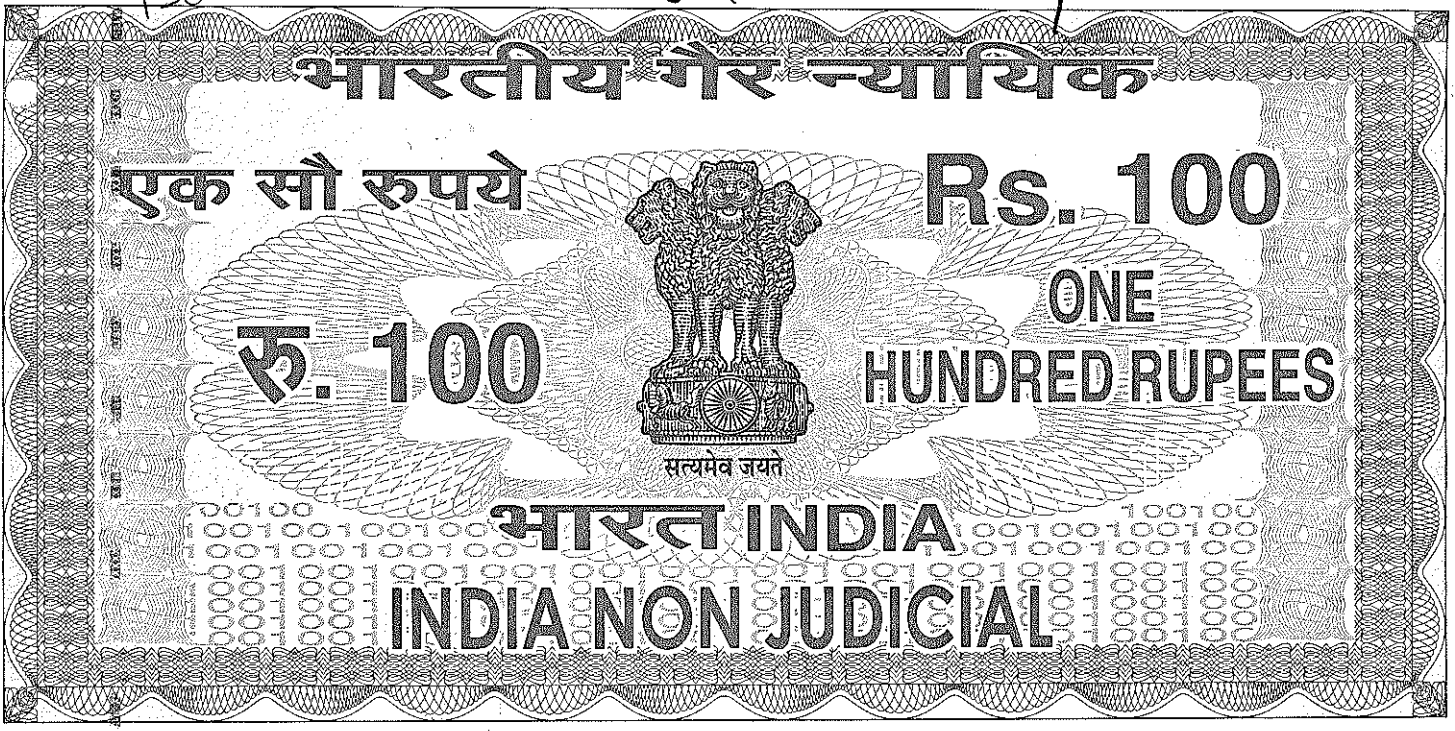


CS  
1368

230. 1532/13

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581518

Purchased By:  
K. PRADHAKAR REDDY  
S/O. K.P. REDDY  
R/O. HYD.

*[Signature]*  
Sub Registrar  
Ex. Officio Stamp Vender  
SRO Uppal

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

**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 – 500 003 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

Dr. Anumukonda Gnanendra Prasad, son of Shri A. Babu Rao, aged about 65 years, Occupation: Retired, Resident of H. No. 12-13-826, Keerthi Colony, Tarnaka, Lalaguda, Hyderabad-500017, 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.

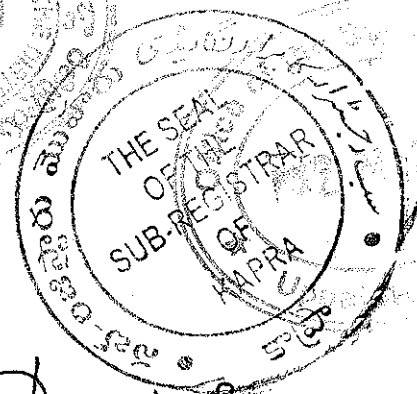
For VISTA HOMES  
*[Signature]*  
Partner

For VISTA HOMES  
*[Signature]*  
Partner

1వ పుస్తకము 2013 వ సం॥ పు 1532  
 దస్తావేజు మొత్తము లాగితముల సంఖ్య 10  
 ఈ లాగితము వరుస సంఖ్య 1

సబ్-రజిస్ట్రార్

2013 వ సం॥ మార్చి నెల 26 తేది  
 1934 శా.శ. నర్సారెడ్డి గారు 5 వ తేది  
 పగలు 1 మరల 2 గంటల  
 మధ్య కాపా సబ్-రజిస్ట్రారు కార్యాలయములో  
 శ్రీ Soham Modi  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 ఈ గుండు రూ 1520 లు చెల్లించినాడు



వ్రాసి ఇచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ బొటన వ్రేలు



Soham Modi

Soham modi  
 S/o. Sathish Modi, occ: Business  
 R/o. Plot no. 28, Rd no. 25, JLNagar Colony  
 Hyderabad

ఎడమ బొటన వ్రేలు



Bhavesh V. Mehta

Bhavesh V. Mehta S/o. Late Vasants V. Mehta  
 occ: Business R/o # Uttam Powers,  
 D.V. Colony, Secbad  
 # 5-6-187/3 & 4, 3rd Floor, Soham mansion, M.G.Road  
 Secbad

నిరూపించినది

M. Triniwal,  
 H.No: 2-11-365, Warangal,  
 Sec-bad.

① [Signature]

M. Mahender  
 H.No - 28-77, Yadav Baki,  
 Neredmet, Sec-bad.

② [Signature]

2013 వ సం॥ మార్చి నెల 26 తేది  
 1934 శా.శ. నర్సారెడ్డి గారు 5 వ తేది

[Signature]  
 సబ్-రజిస్ట్రార్  
 (సి.డి.వి. అంబేద్కర్ కుమార్)

**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 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. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

D. The Vendee is desirous of purchasing undivided share of land to the extent of 131.83 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.3,03,209/-(Rupees Three lakhs Three Thousand Two Hundred and 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.

FOR VISTA HOMES  
  
Partner

FOR VISTA HOMES  
  
Partner

1వ పుస్తకము 2013 వ సం॥ పు. 1532  
 దస్తవేజు నింపుటకు కారితముల నంబు 10  
 ఈ కారితము వరుస నంబు 2  
304000/-

**ENDORSEMENT**

Certified that the following amounts have been paid in respect of this document:  
 By challan No. 610843 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. 15100/-
- 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. 6080/-
- 2. in the shape of cash Rs. —

**III. Registration fees:**

- 1. in the shape of challan Rs. 1520/-
- 2. in the shape of cash Rs. —

**IV. User Charges**

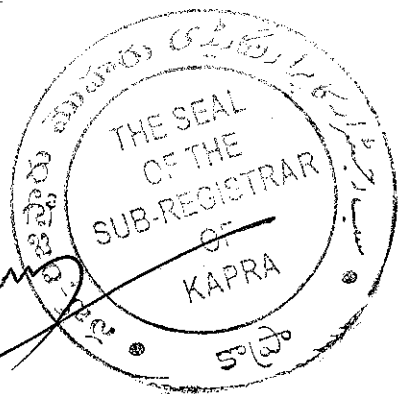
- 1. in the shape of challan Rs. 100/-
- 2. in the shape of cash Rs. —

Total Rs

*[Signature]*  
 SUB-REGISTRAR  
 KAPRA

1వ పుస్తకము 2013 సం./ ఛా.నం. 1532  
 పు. 1532 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపు నిమిత్తం నిచ్చిన వెంటనే 1536  
1532/2013 గా యిచ్చబడినది  
 2013 సం. 03/03/13 తేదీ


*[Signature]*



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

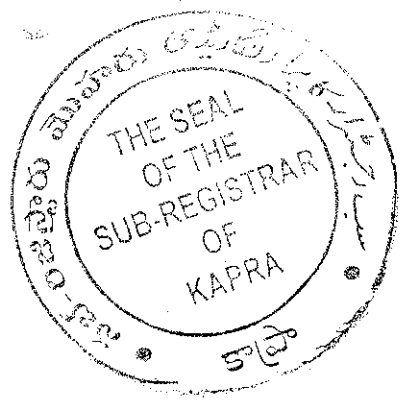
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 131.83 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs.3,03,209/- (Rupees Three lakhs Three Thousand Two Hundred and 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.22,800/- is paid by way of challan no. 610862 dated 26.3.13, drawn on State Bank of India, Kushaiguda Branch, Hyderabad.

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

1వ పుస్తకము 2013వ సం॥ పు 1532  
దస్తవేజు మొత్తము తాగితముల సంఖ్య 10  
ఈ తాగితము వరుస సంఖ్య 3

సబ్-రజిస్ట్రార్



SCHEDULE OF SAID LAND


All that part and parcel of undivided share of land admeasuring about 131.83 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:

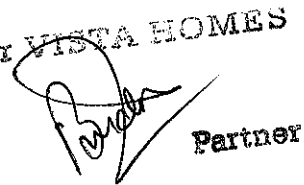
North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

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. 

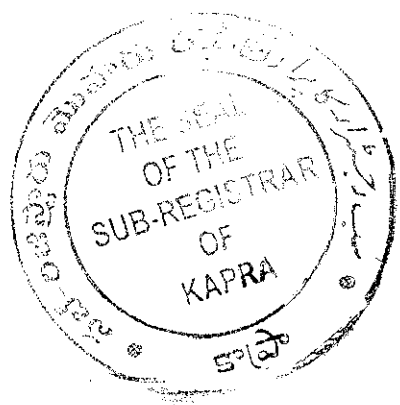
1.   
Partner

2.   
Partner

VENDOR

1వ పుస్తకము 2013వ సం॥ పు. 1532  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 4

సబ్-రెజిస్ట్రార్





**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

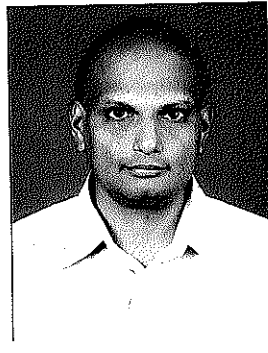


VENDORS:

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

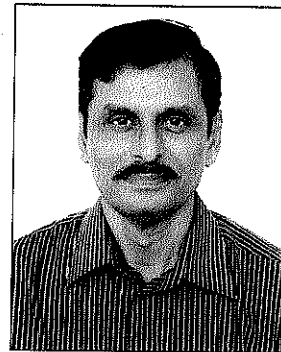
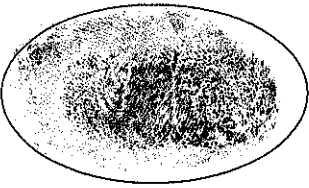
1. MR. SOHAM MODI  
S/O. MR. SATISH MODI

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



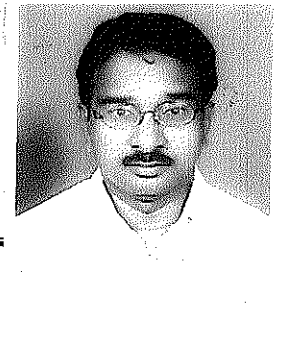
BUYER:

DR. ANUMUKONDA GNANENDRA PRASAD  
S/O. SRI A. BABU RAO,  
R/O. H. NO. 12-13-826,  
KEEMTI COLONY,  
TARNAKA,  
LALAGUDA,  
HYDERABAD-500017.



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

SIGNATURE OF EXECUTANTS

For VISTA HOMES

Partner

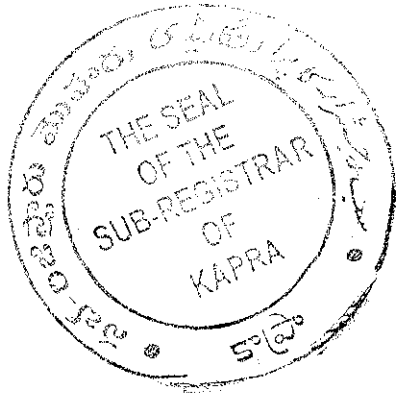
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

1వ వుస్థాతము 2012 వ సం॥ పు. 1537  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 5

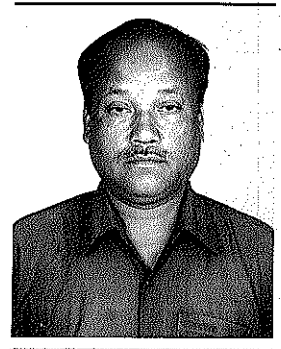
~~సబ్ రిజిస్ట్రార్~~



A. G. ...

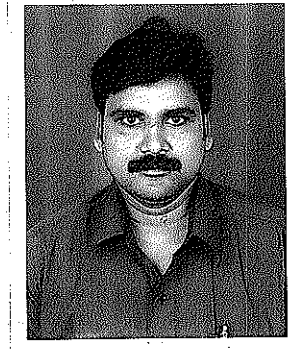
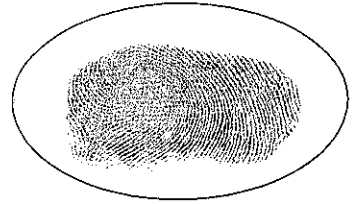
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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. 

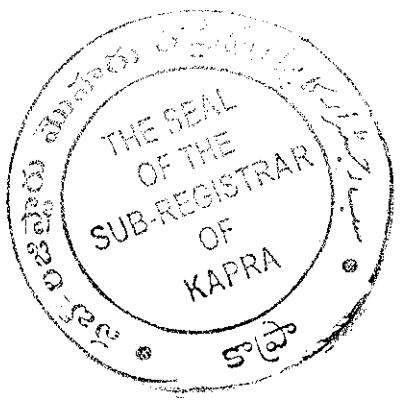
**FOI VISTA HOMES**  
  
Partner

**FOI VISTA HOMES**  
  
Partner

SIGNATURE OF THE EXECUTANT

1వ వుస్తలము 2013 వ సం॥ నె. 1532  
 దస్తావేజు మొత్తము శా. 10  
 దా. శా. గణము వరుస సం. 6

*[Handwritten Signature]*  
 సబ్-రెజిస్ట్రార్



NENDOLI




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**

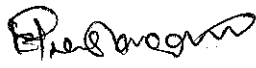
नाम /NAME  
**SOHAM SATISH MODI**

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  
**AWSP8104E**

हस्ताक्षर /SIGNATURE  


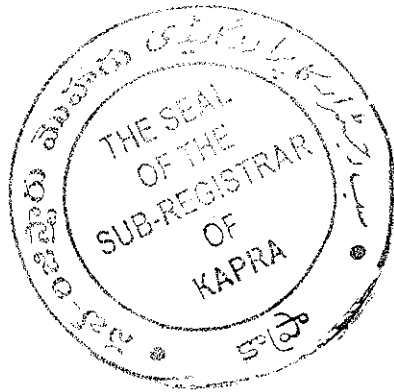
Signature



10052008

1వ పుస్తకము 2013వ సం॥ పు. 1532  
దస్తావేజు మొత్తము లాగితము సంఖ్య 10  
ఈ లాగితము వయిన సంఖ్య 7

సబ్-రెజిస్ట్రార్



BUNER



**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Subha Lakshmi	Wife	23/04/56	50
3	Ravi Shankar	Son	26/06/76	30
4	Susmitha	Daughter	05/10/76	30
5	Karthik	Son	16/12/77	29
6	Poolamma	Mother	10/01/40	66

*A. Prasad*  
ఆధికారి/అధికారి

**K. RAM GOPAL**  
Assistant Labour Officer  
132 DPL, Incharge

06/02/2006  
జారీ చేయబడిన తేదీ: 2006.02.06 / 2006.02.06

*A. Prasad*

**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



**DRIVING LICENCE**  
DLRAP01092312009  
DRAG PRASAD  
A BABU RAO  
12-13-826  
KEEMTHICLY, TARNAKA  
SECUNDERABAD



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

Licensing Authority  
RTA-SECUNDERABAD

*A. Prasad*

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**

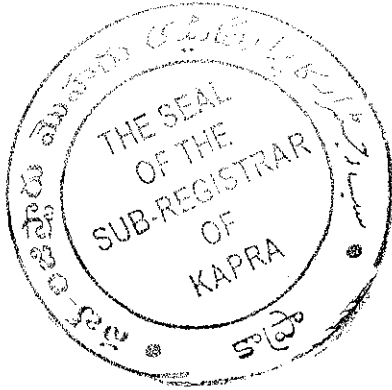
हस्ताक्षर /SIGNATURE  
*A. Prasad*

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

*A. Prasad*

1వ పుస్తకము 2013 వ సం॥ ను. 1530  
దస్తావేజు మొత్తము కాగితము సంఖ్య 10  
ఈ కాగితము వయస్ సంఖ్య 8

~~నవీన్ కుమార్~~





WITNES

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

Number: DLFAP01041340200  
Name: SRINIVAS M  
S/D/W of: M LINGAIAH  
Address: 12-11-364/6  
WARSIGUDA  
SECUNDERABAD

PIN: 500001  
DOB: 06-06-1971

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

Andhra Pradesh Licensing Authority  
Secunderabad

Di. Of Issue: 09-10-2001

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number  
AQAPM0412C

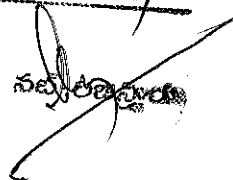
Signature: \_\_\_\_\_

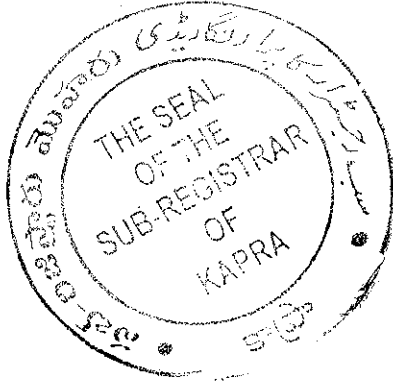
*M. Mahendar*



20072007

1వ పుస్తకము 2013 న సం॥ పు. 1537  
దస్తావేజు మొత్తము లాగితముల సంఖ్య 10  
ఈ లాగితము వరుస సంఖ్య 9

  
సబ్ రిజిస్ట్రారు



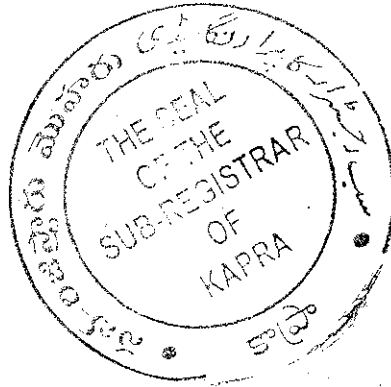


For VISTA HOMES  
*[Handwritten Signature]*  
Partner

For VISTA HOMES  
*[Handwritten Signature]*  
Partner

1వ పుస్తకము 2013 వ సం॥ పు. 1532  
చస్తావేజ మొత్తము లాగితముల సంఖ్య 10  
ఈ లాగితము కరుస సంఖ్య 10

  
నబ- రిజిస్ట్రార్



1371

1533/13

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581576

Date: 12/03/2013, 03:03 PM

Serial No: 3.824

Denomination: 100

Purchased By:  
 M. P. LASHAKAN REDDY  
 S/O. K.P. REDDY  
 R/O. U.P.O.

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

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 – 500 003 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

Shri. Jayesh P. Mulani,, son of Shri Pradeep N. Mulani aged about 21 years, residing at Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad, hereinafter referred to as the 'Vendee'

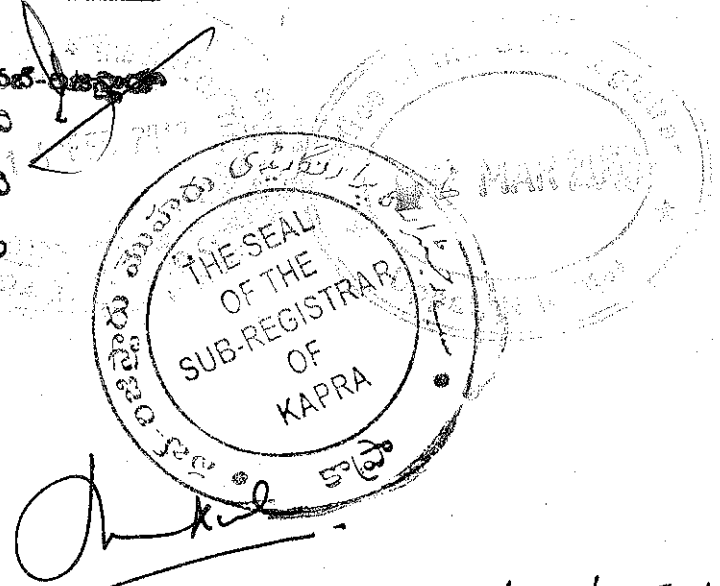
The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

FOR VISTA HOMES  
  
 Partner

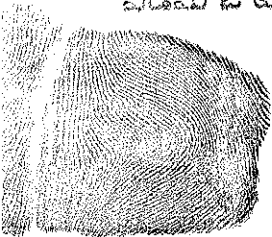
FOR VISTA HOMES  
  
 Partner

1వ పుస్తకము 2013వ సం॥ పు. 1533  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము వరుస సంఖ్య

2013 వ సం॥ మార్చి నెల 26 వ తేది  
 1934 శా.శ. సర్కారు మూసము 5 వ తేది  
 పగలు 1 మరియు 2 గంటల  
 మద్య కాపా నబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ. Soham Modi  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 నంబరు 2847



వాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన ప్రేలు



ఎడమ బొటన ప్రేలు

*(Signature)*



విరూపించినది

1 *(Signature)*

2 *(Signature)*

*(Signature)*  
 Sohams Modi s/o Satisb Modi  
 Occ: Business R/o Plot no 280,  
 Road No. 26 Jubilee Hills, Hyd.  
 # 5-6-187/34, 2nd floor, Soham mansion,  
 M.G. Road, Secbad

Bhavesh V. Mehta s/o. Vasanth U. Mehta  
 Occ: Business R/o. Uttam Towers, D.Y.  
 Colony, Secbad. o/o: # 5-6-187/34,  
 2nd floor, Soham mansion, M.G. Road, Secbad

M. Srinivas s/o late M. Lingiah  
 H.No - 2-11-36F, Wawaliguda, Secbad.

M. Mahender s/o late M. Nalliah  
 H.No. 28-77, Madav Basti, Neredmet, Hyd.

2013 వ సం॥ మార్చి నెల 26 వ తేది  
 1934 శా.శ. సర్కారు మూసము 5 వ తేది

*(Signature)*  
 వచ-రిజిస్ట్రారి  
 (సి.వి.ఎస్.ఆర్ కమార్)

**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 247.25 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.5,68,675/- (Rupees Five Lakhs Sixty Eight Thousand Six Hundred and Seventy Five 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.

FOI VISTA HOMES

Partner

FOI VISTA HOMES

Partner

1వ పుస్తకము 2013 నం. పు. 1533  
 దస్తావేజు వివరము లాగితముల సంఖ్య 10  
 ఇతర సమాచారము సంఖ్య 2

569000/ —

*[Signature]*  
 సబ్ రిజిస్ట్రార్

**ENDORSEMENT**

Certified that the following amounts have been paid in respect of this document:  
 By challan No. 610837 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. 28350/ —
- 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. 11380/ —
- 2. in the shape of cash Rs. —

**III. Registration fees:**

- 1. in the shape of challan Rs. 2845/ —
- 2. in the shape of cash Rs. —

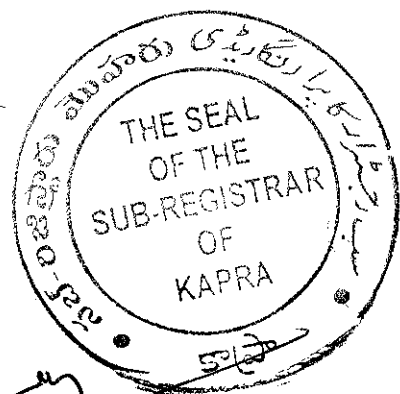
**IV. User Charges**

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

Total Rs. 52775/ —

*[Signature]*  
 SUB REGISTRAR  
 KAPRA

1వ పుస్తకము 2013 నం. / చా.న. 1835  
 పు. 1533 నేయరుగా రిజిస్ట్రేషన్ చేయబడి  
 స్టాంపు విధి నిబంధన ప్రకారం చెల్లించినది 1526  
 26/3/2013 నా యిచ్చినప్పుడు  
 2012 నం. 12 వ తేదీ



*[Signature]*  
 సబ్ రిజిస్ట్రార్



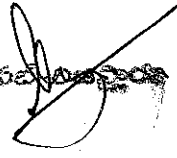
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

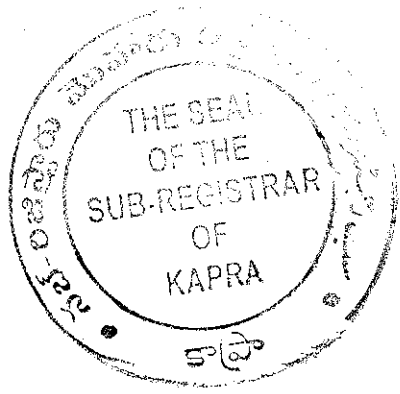
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 247.25 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs.5,68,675/- (Rupees Five Lakhs Sixty Eight Thousand Six Hundred and Seventy Five 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. 42,675/- is paid by way of challan no. 610822 dated 26.3.12, drawn State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

1వ పుస్తకము 2013 వ సం॥ ఖై 1533  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము పేరున సంఖ్య 3

  
సచివ్



SCHEDULE OF SAID LAND

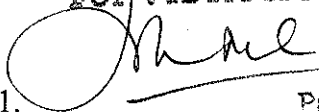
All that part and parcel of undivided share of land admeasuring about 247.25 sq. yds., in survey nos. 193 (Ac.2-21 Gts.), 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R.R. District, under S. R. O. Kapra and bounded by:

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. 

