

1956

1862/09

2439



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 580 Date 29/7/09 Rs. 100  
 Sold To S. Mahesh  
 S/o S. Bikshapathi  
 For Use Wife Homes

*Leela G Chimalgi*  
 AA 316924  
**LEELA G CHIMALGI**  
 STAMP VENDOR  
 Licence No. 1/2009  
 5-4-76/A, Cellar Ranigunj,  
 SECUNDERABAD-500 003.

**AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY  
 WITH POSSESSION**

This Agreement of Sale cum General Power of Attorney with possession is made and executed on this the 30<sup>th</sup> day of July 2009 at Hyderabad by and between:

SHRI NAREDDY KIRAN KUMAR, S/O. MR. MADHUSUDHAN REDDY, aged about 34 years, Occupation: Business, resident of plot no. 275, Venkateswara Colony, Meerpet, Moulalai, Hyderabad, hereinafter called the VENDOR.

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 authorized representatives Shri. Mehul V. Mehta, S/o. Late Shri. Vasanth U. Mehta aged about 34 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad – 500 003 and Shri Soham Modi, S/o. Shri Satish Modi, aged about 39 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the PURCHASER.

The term VENDOR and the PURCHASER referred to above shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, administrators, executors, nominees, etc.

*1,16,87,000*  
*100*  
*1,16,290*  
*2000*  
*1000*  
*1,10,890*

For VISTA HOMES *[Signature]*  
 Partner  
 For VISTA HOMES *[Signature]*  
 Partner

*[Signature]*

1వ పుస్తకము 2009 వ సం. ఫిబ్రవరి 1842 ది  
 మొత్తము కారితప్పుల సంఖ్య.....  
 ఈ కారితప్పు వదున సంఖ్య.....

2009 వ సం. ఫిబ్రవరి 2009 వ తేది  
 1931 శా.శ. సర్వేయము..... 8 వ తేది  
 పగలు.....  
 మద్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ... N. Kiran Kumar.....  
 రిజిస్ట్రేషన్ దఫ్తము 1973 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలివయద్రబితో సహా దాఖలు చేసి  
 రుసుము రూ..... 2000/..... రు చెల్లించినారు

*[Signature]*  
 సబ్-రిజిస్ట్రారు



వాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ జోతున ప్రేలు



*[Signature]*  
 Nareddy Kiran Kumar s/o. Madhusudhan Reddy  
 O/c: Business - P.O. 25, Venkateswara  
 Colony, Meerpet, Maulali, Hyderabad



*[Signature]*

Mehal. V. Mehta s/o Late Valant U. Mehal  
 O/c: Business - P.O. Plot No. 21, Bapulash  
 Colony, P. G. Road, Sec' Road



*[Signature]*

Soham Modi s/o. Satish Modi  
 O/c: Business - P.O. Plot no. 28, Rd no. 25  
 Jubilee Hills, Hyderabad.

నిరూపించినది

1) *[Signature]*

U. Prabhakar Reddy s/o. K. P. Reddy  
 O/c: Business - P.O. 2-3-61/10/24  
 Annampet, Hyderabad.

2) *[Signature]*

Venkataram Reddy s/o. Kish Reddy  
 O/c: Business - P.O. 11-18/2, Rd No. 2  
 Green Hills Colony, Saroornagar, Hyderabad

2009 వ సం. ఫిబ్రవరి 20 వ తేది  
 1931 శా.శ. సర్వేయము..... 8 వ తేది సబ్-రిజిస్ట్రారు

**WHEREAS:**

- A) The VENDOR is the absolute owner and possessor of agricultural land admeasuring about Ac. 1-02 Gts., equal to 5,082 Sq. yds., being the Southern Part of Sy. No. 195 situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, having purchased the same through sale deed bearing document no. 4324/07, dated 16<sup>th</sup> June 2007, registered at the Sub-Registrar, Malkajiri, R. R. District (hereinafter this agricultural land is referred to as Scheduled Land) and is more particularly described at the foot of the document.
- B) The VENDOR approached the PURCHASER to sell about Ac. 1-02 Gts., equal to 5,082 Sq. yds., being the Southern Part of Sy. No. 195 of Kapra Village, Keesara Mandal, R. R. District and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 73,50,000/- (Rupees Seventy Three Lakhs Fifty Thousand Only) on the terms and conditions given hereunder.
- C) The parties hereto are desirous of reducing the terms and conditions of sale into writing.

