



H 502818 K. Srinivas

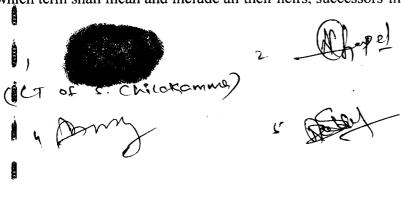
SVL No.26/98, R.No.11/2007 City Civil Court SECUNDERABAD

5. Shri Singireddy Srinivas Reddy, S/o. Late Sathi Reddy, aged about 40 years, Occupation: Business, resident of H. No. 1-9-184, Kapra Municipality, Kushaiguda Village, Keesara Mandal, R. R. District.

Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR NO. 1, VENDOR NO. 2, VENDOR NO. 3, VENDOR NO. 4, and VENDOR NO. 5 respectively, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors, etc.

IN FAVOUR OF

M/s. Vista Homes, a registered partnership firm having its office at 103, First Floor, Hariganga Complex, Ranigunj, Secunderabad- 500 003, represented by its partners Shri. Mehul V. Mehta S/o. Late. Shri. Vasanth U. Mehta aged about 32 years, Occupation: Business, resident of Plot Nd. 21, Bapubagh Colony, P. G. Road, Secunderabad – 500 003 and Mrs. Ajeeta Mody W/o. Shri. Gaurang Mody aged about 35 years, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad – 500 016, hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assignees, etc.





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SVL No.26/98, R.No.11/2007 City Civil Court SECUNDERABAD

WHEREAS:

Late Shri. Singireddy Sathi Reddy, S/o. Late Linga Reddy alias Lingaiah, R/o. Kapra Village, Keesara Mandal became the owner & pattedar of agricultural land admeasuring about Ac. 3-04 Gts., in survey no. 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District by virtue of ORC issued in his favour by proceeding bearing no. J/2152/93, dated 21.07.1993 issued by the Revenue Divisional Officer, Hyderabad East Division.

Late Shri. Singireddy Linga Reddy alias Lingaiah and his son late Shri. Singireddy Sathi Reddy were the possessors and kowludars of Sy. No. 193 admeasuring Ac. 2-21 Gts., of Kapra Village, Keesara Mandal, Ranga Reddy District vide the proceeding of the Mandal Revenue Officer, Kapra Village, Keesara Mandal, Ranga Reddy District bearing no. ROR/A/1733/93 dated 4.1.1994, Late Shri. Singireddy Sathi Reddy, S/o. Late Linga Reddy became the absolute owner and possessor of Sy. No. 193 of Kapra Village.

After the death of the original pattedar. Late Shri Singireddy Sathi Reddy, S/o. Late Shri. Linga Reddy, VENDOR Nos. 1 to 5 herein, being the only legal heirs of the original pattedar became the lawful owners and possessors of land admeasuring Ac. 5-25 Gts., in Sy. No. 193 (Ac. 2-21 Gts.), Sy. No. 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District.

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As per the proceedings of the MRO bearing no. B/1609/2002 dated 18.5.2002, the names of the VENDOR Nos. 1 to 5 were mutated in the revenue records. Pahanis for the year 2002 -03 reflect the names of the VENDOR Nos. 1 to 5 as owners and possessors of land admeasuring about Ac. 5-25 Gts., in survey no. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District. Patta Passbooks and title books have been issued in favour of the VENDOR Nos. 1 to 5 by the Mandal Revenue Office, Keesara Mandal, R. R. District as per the details given below.

S.No	Name of Pattedar Patta &		Title book	Extent of land in		
		Passbook no.	no.	Sy. No. 193	Sy. No. 194	Sy. No. 195
1	S. Anji Reddy	551 / 409717	409152	Ac.0-201/4 Gts.	Ac. 0-081/2 Gts.	Ac. 0-161/2 Gts.
2	S. Srinivas Reddy	554 / 409728	409155	Ac.0-201/4 Gts.	Ac. 0-08½ Gts.	Ac. 0-161/2 Gts.
3.	S. Madhusudhan	552 / 409718·	409151	Ac.0-201/4 Gts.	Ac. 0-081/2 Gts.	Ac. 0-161/2 Gts.
126X	Reddy					
4	S. Dhanpal Reddy	553 /409719	409154	Ac.0-201/4 Gts.	Ac. 0-081/2 Gts.	Ac. 0-161/2 Gts.
5.	S. Chilkamma	555 / 409705	409153	Ac.0-20 Gts.	Ac. 008 Gts.	Ac. 0-16 Gts.

By virtue of the above referred documents, recitals and records, the VENDOR Nos. 1 to 5 became the absolute owners and possessors of about Ac. 5-25 Gts., in survey no. 193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Said Land.