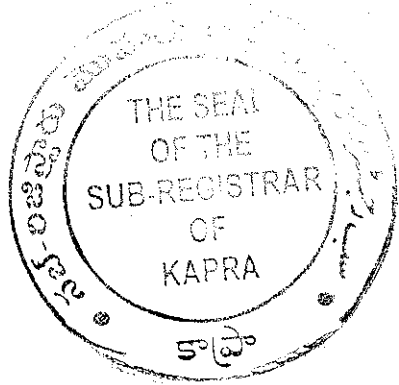
For VISTA HOMES  
  
1. Partner

For VISTA HOMES  
  
2. Partner

VENDOR

1వ పుస్తకము 2013వ సం. వై. 1533  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య

సబ్-రెజిస్ట్రార్



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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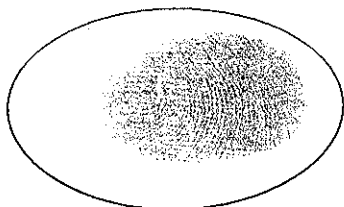


**VENDORS:**

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

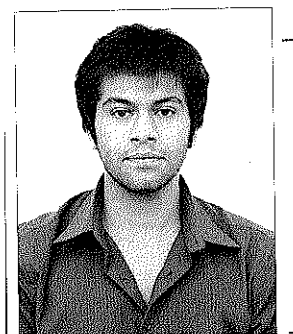
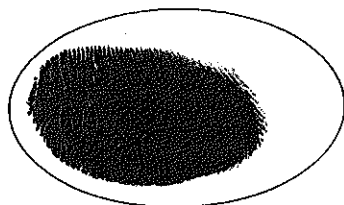
1. MR. SOHAM MODI  
S/O. MR. SATISH MODI

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



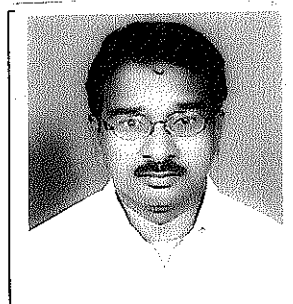
**BUYER:**

SHRI. JAYESH P. MULANI,  
S/O. SHRI PRADEEP N. MULANI  
R/O. PLOT NO. 30, 31,  
SURYA NAGAR COLONY,  
INSIDE KUSHALYA ESTATE,  
KHARKHANA,  
SECUNDERABAD



**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**  
  
Partner

**FOR VISTA HOMES**

**SIGNATURE OF EXECUTANTS**

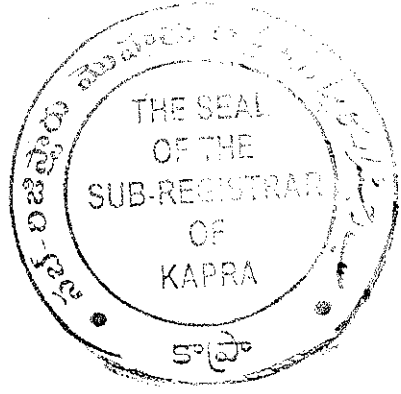
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

Signature

**SIGNATURE OF BUYER**

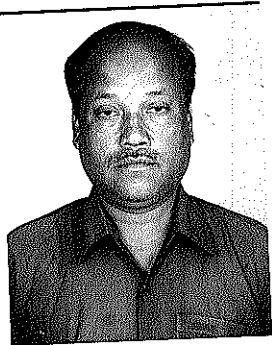
1వ ఎన్ట్రీ కేసు 20 B వ సం॥ ఖ. 1533  
దస్తావేజు మొత్తము తారీఖనుల సంఖ్య 10  
ఈ తారీఖను వరుస సంఖ్య 5

  
సబ్ రిజిస్ట్రార్



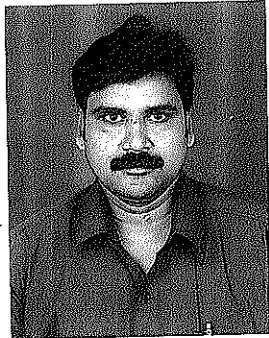
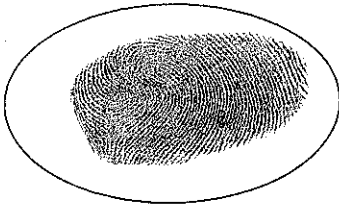
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



**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.

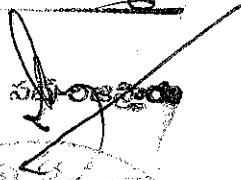
2.

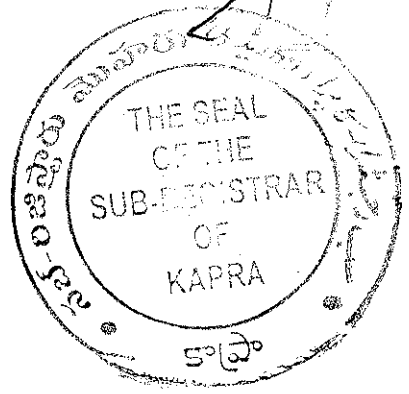
**FOI VISTA HOMES**  
  
**Partner**

**FOI VISTA HOMES**  
  
**Partner**

SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 2013వ సం॥ పు. 1533  
దస్తావేజు మొత్తము కారీకములు 10  
ఈ కారీకము నరున సంఖ్య 6







*[Handwritten signature]*

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  
*[Handwritten 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  
*[Handwritten signature]*

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

*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number  
**AWSP8104E**

हस्ताक्षर /SIGNATURE  
*[Handwritten signature]*

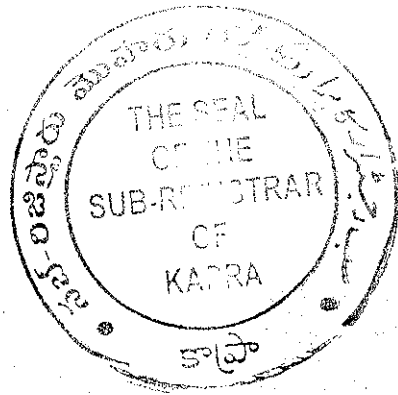
10052008

1వ పుస్తకము 203 వ సం॥ పు. 1533

దస్తావేజు మొత్తము కారితముల సంఖ్య 10

ఈ కారితము వయస్ సంఖ్య 7

సచివ్ కార్యదర్శి



BUYER:

आयकर विभाग  
INCOME TAX DEPARTMENT


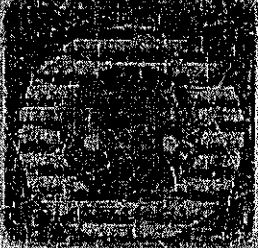

भारत सरकार  
GOVT. OF INDIA

JAYESH PRADEEP MULANI  
PRADEEP NUTHUMAL MULANI

28/06/1991

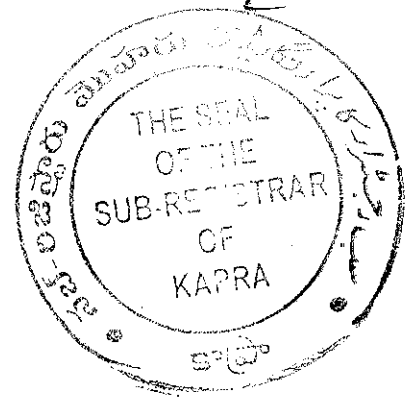
Permanent Account Number  
**BBLPM5818D**

*Jayesh*  
Signature



1వ పుస్తకము 2013 వ సం॥ వు. 1532  
దస్తావేజు మొత్తము కాగితములు 10  
ఈ కాగితము వయసు సంఖ్య 8

సబ్-రెజిస్ట్రార్





WIFWESS

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

Number: DLFAP010413402001  
Name: SRINIVAS M  
S/D/W of: M LINGAIAM  
Address: 12-11-364/6  
WARSIGUDA  
SECUNDERABAD

DOB: 06-06-1971

Signature



DL Of issue: 09-10-2001

Addr. Licensing Authority  
Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

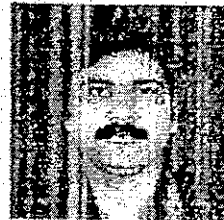
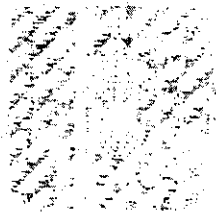
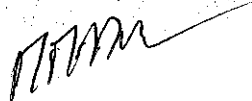
MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

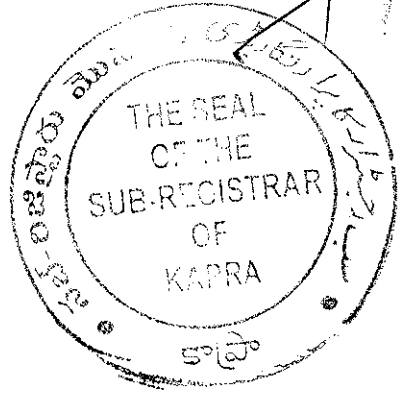
Signature



20072007

1వ పుస్తకము 20 13 వ సం॥ పు. 1532  
దస్తావేజు మొత్తము కాగితము సంఖ్య 10  
ఈ కాగితము పదవిని సంఖ్య 9

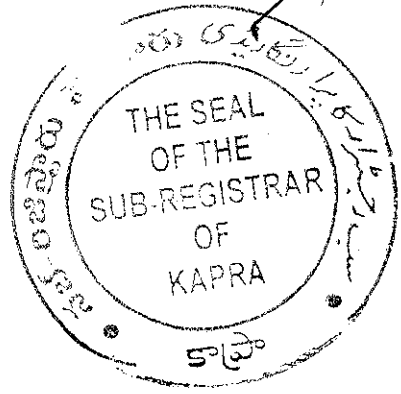
సబ్ రిజిస్ట్రార్





1వ పుస్తకము 2013 సం॥ పు 1533  
 దస్తావేజు మొత్తము 10  
 ఈ కాగితము పదున సంఖ్య 10

*[Handwritten signature]*  
 సబ్-రెజిస్ట్రారు





ce  
1370

1534/2013.



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581578

Date: 02/03/2013, 03:08 PM

Serial No: 3.526

Denomination: 100

Purchased By:

K. P. LABHAKAR NEETTY

S.O. K.P. REDDY

R.O. HYD.

For Whom

M/S. VISTA HOMES

R.O. SECABAD.

Sub Registrar

Ex. Office Stamp Vendor

SRO Linnai

### SALE DEED

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

M/s. VISTA HOMES, a registered partnership firm having its office at 5-4-187/3 & 4, 1<sup>st</sup> 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

Shri Pradeep N. Mulani, son of Late Nathumal R. Mulani aged about 52 years, Occupation: Business, residing at # Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad, 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

Partner

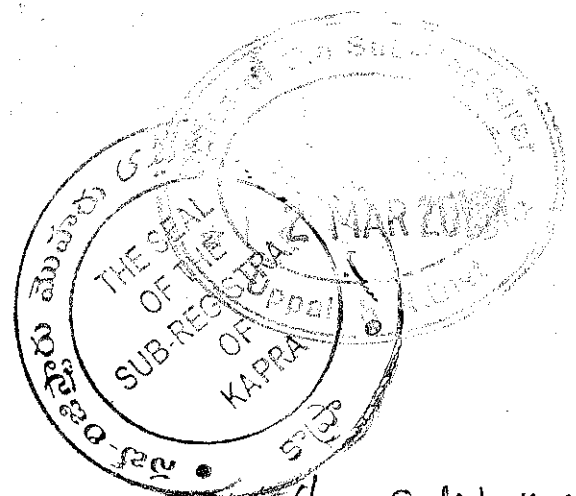
For VISTA HOMES

Partner

1వ పుస్తకము 2013వ సం॥ వై. 1534  
 దస్తావేజు మొత్తము తాగితముల సంఖ్య 10  
 ఈ తాగితము వరుస సంఖ్య

సబ్-రిజిస్ట్రార్

2013 వ సం॥ మార్చి నెల 26 వ తేదీ  
 1934 శా.శ. సర్కారు ప్రకటనము 5 వ తేదీ  
 పగలు.....మరియు.....గంటల  
 మధ్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ..... Soham Modi  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ. 2390/- లు చెల్లించినారు



వాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన ప్రేలు



Soham Modi s/o. Sabirh Modi  
 Oce: Business R/o. S-4-187/344,  
 Soham mansion, 2nd floor  
 M. G. Road, Secbad. R/o. #  
 Plot No. 280, Rd No. 25, Jubilee Hills,  
 Hyd

ఎడమ బొటన ప్రేలు



Blavesh V. Mehta s/o late Udaykumar Umehals  
 Oce: Business - R/o. # Uttam Towers, D.V. Colony  
 Secbad. R/o. # S-4-187/344, 2nd floor  
 Soham mansion, M. G. Road. Secbad

M. Pravinod s/o late M. Lingaraj  
 H.No. 2-11-365, Wanastiguda, Secbad.

M. Mahender s/o late M. Mallesh  
 H.No. 28-72, Yadav Bashi, Neredmet, Hyd.

2013 వ సం॥ మార్చి నెల 26 వ తేదీ  
 1934 శా.శ. సర్కారు ప్రకటనము 5 వ తేదీ

సబ్-రిజిస్ట్రార్  
 (సి.పి.చి. అసిస్ట్ కమార్సి)

**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 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. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

D. The Vendee is desirous of purchasing undivided share of land to the extent of 205.95 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. 4,73,685/- (Rupees Four Lakhs Seventy Three Thousand Six Hundred and Eighty Five 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. 1534  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము వరుస సంఖ్య 2

494000/- సబ్-రెజిస్ట్రార్

**REIMBURSEMENT**

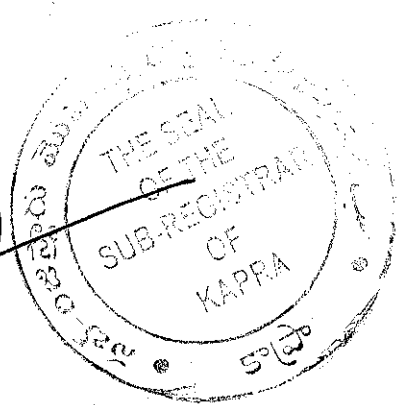
It is stated that the following amounts have been paid in respect of this document:  
 Challan No. 610041 Dt. 26/2/13

- 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. 23600/-
  - 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. 9480/-
  - 2. in the shape of cash Rs. -
- III. Registration fees:
- 1. in the shape of challan Rs. 2370/-
  - 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. 35650/-

SUB REGISTRAR  
 KAPPA

1వ పుస్తకము 2013 నం./ క.న. 1325  
 పు. 1534 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపింగ్ నిమిత్తం దుర్వినియోగం చెందదు 1526  
 1534/2013 గా యిప్పకబెట్టబడి  
 2013 నం. 1534/2013 పేరున

సబ్-రెజిస్ట్రార్



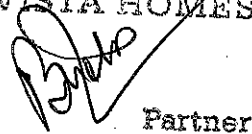
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 205.95 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.4,73,685/-(Rupees Four Lakhs Seventy Three Thousand Six Hundred and Eighty Five 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.
10. Stamp duty and Registration amount of Rs. 35,550/- is paid by way of challan no. 6/0.24/ dated 26-3-12, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

For VISTA HOMES

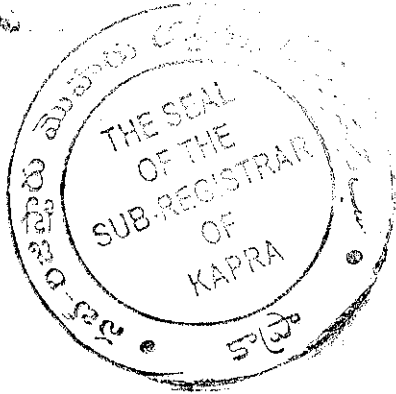
  
Partner

For VISTA HOMES

  
Partner

1వ వుస్తకము 2013 నం: పు 1534  
దస్తావేజు మొత్తము కార్గీతుల సంఖ్య 10  
ఈ కార్గీతుల వరుస సంఖ్య 3

~~పద-మొదటి~~  


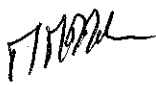
SCHEDULE OF SAID LAND

All that part and parcel of undivided share of land admeasuring about 205.95 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:

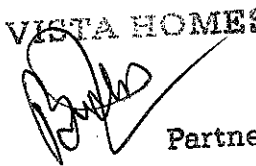
North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

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. 

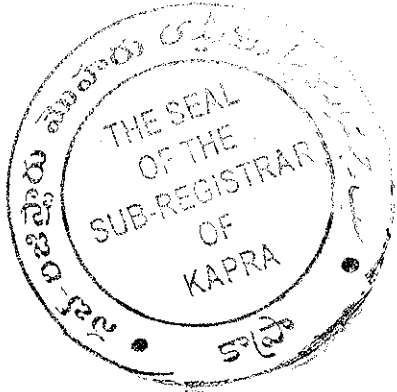
FOR VISTA HOMES  
1.  Partner

FOR VISTA HOMES  
2.  Partner

VENDOR


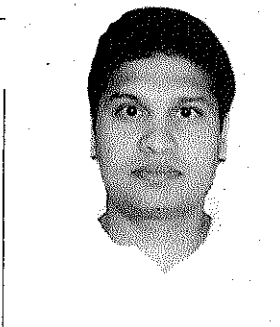
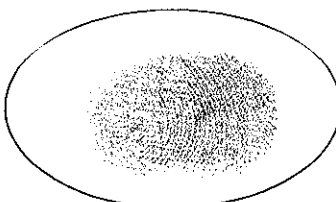

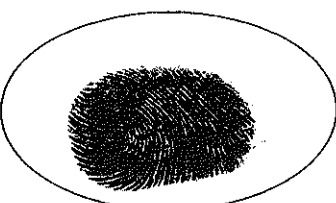



1వ పుస్తకము 2013వ సం॥ ఖ. 1534  
దస్తావేజు మొత్తము తాగితముల సంఖ్య 10  
ఈ తాగితము వరుస సంఖ్య 4

సబ్-రెజిస్ట్రార్








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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDORS:</b></p> <p><b>M/S. VISTA HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS AUTHORIZED REPRESENTATIVES,</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE SHRI. VASANT U. MEHTA (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003</p> <p><b>BUYER:</b></p> <p>SHRI PRADEEP N. MULANI S/O. LATE NATHUMAL R. MULANI, R/O. PLOT NO. 30, 31, SURYA NAGAR COLONY, INSIDE KUSHALYA ESTATE, KHARKHANA, SECUNDERABAD</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:

1. 
2. 

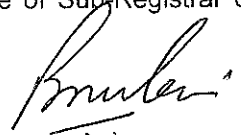
**For VISTA HOMES**  
  
Partner

**For VISTA HOMES**  
  
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.



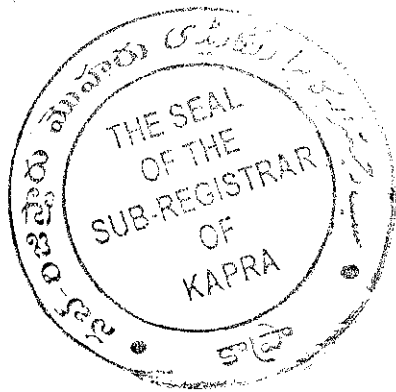
SIGNATURE OF THE REPRESENTATIVE




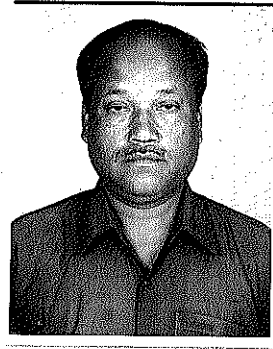
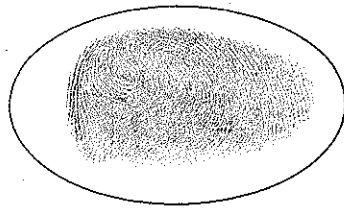
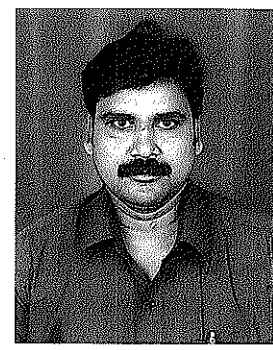
SIGNATURE OF BUYER

1వ వుస్తకము 2013 సం॥ పు. 1536  
దస్తావేజు మొత్తము అగిరియాల సంఖ్య 10  
ఈ అగిరియాల తరుస సంఖ్య 5



సబ్-రిజిస్ట్రార్





**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>WITNESSES:</b></p> <p>1. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O. H. NO: - 2-11-365 WARASIGUDA SECUNDERABAD.</p>
			<p>2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD</p>

SIGNATURE OF WITNESSES:

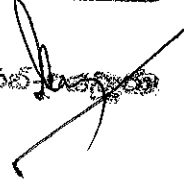
1. 
2. 

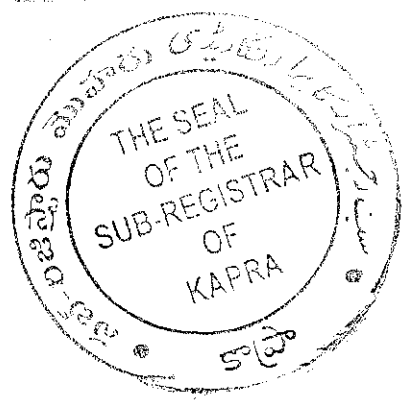
For VISTA HOMES  Partner

For VISTA HOMES  Partner

SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 20/13 నం: పు 1534  
దస్త్రవేళ మొత్తము కా' నంబు 10  
ఈ కార్యము తరుని సంఖ్య 6

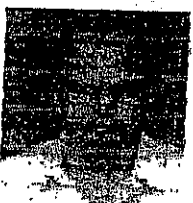
  
సబ్-రెజిస్ట్రార్



VENDOR?

*[Handwritten signature]*

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  
*[Handwritten signature]*

मुख्य आयकर अधिकारी, काशी प्रदेश  
 Chief Commissioner of Income-tax, Kashi 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  
*[Handwritten signature]*

मुख्य आयकर अधिकारी, काशी प्रदेश  
 Chief Commissioner of Income-tax, Kashi Pradesh

*[Handwritten signature]*


आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

PRABHAKAR REDDY K  
 PADMA REDDY KANDI

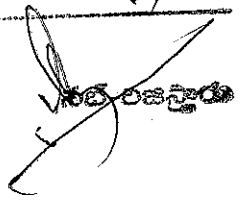
15/01/1974  
 Permanent Account Number  
**AWSP8104E**

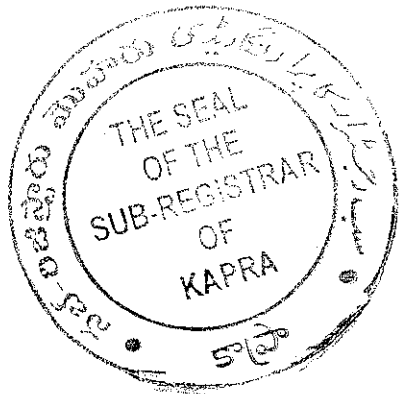
हस्ताक्षर /SIGNATURE  
*[Handwritten signature]*



10062009

1వ పుస్తకము 20/3వ సం॥ పు. 1534  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 101  
ఈ కాగితము వరుస సంఖ్య 7

  
సబ్ రిజిస్ట్రారు



BUYER:

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRADEEP N MULANI

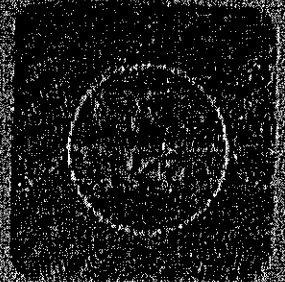
RANCHAND NATHUMAL

23/12/1959

Permanent Account Number

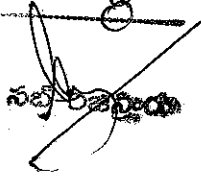
ACQPM8827K

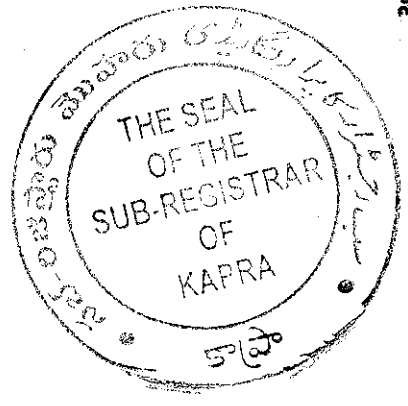
Signature



05102096

1వ పుస్తకము 2013 సం॥ పు. 1534  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 8

  
సబ్ రిజిస్ట్రారు







WITNESS

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

Number: DLFAP010413402001  
Name: SRINIVAS M  
SIGN of: M LINGAIAH  
Address: 12-11-354/6  
WARSIKUDA  
SECUNDERABAD

PHN  
DOB: 06-06-1971

Signature



Dt. of issue: 06-10-2001

Appl. Licensing Authority  
Secunderabad.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