NOW THEREFORE THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITH POSSESSION WITNESSETH AS FOLLOWS:-

1. In pursuance of this Agreement of Sale Cum General Power of Attorney the PURCHASER has paid the entire consideration amount of Rs. 73,50,000/- (Rupees Seventy Three Lakhs Fifty Thousand only) as per details given below, towards sale consideration to the VENDOR, and their receipt of which is hereby admitted and acknowledged by the VENDOR.
  - a. A sum of Rs. 7,50,000/- paid to Vendor vide cheque no. 891184, dated 11.06.2007, drawn on HDFC Bank, Secunderabad.
  - b. A sum of Rs. 39,60,000/- paid to Vendor vide cheque no. 891185, dated 11.06.2007, drawn on HDFC Bank, Secunderabad.
  - c. A sum of Rs. 26,40,000/- paid to Vendor vide cheque no. 891186, dated 11.06.2007, drawn on HDFC Bank, Secunderabad.
2. The VENDOR covenants that he is the absolute possessor of the Scheduled Land and are entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Land and to transfer all the rights.
3. The VENDOR hereby covenants that the Scheduled Land is the absolute property belonging to the VENDOR herein alone and he is the absolute owner of the same and no other person other than the VENDOR has any right, title or interest in respect of the Scheduled Land or any portion thereof. As such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Land by the VENDOR herein above mentioned.

For VISTA HOMES

  
Partner

For VISTA HOMES

  
Partner



1వ పుస్తకము 2009.....వ సం వ్ర 1842

మొత్తము కారితముల సంఖ్య.....11

ఈ కారితపు వరుస సంఖ్య.....2

11689000 / —

MARKET VALUE Rs:

ENDORSEMENT

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

By challan No. 150216 Dt. 30/7/09

సబ్-రిజిస్ట్రారు

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. 116790 / —
- 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. —
- 2. in the shape of cash Rs. —

III. Registration fees:

- 1. in the shape of challan Rs. 2000 / —
- 2. in the shape of cash Rs. —

IV. User Charges

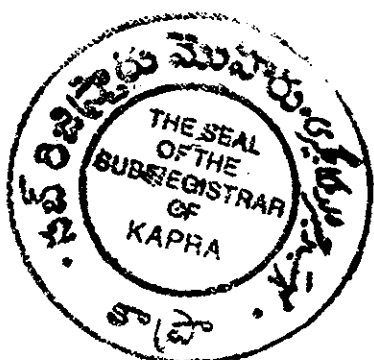
- 1. in the shape of challan Rs. 100 / —
- 2. in the shape of cash Rs. —

Total Rs. 118990 / —

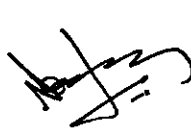
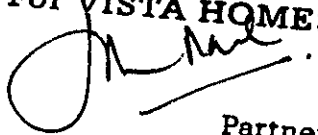
SUB REGISTRAR KAPRA

1వ పుస్తకము 2009 సం./ క.క. 193 / వ  
పు 1842 నెంబరుగా రిజిస్టరు చేయబడి  
స్టాంప్ నిమిత్తం గుర్తింపు నెంబరు 1526 —  
1 - 1842 / 2009 గా యివ్వబడ్డెనది  
2009 సం. జూలై నెంబరు 30 వ తేది

సబ్-రిజిస్ట్రారు



4. The VENDOR further covenants that Scheduled 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. The VENDOR hereby declares that he has not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Land. If any claim is made by any person either claiming through the VENDOR or otherwise in respect of Scheduled Land it shall be the responsibility of the VENDOR 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 Land, the VENDOR shall indemnify the PURCHASER fully for such losses.
5. The VENDOR hereby further covenants that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Land.
6. The VENDOR hereby agrees and bind himself to indemnify and keep indemnified, the PURCHASER at all times in respect of all loss, expenses and cost to which the PURCHASER may be put on account of all or any of the recitals contained herein to be incorrect with respect to title, interest, ownership, etc., of Scheduled Land or on account of any hindrance caused to the PURCHASER in peaceful enjoyment of the Scheduled Land either by the VENDOR or by any one else claiming through them.
7. The VENDOR is responsible to clear arrears of taxes charges, levies, rates, etc., if any, that are due to payable in respect of Scheduled Land as on date of delivery of possession of the Scheduled Land to the PURCHASER.
8. The vacant possession of the Scheduled Land has been handed over to the PURCHASER by the VENDOR on this day.
9. The PURCHASER shall bear all expenses such as stamp duty, registration, etc., in respect of this agreement of sale cum general power of attorney and subsequent sale deeds.
10. The VENDOR in pursuance of this agreement has agreed to execute a General Power Of Attorney in favour of the PURCHASER.
11. This Agreement of Sale cum General Power of Attorney shall be an irrevocable agreement.

