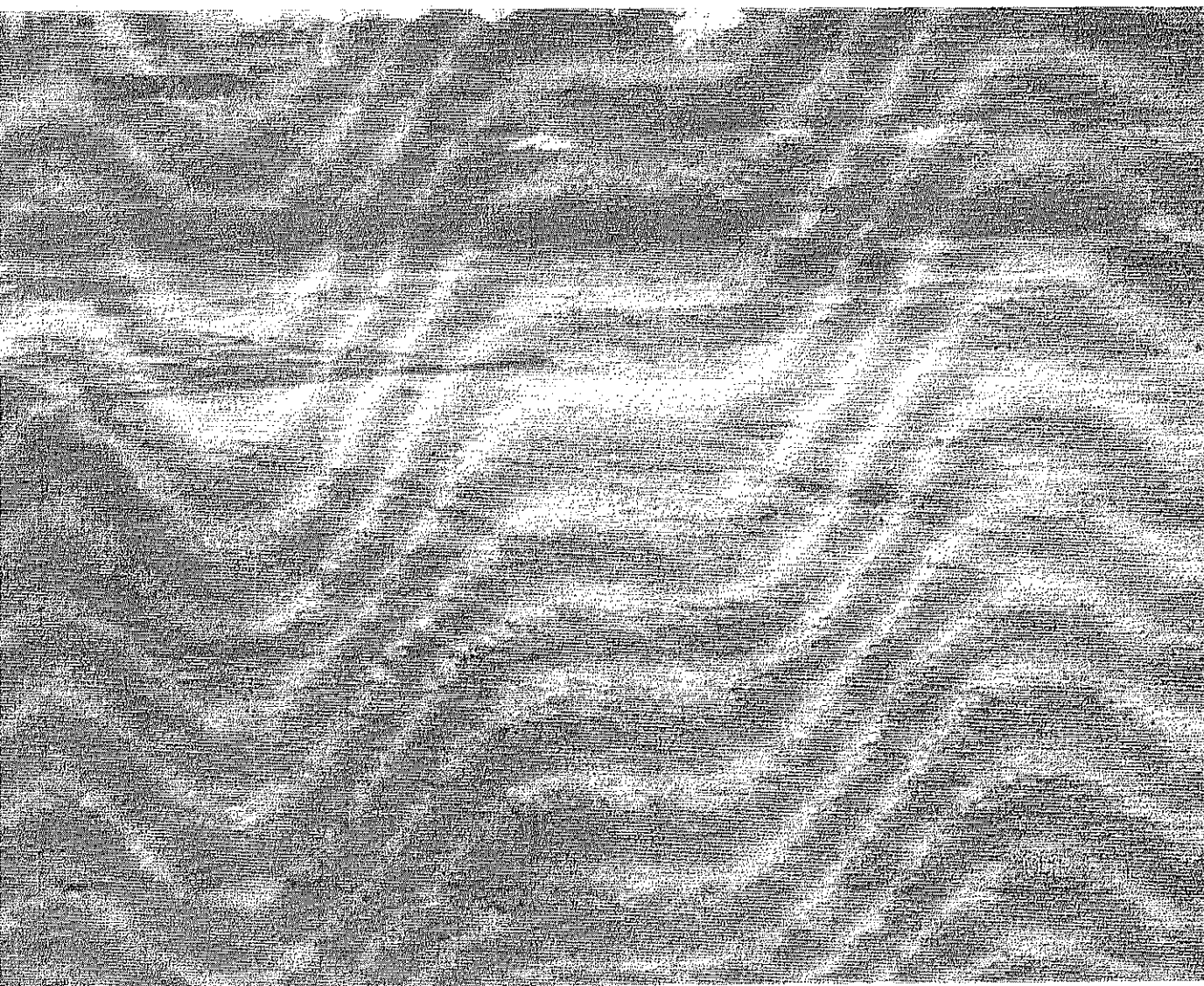
04072007

జనరలము వరుస సంఖ్య

నబ-2023/100







1వ పుస్తకము 20 13వ సం॥ పు. 1535  
దస్తావేజు మొత్తము 12 సంఖ్య  
ఈ కారితము చయాల సంఖ్య 12

సచివకర్త