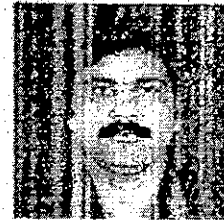
20/07/1978

Permanent Account Number

AQAPM0412C



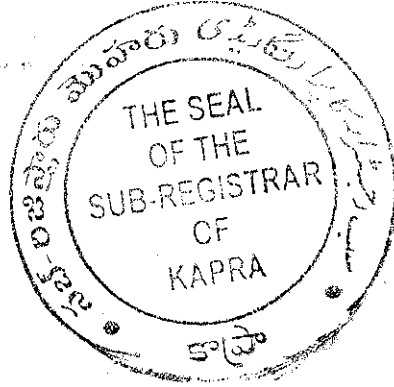
Signature

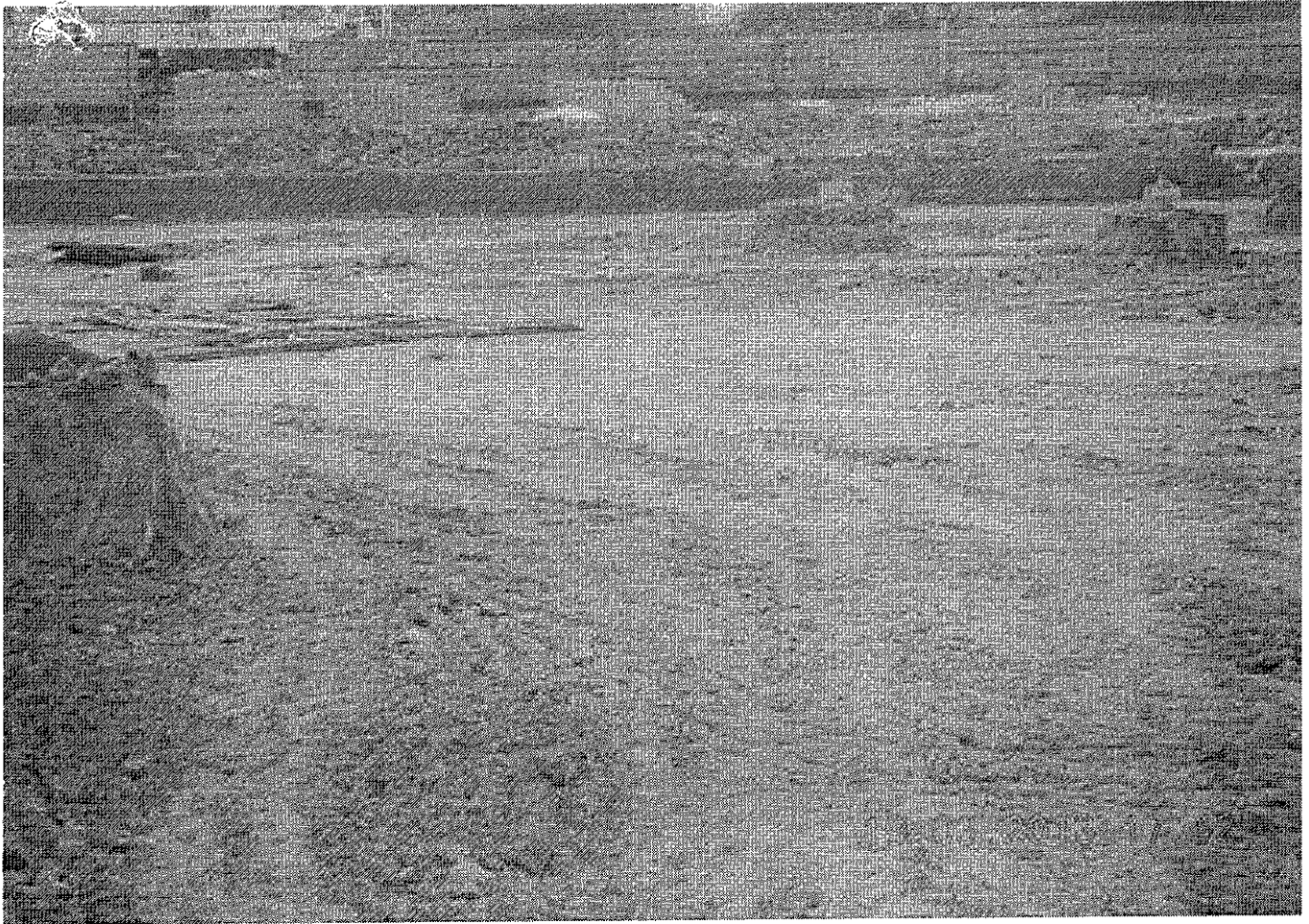


*Handwritten signature*

1వ పుస్తకము 20 13 సం॥ వ. 1534  
దస్తావేజు మొత్తము 101  
ఈ లాగిజము వరుస సంఖ్య 9

  
సబ్ రిజిస్ట్రార్



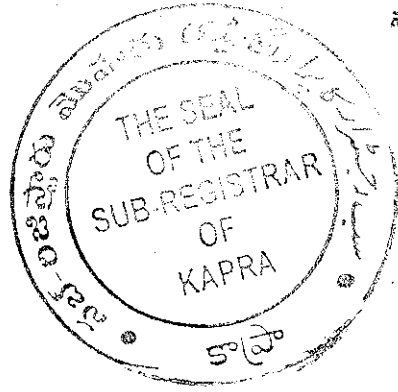


For VISTA HOMES  
*[Handwritten Signature]*  
Partner

For VISTA HOMES  
*[Handwritten Signature]*  
Partner

1వ పుస్తకము 20 13 సం. పు. 1534  
దస్తావేజు మొత్తము 10  
ఈ కాగితము వయస్సు 10

సబ్-రెజిస్ట్రార్



1374

1535/2013

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581091

Date: 02/03/2013, 12:46 AM

Serial No: 2,983

Denomination: 100

Purchased By:  
 PRASHAKAR REDDY  
 S/O. M.P. REDDY  
 RAJ. 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, Nacharam, Hyderabad.

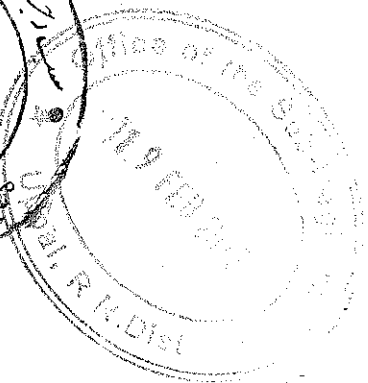
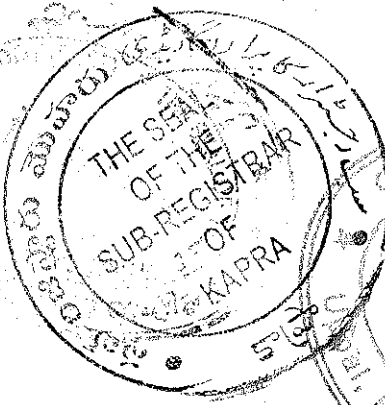
For VISTA HOMES  
  
 Partner

For VISTA HOMES  
  
 Partner

1వ వస్తుశిక్షము 2013 వ సం॥ వృ 1535  
 దస్తావేజు మొత్తము తాగితముల సంఖ్య 12  
 ఈ తాగితము వరుస సంఖ్య \_\_\_\_\_

సచి-రజిస్ట్రార్

2013 వ సం॥ 26 నెల 26 వ తేది  
 1934.శా.శ. 5 వ సం॥ 5 వ తేది  
 పగలు 1 మరియు 2 గంటల  
 మద్య కాపా సబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ Soham Modi  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 తునుము రూ 13301 -లు చెల్లించినారు



వాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు

Soham Modi  
Soham Modi

Soham modi s/o. Satish  
 Modi. occ: Business  
 P/o: Plot no. 280, Road no. 25  
 Jubilee Hills, Hyderabad. P/o: #  
 S.H-18/344, 2nd floor Soham mansion  
 M.G. Road, Secbad

ఎడమ బొటన వ్రేలు

Bhaverish V. Mehta

(LATE)  
 Bhaverish V. Mehta s/o. Vasanth U. Mehta occ: Business  
 P/o. Utham Towers, D.V. Colony, Secbad. P/o: #  
 S.H-18/344, 2nd floor Soham mansion, M.G. Road  
 Secbad.

నిరూపించినది

M. Srinivas s/o late M. Lingaiah  
 H.No: 2-11365, Alamaniguda, Secbad.

M. Mahender s/o late M. Mallesh  
 H.No: 28-77, Yadav Batti, Neredmet, Hyderabad.

2013 వ సం॥ 26 నెల 26 వ తేది  
 1934.శా.శ. 5 వ సం॥ 5 వ తేది

Sachin Raju  
 సచి-రజిస్ట్రార్  
 (నివాస: 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:

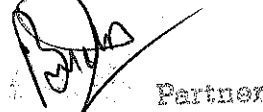
- Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
- Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
- Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
- M/s. Sana Estates Limited, represented by Sana Yadi Reddy, S/o. Sri 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. 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.

For VISTA HOMES


  
Partner

For VISTA HOMES

  
Partner

గుంటూరు జిల్లా కేసు నెంబర్ 13 తేదీ 15/3/13  
 దస్తావేజుల విలువ 12  
 ఈ దస్తావేజుల పంపిణీ నెంబర్ 2

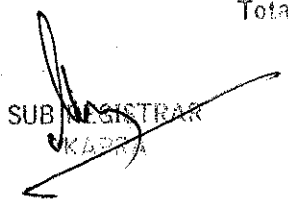
266000/-

  
 సబ్-రెజిస్ట్రార్

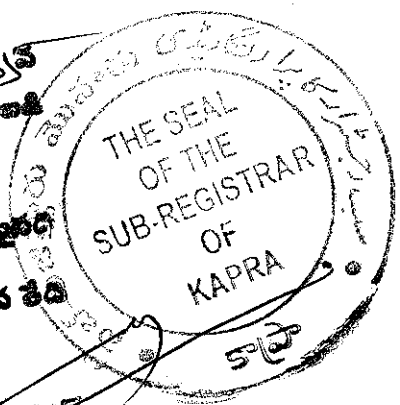
**DECLARATION**

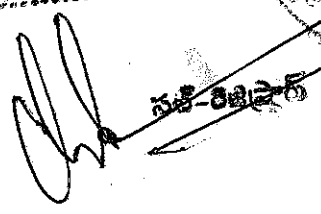
I hereby certify that the following amounts have  
 been paid in respect of this document:  
 By challan No. 610.B35 Dt. 26/3/13

- 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. 5320/-
  - 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/-

  
 SUB REGISTRAR  
 KAPRA

దస్తావేజుల విలువ 2013 నెంబర్ 13 తేదీ 15/3/13  
 దస్తావేజుల విలువ 12  
 ఈ దస్తావేజుల పంపిణీ నెంబర్ 2



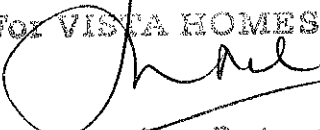
  
 సబ్-రెజిస్ట్రార్

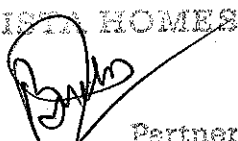


- E. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- F. The Vendor has agreed to sell the undivided share in land for a total consideration of Rs.2,65,489/-(Rupees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

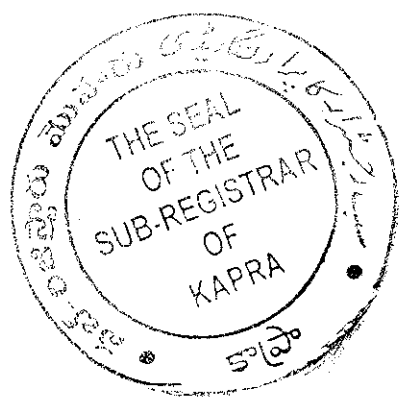
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 115.43 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration 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. 610835, dated 26.3.12, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

For VISCA HOMES  
  
Partner

For VISCA HOMES  
  
Partner

13  
1535  
12  
3

~~...~~





SCHEDULE OF SAID LAND

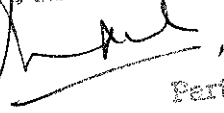
All that part and parcel of undivided share of land admeasuring about 115.43 sq.yds., in survey no. 193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R.R. District, under S. R. O. Kapra and bounded by:

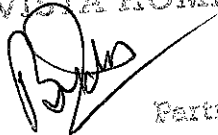
North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

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.   
FOR VISTA HOMES  
Partner

2.   
FOR VISTA HOMES  
Partner

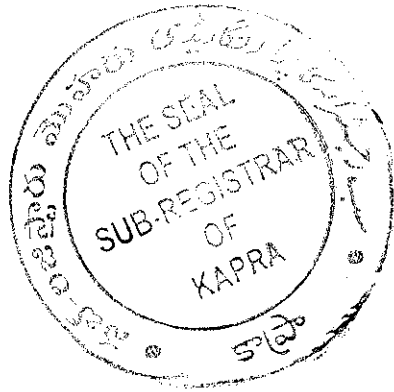
VENDOR

1వ ప్రస్తుతము 2013వ సం॥ ప్రి. 1535

దస్తావేజు మొత్తము జాగీరుముల సంఖ్య 12

ఈ జాగీరుము వరుస సంఖ్య 4

~~సబ్ రిజిస్ట్రార్~~



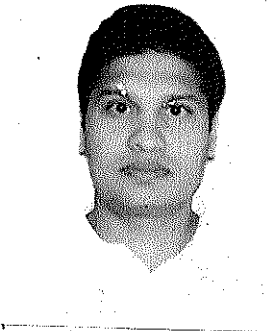


042673335

# 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. RAOD, 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**  
  
 Partner        
 Partner      **SIGNATURE OF EXECUTANTS**

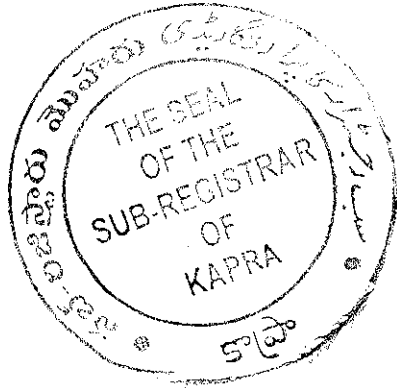
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

**SIGNATURE OF THE REPRESENTATIVE**

**SIGNATURE OF BUYER**

1వ పుస్తకము 20/13 వ సం: పు 1535  
రెస్ట్రీవేజు మొత్తము కారితముల సంఖ్య 12  
ఈ కారితము వరుస సంఖ్య 5

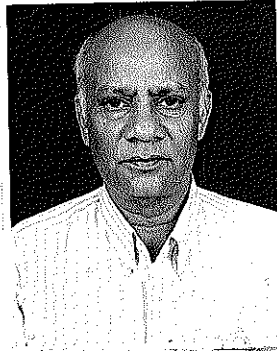
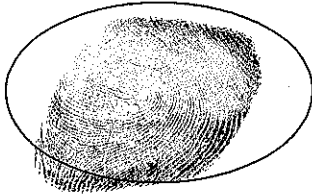
నవ-19-2013





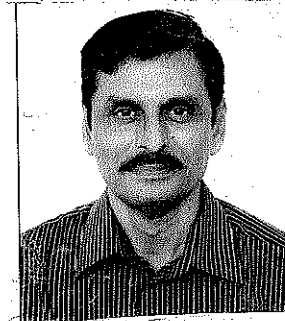
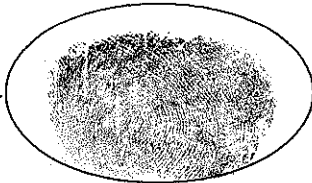
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A  
OF REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--

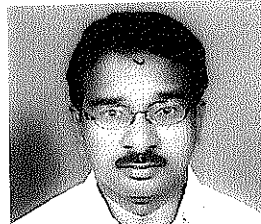


**BUYERS:**

2. K. VENKATA CHALAPATI RAO  
S/O. SRI K. NAGABHUSHANAM  
R/O. H. NO. 4-7-19/36,  
NEW RAGHAVENDRA NAGAR,  
NACHARAM,  
HYDERABAD-76



3. DR. ANUMUKONDA GNANENDRA PRASAD  
S/O. SRI A. BABU RAO,  
R/O. H. NO. 12-13-826,  
KEEMTI COLONY,  
TARNAKA,  
LALAGUDA,  
HYDERABAD-500017.



**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:**

- 
- 

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

SIGNATURE OF EXECUTANTS

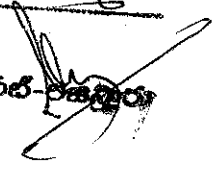
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

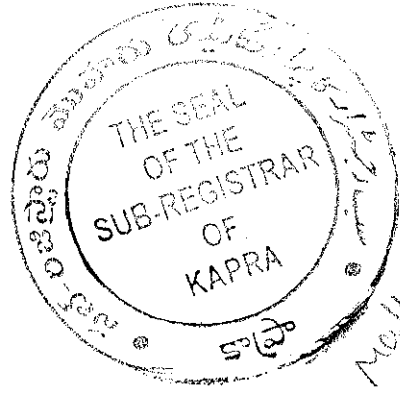
SIGNATURE OF THE REPRESENTATIVE

2.

SIGNATURE OF BUYER

1వ పుస్తకము 2013 వ సం॥ ప్ర. 1535  
దస్తావేజు మొత్తము కారితముల సంఖ్య 12  
ఈ కారితము వరుస సంఖ్య 6

  
నల్ల-రెడ్డి



*Nalla Reddy*

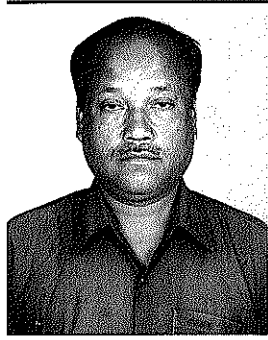
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

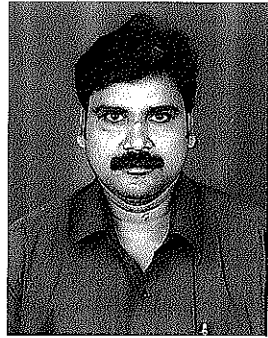
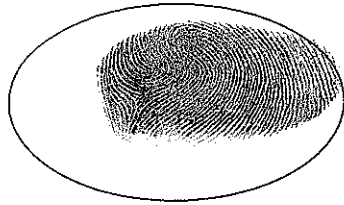
PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



**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.

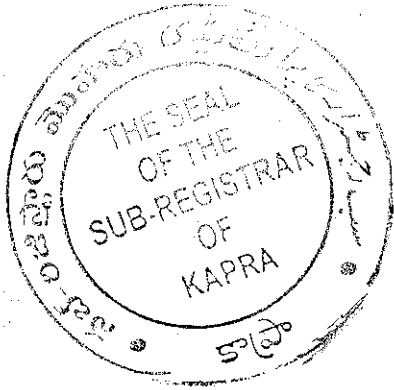
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

SIGNATURE OF THE EXECUTANT


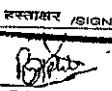
18  
1535  
12  
7


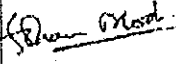
*[Handwritten signature]*







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

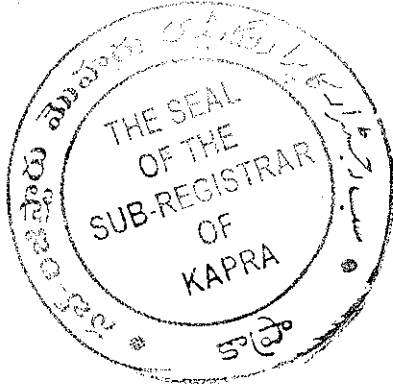
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

*Prabhakar*

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSP8104E		
 Signature		10062008

1వ పుస్తకము 20 13 సం. పు. 1535  
దస్తావేజు మొత్తము జాగీరునందు సంఖ్య 12  
జు. జాగీరును వరుస సంఖ్య 8

సహాయక






Bumer

इस कार्ड के खो / मिल 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,  
Aayakar Bhavan,  
Basheerbagh,  
Hyderabad - 500 004.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	<b>AERP66666B</b>	
नाम /NAME	<b>VENKATACHALAPATHI RAO KANCHARLAPALLY</b>	
पिता का नाम /FATHER'S NAME	<b>NAGABUSHNAM KANCHARLAPALLY</b>	
जन्म तिथि /DATE OF BIRTH	<b>25-05-1950</b>	<i>Chandrababu</i>
हस्ताक्षर /SIGNATURE	<i>Erabz</i>	मुख्य आयकर आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

<b>INDIAN UNION DRIVING LICENCE ANDHRA PRADESH</b>	
	<b>DRIVING LICENCE DLRAP01092312009 DR A G PRASAD A BABU RAO 12-13-826 KEEMTA CLY TARNAKA SECUNDERABAD</b>
<i>A G Prasad</i> Signature Issued on: 06/04/2009	<i>Erabz</i> Licencing Authority RTA-SECUNDERABAD

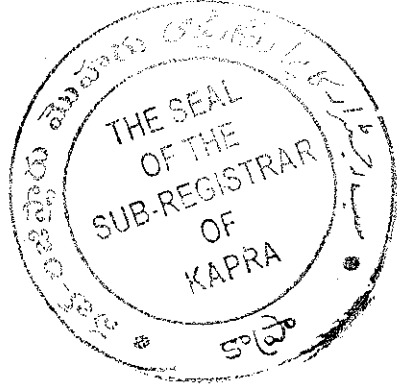
*A G Prasad*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	<b>ABAPA0194J</b>	
नाम /NAME	<b>GNANENDRA PRASAD ANUMUKONDA</b>	
पिता का नाम /FATHER'S NAME	<b>BABURAO ANUMUKONDA</b>	
जन्म तिथि /DATE OF BIRTH	<b>20-05-1946</b>	<i>Chandrababu</i>
हस्ताक्षर /SIGNATURE	<i>A G Prasad</i>	मुख्य आयकर आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

*A G Prasad*

1వ పుస్తకము 20 13 వ సం॥ పు 1535  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 12  
ఈ కాగితము వరుస సంఖ్య 9

నబ్బిలి






BUYER

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ADEPA4527Q**

नाम / NAME  
**MALLA REDDY ABBA**

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

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

हस्ताक्षर / SIGNATURE  


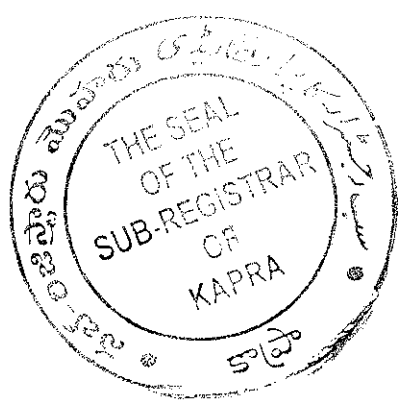
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income Tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करते  
पले प्राधिकारी को सूचित / वापस कर दें  
मुख्य आयकर अधिकारी,  
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,  
Aayakar Bhavan,  
Bashierbagh,  
Hyderabad - 500 004.

1వ పుస్తకము 20/13 నం: పు 1535  
 దస్తావేజు మొత్తము 12  
 ఈ జాగీరు పలుకు 10

*[Handwritten signature]*  
 సబ్-రెజిస్ట్రార్

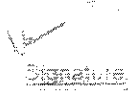


WITNESS,



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

Number: DLFAP010413402001  
Name: SRINIVAS M  
S/D/W of: M LINGAIAH  
Address: 12-11-354/6  
WARSIGUDA  
SECUNDERABAD

PIN:  
DOB: 06-06-1971

Signature: 

Di. Of Issue: 09-10-2001  
App. Licensing Authority: Secunderabad



आयकर विभाग  
INCOME TAX DEPARTMENT



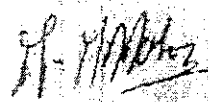

भारत सरकार  
GOVT. OF INDIA

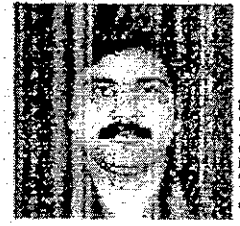
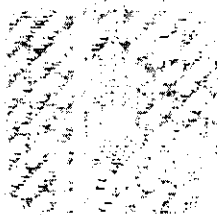
M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number  
AQAPM0412C

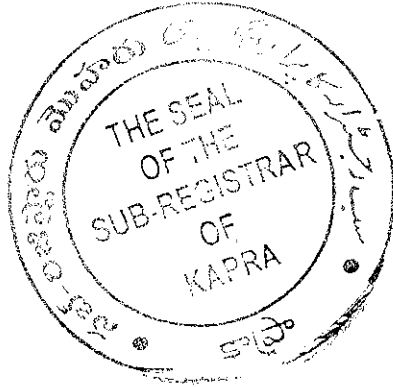
Signature:   




04072007

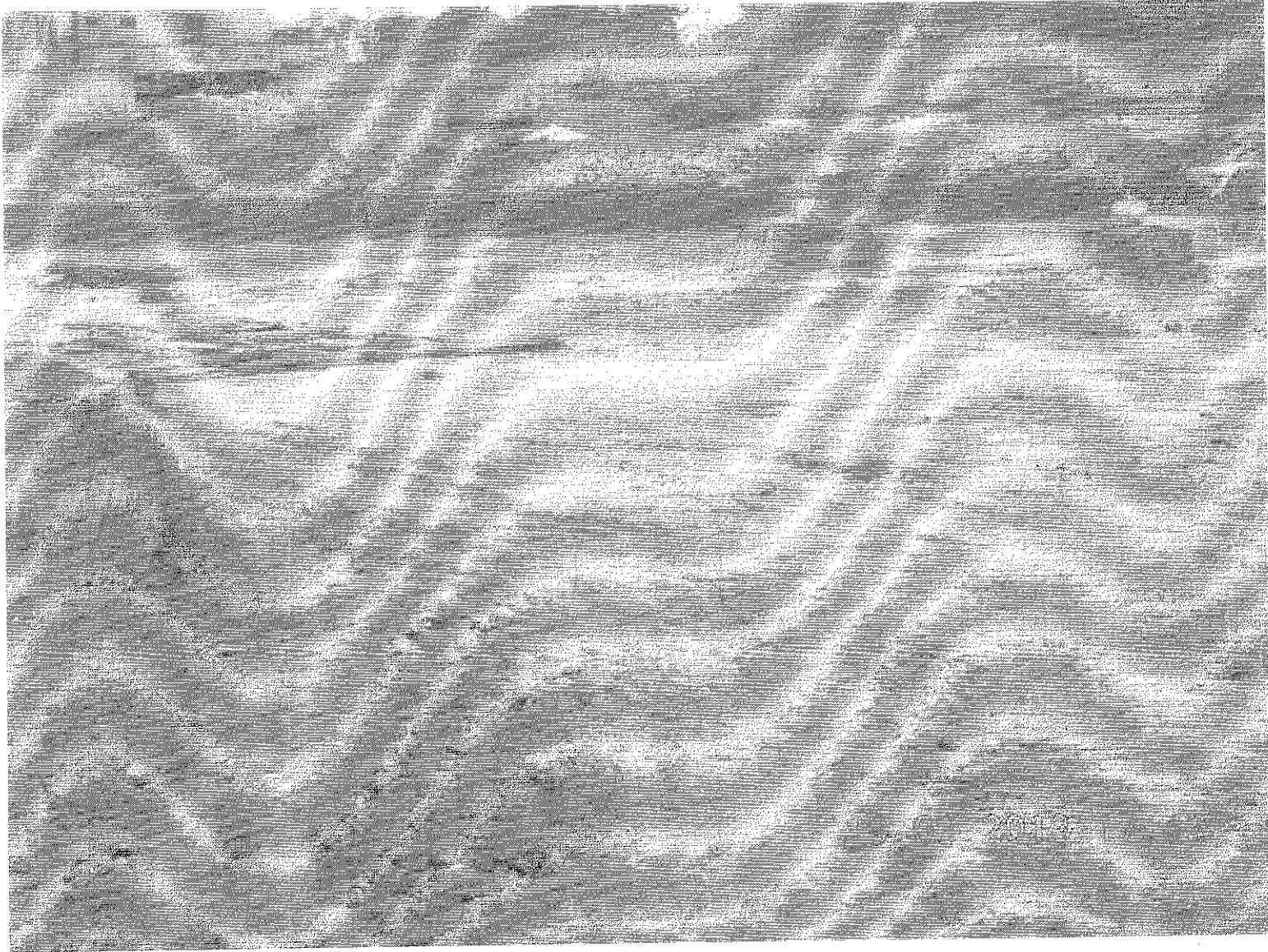
1వ పుస్తకము 20/3 సం॥ పు 1535  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 12  
ఈ కాగితము వరుస సంఖ్య 11

సబ్-రెజిస్ట్రార్



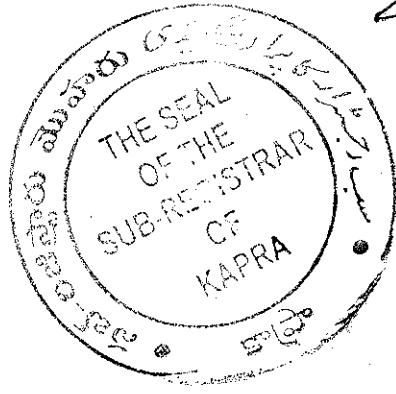
4

2



1వ పుస్తకము 20 13 వ సం. న. 1535  
దస్తావేజు మొత్తము 12  
ఈ కారితము వయసు సంఖ్య 12

  
సబ్ రిజిస్ట్రారు



CS  
1372

1536/2013.

SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

BA 581082

Date: 19/02/2013, 12:43 AM

Serial No.: 2,974

Denomination: 100

Purchased By:  
PRASHAKAR REDDY  
S/O. K.P. REDDY  
P.O. H.D.

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

Sub Registrar  
Ex. Officio Stamp Vendor

**SALE DEED**

This Sale Deed is made and executed on this \_\_\_\_\_ 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 – 500 003 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

Shri B. Anand Kumar, Son of. Shri. B. N. Ramulu, aged 43 years, Occupation: Business, R/o. Plot No. 869, Defence Colony, Sainikpuri, Secunderabad – 500 094., 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**  
  
 Partner

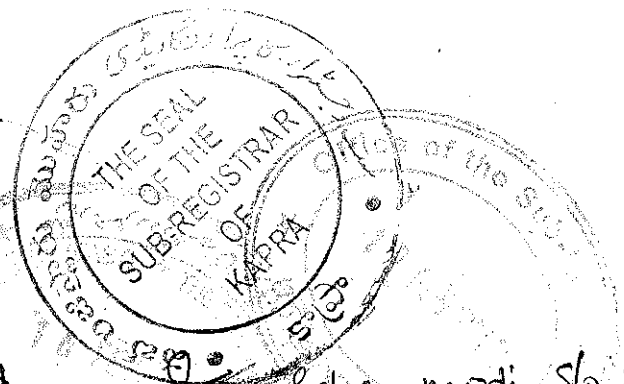
**FOR VISTA HOMES**  
  
 Partner

1వ పుస్తకము 2013 నం. పు 4536  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
 కాగితము వరుస సంఖ్య 1

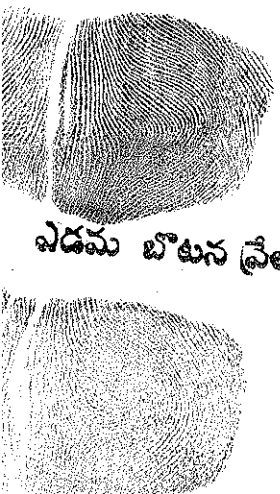
నబో-రిజిస్ట్రార్

2013 వ సం. మార్చి నెల 26 వ తేది  
 1934 చా.శ. నంద్యాల మాసము 5 వ తేది  
 పగలు 1 మరియు 2 గంటల  
 మధ్య కాపా సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ. Soham Mode  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమాప్తించవలసిన పోబోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 కుసుము రూ. 1520/- లు చెల్లించినారు.  
 వాసి ఇచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ బొటన వేలు



Soham Modi S/o. Satish  
 Modi, Occ: Business. S-h-18/3,4  
 1st floor,  
 M.G. Road. Secbad. P/o: f  
 Plot No. 280, Road No. 24, Jubilee Hills  
 Hyderabad.



ఎడమ బొటన వేలు

Bhavesh V. Mehta S/o. Late Yagant V. Mehta  
 Occ: Business. P/o. Uttam Powers. D.V. colony. Secbad  
 P/o: S-h-18/1344. 1st floor, Soham mansion,  
 M.G. Road Secbad.

నిరూపించినది

M. Srinivas, S/o late M. Lingaiah  
 H.No - 2-11-365, Waranguda, Secbad.

2) M. Mahender

M. Mahender S/o late M. Malliah  
 H.No: 28-77, Yadav Batti, Wardmet, Hyd.

2013 వ సం. మార్చి నెల 26 వ తేది  
 1934 చా.శ. నంద్యాల మాసము 5 వ తేది

నబో-రిజిస్ట్రార్  
 (సి.ఎ.సి. ఆఫీస్ కుమార్)



**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 131.83 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. 3,03,209/- (Rupees Three Lakhs Three Thousand Two Hundred and 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.

FOR VISTA HOMES  
  
Partner

FOR VISTA HOMES  
  
Partner

1వ పుస్తకము 2013 సం. పు. 1536  
 దస్తావేజు వినియోగము కారితముల సంఖ్య 10  
 ఈ కారితము వరుస సంఖ్య 2  
**304000/-**

**ENDORSEMENT**

సబ్ రిజిస్ట్రార్  
 KAPRA

Certified that the following amounts have been paid in respect of this document.  
 By challan No. 610886 dated 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. 15100/-
- 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. 6080/-
- 2. in the shape of cash Rs. —

**III. Registration fees:**

- 1. in the shape of challan Rs. 1520/-
- 2. in the shape of cash Rs. —

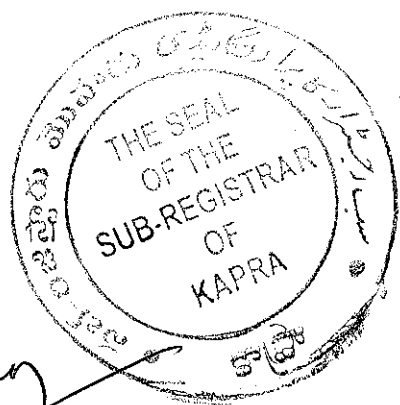
**IV. User Charges**

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

Total Rs. 22900/-

SUB REGISTRAR  
 KAPRA

1వ పుస్తకము 2013 సం. / కా.న. 1826  
 నెంబరుగా నిజ్జరు చేయబడిన  
 స్వామిన్ నిమిత్తం గుర్తింపు నెంబరు 1526  
 గా యివ్వబడ్డవని  
 తేదీ 26/3/13 వ తేదీ

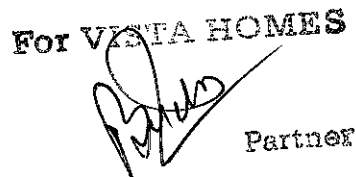


సబ్ రిజిస్ట్రార్  
 KAPRA

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

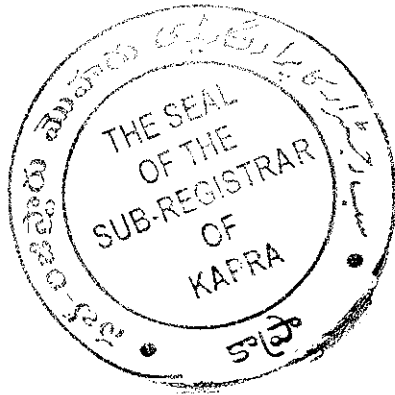
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 131.83 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs.3,03,209/- (Rupees Three lakhs Three Thousand Two Hundred and 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.22,800/- is paid by way of challan no. 61083y dated 26.3.12, drawn on State Bank of India, Kushaiguda Branch, Hyderabad.

FOR VISTA HOMES  
  
Partner

FOR VISTA HOMES  
  
Partner

1వ పుస్తకము 20 13 నం: పు 1536  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ ప్రాంతము వరుస సంఖ్య 3

~~నట్~~





SCHEDULE OF SAID LAND

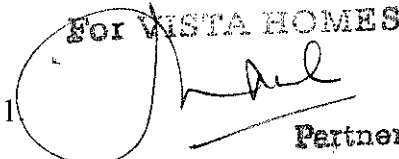
All that part and parcel of undivided share of land admeasuring about 131.83 Sq.yds., in survey no. 193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.), situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R.R. District, under S. R. O. Kapra and bounded by:

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. 

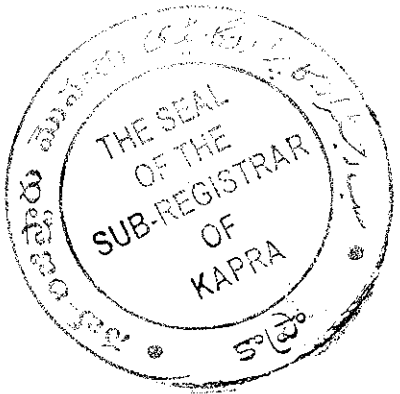
1.   
Partner

2.   
Partner

VENDOR

1వ పుస్తకము 2013 సం॥ పు. 1536  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 4

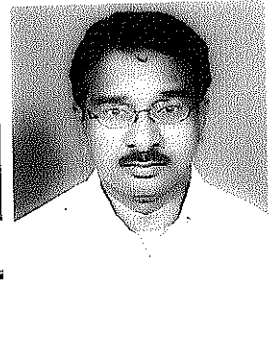
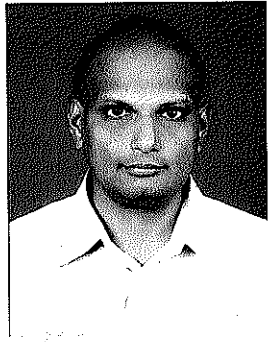
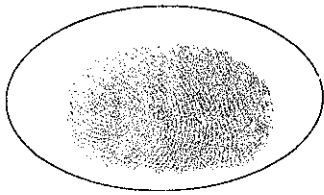
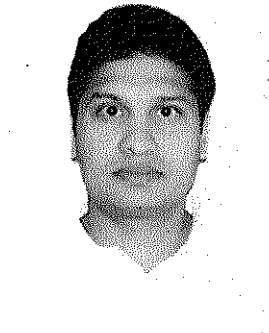
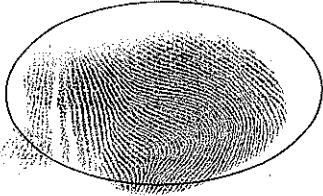
సచి-



# 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:

SHRI. B. ANAND KUMAR,  
S/O. SHRI. B.N.RAMULU  
R/O. PLOT NO. 869,  
DEFENCE COLONY,  
SAINIKPURI,  
SECUNDERABAD - 500 094.

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      Part

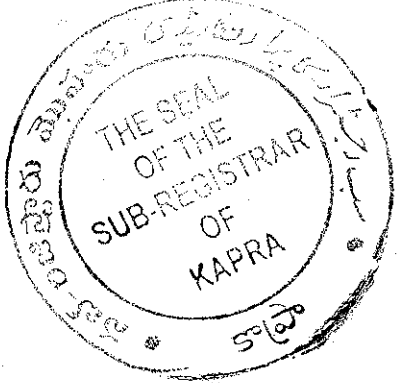
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

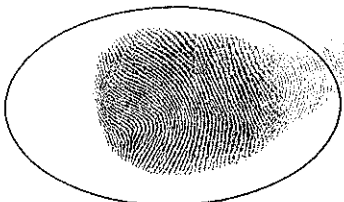

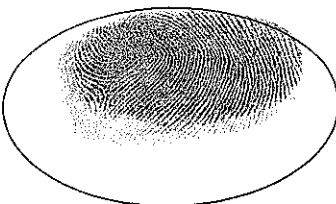
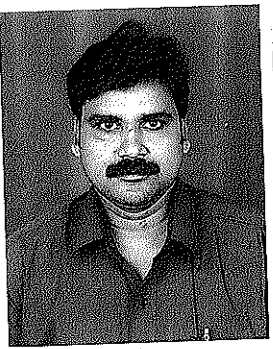
1వ పుస్తకము 2013వ సం॥ పే. 1536  
దస్తావేజు మొత్తము తాగితముల సంఖ్య 10  
ఈ తాగితము వరుస సంఖ్య 5

~~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
			<p><b>WITNESSES:</b></p> <p>1. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O. H. NO: - 2-11-365 WARASIGUDA SECUNDERABAD.</p>
			<p>2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD</p>

SIGNATURE OF WITNESSES:

1. 
2. 

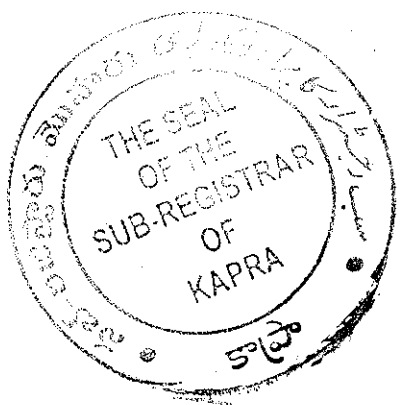
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

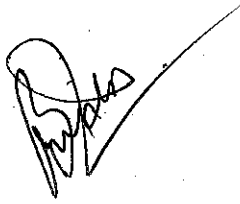
SIGNATURE OF THE EXECUTANT

1వ ఎన్నికలను 2013 వ సం॥ లో 1536  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 6

సచి-అధికారి



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  


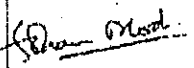
मुख्य आयकर सहायक, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

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

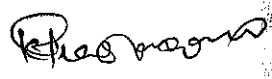
नाम / NAME  
**SOHAM SATISH MODI**

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

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

हस्ताक्षर / SIGNATURE  


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

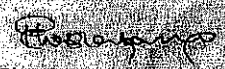


आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
**AWSP8104E**

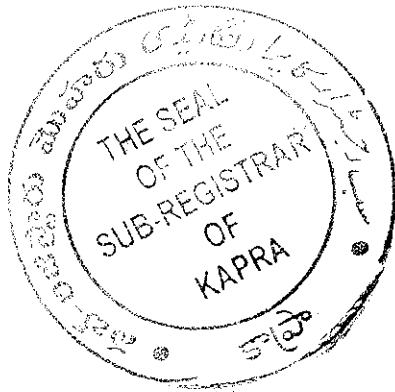
हस्ताक्षर / SIGNATURE  


10082008






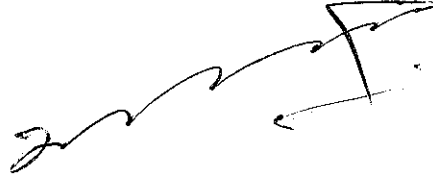
1వ పుస్తకము 20 13 సం॥ ధృ 1536  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 7

సబ్-రెజిస్ట్రార్



20466

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	
<b>AENPB5288E</b>	
नाम /NAME	<b>ANAND KUMAR BHASHYAKARLA</b>
पिता का नाम /FATHER'S NAME	<b>NARASIMHA RAMULU</b>
जन्म तिथि /DATE OF BIRTH	<b>29-07-1968</b>
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 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,  
Aayakar Bhavan,  
Basheerbagh,  
Hyderabad - 500 004.

FOR VISTA HOMES

  
Partner

FOR VISTA HOMES

  
Partner

1వ పుస్తకము 2013 వ సం. ప. 1536  
దస్తావేజు మొత్తము కా. 10  
ఈ కాగితము వరుస 8

సబ్-రెజిస్ట్రార్



WIPNCESS

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

Number: DLFAP010413402001  
Name: SRINIVAS M  
S/DAN of: M LINGAIAH  
Address: 12-11-384/6  
WARSIGUDA  
SEGLINDERABAD

PIN: 506001  
DOB: 08-06-1971

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

Dt. Of Issue: 08-10-2007

Auth. Licensing Authority  
Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

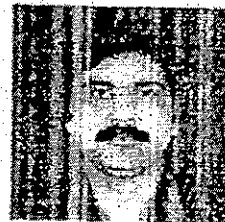
20/07/1978

Permanent Account Number

AQAPM0412C

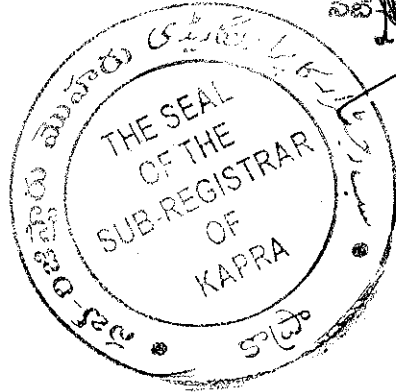
Signature: \_\_\_\_\_  
Signature

\_\_\_\_\_



04072007

1వ పుస్తకము 2013 వ సం. పు. 1536  
దస్తావేజు మొత్తము కా. 10  
ఈ కాగితము వరుస నంబరు 9





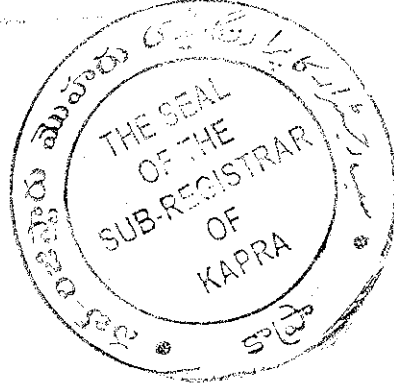


**For VISTA HOMES**  
*[Handwritten Signature]*  
Partner

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

1వ పుస్తకము 2013 న సం॥ వి 1536  
దస్తావేజు మొత్తము 10  
ఈ కార్యము చేయున సంఖ్య 10

సచివ



1379

53 1537/2013

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Denomination: BA 581577

Purchased By:  
 M. PRASHAKAR REDDY  
 S/O. K.P. REDDY  
 R/O. HYD.

Sub Registrar  
 Ex. Office Stamp Vendor  
 SRO Uppal

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

**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 – 500 003 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

Smt. Madhu B. Mulani, wife of Shri Bassar N. Mulani aged about 58 years, residing at Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad, hereinafter referred to as the 'Vendee'

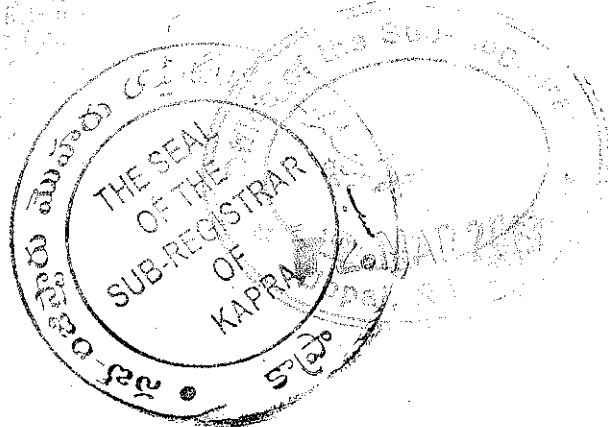
The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

FOR VISTA HOMES  
  
 Partner

FOR VISTA HOMES  
  
 Partner

1వ పుస్తకము 2013 సం॥ పు 1537  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
 ఈ కాగితము వరుస సంఖ్య 1

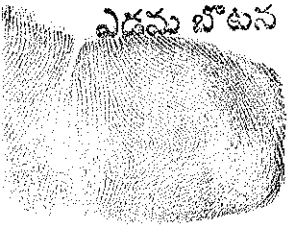
సబ్-రిజిస్ట్రార్



2013 వ సం॥ మొత్తము నెల మే వ తేది  
 1937 శా.శ. సర్దిల్లు మాసము 5 వ తేది  
 పగలు 1 మరియు 2 గంటల  
 మధ్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ Soham Modi  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ 2045 లా చెల్లించినాడు

Soham Modi  
 . Soham Modi S/o. Sahib modhi  
 Occ: Business - R/o, Dwar No. 280, fol no. 34  
 Jubilee Hills, Hyderabad : o/o # S-1187/364  
 Soham mansion, M.G. Road, Secbad.

భాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు



ఎడమ బొటన వ్రేలు



నిరూపించినది

Bhavesh V. Mehta

Bhavesh V. Mehta s/o. Late Vasant V. Mehta  
 Occ: Business, R/o: # Uttam Towers, D.V. Colony,  
 Secbad -- 500003: o/o: # S-1187/364  
 1st floor, Soham mansion, M.G. Road, Secbad.

① M

Mr. Sainivas s/o. Late Mr. Lingaiah ; Occ: Service  
 R/o: # 2-11-365, Warangal, Secbad

② M

Mr. Mahender s/o. Late Mr. Malliah ; Occ: Service  
 R/o: # 28-72, Yadev Basti, Neredmet, Hyderabad.

2013 వ సం॥ మొత్తము నెల మే వ తేది  
 1937 శా.శ. సర్దిల్లు మాసము 5 వ తేది

Soham Modi  
 సబ్-రిజిస్ట్రార్  
 (సి.హెచ్. ఆఫీస్ కుమార్)

**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 247.25 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.5,68,675/- (Rupees Five Lakhs Sixty Eight Thousand Six Hundred and Seventy Five 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 సం 13 నం. 1537  
 దస్తావేజు వెయ్యలము కాగితముల సంఖ్య 10  
 ఈ కాగితము వరుస సంఖ్య 2

569000/

*[Signature]*  
 సబ్-రెజిస్ట్రార్

CERTIFICATE  
 Certified that the following amounts have  
 been paid in respect of this document:  
 By challan No. 610828 D.D. 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. 28350/
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. 11380/
2. in the shape of cash	Rs. —

III. Registration fees:

1. in the shape of challan	Rs. 2845/
2. in the shape of cash	Rs. —

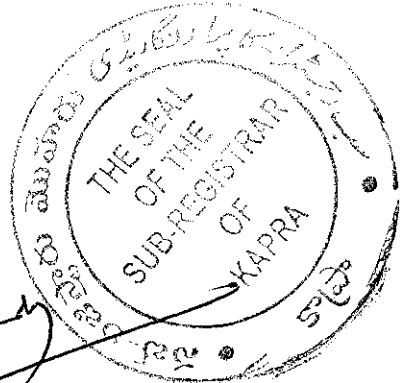
IV. User Charges

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

Total Rs. 42775/

*[Signature]*  
 SUB REGISTRAR  
 KAPRA

1వ పుస్తకము సం 13 నం. / కా.న. 12375  
 పుస్తకము సంఖ్య 10  
 స్టాంపుల విలువ గుర్తుల సంఖ్య 106  
 137/13 నం. యిచ్చడమ్మవరి  
 2013 సం. 01/09/13 నం. 12 పేరి

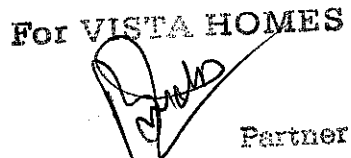


*[Signature]*  
 సబ్-రెజిస్ట్రార్

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

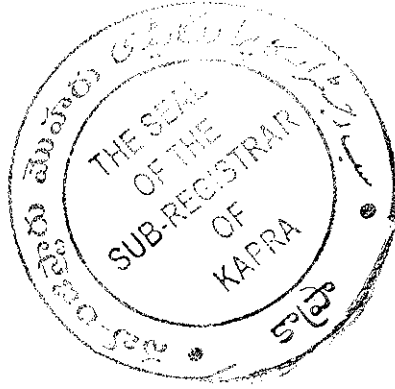
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 247.25 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs.5,68,675/-(Rupees Five Lakhs Sixty Eight Thousand Six Hundred and Seventy Five 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. 42,675/- is paid by way of challan no. 610828 dated 26.3.12, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

FOR VISTA HOMES  
  
Partner

FOR VISTA HOMES  
  
Partner

1వ పుస్తకము 2013 న సం॥ పు 1537  
దస్తావేజు మొత్తము కారీతముల సంఖ్య 10  
ఈ కారీతము వరుస సంఖ్య 3

సబ్-రిజిస్ట్రార్





SCHEDULE OF SAID LAND

All that part and parcel of undivided share of land admeasuring about 247.25 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.   
Partner

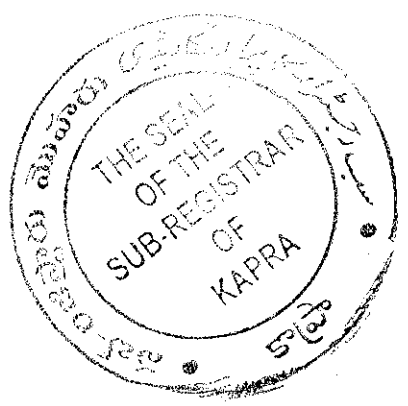
2.   
Partner

VENDOR





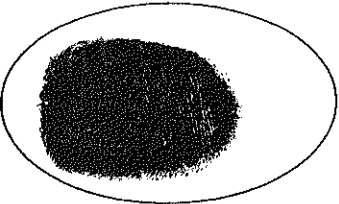


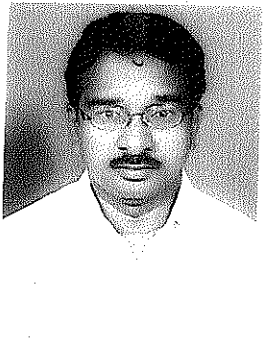
VENDEE

1వ పుస్తకము 2013 సం॥ పు. 1537  
దస్తావేజు మొత్తము లాగితముల సంఖ్య 10  
ఈ లాగితము వరుస సంఖ్య 4

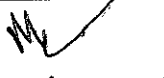

సబ్-రెజిస్ట్రార్



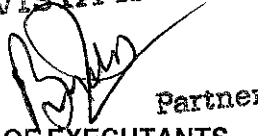
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDORS:</b></p> <p><b>M/S. VISTA HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS AUTHORIZED REPRESENTATIVES,</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE SHRI. VASANT U. MEHTA (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003</p>
			
			<p><b>BUYER:</b></p> <p>SMT. MADHU B. MULANI, W/O SHRI BASSAR N. MULANI, R/O. PLOT NO. 30, 31, SURYA NAGAR COLONY, INSIDE KUSHALYA ESTATE, KHARKHANA, SECUNDERABAD</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>

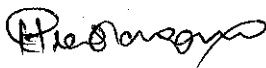
SIGNATURE OF WITNESSES:

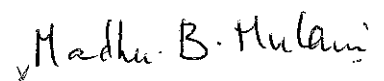
1. 
2. 