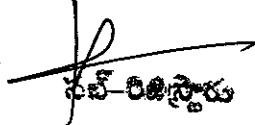
  
**For VISTA HOMES**  
  
Partner

**For VISTA HOMES**  
  
Partner

1వ పుస్తకము 200%.....వ సం పు.1842.....దస్తావీజులు

మొత్తము కాగితముల సంఖ్య.....11.....

ఈ కాగితపు వరుస సంఖ్య.....3.....

  
సబ్-రిజిస్ట్రారు



12. The VENDOR hereby authorizes the said PRUCHASER to do the following acts in the name and on behalf of the VENDOR namely:

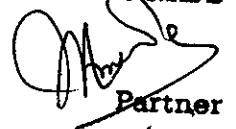
- a) To enter into sub contract for the sale of the said property for any consideration which they may deem reasonable at their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
- b) To sell the said property to the Sub-Agreement Holder or his/her nominee or nominees.
- c) To execute the sale deed or sale deeds in favour of the Sub-Purchaser or purchasers, receive the consideration money, to present the sale deed or deeds executed by them in favour of the Sub-Purchaser or Purchasers before the concerned registering office, admit execution and receipt of consideration and procure the registration of the said deeds.
- d) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
- e) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said property.
- f) To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said property.
- g) To execute mortgage deed, pledge, hypothecate and execute such other documents/ deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.
- h) Generally to act as the Attorney or Agent of the VEDNOR in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the VENDOR themselves would do if personally present.
- i) The VENDOR for themselves, his heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney namely and PURCHASER in pursuance of these presents.

**For VISTA HOMES**



Partner

**For VISTA HOMES**

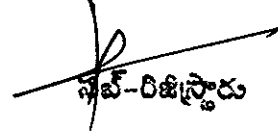


Partner

1వ పుస్తకము 2007.....వ సం పు 1842.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....11.....

ఈ కాగితపు వరుస సంఖ్య.....4.....

  
శేవ-రిజిస్ట్రారు





- j) To develop such land and undertake such works related to real estate development such as construction of building /apartments, creation of common amenities, roads, street lights, drainage system, parks, etc.
- k) To execute and apply for electricity connections, water connections, drainage connections, change of land use, sanctions/permits for construction to the appropriate authority and to make such necessary payments in the name of the VENDOR.
13. The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of Transfers) Act 9 of 1977 and that the said property does not belong to and is not under mortgage to Government or their Agencies/Undertakings.
14. The VENDOR further declares that the Scheduled Land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
15. Stamp duty and Registration amount of Rs. 1,16,990/- paid by way of Challan No. 75821S dated 30.07.2009 drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

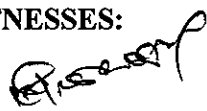

**SCHEDULE OF LAND**




ALL THAT PART AND PARCEL OF AGRICULTURAL LAND admeasuring about Ac. 1-02 Gts., equal to 5,082 sq. yds., being the Southern Part of Sy. No. 195 situated at Vampuguda Village, Sub-division under Kapra Village, Keesara Mandal, Ranga Reddy District, under S.R.O, Kapra and bounded by:

North	Balance land in Sy. No. 195 belonging to M/s. Vista Homes
South	Sy. No. 199
East	Sy. No. 199
West	Sy. No. 194 belonging to M/s. Vista Homes

IN WITNESSES WHEREOF the VENDOR and the PURCHASER have affixed their signatures on this agreement of Sale cum General Power of Attorney on the day, the month and year above mentioned at Hyderabad in presence of the witnesses mentioned below:

**WITNESSES:**

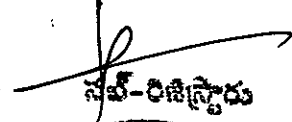
1. 
2. 

  
 VENDOR  
 For VISTA HOMES      For VISTA HOMES  
        
 Partner      Partner  
 PURCHASER

1వ పుస్తకము 2009.....వ సం పు 1992.....దస్తావీజులు

మొత్తము కాగితముల సంఖ్య.....11.....