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F) The VENDOR Nos. 1 to 5 herein sold to the PURCHASER about Ac. 3-01 Gts., equal to 14,641 Sq. yds., being the southern part of Sy. No. 193 (6,171 Sq. yds.), the northern part of Sy. No. 194 (3,630 Sq. yds) and the northern part of Sy. No. 195 (4,840 Sq. yds) vide Sale Deed bearing Doc. No. 1426/2007, dated 19.02.2007 and Ac. 1-10 Gts., equal to 6,050 Sq. yds., in Sy. No. 193 vide Sale Deed bearing Doc. No. 3000/2007, dated 21.4.2007 both registered at the office of the SRO, Malkajgiri, Ranga Reddy District.

G) The VENDORS approached the PURCHASER to sell about Ac. 0-12 Gts., equal to 1452 Sq. yds., being the southern part in Sy. No. 194 of Kapra Village, Keesara Mandal, R. R. District and hereinafter referred to as the Scheduled Property, and is more fully described in the schedule given hereunder and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 19,00,000/- (Rupees Nineteen Lakhs Only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

The PURCHASER has paid the aforesaid total consideration of Rs. 19,00,000/- (Rupees Nineteen Lakhs Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.



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City Civil Court
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- a. The sum of Rs. 3,80,000/- paid to VENDOR NO. 1, by way of cheque no. 891187 dated 14.06.07, drawn on HDFC Bank, S. D. Road, Secunderabad.
- b. The sum of Rs. 3,80,000/- paid to VENDOR NO. 2, by way of cheque no. 891188 dated 14.06.07, drawn on HDFC Bank, S. D. Road, Secunderabad.
- c. The sum of Rs. 3,80,000/- paid to VENDOR NO. 3, by way of cheque no. 891189 dated 14.06.07, drawn on HDFC Bank, S. D. Road, Secunderabad.
- d. The sum of Rs. 3,80,000/- paid to VENDOR NO. 4, by way of cheque no. 891190 dated 14.06.07, drawn on HDFC Bank, S. D. Road, Secunderabad.
- e. The sum of Rs. 3,80,000/- paid to VENDOR NO. 5, by way of cheque no. 891191 dated 14.06.07, drawn on HDFC Bank, S. D. Road, Secunderabad.
- For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring about Ac. 0-12 Gts., equal to 1452 Sq. yds., in Sy. No. 194 of Kapra Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.
- The VENDORS hereby covenant with the PURCHASER that the disbursement/distribution of the sale consideration amongst the VENDORS is purely an internal arrangement and understanding among themselves and no individual VENDOR shall raise any objection/claim as to non receipt/short receipt of share in sale consideration.



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The VENDORS hereby covenant that the Scheduled Property was the absolute property belonging to Late Shri Singireddy Sathi Reddy, S/o. Late Shri. Linga Reddy and after his death the VENDOR Nos. 1 to 5 herein alone became the absolute owners of the same and no other person other than the VENDORS have any right, title or interest in respect of the Scheduled Property or any portion thereof. There are no protected tenants in respect of the Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS herein above mentioned.

The VENDORS hereby declare and covenant that they are the true and lawful pattedars of the Scheduled Property. The VENDORS collectively and severally hereby covenant that no other person(s) other than the VENDORS have any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS and none of their heirs shall have any manner of right or title over the Scheduled Property and they shall have no objection for the sale of the Scheduled Property to the PURCHASER.

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The VENDORS further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. The VENDORS hereby declare that they have not entered into any agreement or executed any deed, other than the agreements and deeds referred herein, prior to this deed with respect to the Scheduled Property. If any claim is made by any person either claiming through the VENDORS or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDORS shall indemnify the PURCHASER fully for such losses.

The VENDORS have on this day delivered vacant peaceful possession of the Scheduled 7 Property to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.

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 Property unto and in favour of the PURCHASER in the concerned departments.

The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.



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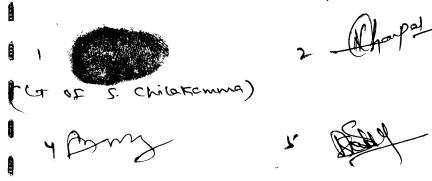
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SVL No.26/98, R.No.11/2007
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- The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the same.
- The VENDORS further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
- 12. The VENDORS further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
- The VENDORS hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the VENDORS will be liable for payment of deficit duty.
- Stamp duty and Registration amount of Rs. 2,06,110/- paid by way of Challan No. 243047 dated 15.06.2007 drawn on State Bank of Hyderabad, Hanumanpet Branch, Hyderabad.



SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 0-12 Gts., equal to 1452 Sq. yds., being the southern part of Sy. No. 194 situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, under S. R. O. Malkajgiri and bounded by:

North

: Balance land in Sy. No. 194 belonging to the Purchaser

South

: Sy. No. 199

East

: Sy. No. 195

West

: Sy. No. 199

IN WITNESS WHEREOF the VENDORS and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.



Singireddy Dhanpal Reddy VENDOR NO. 2

Singireddy Madhusudhan Reddy VENDOR NO. 3

Singireddy Anji Reddy VENDOR NO. 4

Singireddy Srinivas Reddy VENDOR NO. 5

WITNESSES:

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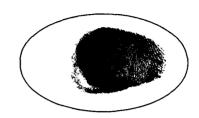
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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PASSPORT SIZE PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





VENDORS:

1. SMT. SINGIREDDY CHILAKAMMA W/O. LATE MR. SATHI REDDY R/O. H. NO. 1-9-184 KAPRA MUNICIPALITY KUSHAIGUDA VILLAGE KEESARA MANDAL, R. R. DISTRICT.



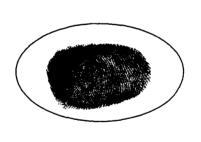


2. MR. SINGIREEDY DHANPAL REDDY S/O. LATE MR. SATHI REDDY R/O. 1-9-184 KAPRA MUNICIPALITY KUSHAIGUDA VILLAGE KEESARA MANDAL R. R. DISTRICT.





3. MR. SINGIREDDY MADHUSUDHAN REDDY S/O. LATE MR. SATHI REDDY R/O. 1-9-184 KAPRA MUNICIPALITY KUSHAIGUDA VILLAGE KEESARA MANDAL R. R. DISTRICT.





4. SINGIREDDY ANJI REDDY S/O. LATE MR. SATHI REDDY R/O. 1-9-184 KAPRA MUNICIPALITY KUSHAIGUDA VILLAGE KEESARA MANDAL R. R. DISTRICT.

SIGNATURE OF WITNESSES:

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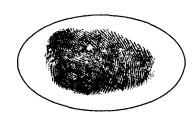
SIGNATURE OF EXECUTANTS

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

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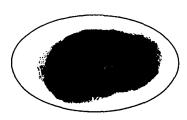
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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





5. SINGIREDDY SRINIVAS REDDY S/O. LATE MR. SATHI REDDY R/O. 1-9-184 KAPRA MUNICIPALITY KUSHAIGUDA VILLAGE KEESARA MANDAL R. R. DISTRICT.

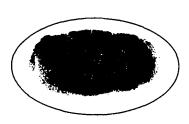




PURCHASER:

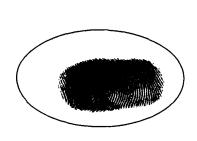
M/S. VISTA HOMES HAVING ITS OFFICE AT 103 FIRST FLOOR, HARIGANGA COMPLEX RANIGUNJ SECUNDERABAD - 500 003. REP. BY ITS PARTNERS.

1. MR. MEHUL V. MEHTA S/O. LATE MR. VASANTH U. MEHTA R/O. PLOT NO. 21, BAPU BAGH COLONY P. G. ROAD, SECUNDERABAD - 500 003.





2. MRS. AJEETA MODY W/O. MR. GAURANG MODY R/O. 105, SAPPHIRE APARTMENTS CHIKOTI GARDENS, BEGUMPET HYDERABAD - 500 016.





REPRESENTATIVE:

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

SIGNATURE OF WITNESSES:

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SIGNATURE OF EXECUTANTS

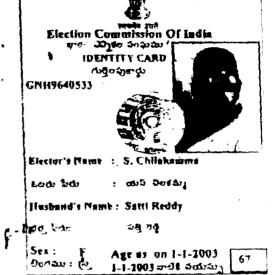
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed. I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

PlaQoron

SIGNATURE OF THE REPRESENTATIVE

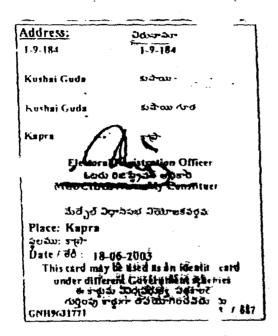
SIGNATURE(S) OF BUYER(S)

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Elector's Name

S. Dhunpul Reddy

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Father's Name :