**FOI VISTA HOMES**  
  
Partner

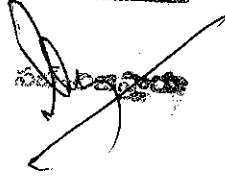
**FOI VISTA HOMES**  
  
Partner  
**SIGNATURE OF EXECUTANTS**

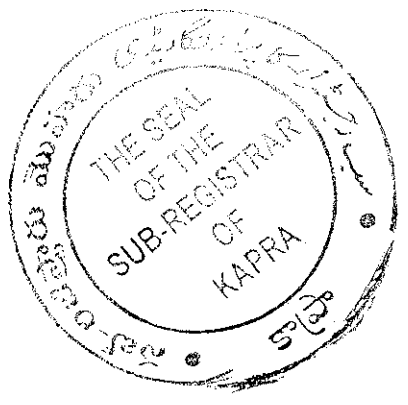
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.



  
SIGNATURE OF BUYER

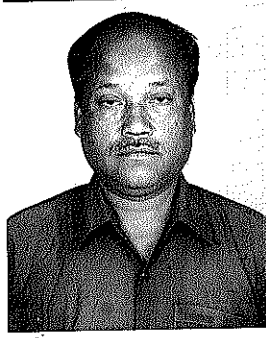
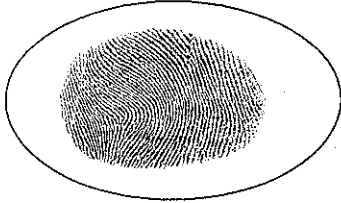
1వ పుస్తకము 2013వ సం॥ పు. 1537  
దస్తావేజు మొత్తము లాగితముల సంఖ్య 10  
ఈ లాగితము వరుస సంఖ్య 5





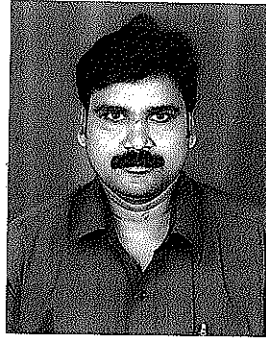
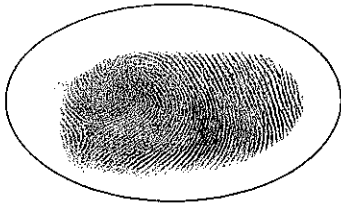
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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.

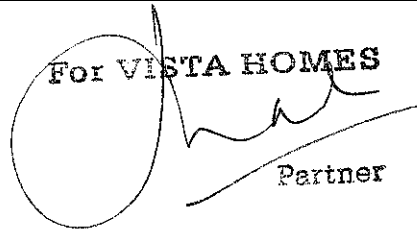


2. MR. M. MAHENDER  
S/O. LATE M. MALLESH  
R/O. H. NO: - 28-77  
YADAV BASTI  
NEREDMET  
HYDERABAD

**SIGNATURE OF WITNESSES:**

1. 

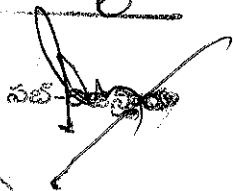
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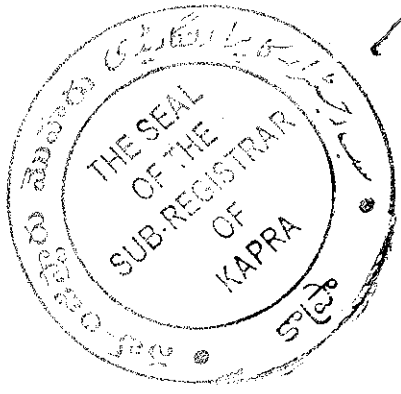
**For VISTA HOMES**  
  
Partner

**For VISTA HOMES**  
  
Partner

SIGNATURE OF THE EXECUTANT


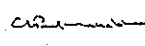
1వ పుస్తకము 20 13 సం॥ నెం॥ 1537  
దస్తావేజు మొత్తము 10  
ఈ లాగితము వరుస నంబు 6


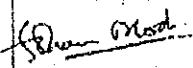
  
సచివ

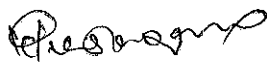





VENDOR:



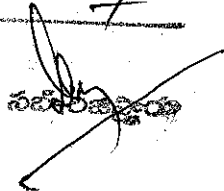
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6754C	
नाम / NAME	BHAVESH VASANT MEHTA	
पिता का नाम / FATHER'S NAME	VASANT UTTAMLAL MEHTA	
जन्म तिथि / DATE OF BIRTH	02-03-1970	
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

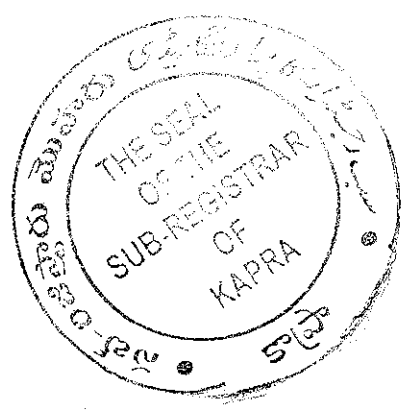
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		
 Signature		 1005/008

1వ పుస్తకము సంఖ్య 1532  
దస్తావేజు మొత్తము లాగితముల సంఖ్య 10  
ఈ లాగితము వయస్ సంఖ్య 7

  
సహాయక రిజిస్ట్రార్





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MADHU B MUI ANI

JETHWANI GOBINDRAM

15/07/1953

Permanent Account Number

AHCPM9254D

*Madhu B. Mui Ani*  
Signature




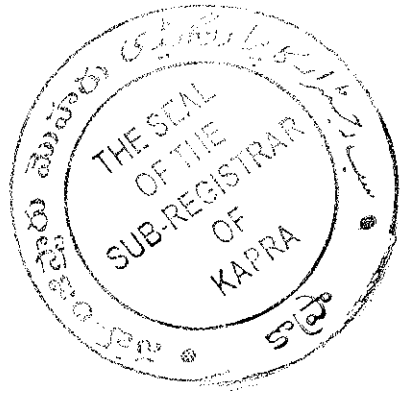
31082007

For VISTA HOMES  
*[Signature]*  
Partner

For VISTA HOMES  
*[Signature]*  
Partner

1వ పుస్తకము 20 13 సం. వ. 1537  
దస్తావేజు మొత్తము కారీనముల సంఖ్య 10  
ఈ కారీనము వయస్సు సంఖ్య 8

సహ-రజిస్ట్రార్  




W 190551

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

Number: DLFAP010413402001  
Name: SRINIVAS M  
S/D/W of: M LINGAIAB  
Address: 12-11-364/6  
WARSIGUDA  
SECUNDERABAD  
PIN: 508001  
DOB: 05-06-1971

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

Date of Issue: 09-10-2001  
Add. Licensing Authority: Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

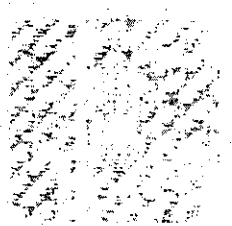
M MAHENDAR

MALLESH MANDA

20/07/1978

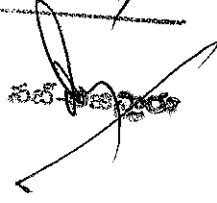
Permanent Account Number  
AQAPM0412C

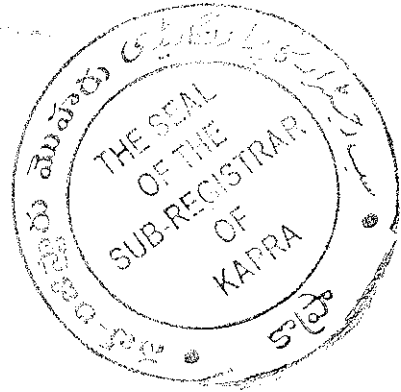
Signature: \_\_\_\_\_



\_\_\_\_\_

1వ పుస్తకం 2013 సం: పు 1537  
దస్తావేజు సంఖ్య: 10  
ఈ కాగితము పయల సంఖ్య: 9

  
సబ్-రెజిస్ట్రార్



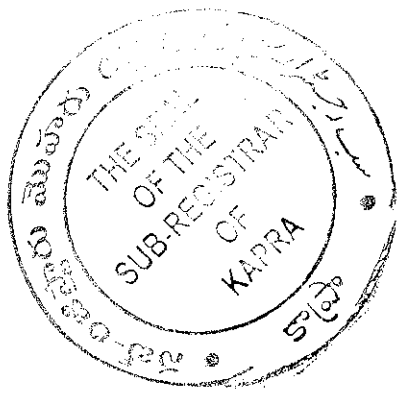


**FOR VISTA HOMES**  
*[Handwritten Signature]*  
Partner

**FOR VISTA HOMES**  
*[Handwritten Signature]*  
Partner

1వ పుస్తకము 2013 సం॥ పు. 1537  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 10

*[Handwritten Signature]*  
ప.వి.రాజు



1875

1538/13

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581092

Date: 10/02/2013, 12:47 AM

Serial No: 2,884

Denomination: 100

Purchased By:  
 PRABHAKAR REDDY  
 S/O. K.P. REDDY  
 R/D. HYD.

**SALE DEED**  
 Registrar  
 Ex. Limited Stamp Vendor  
 SRO, Uppal

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

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 – 500 003 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

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, Yappral, Hyderabad, R. R. Dist., 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.

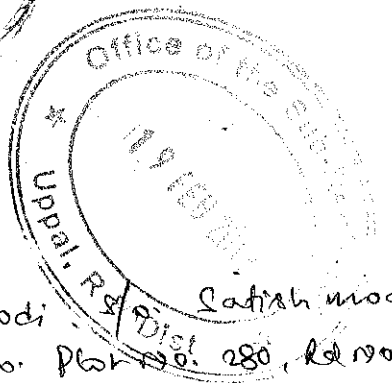
sale deed  
**FOR VISTA HOMES**  
  
 Partner

**FOR VISTA HOMES**  
  
 Partner

1వ సున్నకము 2013 నం. వి. 4-1538  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము వర్తన సంఖ్య \_\_\_\_\_

నబ్-రిజిస్ట్రార్

2013 వ సం. మార్చి నెల 26 వ తేది  
 1934 శా.శ. నం. 232 మాసము \_\_\_\_\_ వ తేది  
 పగలు \_\_\_\_\_ మరియు \_\_\_\_\_ గంటల  
 మద్య కాన్సో నబ్-రిజిస్ట్రారు కార్యాలయములో



శ్రీ Soham Modi  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32, ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 ఈ సుము రూ. 1520 లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు



Soham Modi  
 o/c: Business, A/o: Plot No. 280, Rd no-25  
 Jubilee Hills, Hyderabad o/o. K.U-181/3 & 4,  
 1st floor, Soham mansion, M.G. Road

ఎడమ బొటన వ్రేలు



Bhavesh V. Mehta  
 o/c: Business o/o: # K.U-181/3 & 4, 1st floor,  
 Soham mansion, M.G. Road Sec 28 - A/o: #  
 Utham Towers, D.V. Colony, Sec 28

నిరూపించినది

1) M. Srinivas s/o late M. Lingaiah, Service  
 R/o - 4-11-365, Warasiguda, Sec 28

2) M. Sateender s/o. Late M. Mallesh, Service  
 R/o. 28-72, Madhav Basti, Naredmet, Hyderabad

2013 వ సం. మార్చి నెల 26 వ తేది  
 1934 శా.శ. నం. 232 మాసము \_\_\_\_\_ వ తేది

(సి.హెచ్. అశోక్ కుమార్)  
 నబ్-రిజిస్ట్రార్



**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 Gopaiah.
- Smt. Sana Bhagya Laxmi, W/o. Shri. SanaYadi 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

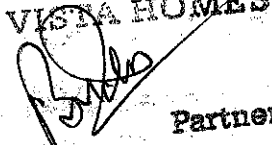
D. The Vendee is desirous of purchasing undivided share of land to the extent of 131.83 sq. yds., hereinafter referred to as the Said Land and has approached the Vendor.

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.3,03,209/- (Rupees Three lakhs Three Thousand Two Hundred and 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.

*sale deed*  
**FOI VISTA HOMES**  
  
**Partner**

**FOI VISTA HOMES**  
  
**Partner**

1వ పుస్తకము 2013 సం|| పు. 1538  
 దస్తావేజు వెలుపై ముద్రలు కాసివారుల సంఖ్య 10  
 ఈ కాసివారుల పేరుల సంఖ్య 2

304000/-

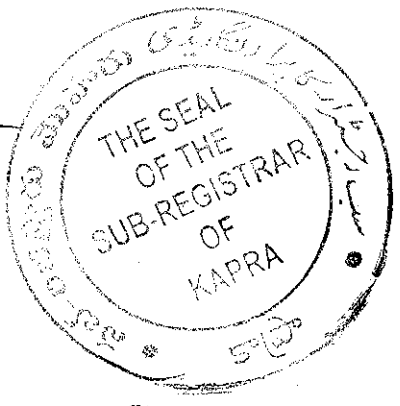
*[Signature]*

LAND REGISTRATION  
 certify that the following amounts have  
 been paid in respect of this document.  
 By challan No. 610825 Dt. 28/2/13

- 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. 15100/-
    - 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. 6080/-
    - 2. in the shape of cash Rs. -
  - III. Registration fees:
    - 1. in the shape of challan Rs. 1520/-
    - 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. 22900/-

SUB REGISTRAR  
 KAPRA

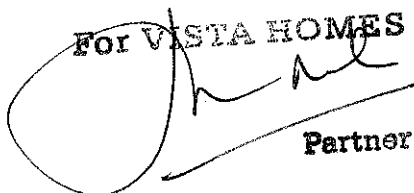
1వ పుస్తకము 2013 సం./ కా.న. 1235  
 పు. 1538 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంప్లీ విమిత్తం గుర్తింపు నెంబరు 1526  
 12/538/2013 నా యంత్రులమైనది  
 2013 సం. ఏప్రిల్ 12 న తేది



*[Signature]*  
 సబ్-రిజిస్ట్రార్

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

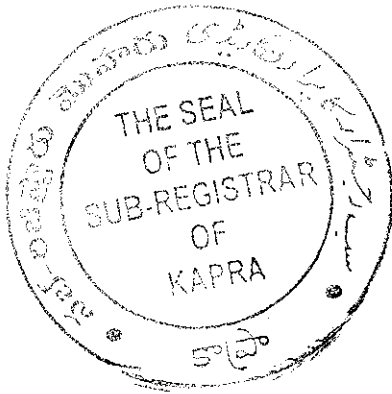
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 131.83 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs. 3,03,209/- (Rupees Three lakhs Three Thousand Two Hundred and 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. 22,800/- is paid by way of challan no. \_\_\_\_\_, dated \_\_\_\_\_, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

1వ పుస్తకము 2013వ సం॥ పు. 1538  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము పరుస సంఖ్య 3

సబ్ రిజిస్ట్రార్



SCHEDULE OF SAID LAND

All that part and parcel of undivided share of land admeasuring about ~~131.83~~ 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

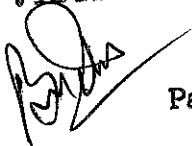
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.

2. 

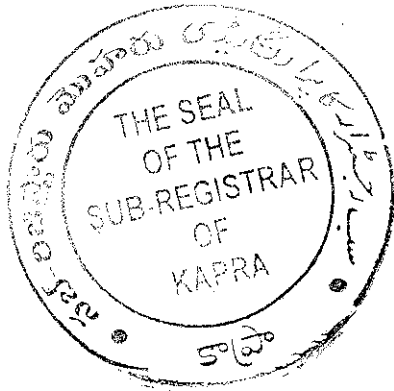
1.   
For VISTA HOMES  
Partner

2.   
For VISTA HOMES  
Partner

VENDOR

1వ పుస్తకము 2013వ సం॥ ఫి. 1538  
దస్తావేజు మొత్తము కారీకముల సంఖ్య 10  
ఈ కారీకము వరుస సంఖ్య 24

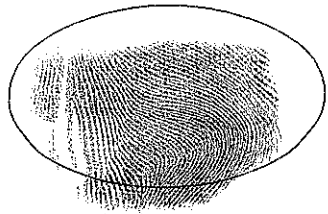
సబ్-రెజిస్ట్రార్



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

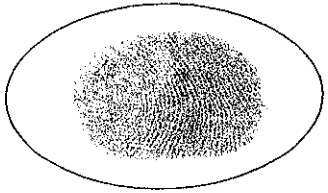
SL.NO.      FINGER PRINT  
                 IN BLACK  
                 (LEFT THUMB)

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



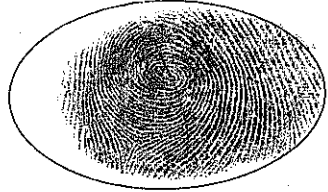
VENDORS:

**M/S. VISTA HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, 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. MALLA REDDY  
S/O. LATE. SHRI. RAMACHANDRA REDDY  
R/O. H. NO. 23,  
JAI JAWAN COLONY,  
TULSI GARDENS,  
YAPRAL, HYDERABAD, R. R. DIST.



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. *[Signature]*

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

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

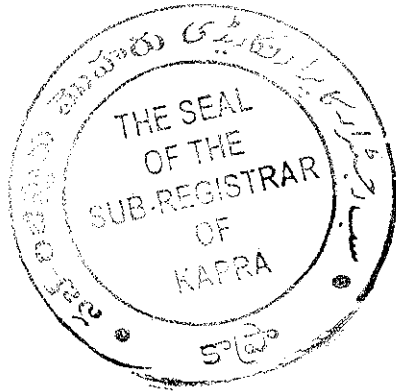
SIGNATURE OF THE REPRESENTATIVE

*[Signature]*

SIGNATURE OF BUYER

1వ ఖైదీలము 2013వ సం॥ త్రి. 1538  
రెస్ట్రీమేట్ మొత్తము కారీలముల సంఖ్య 10  
ఈ కారీలము వరుస సంఖ్య 5

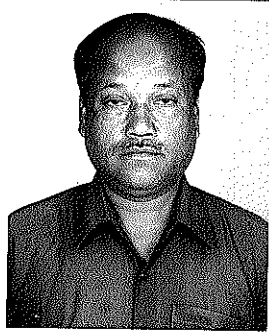
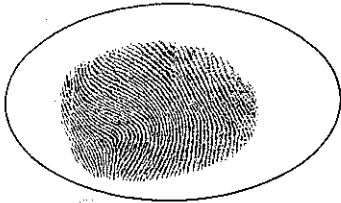
సచి-అ.కె.కె.





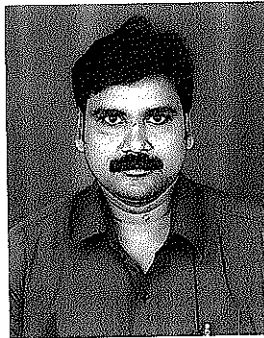
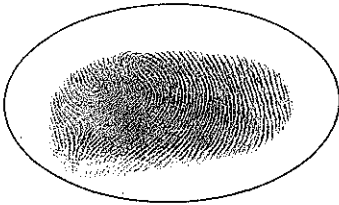
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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

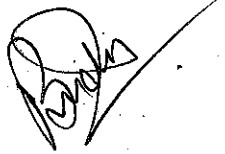
SIGNATURE OF THE EXECUTANT


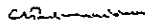

1వ పుస్తకము 20 13 సం॥ పు 1538  
దస్తావేజు మొత్తము లా... సంఖ్య 10  
ఈ కారితము వదున సంఖ్య 6


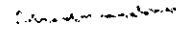
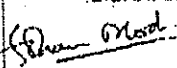
సచివ...  
*[Handwritten Signature]*






VENDOR:



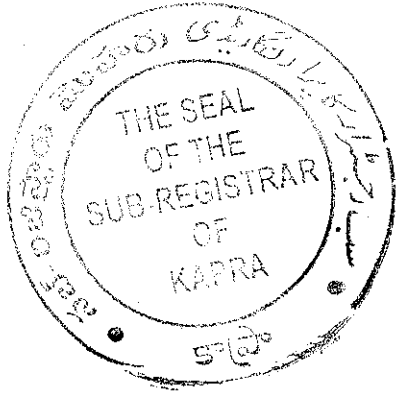
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6754C	
नाम / NAME	BHAVESH VASANT MEHTA	
पिता का नाम / FATHER'S NAME	VASANT UTTAMLAL MEHTA	
जन्म तिथि / DATE OF BIRTH	02-03-1970	
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, काश्मिर प्रदेश Chief Commissioner of Income-tax, Jammu & Kashmir

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 AWSPP8104E		
		
Signature		100692008

1వ పుస్తకము 2013వ సం॥ ద్రి 1538  
దస్తావేజు మొత్తము కారీకముల సంఖ్య 10  
ఈ కారీకము వరుస సంఖ్య 7

సచివ



WITNESSES

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

Number: DEAP010413402001  
Name: SRINIVAS M  
S/D/M of: M LINGAIAH  
Address: 12-11-364/6  
WARSIGUDA  
SECUNDERABAD

PIN: \_\_\_\_\_  
DOB: 06-06-1971

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

Di. Of issue: 09-10-2001  
Andhra Licensing Authority  
Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

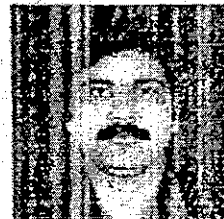
MALLESH MANDA

20/07/1978

Permanent Account Number  
AQAPM0412C

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

\_\_\_\_\_



AQAPM0412C

1వ పుస్తకము 20/3 వ సం. పు. 1538  
దస్తావేజు మొత్తము రూ. 10  
ఈ కారితము వరుస సంఖ్య 8

~~పద-...~~




BUYER

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER  
**ADEPA4527Q**

नाम / NAME  
**MALLAREDDY ABBA**

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

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

हस्ताक्षर / SIGNATURE  


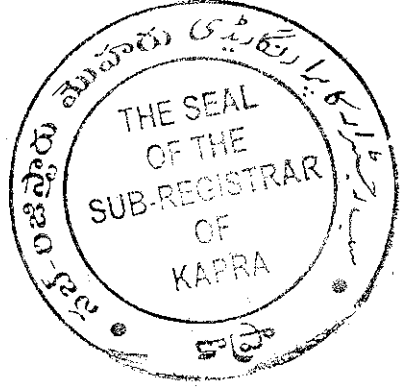
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income Tax, Andhra Pradesh

इस कार्ड के खोले/मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित/बाधक कर दें।  
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
हस्ताक्षर - 500 004

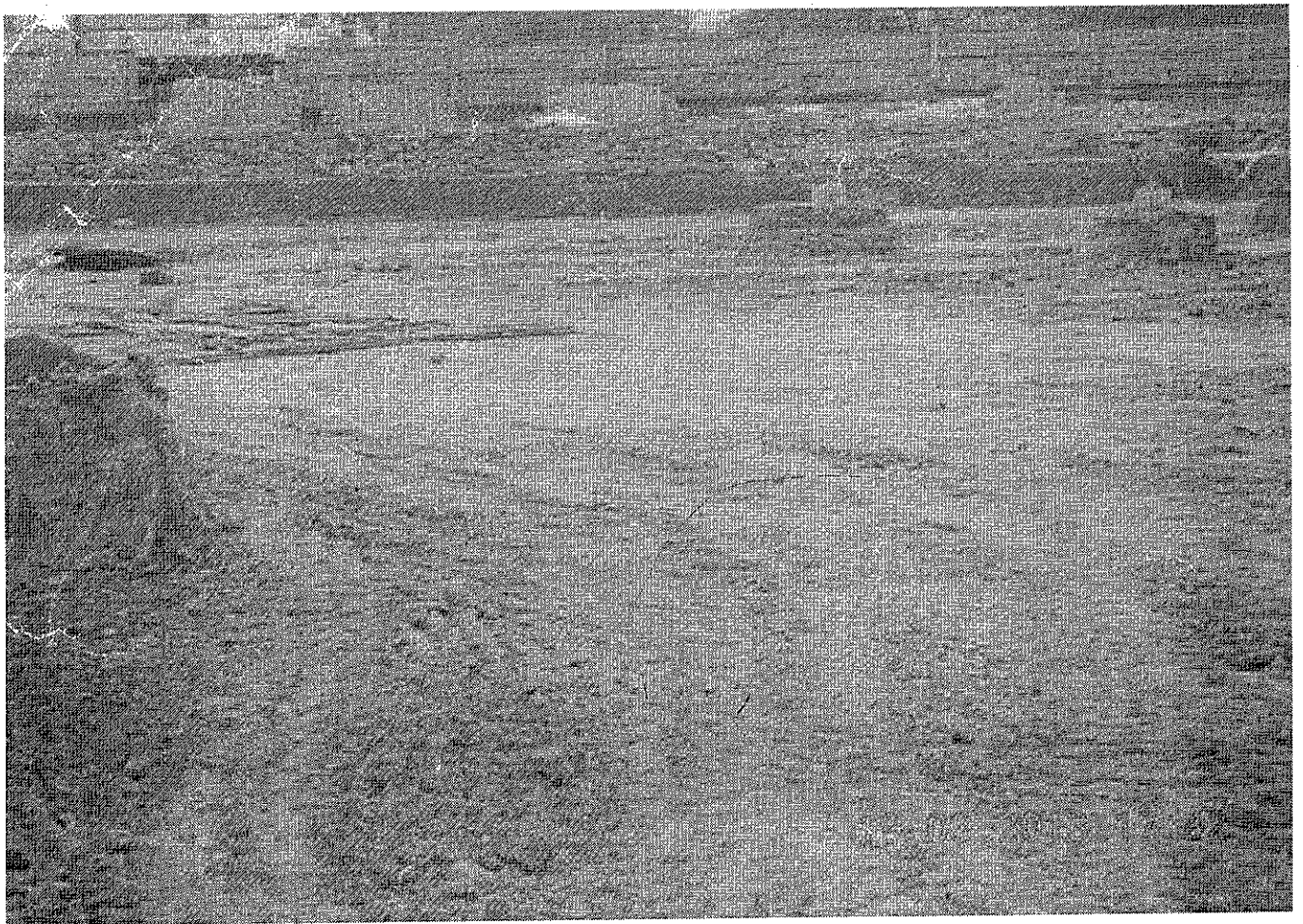
In case this card is lost/found kindly inform/return to the issuing authority.  
Chief Commissioner of Income Tax,  
Aayakar Bhavan,  
Badli Bagh,  
Hyderabad - 500 004.