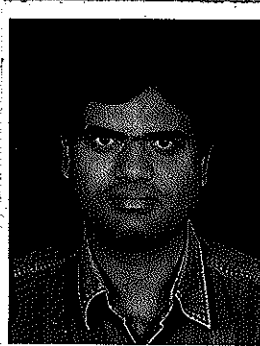
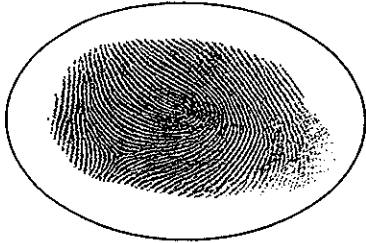
ఈ కాగితపు వరుస సంఖ్య.....5.....

  
సబ్-రిజిస్ట్రారు



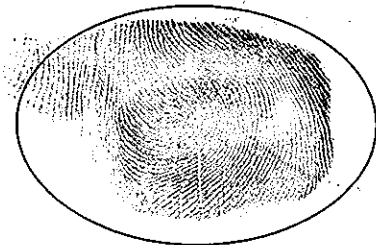
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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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**VENDOR:**

SHRI. NAREDDY KIRAN KUMAR  
S/O. SHRI. MADHUSUDHAN REDDY  
R/O. PLOT NO. 275  
VENKATESHWARA COLONY  
MEERPET  
MOULA-ALI  
HYDERABAD



**PURCHASER:**

**M/s. VISTA HOMES**  
HAVING ITS OFFICE AT 103, FIRST FLOOR  
HARIGANGA COMPLEX, RANIGUNJ  
SECUNDERABAD, REP. BY ITS  
AUTHORISED REPRESENTATIVES  
1. SHRI. MEHUL V. MEHTA  
S/O. LATE VASANTH U. MEHTA  
R/O. PLOT NO. 21, BAPUBAGH COLONY  
P. G. ROAD, SECUNDERABAD – 500 003



2. SHRI. SOHAM MODI  
S/O. SHRI. SATISH MODI  
R/O. PLOT NO. 280  
ROAD NO. 25  
JUBILEE HILLS  
HYDERABAD.

**SIGNATURE OF WITNESSES:**

1.

2.

**For VISTA HOMES**  
  
Partner

SIGNATURE OF EXECUTANTS  
**For VISTA HOMES**  
  
Partner  
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 200 శీ.....వ సం పు. 1842 వేజులు  
మొత్తము కాగితముల సంఖ్య.....11.....  
ఈ కాగితపు వరుస సంఖ్య.....6.....





ABVPN1278M

नाम / NAME

KIRAN KUMAR NAREDDY

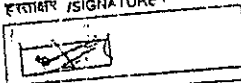
पिता का नाम / FATHER'S NAME

MADHUSUDHAN REDDY NAREDDY

जन्म तिथि / DATE OF BIRTH

06-04-1973

हस्ताक्षर / SIGNATURE



मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस धर दें  
मुख्य आयकर अधिकारी,  
आयकर भवन,  
बस्तीर बाग,  
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :

Chief Commissioner of Income-tax,

Ayaskar Bhavan,

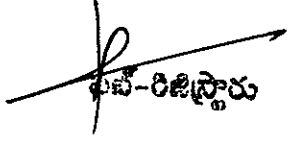
Basteeerbagh,

Hyderabad - 500 004.

1వ పుస్తకము 200 ర్.....వ సం పు.....1842 దస్తావేజులు:

మొత్తము కాగితముల సంఖ్య.....11.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

  
అవ-రిజిస్ట్రారు

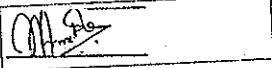


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ADKPM7094D**

नाम / NAME  
**MEHUL VASANT MEHTA**

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

जन्म तिथि / DATE OF BIRTH  
**19-01-1976**

हस्ताक्षर / SIGNATURE  


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

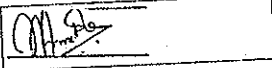
*Mehul*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ADKPM7094D**

नाम / NAME  
**MEHUL VASANT MEHTA**

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

जन्म तिथि / DATE OF BIRTH  
**19-01-1976**

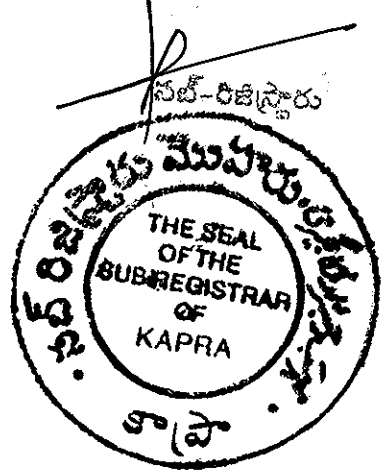
हस्ताक्षर / SIGNATURE  


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

1వ పుస్తకము 200 ర్శి.....వ సం పు. 1842.....వేజులు

మొత్తము కాగితముల సంఖ్య.....11.....