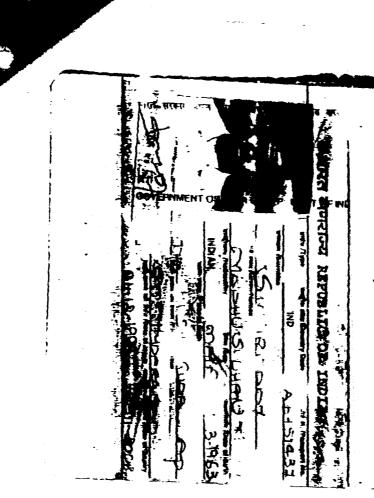
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MPIC No : 13/11/00/012/01121/02

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Election Commission of India DENTITY CARD No Cooping the

AP/32/219/741557



Elector's Name といめ づめ

Anji Reddy

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Father's/Mother's/ Husband's Name 40/40/40 300

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Sex M

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Age as on 1-1-95



Family Members Details

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3	Chardana -		Daughter	17	:/97	R
4	Sru- 19		Daughter	市	1-8.79	-
5	Son cold		Son	25	/06/05	1
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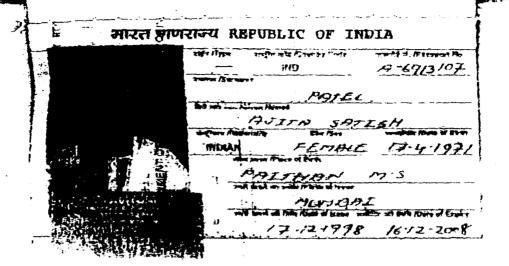
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OBSERVATION Address

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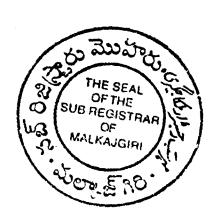


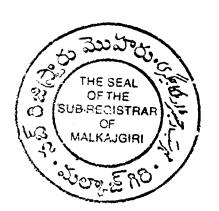


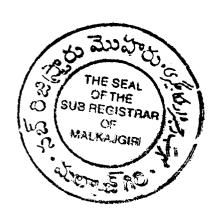
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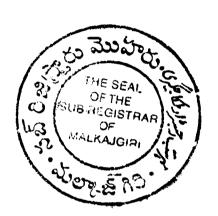




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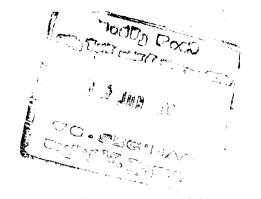


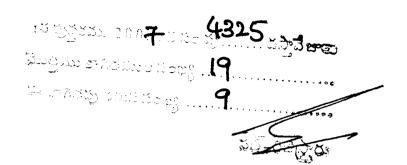
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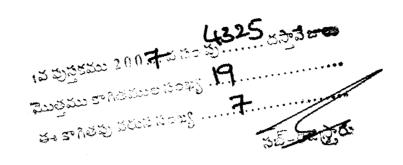


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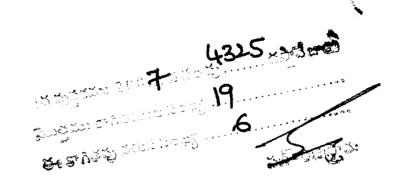
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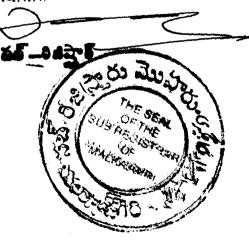


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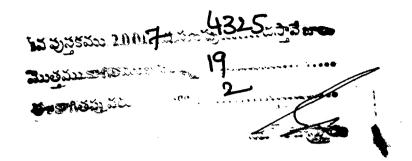




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S/o. M. Narashimon (late) oci. Business R/o. 2-2-185/94/1, Mattikarjung Nagar, Amberper, Huderabad -013.

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1వ పుస్తకము 200 7 వ సం పు..... జన్మీనే జాతీ మొత్తము కాగితముల సంఖ్య .19...... ఈ కాగితపు వరున్నాయ్య్ 1.

2007s noth 5 . 30 . 16 . s 30 1929 కా.శ.స్వరెడ్డేస్త్రే..మాసము. ఏ.. వ కేది పగలు.......నుడ్స్గంటల వుధ్య మల్కాజ్గరి సెబ్-ెన్స్ట్రాక్ట్ర కార్యాలయములో 35x35. chilakamma. రిజిగ్హాషన్ చెట్టనం సౌకర్యే కోని సెక్షర్ **కెబ్.ఎను** అనుసరించ్ స్టాఫ్ట్ఫ్ఫ్ ఇశ్రవణ్త కోటో (గాపులు వురియు ష్మేలిముడ్డలతో సహ దాఖలుచేసి



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5. Childremma Wo. lake Sathi Reddy occi Houseville - 40. 1-9-184, Kapra, Kushaiguda (V), Kersara (m), R.R. Dist

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S. Madhushdhan Reddy oce: Business - e/o.

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