1వ పుస్తకము 2013వ సం॥ పు 438  
దస్తావేజు మొత్తము ఆగీతముల సంఖ్య 10  
ఆ గాగితము వరుస సంఖ్య 9

~~నవీలాజ్జారు~~





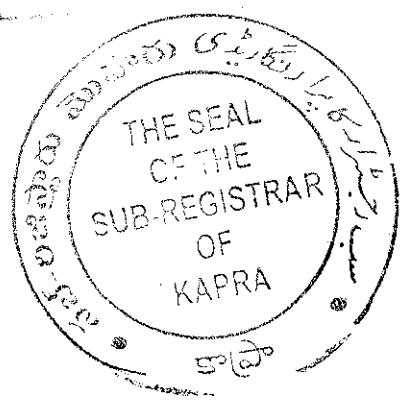


For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

1వ పుస్తకము 2013 సం॥ వి. 153  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 10

~~సంబంధము~~



2  
1383

1539/13.

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581089

Date: 19/03/2013, 12:45 AM

Serial No: 2,881

Denomination: 100

Purchased By:  
 PRADHAKAR REDDY  
 S/O. K.P. REDDY  
 R/O. HYD.

For Which:  
 M/S. VISTA HOMES  
 R/O. SECUNDERABAD.

*(Signature)*  
 SRO 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 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 – 500 003 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

Shri. K. Srinivas Reddy Son of K. Venkat Reddy, aged about \_\_\_\_\_ years, Occupation: Business, resident of # Flat No. 103, Crest Residency, Naya Kranthi Nagar, A. S. Rao Nagar, ECIL, Hyderabad - 500 062, 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.

sale deed.

For VISTA HOMES  
*(Signature)*  
 Partner

For VISTA HOMES  
*(Signature)*  
 Partner

1వ పుస్తకము 20 13 సం॥ పు 1539  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
 ఈ కాగితము వరుస సంఖ్య \_\_\_\_\_

నట్-రిజిస్ట్రార్

2013 వ సం॥ మార్చి నెల 26 వ తేదీ

1934 శా.శ. సం॥ చైత్ర మాసము 5 వ తేదీ

పగలు.....మరియు.....గంటల

మధ్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ Soham Modi.....

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను

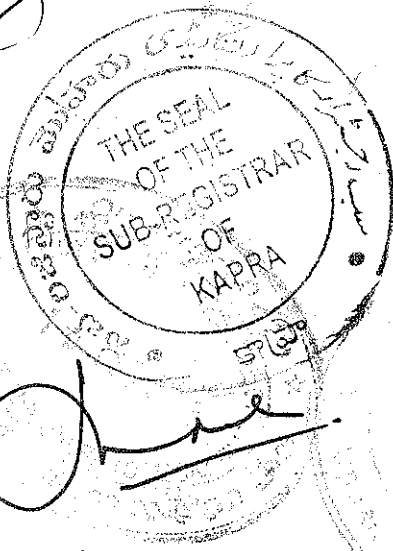
అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలుచేసి

గుర్తులు 6701 లు చెల్లించినారు

వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన వ్రేలు



Soham Modi S/o. Satish Modi  
 occ. Business - 40, Plot no. 280, 2nd floor, Jubilee Hills, Hyderabad. O/o: 7  
 S-4-18/344, 1st floor, Soham mansion, M.G. Road. Secbad



ఎడమ బొటన వ్రేలు

Bhavaiah V. Mehta

Bhavaiah V. Mehta S/o. Late Yashwanth V. Mehta  
 occ. Business - 40, Utham Powers, D.V. Colony, Secbad  
 o/o: 7 S-4-18/344, 2nd floor, Soham mansion, M.G. Road, Secbad.



వేరూపించినది

M. Srinivas S/o Late M. Lingarath  
 H.No: 2-11-365, Waranguda, Secbad.

① M

② M

M. Mahender S/o Late M. Mallesh  
 H.No - 28-77, Yadav Basti, Neredmet, Hyd.

2013 వ సం॥ మార్చి నెల 26 వ తేదీ

1934 శా.శ. సం॥ చైత్ర మాసము 5 వ తేదీ

Soham Modi  
 నట్-రిజిస్ట్రార్  
 (వి.ఎ. అ. కే. కుమార్)

**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:

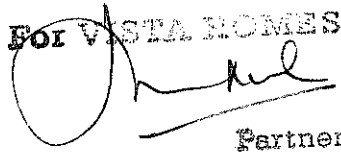
- Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
- Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
- Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
- M/s. Sana Estates Limited, represented by Sana Yadi Reddy, S/o. Sri 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. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

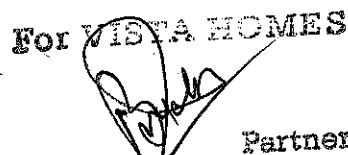
D. The Vendee is desirous of purchasing undivided share of land to the extent of 57.71 sq. yds., hereinafter referred to as the Said Land and has approached the Vendor.

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.1,32,733/- (Rupees One Lakh Thirty Two Thousand Seven Hundred and Thirty Three 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

sale deed.

1వ పుస్తకము 20/3 నం. పు. 1538  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము వరుస సంఖ్య 2

134000/ —

సబ్-రెజిస్ట్రార్

**ENDORSEMENT**

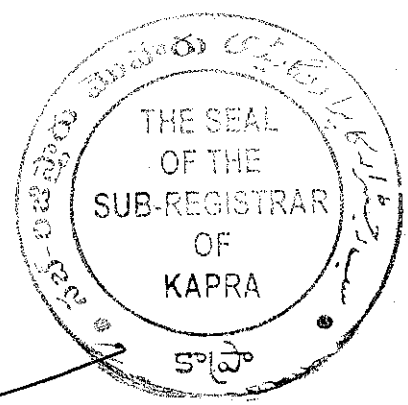
Certified that the following amounts have been paid in respect of this document:  
 By challan No. 6108300 26/3/13

- I. Stamp Duty:**
- 1. in the shape of stamp papers Rs. 100/ —
  - 2. in the shape of challan Rs. 6600/ —  
(u/s.41 of I.S.Act.1899)
  - 3. in the shape of cash 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. 2680/ —
  - 2. in the shape of cash Rs. —
- III. Registration fees:**
- 1. in the shape of challan Rs. 600/ —
  - 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 R 10150/ —

SUB-REGISTRAR  
 KAPRA

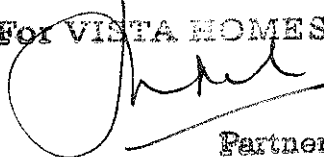
1వ పుస్తకము 20/13 నం. / కా.న. 1538 వ  
 పు. 1537 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపింగ్ విధిక్రమ గుర్తింపు నెంబరు 1526  
26/3/13 గా యివ్వబడినది  
 ఈ 2 నంబరులలో 2 వ తేది

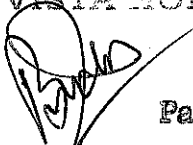
సబ్-రెజిస్ట్రార్



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

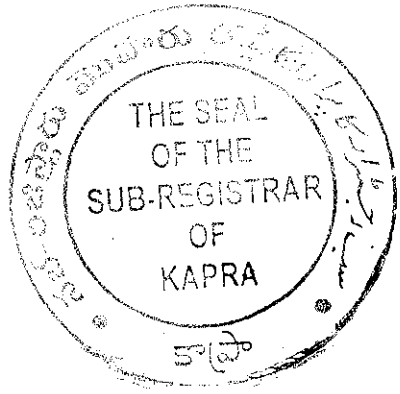
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 57.71 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs. 1,32,733/- (Rupees One Lakh Thirty Two Thousand Seven Hundred and Thirty Three 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.10,050/- is paid by way of challan no. 610832, dated 26.3.13, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

1వ పుస్తకము 2013వ సం॥ పు. 1539  
దస్తావేజు మొత్తము తాగితియుల సంఖ్య 10  
ఈ తాగితియు వరుస సంఖ్య 3

సబ్ రిజిస్ట్రార్





SCHEDULE OF SAID LAND

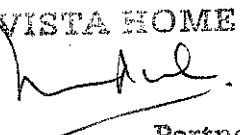
All that part and parcel of undivided share of land admeasuring about 57.71 sq.yds., in survey nos.193 (Ac.2-21 Gts.), 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R.R. District, under S. R. O. Kapra and bounded by:

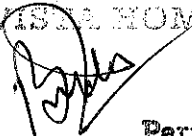
North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

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:

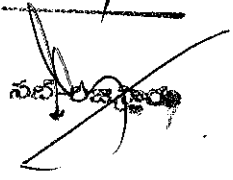
WITNESSES:

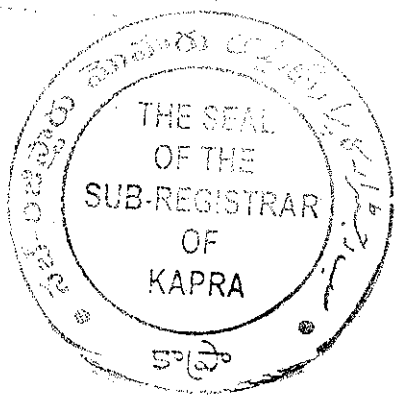
1. 
2. 

1.   
Partner  
For VISTA HOMES

2.   
Partner  
VENDOR  
For VISTA HOMES

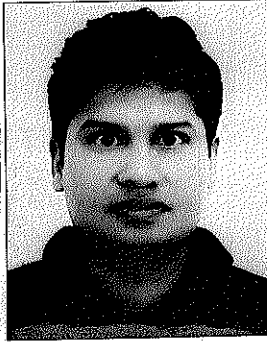
1వ పుస్తకము 20 13 సం॥ పు 1539  
దస్తావేజు మొత్తము కారీకముల సంఖ్య 10  
ఈ కారీకము పరుస సంఖ్య 4

  
సబ్-రజిస్ట్రార్

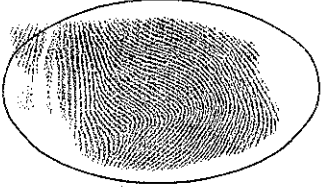


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.      FINGER PRINT  
                  IN BLACK  
                  (LEFT THUMB)

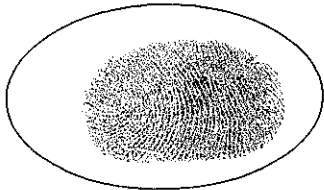


NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



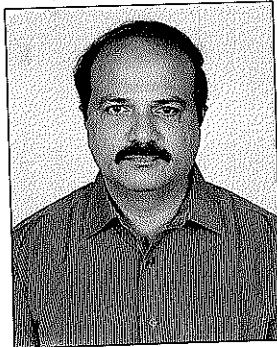
VENDORS:

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



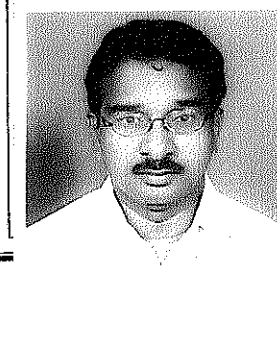
1. MR. SOHAM MODI  
S/O. MR. SATISH MODI

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:

SHRI. K. SRINIVAS REDDY  
S/O. K. VENKAT REDDY  
R/O. FLAT NO. 103,  
CREST RESIDENCY,  
NAYA KRANTHI NAGAR,  
A.S. RAO NAGAR, ECIL,  
HYDERABAD-500062.



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**        
**Partner**  
**SIGNATURE OF EXECUTANTS**

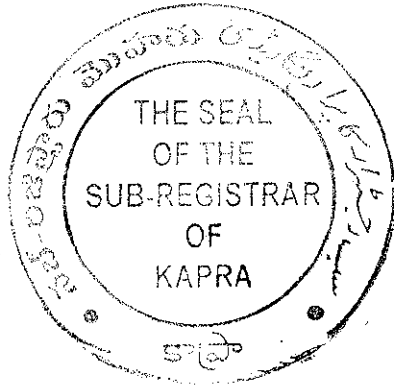
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

**SIGNATURE OF THE REPRESENTATIVE**


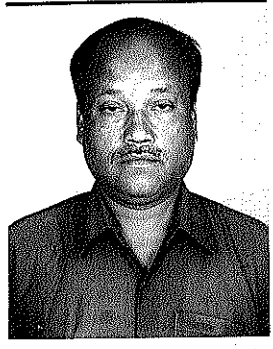
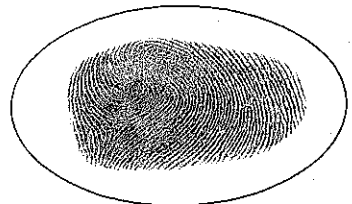
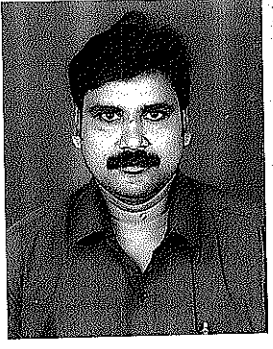
**SIGNATURE OF BUYER**

1వ పుస్తకము 2013వ సం॥ వు 1538  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 5



సబ్-రెజిస్ట్రార్



# 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>WITNESSES:</b></p> <p>1. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O. H. NO: - 2-11-365 WARASIGUDA SECUNDERABAD.</p>
			<p>2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD</p>

SIGNATURE OF WITNESSES:


1. 
2. 

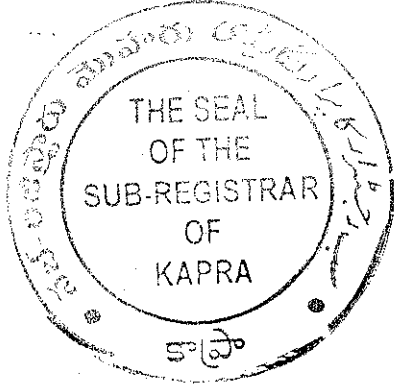
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 2013వ సం॥ ను. 1539  
దస్తావేజు మొత్తము కారీతముల సంఖ్య 10  
ఈ కారీతము వరుస సంఖ్య 6

  
సబ్ రిజిస్ట్రార్



Venodol.

*[Handwritten signature]*

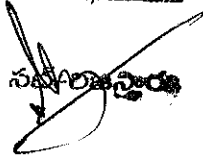
स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6754C
नाम / NAME	BHAVESH VASANT MEHTA
पिता का नाम / FATHER'S NAME	VASANT UTTAMLAL MEHTA
जन्म तिथि / DATE OF BIRTH	02-03-1970
हस्ताक्षर / SIGNATURE	<i>[Signature]</i>
	मुख्य आयकर अधिकारी, काश्मिर प्रदेश Chief Commissioner of Income-tax, Jammu & Kashmir

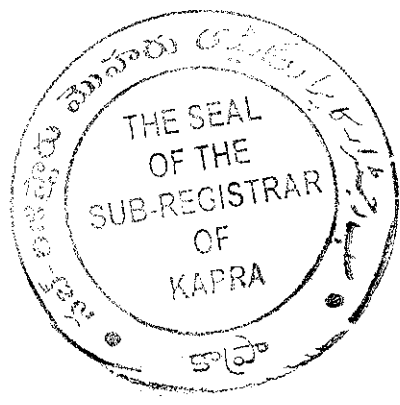
स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H
नाम / NAME	SOHAM SATISH MODI
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH	18-10-1969
हस्ताक्षर / SIGNATURE	<i>[Signature]</i>
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

*[Handwritten signature]*

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K	<i>[Stamp]</i>
PADMA REDDY KANDI	<i>[Stamp]</i>
15/01/1974	<i>[Stamp]</i>
Permanent Account Number AWSPP8104E	<i>[Stamp]</i>
हस्ताक्षर / SIGNATURE	<i>[Signature]</i>
	<i>[Photo]</i>


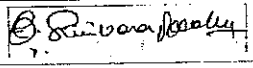
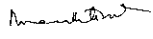
1వ వుస్థాపనము 2013వ సం॥ టి 1539  
దస్తావేజు మొత్తము జాగీరముల సంఖ్య 10  
ఈ జాగీరము వరుస సంఖ్య 7

  
సహాయక న్యాయాధికారి





Buyer:

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AJZPK3409K	
नाम /NAME	SRINIVAS REDDY KATHI	
पिता का नाम /FATHER'S NAME	VENKATA REDDY KATHI	
जन्म तिथि /DATE OF BIRTH	01-01-1963	
हस्ताक्षर /SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

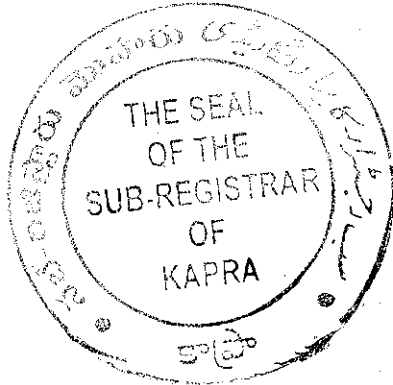
*S. Srinivas Reddy*

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

1వ పుస్తకము 2013వ సం॥ ధృ. 1538  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము పురుస సంఖ్య 8

సబ్ రిజిస్ట్రారు





WITNES!

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

Number: DEFAP010413402001  
Name: SRINIVAS M  
S/D/W of: M LINGAIAH  
Address: 12-11-364/6  
WARSIGUDA  
SECUNDERABAD

DIN  
DOB: 05-06-1971

Signature



DT. Of Issue: 09-10-2001

Addl. Licencing Authority  
Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

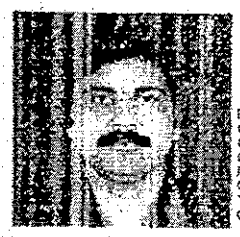
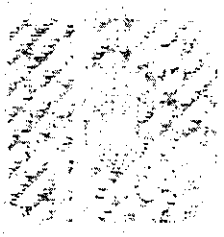
M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number  
AQAPM0412C

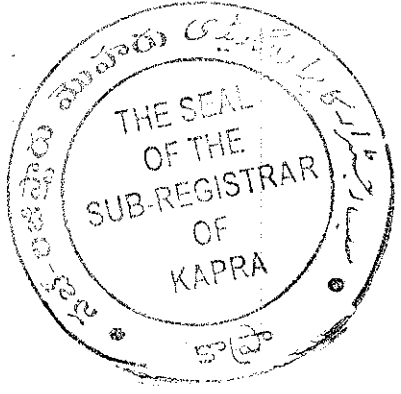
Signature



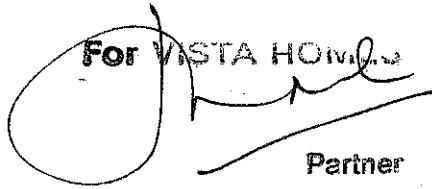
Signature

1వ పుస్తకము 2013వ సం॥ పు. 1538  
దస్తావేజు మొత్తము కారీకముల సంఖ్య 10  
ఈ కారీకము వరుస సంఖ్య

సబ్-రెజిస్ట్రారు



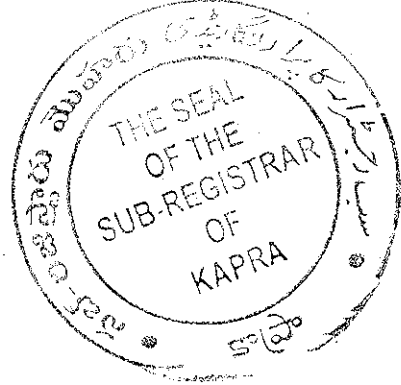


For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

1వ వుస్తకము 2013వ సం॥ వు 1538  
దస్తావేజు మొత్తము కార్గిణముల సంఖ్య 10  
ఈ కార్గిణము వరుస సంఖ్య 10

*[Handwritten signature]*  
సబ్-రజిస్ట్రారు



SCANNED

1280

1540/2013

P-240



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581097

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

Serial No: 2,992

Denomination: 100

Purchased By:  
 PR. BHAKAR REDDY  
 S/O. K.P. REDDY  
 R.O. HYD.

For Whom  
 M/s. VISTA HOMES  
 R.O. SECRAO.

SRO 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 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 – 500 003 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

Shri. Pankaj Shanghvi, S/o. Shri. Chandrakanth Shanghvi, aged 66 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile –Parle (West), Mumbai – 56., 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.

sale deed.

For VISTA HOMES  
  
 Partner

For VISTA HOMES  
  
 Partner

1వ పుస్తకము 2013 సం॥ పు. 1540  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
 ఈ కాగితము వరుస సంఖ్య 1

సచి-రిజిస్ట్రార్

2013 వ సం॥ మార్చి 26 వ తేది  
 1934 శా.శ. సం॥ మార్చి 5 వ తేది  
 పగలు.....మరియు.....2.....గంటల  
 మధ్య కాస్తా నవ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ Soham Modi  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 రూ॥ 11845 లా చెల్లించినాడు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు

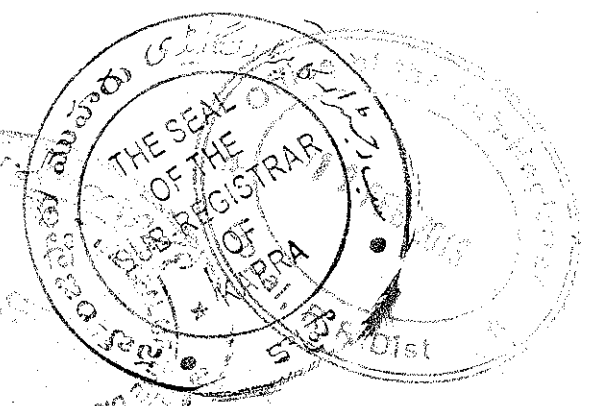
Soham Modi  
 SOHAM MODI, S/O. SATESH MODI  
 OCC: BUSINESS R/O: Plot No. 280  
 Road No. 12, Jubilee Hills, Hyderabad.  
 o/o: # 5-4-18/3 & 4, 1st floor, Soham  
 mansion, M. F. Road, Sec 8ad

Bhavesh U. Mehta  
 OCC: BUSINESS - R/O: # Uffam Towers, D.V. Colony,  
 Sec 8ad. o/o: # 5-4-18/3 & 4, 1st floor,  
 Soham mansion, M. F. Road, Sec 8ad

M. Srinivas s/o late M. Lingaraj  
 H.No: 2-11-365, Warasiguda, sec-bad.

M. Mahender s/o late M. Mallesh  
 H.No: 28-72, Yadav Baki, Warasiguda, Hyd.

విరూపించినది  
 1) M  
 2) M



Sachin  
 సచి-రిజిస్ట్రార్  
 (నివాస: అనోల్ కుమార్)

2013 వ సం॥ మార్చి 26 వ తేది  
 1934 శా.శ. సం॥ మార్చి 5 వ తేది



**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 1029.75 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.23,68,425/- (Rupees Twenty Three Lakhs Sixty Eight Thousand Four Hundred Twenty Five 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.

*sale deed*

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

1వ పుస్తకము 2013 నం: పి. 1540  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము వరుస సంఖ్య 2

2369000/-

ENDORSEMENT

It is certified that the following amounts have been paid in respect of this document:

Challan No. 610.830 Dt. 26/3/13

- Stamp Duty:
1. in the shape of stamp papers
  2. in the shape of challan (u/s.41 of I.S.Act.1899)
  3. in the shape of cash (u/s.41 of I.S.Act.1899)
  4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any

Rs 100/-  
 Rs 118350/-  
 Rs. —  
 Rs. —

II. Transfer Duty:

1. in shape of challan
2. in the shape of cash

Rs 49380/-  
 Rs. —

III. Registration fees:

1. in the shape of challan
2. in the shape of cash

Rs. 11845/-  
 Rs. —

IV. User Charges

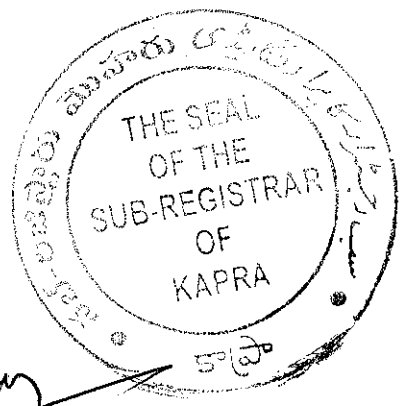
1. in the shape of challan
2. in the shape of cash

Rs. 100/-  
 Rs. —

Total Rs. 177775/-

SUB REGISTRAR  
 KAPRA

9 పుస్తకము 2013 నం./ కా.శ. 1824వ  
 పి. 1540 నెంబరుగా రిజిస్టరు చేయబడి  
 స్వామిన్ నిమిత్తం గుర్తింపు నెంబరు 1526  
 20/3/2013 నా యాజ్ఞాపత్రానికి  
 20/3/2013 నా తేది



*[Signature]*  
 సబ్-రిజిస్ట్రార్

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

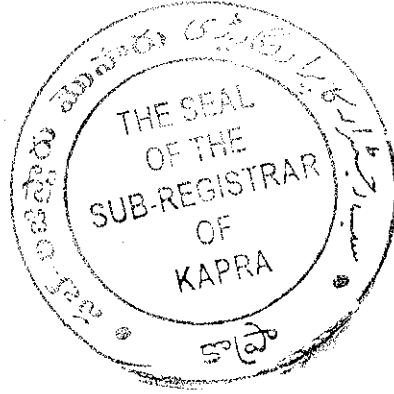
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 1,029.75 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs. 23,68,425/- (Rupees Twenty Three Lakhs Sixty Eight Thousand Four Hundred Twenty Five 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.1,77,675 /- is paid by way of challan no. 610830, dated 26.3.13, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

FOI VISTA HOMES  
  
Partner

FOI VISTA HOMES  
  
Partner

1వ పుస్తకము 20/3 సం॥ పు. 1540  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 3

~~సబ్ రిజిస్ట్రార్~~



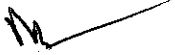

SCHEDULE OF SAID LAND

All that part and parcel of undivided share of land admeasuring about 1,029.75 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. 