ఈ కాగితపు వరుస సంఖ్య.....9.....






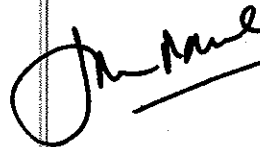





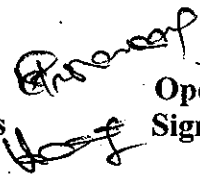



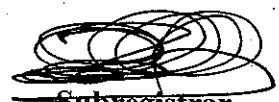
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 1956/2009 of SRO: 1526(KAPRA)

30/07/2009 15:36:34

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) M/S VISTA HOMES REP BY HEHUL V. MEHTA P.NO.21, BAPUBAGH,P.G.RD. SEC	
2			(CL) M/S VISTA HOMES REP BY SOHAMO MODI P.NO.280, RD.NO.25,HYD	
3			(EX) NAREDDY KIRAN KUMAR P.NO,275, VENKATESWARA CLYMEERPET, MOULAALI, HYD	

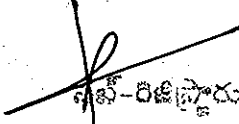
Witness Signatures  Operator Signature 

  
Subregistrar Signature

1వ పుస్తకము 200 9.....వ సం పు 1842.....వ సం

మొత్తము కాగితముల సంఖ్య..... 11.....

ఈ కాగితపు వరుస సంఖ్య..... 9.....

  
శా. రిజిస్ట్రారు



**WITNESSES NO. 1**

Customer Relations Division



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature : *[Signature]*

Valid upto : 30 April 2009

Issuing Authority : *[Signature]*

Blood Group : O +ve

Address:  
5-4-187/3&4, 11nd Floor,  
M.G Road, Secunderabad-500003.  
Ph:040-66335551, 040-27544058

www.modiproperties.com

Resi.Add.:  
# 11-187/2, Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

**WITNESSES NO. 2**

INDIAN UNION DRIVING LICENCE  
**ANDHRA PRADESH**

DRIVING LICENCE

**DLEAP01197482009**

PRABHAKAR REDDY K

K PADMA REDDY

2-3-64/19/24

JAISWAL GARDEN

AMBERPET

HYDERABAD



*[Signature]*

Signature

Issued on: 18-06-2009



*[Signature]*

Licencing Authority  
RTA-HYDERABAD-EZ

यदि कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर  
इसका सूचना करें / लौटाने  
आपका यह सेवा प्रदाता को देना ही है  
तैलरी मिलना / टूट जाने पर / खोना / काला मिलना सम्पादन  
एन बी मार्ग, लोथारपेट, मुंबई - 400 013

If this card is lost / someone's lost card is found  
Please inform / return to

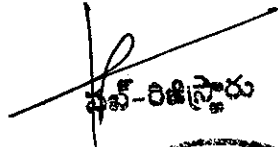
Income Tax PAN Service Unit, NSDL  
3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S.B. Marg, Lower Park, Mumbai - 400 013

Tel: 91-22-2499-4630 Fax: 91-22-2495-0600  
email: [income@nsdl.com](mailto:income@nsdl.com)

1వ పుస్తకము 200 గి.....వ సం పు.....<sup>1842</sup>.....సంవత్సరము

మొత్తము కాగితముల సంఖ్య.....<sup>11</sup>.....

ఈ కాగితపు వరుస సంఖ్య.....<sup>10</sup>.....

  
ఫవ్-రిజిస్ట్రారు





08.05.2007 10:23

For VISTA HOMES

*[Handwritten Signature]*  
Partner

*[Handwritten Signature]*

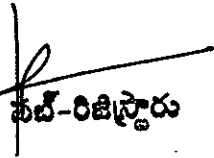
For VISTA HOMES

*[Handwritten Signature]*  
Partner

1వ పుస్తకము 200 రి.....వ సం పు. 1842.....

మొత్తము కాగితముల సంఖ్య.....//.....

ఈ కాగితపు వరుస సంఖ్య.....//.....

  
సబ్-రిజిస్ట్రారు