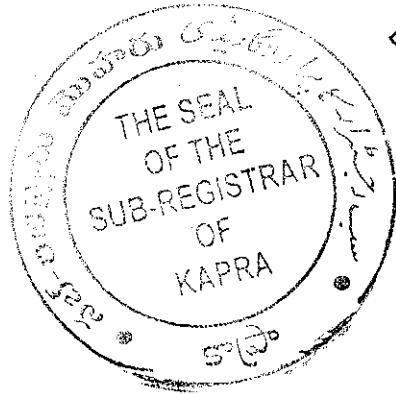
1.   
Partner

2.   
Partner



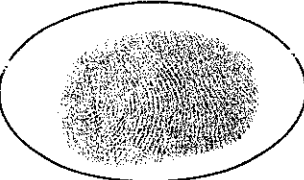

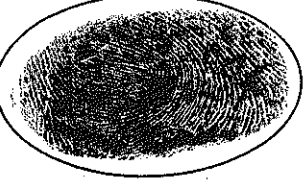
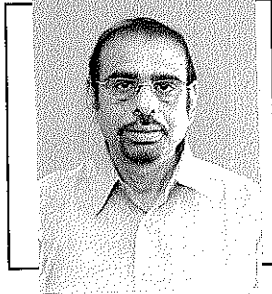


VENDOR

1వ పుస్తకము 20 13 సం. పు 1540  
దస్తావేజు యొక్కము కారితరుణ సంఖ్య 10  
ఈ కారితరుణ వరుస సంఖ్య 4



  
సబ్ రిజిస్ట్రార్

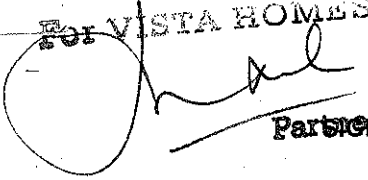
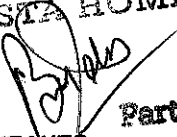


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

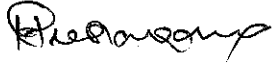
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b><u>VENDORS:</u></b></p> <p><b>M/S. VISTA HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS AUTHORIZED REPRESENTATIVES,</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE SHRI. VASANT U. MEHTA (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003</p> <p><b><u>BUYER:</u></b></p> <p>SHRI. PANKAJ SANGHVI S/O. SHRI. CHANDRAKANTH SANGHVI R/O. 504/A, CHANDAN CO-OP HOUSING SOCIETY, DADABHAI CROSS ROAD NO.3, VILE -PARLE (WEST), MUMBAI - 56.</p> <p><b><u>REPRESENTATIVE:</u></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:**

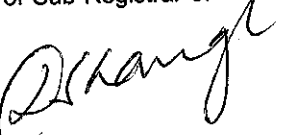
1. 
2. 

 **FOR VISTA HOMES**  
 **FOR VISTA HOMES**  
**Partner**  
**SIGNATURE OF EXECUTANTS**

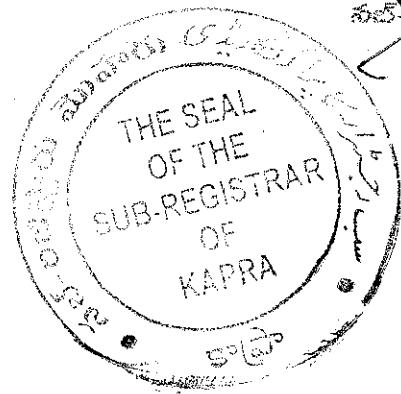
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.



**SIGNATURE OF THE REPRESENTATIVE**

x   
**SIGNATURE OF BUYER**

1వ పుస్తకము 2013 నంబర్ వై. 1540  
దస్తావేజు వెంట్రము కార్యముల చరిత్ర 10  
ఈ కార్యము వరుస నంబర్ 5

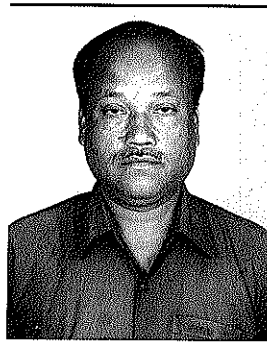


*[Handwritten signature]*



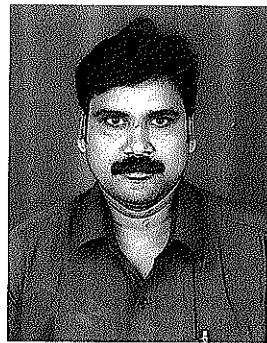
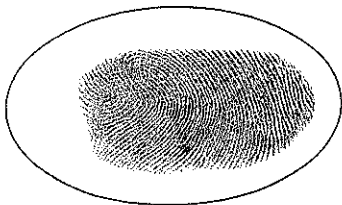
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	--	--



**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.

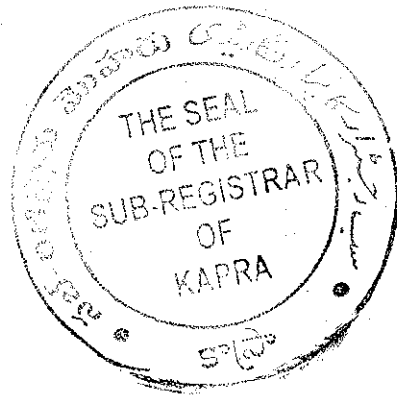
**For VISTA HOMES**  
  
Partner

**For VISTA HOMES**  
  
Partner

SIGNATURE OF THE EXECUTANT

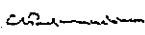
1వ పుస్తకము 20 13 నుంచి 1560  
దస్తావేజుల మొత్తము 10  
ఈ లాగితము వరుస సంఖ్య 6


  
సబ్-రెజిస్ట్రార్

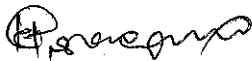






VENDOR:




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

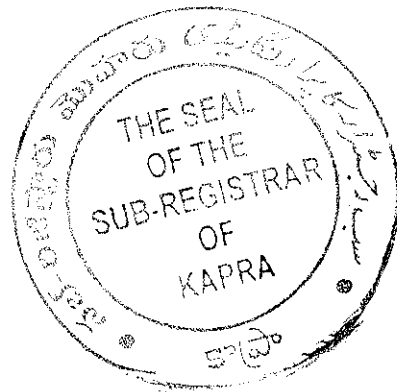
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H
नाम / NAME	SOHAM SATISH MODI
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH	18-10-1969
हस्ताक्षर / SIGNATURE	
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		10062008
Permanent Account Number AWSPP8104E		
 Signature		

1వ పుస్తకము 2013 నం: 1540  
దస్తావేజు మొత్తము లాగివారు సంఖ్య 10  
ఈ లాగివారు వరుస సంఖ్య 7

  
సబ్-రెజిస్ట్రార్



BUYER'S

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ALZPS7274A



नाम / NAME  
PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम / FATHER'S NAME  
CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि / DATE OF BIRTH  
10-09-1946

हस्ताक्षर / SIGNATURE

असफर निदेशक (सिस्टम)  
DIRECTOR OF INCOME TAX (SYSTEMS)

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले  
प्राधिकारी को सूचित / वापस कर दें  
आयका आयुक्त (कंप्यूटर केंद्र),  
सी-13, प्रत्यक्षता भवन,  
बान्द्रा-कुर्ला कॉम्प्लेक्स,  
मुंबई - 400 051.

In case this card is lost/ found, kindly inform return to  
the issuing authority  
Commissioner of Income-Tax (Computer Operations),  
C-13, Pratyakshata Bhavan,  
Bandra-Kurla Complex,  
Mumbai - 400 051.

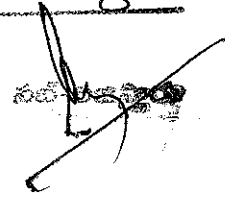
FOR VISTA HOMES

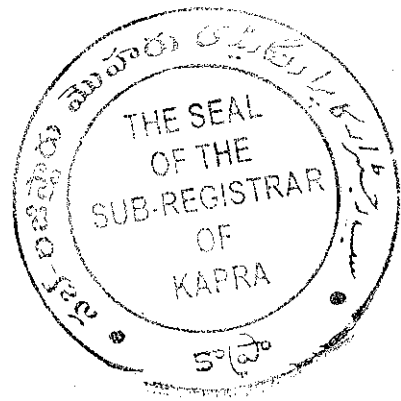
Partner

FOR VISTA HOMES

Partner

1వ పుస్తకము 2013 సం. వి. 1540  
దస్తావేజు మొత్తము కాలిగముల సంఖ్య 10  
ఈ కాలిగము వరుస సంఖ్య 8





WITNESS

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

Number: DLXP010413402001  
Name: SRINIVAS M  
S/D/W of: M LINGAIAH  
Address: 12-11-364/6  
WARSIGUDA  
SECUNDERABAD  
PIN: \_\_\_\_\_  
DOB: 06-06-1971

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

DL. Of Issue: 09-10-2001  
Adm. Licensing Authority  
Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

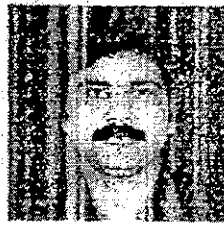
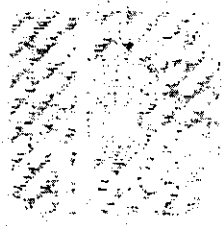
M MAHENDAR

MALLESH MANDA

20/07/1978

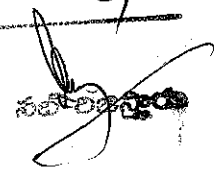
Permanent Account Number  
AQAPM0412C

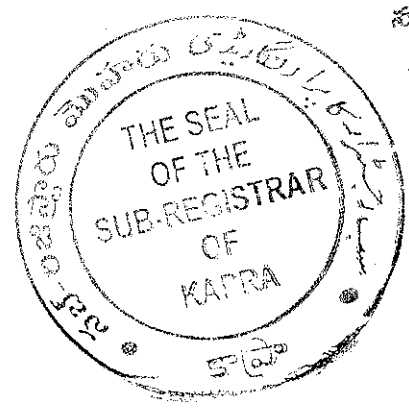
Signature: \_\_\_\_\_



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

1వ పుస్తకము 2013 వ సం. పు. 1540  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 9

  
సహాయక





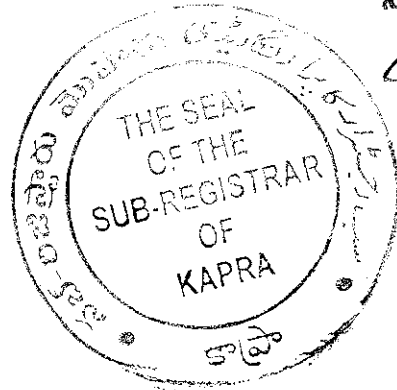


**For VISTA HOMES**  
*[Handwritten Signature]*  
Partner

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

1వ పుస్తకము 20/3 వ సం॥ వి 1540  
దస్తావేజు మొత్తము తాగితముల సంఖ్య 10  
ఈ తాగితము వరుస సంఖ్య 10

*[Handwritten signature]*



09/1385

1541/2013

P. 241/13

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581099

Date: 10/02/2013, 12:57 AM

Serial No: 2,884

Denomination: 100

Purchased By:  
PRAJAKAR REDDY  
S/O. K.P. REDDY  
R/O. HYD.

Sub Registrar  
Ex. Office Stamp Vendor  
SRO Uppal

For Whom  
MS. VISTA HOMES  
R/O. DECCAN.

**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 – 500 003 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

Sri. S. Srinivas, Son of Late Shri Nageshwar Rao, aged about 40 years, residing at # Plot No. 61, Commercial Tax Colony, Vijayawada, Andhra Pradesh, 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.  
*sale deed.*

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

1వ వున్నకము 2013 వ సం. చి. 1541  
 దస్తావేజు మొత్తము 10  
 ఈ కారితము పలునా...

సబ్-రజిస్ట్రార్

2013 వ సం. చి. 1541 నెల 26 వ తేది

1934 శా.క. సబ్-రజిస్ట్రార్ మాసము 5 వ తేది

వగలు 1 మరియు 2 గంటల

మద్య కాన్ట్రాక్టు-రిజిస్ట్రార్ కార్యాలయములో

శ్రీ. Soham Mode

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎస్.ఎ

అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలు చేసి

రుసుము రూ. 670/- లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

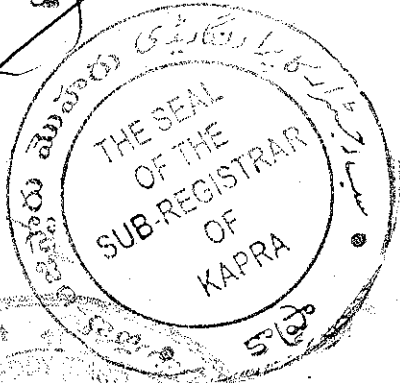
ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

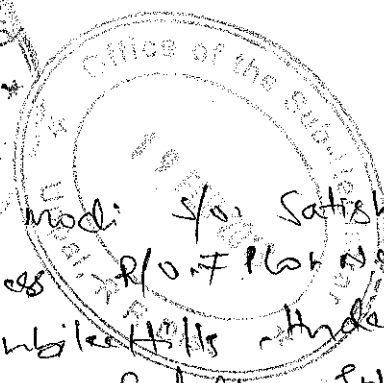
ఎడమ బొటన నేలు

ఎడమ బొటన నేలు

ఎడమ బొటన నేలు



Soham Mode  
 Office: Business  
 Rd no. 25, Jubilee Hills Hyderabad  
 o/o # 5-6-18/394, Red floor, Soham  
 mansion, M.G. Road Secbad.



Bhavesh V. Mehta s/o. Late Vasanth U. Mehta, Business  
 R/o. Utham Towers, D.V. Colony, Secbad. o/o # 5-6-  
 18/394, Red floor, Soham mansion, M.G. Road  
 Secbad

M. Srinivas, s/o late M. Lingaiah  
 H.No: 2-11-365, Malasiguda, Sec-bad.

M. Mahender, s/o late M. Halesh  
 #NO-28-77, Yadav Bath, Neredmet, Hyd.

2013 వ సం. చి. 26 వ తేది  
 1934 శా.క. సబ్-రజిస్ట్రార్ మాసము 5 వ తేది

Soham Mode  
 సబ్-రజిస్ట్రార్  
 (సి.హెచ్. అశోక్ కుమార్)

**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 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. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

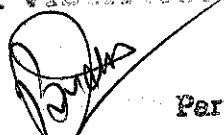
D. The Vendee is desirous of purchasing undivided share of land to the extent of 57.71 sq. yds., hereinafter referred to as the Said Land and has approached the Vendor.

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.1,32,733/- (Rupees One Lakh Thirty Two Thousand Seven Hundred and Thirty Three 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  
sale deed.   
Partner

For VISTA HOMES  
  
Partner

1వ పుస్తకము 2013 నం. పు 1541  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
 ఈ కాగితముల ఖరీదు సంఖ్య 2

134006/ -

సబ్-రజిస్ట్రార్

ENDORSEMENT

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

By challan No. 610829 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. 6600/-
- 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. 2680/-
- 2. in the shape of cash Rs. -

III. Registration fees:

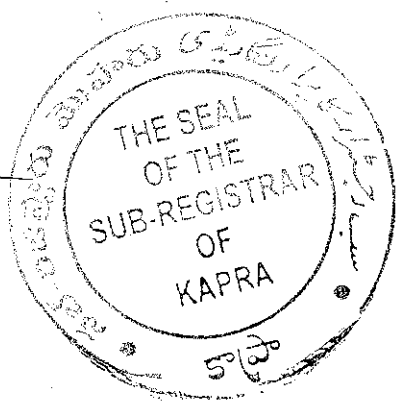
- 1. in the shape of challan Rs. 690/-
- 2. in the shape of cash Rs. -

IV. User Charges

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

Total Rs. 10150/-

SUB REGISTRAR  
KAPRA

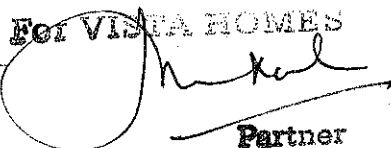


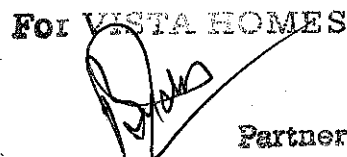
1వ పుస్తకము 2013 నం. / కా.క. 1036  
 పు 1541 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపు దివిత్తం గుర్తింపు నెంబరు 134  
 1541/2013 గా యివ్వబడినది  
 2013 నం. 1541/2013 వ తేది

సబ్ రిజిస్ట్రార్

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

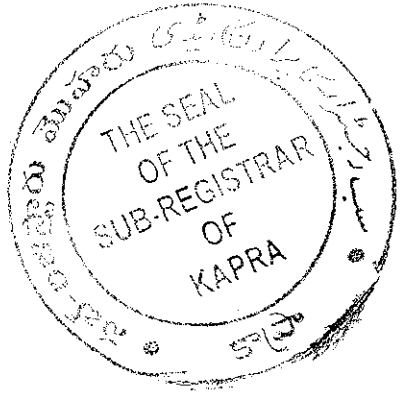
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 57.71 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs. 1,32,733/- (Rupees One Lakh Thirty Two Thousand Seven Hundred and Thirty Three 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.10,050/- is paid by way of challan no. 610829, dated 26.3.13, drawn on State Bank of Hyderabad, Kushaiguda, Branch, Hyderabad.

**FOI VISTA HOMES**  
  
**Partner**

**FOI VISTA HOMES**  
  
**Partner**

1వ పుస్తకము 2013 సం॥ ఏ. 154,  
దస్తావేజు మొత్తము ఆగోతముల సంఖ్య 10  
ఈ ఆగోతము వరుస సంఖ్య 3

~~సచి-రజనీధర్~~





SCHEDULE OF SAID LAND

All that part and parcel of undivided share of land admeasuring about 57.71 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

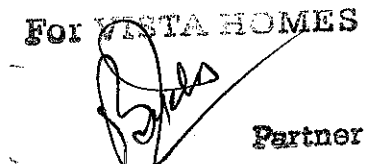
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

2. 

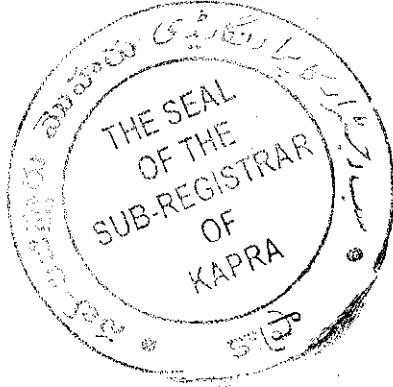
1.   
Partner

2.   
Partner

VENDOR

1వ పుస్తకము 20 12 వ సం॥ పు. 1561  
దస్తావేజు మొత్తము తాగితముల సంఖ్య 10  
ఈ తాగితము వరుస సంఖ్య HP

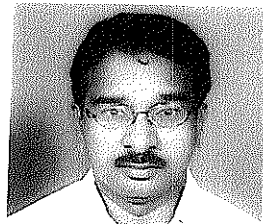
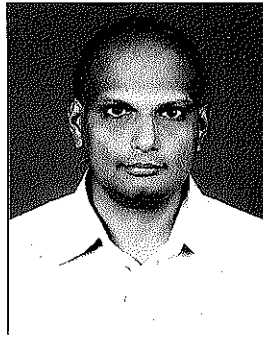
  
సబ్-రెజిస్ట్రార్



# 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. RAOD, 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 MANSIOM, M. G. ROAD  
SECUNDERABAD - 500 003

BUYER:

SRI. S. SRINIVAS  
S/O. LATE SHRI.NAGESHWAR RAO  
R/O.PLOT NO. 61,  
COMMERCIAL TAX COLONY  
VIJAYAWADA  
ANDHRA PRADESH

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

SIGNATURE OF EXECUTANTS Partner

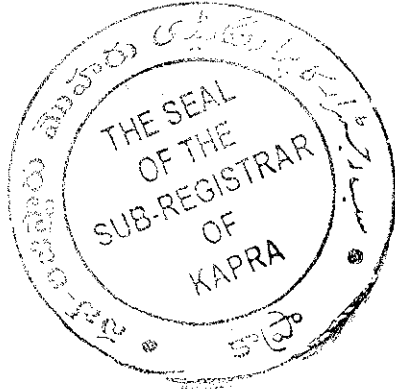
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

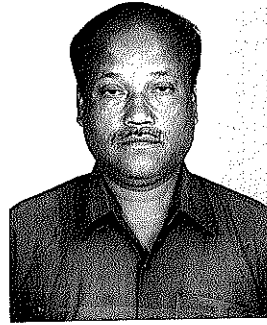
1వ పుస్తకము 20/3వ సం॥ పు. 154  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 5

సబ్-రెజిస్ట్రార్



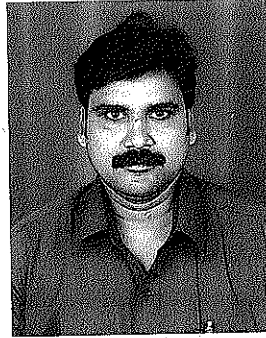
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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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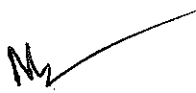
**WITNESSES:**


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

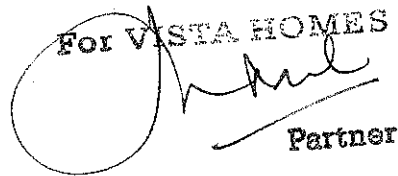


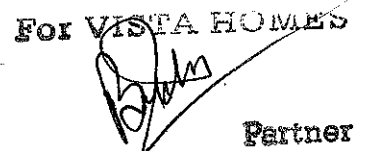
2. MR. M. MAHENDER  
S/O. LATE M. MALLESH  
R/O. H. NO: - 28-77  
YADAV BASTI  
NEREDMET  
HYDERABAD

**SIGNATURE OF WITNESSES:**

1. 

2. 

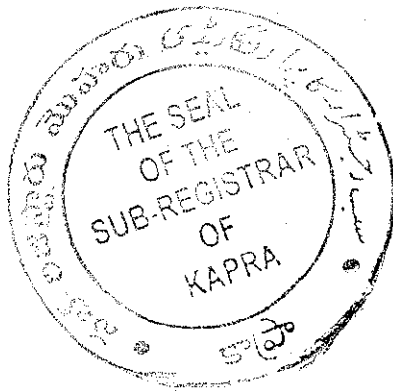
**For VISTA HOMES**  
  
Partner

**For VISTA HOMES**  
  
Partner


SIGNATURE OF THE EXECUTANT


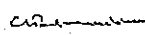
1వ పుస్తకము 20 12 సం॥ పు 1561  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము పరుస సంఖ్య 6


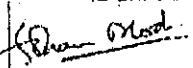
సబ్-రెజిస్ట్రార్

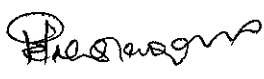





VENDOR



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	<b>ABMPM6754C</b>	
नाम / NAME	<b>BHAVESH VASANT MEHTA</b>	
पिता का नाम / FATHER'S NAME	<b>VASANT UTTAMLAL MEHTA</b>	
जन्म तिथि / DATE OF BIRTH	<b>02-03-1970</b>	
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

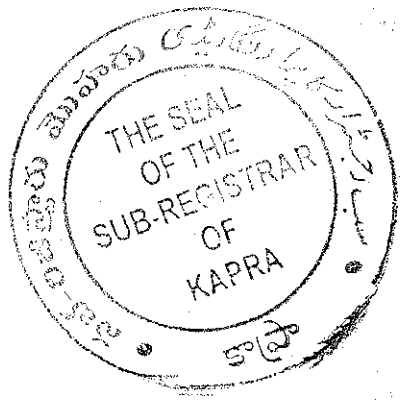
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	<b>ABMPM6725H</b>	
नाम / NAME	<b>SOHAM SATISH MODI</b>	
पिता का नाम / FATHER'S NAME	<b>SATISH MANILAL MODI</b>	
जन्म तिथि / DATE OF BIRTH	<b>18-10-1969</b>	
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra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



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number <b>AWSP8104E</b>		
 Signature		 10062000

1వ పుస్తకము 2013వ సం॥ పు. 1541  
దస్తావేజు మొత్తము. ఇ. సంఖ్య. 11  
ఈ కారితము పలు... 7

~~పబ్లికేషన్~~





BUYER



इसके द्वारा, भारत सरकार के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात में संदेह है कि यह प्रमाण पत्र उनका ही नहीं है कि वे इसके को दिनांक-दोष, जातकी से जाने-सोने से, और उसे हर तरह की ऐसी सहायता और तुला प्रदान करें जिसकी उसे आवश्यकता है।

THESE ARE TO REQUEST AND REQUEST IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDERANCE AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत सरकार के राष्ट्रपति के आदेश से दिया गया  
BY ORDER OF THE PRESIDENT OF THE  
REPUBLIC OF INDIA

*Vikas by godwin*

VIKAS DEEP YADAV  
Asstt. Consular Officer  
Consulate General of India  
San Francisco (USA)



भारत गणराज्य REPUBLIC OF INDIA



*Srinivas S*

प्रमाण / Type	राष्ट्रीय कोड / Country Code	पासपोर्ट नं. / Passport No.
	IND	F 8501403
उपनाम / Surname	SUKAMANCHI	
दिए गए नाम / Given Names	SRINIVAS	
राष्ट्रियता / Nationality	लिंग / Sex	जन्म तिथि / Date of Birth
INDIAN	M	06 Jan 1973
जन्म स्थान / Place of Birth	NARASARAOPET, AP	
जारी करने का स्थान / Place of Issue	CGI, SAN FRANCISCO	
जारी करने का तिथि / Date of Issue	वैधता का तिथि / Date of Expiry	
26 Dec 2006	25 Dec 2016	
FINAL		

*Srinivas S*

For VISTA HOMES

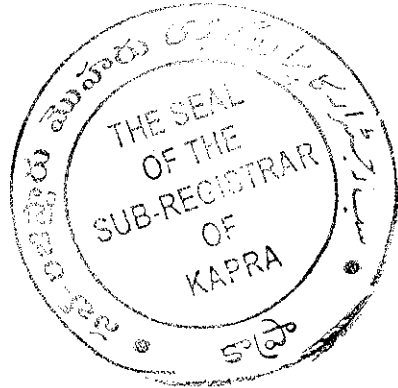
*[Signature]*  
Partner

For VISTA HOMES

Partner

1వ పుస్తకము 2013వ సం॥ పు. 1541  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 11  
ఈ కాగితము వరుస సంఖ్య 8

సబ్ రిజిస్ట్రార్



पिता/पति/प्रायः/कानूनी अभिरक्षक / Name of Father/Legal Guardian  
SUKAMANCHI NAGESWARA RAO

माता का नाम /Name of Mother  
SUKAMANCHI INDIRA

पति या पत्नी का नाम /Name of Spouse  
SUKAMANCHI SUJATHA

पता /Address  
DNO 54-2071-5 PLOT NO 61 COMMERCIAL  
IND: TAXES COLONY VIJAYAWADA KRISHNA AP

USA: 2104 ROYAL DR APT 16

Santa Clara, CA 95050

PH: (408) 246-6775

पुराने पासपोर्ट का नं. और जारी का तिथि /Old Passport No. with date and Place of issue  
A2852621 25 Feb 1997 HYDERABAD

फाइल नं. /File No.  
SF0/ 19253/06 CANCELLED & RETURNED

चेतावनी

यदि कोई भी व्यक्ति या संस्था इस पासपोर्ट को धरती है, तो उसे तुरंत अपने अधिकारी को सूचित करना चाहिए।  
यदि कोई भी व्यक्ति या संस्था इस पासपोर्ट को धरती है, तो उसे तुरंत अपने अधिकारी को सूचित करना चाहिए।  
यदि कोई भी व्यक्ति या संस्था इस पासपोर्ट को धरती है, तो उसे तुरंत अपने अधिकारी को सूचित करना चाहिए।  
यदि कोई भी व्यक्ति या संस्था इस पासपोर्ट को धरती है, तो उसे तुरंत अपने अधिकारी को सूचित करना चाहिए।  
यदि कोई भी व्यक्ति या संस्था इस पासपोर्ट को धरती है, तो उसे तुरंत अपने अधिकारी को सूचित करना चाहिए।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.  
PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR FALSIFIED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

*Srinivas*

FOR VISTA HOMES

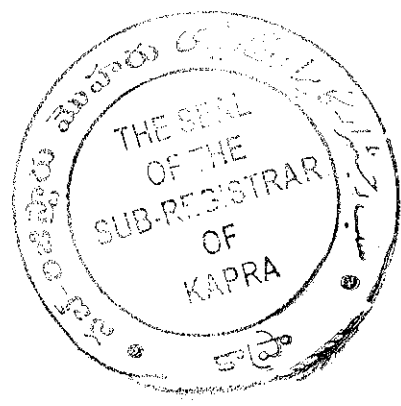
*[Signature]*  
Partner

FOR VISTA HOMES

Partner

1వ పుస్తకము 2013 క సం॥ పు 1541  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 11  
ఈ కాగితము పదున సంఖ్య 9

~~సచివ్~~



WITNESS

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

Number: DLFAP010413402001  
Name: SRINIVAS M  
S/D/W of: M LINGAIAH  
Address: 12-11-384/6  
WARSIGUDA  
SECUNDERABAD

PIN: 505 06-06-1971

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

DL Of Issue: 09-10-2001  
Addl. Licensing Authority  
Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

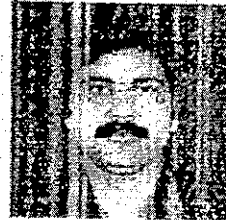
20/07/1978

Permanent Account Number

AQAPM0412C

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

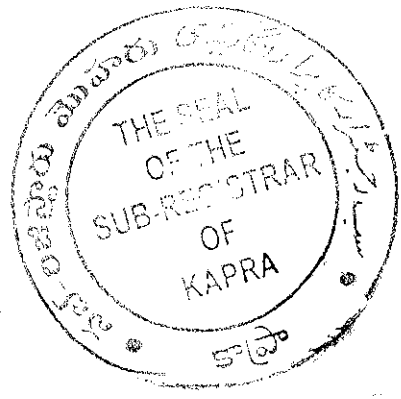
\_\_\_\_\_



04072007

1వ పుస్తకము 2013 సం॥ పు. 154  
దస్తావేజు మొత్తము లాగితముల సంఖ్య 11  
ఈ లాగితము వదిలిన సంఖ్య 10

~~సహాయక~~



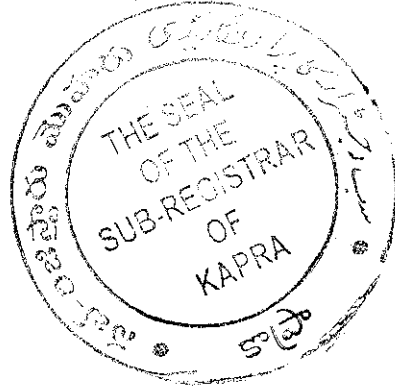


For VISTA HOMES  
*[Signature]*  
Partner

For VISTA HOMES  
*[Signature]*  
Partner

1వ పుస్తకము 2013 నం॥ పు 1541  
దస్తావేజు మొత్తము కారితముల సంఖ్య 11  
ఈ కారితము వరుస సంఖ్య 11

సబ్-రెజిస్ట్రార్



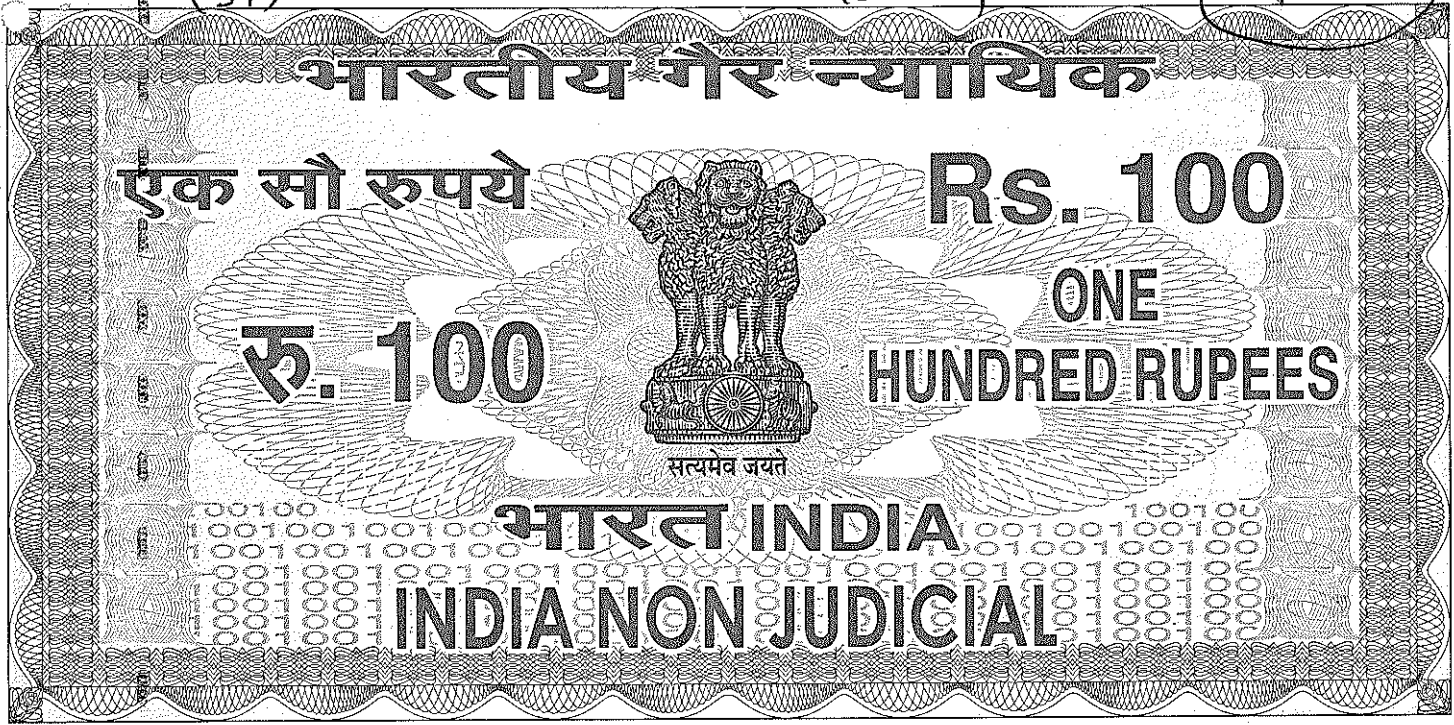


1377

1542/13

P. 242/13

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581083

Date: 19/02/2013, 12:43 AM

Serial No: 2575

Denomination: 100

Purchased By:  
 PRABHAKAR REDDY  
 S/O. K.R. REDDY  
 R/O. K.V.

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 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 – 500 003 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

Shri. P. Chandra Sekhar Reddy, Son of Late Shri. P. Pratap Reddy aged 52 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062., 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

Partner

For VISTA HOMES

Partner

1వ పుస్తకము 2013 వ సం॥ ఫి 1562  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము వరుస సంఖ్య 1

సబ్-రెజిస్ట్రార్

2013 వ సం॥ ఫి 1562 నెల 26 వ తేది

1934 కె.శ. నంద్యాల పోలీసు ము... వ తేది

వగలు... 1... మరీయు... 2... గంటల

మద్య కాన్ట్రోల్-రిజిస్ట్రారు కార్యాలయములో

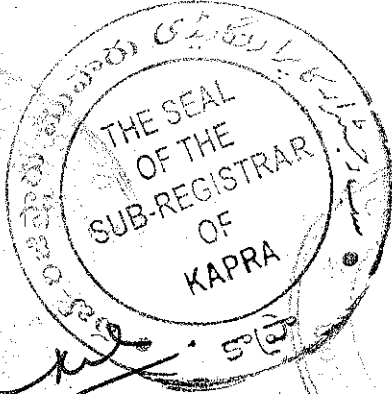
శ్రీ. Soham Modi

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను

అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు

వారియు వేలిముద్రలలో సహ దాఖలు చేసే

12/30/... లు చెల్లించినారు



*[Handwritten Signature]*

వాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు



ఎడమ బొటన వ్రేలు



విరూపించినది

Soham modi s/o. Sathish modi  
 occ: Business R/o. Plot no. 280,  
 Rd no. 25, Jubilee Hills Hyderabad. 0/07  
 S-4-18/1344 2nd floor, Soham mansions  
 M.P. Road Secbad.

*[Handwritten Signature]*  
 Bhavesh V. Mehta s/o. Late Yashwant U. Mehta  
 occ: Business R/o. Sham Towers, D.V. Colony. Secbad  
 0/07 S-4-18/1344 2nd floor, Soham mansions,  
 M.P. Road Secbad

M. Minival s/o late M. Lingaiah  
 A.No - 2-11-365, Marasiguda, Sec-bad.

RA. Mahender s/o late M. Mallesh  
 A.No: 28-77, Yadav Batti, Neredmet, Hydr.

1) *[Handwritten Signature]*

2013 వ సం॥ ఫి 26 వ తేది

1934 కె.శ. నంద్యాల పోలీసు ము... వ తేది

*[Handwritten Signature]*  
 సబ్-రెజిస్ట్రార్  
 (సీ.పి. అంబిక కుమార్)

**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 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. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

D. The Vendee is desirous of purchasing undivided share of land to the extent of 1054.64 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.24,25,672/- (Rupees Twenty Four Lakhs Twenty Five Thousand Six Hundred and Seventy Two 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.

**FOI VISTA HOMES**  
  
Partner

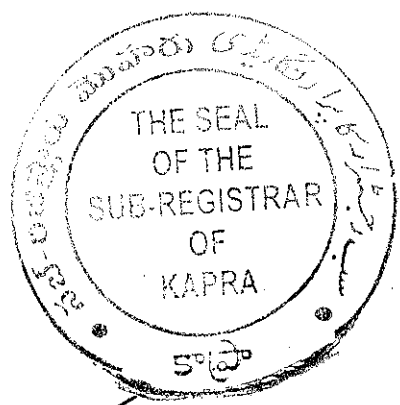
**FOI VISTA HOMES**  
  
Partner

2428000/1  
 13 సం. పం. 1542  
 రెవెన్యూ విస్తారణ కారితముల సంఖ్య 10  
 ఈ కారితముల పరమ సంఖ్య 2

STATEMENT OF DEDUCTIONS  
 I. Amount that the following amounts have been paid in respect of this document:  
 By date of the 61.0827 26/3/13  
 I. In shape of:

- 1. in the shape of stamp papers Rs 100/-
  - 2. in the shape of challan (u/s.41 of I.S. Act.1899) Rs. 12200/-
  - 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. 48520/-
    - 2. in the shape of cash Rs. -
  - III. Registration fees:
    - 1. in the shape of challan Rs. 12130/-
    - 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 182050/-

SUB-REGISTRAR  
 KAPRA



13 సం. పం. 1542  
 రెవెన్యూ విస్తారణ కారితముల సంఖ్య 10  
 ఈ కారితముల పరమ సంఖ్య 2  
 1526  
 12

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

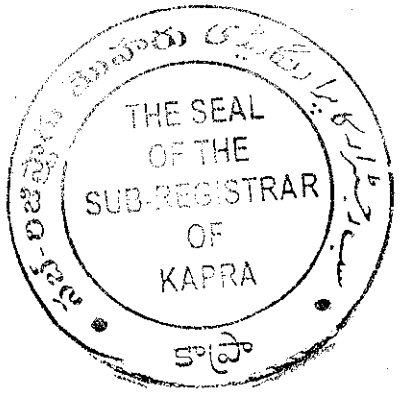
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 1054.64 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs.24,25,672/-(Rupees Twenty Four Lakhs Twenty Five Thousand Six Hundred and Seventy Two 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 leviabale with respect to this sale deed.
7. Stamp duty and Registration amount of Rs.1,81,950/- is paid by way of challan no. 610825 dated 26.3.13, drawn on State Bank of India, Kushaiguda Branch, Hyderabad.

FOR VISTA HOMES  
  
Partner

FOR VISTA HOMES  
  
Partner

1వ పుస్తకము 2013 సం॥ పే 1542  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వయస్ సంఖ్య 3

*[Handwritten signature]*  
సబ్-రెజిస్ట్రార్



SCHEDULE OF SAID LAND

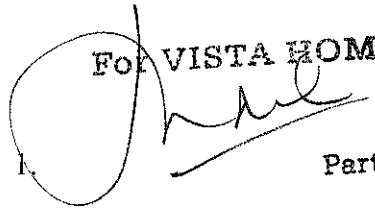
All that part and parcel of undivided share of land admeasuring about 1054.64 sq. yds., in survey nos. 193 (Ac.2-21 Gts.), 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, under S. R. O. Kapra and bounded by:

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:

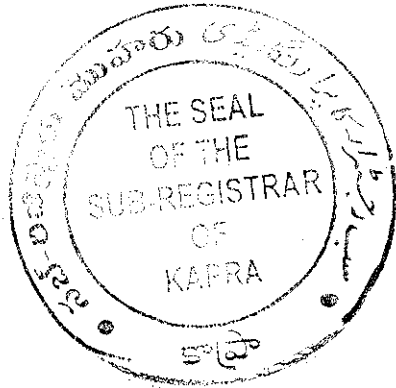
1. 
2. 

1.   
For VISTA HOMES  
Partner

2.   
For VISTA HOMES  
Partner  
VENDOR


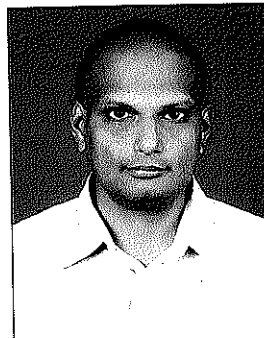
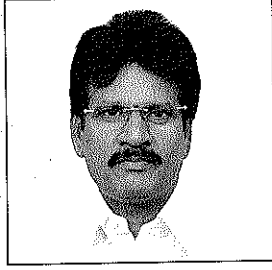


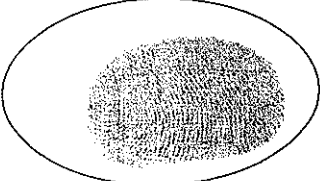
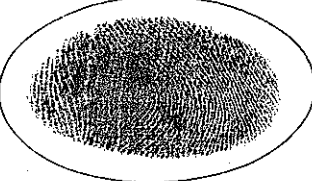

1వ పుస్తకము 20 13 సం॥ పు. 154  
దస్తావేజు మొత్తము లాగితముల నంబు 10  
ఈ లాగితము వరుస నంబు 4

సబ్ రిజిస్ట్రార్



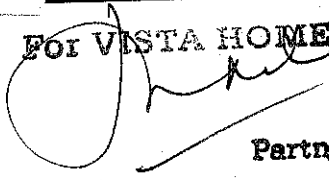
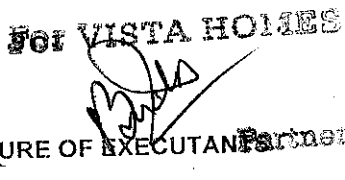


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	   	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
	      		<p><b>VENDORS:</b></p> <p><b>M/S. VISTA HOMES,</b>                      HAVING ITS OFFICE AT 5-4-187/3 &amp; 4                      II FLOOR, SOHAM MANSION                      M. G. ROAD, SECUNDERABAD                      REP. BY ITS AUTHORIZED REPRESENTATIVES,</p> <p>1. MR. SOHAM MODI                      S/O. MR. SATISH MODI</p> <p>2. SHRI. BHAVESH V. MEHTA,                      S/O. LATE SHRI. VASANT U. MEHTA                      (O). 5-4-187/3 &amp; 4, II FLOOR                      SOHAM MANSION, M. G. ROAD                      SECUNDERABAD - 500 003</p> <p><b>BUYER:</b></p> <p>SHRI. P. CHANDRA SEKHAR REDDY                      S/O. LATE. SHRI. P. PRATAP REDDY                      R/O. PLOT NO. 14,                      ANUPURAM COLONY,                      E.C.I.L POST,                      HYDERABAD - 500 062.</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:

1. 
2. 

**FOR VISTA HOMES**  

**FOR VISTA HOMES**  


**Partner**
**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.



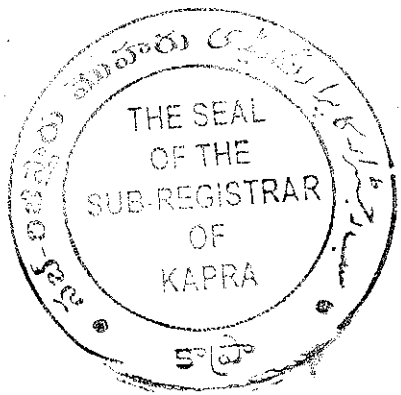
SIGNATURE OF THE REPRESENTATIVE



SIGNATURE OF BUYER

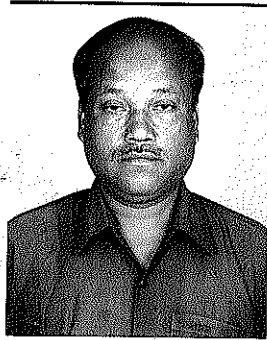
1వ పుస్తకము 2013వ సం॥ వి. 1542  
దస్తావేజు మొత్తము కాపీలముల సంఖ్య 10  
ఈ కాపీలము నరుస సంఖ్య 5

సబ్-రజిస్ట్రార్



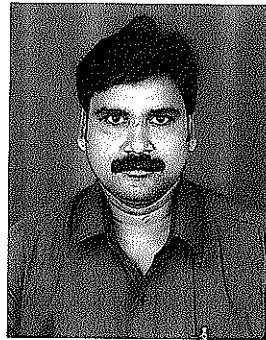
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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:**

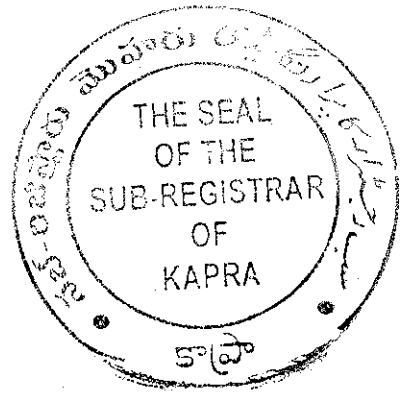
1.   
2. 

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

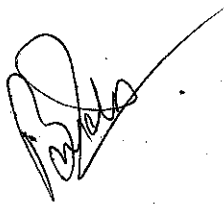
SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 2013 సం: పు. 1542  
రెస్ట్రీటెడ్ మొత్తము కారీకముల సంఖ్య 10  
ఈ కారీకము వరుస సంఖ్య 6



సబ్-రెజిస్ట్రారు

VENDOR:

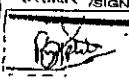


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABMPM6754C**

नाम /NAME  
**BHAVESH YASANT MEHTA**

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

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

हस्ताक्षर /SIGNATURE  


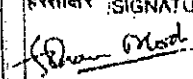
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

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

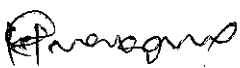
नाम /NAME  
**SOHAM SATISH MODI**

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

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

हस्ताक्षर /SIGNATURE  


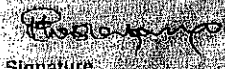
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI  
15/01/1974  
Permanent Account Number  
**AWSP8104E**

हस्ताक्षर /SIGNATURE  


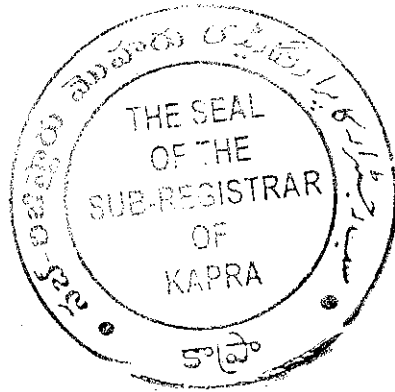
Signature



10063006

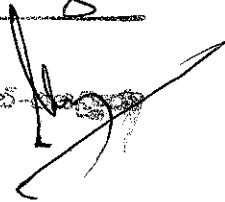
1వ భువ్వకము 2013 సం: డి. 1542  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 7

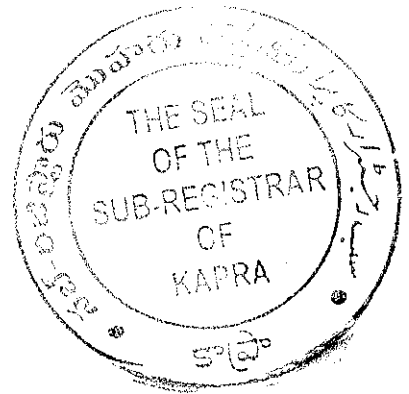
సబ్-రెజిస్ట్రార్





1వ పుస్తకము 2019వ సం. 1542  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 8

నవ  








WITNESS

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

Number: DLFAP010413402001  
Name: SRINIVAS M  
S/D/W of: M LINGAIAH  
Address: 12-11-364/6  
WARSIGUDA  
SECUNDERABAD

PIN: \_\_\_\_\_  
DOB: 06-06-1971

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



DL Of Issue: 09-10-2001

Add. Licensing Authority  
Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

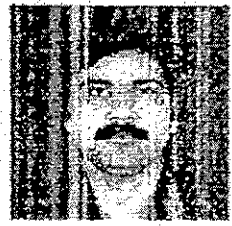
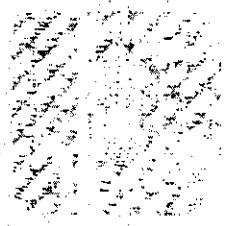
M MAHENDAR

MALLESH MANDA

20/07/1978

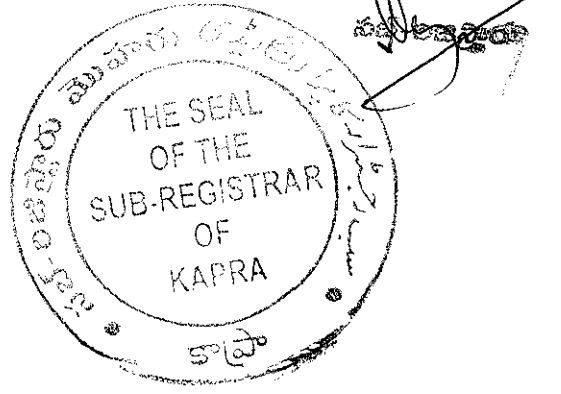
Permanent Account Number  
AQAPM0412C

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



Handwritten signature

1వ ప్రస్తుతము 20 13 వ సం. పి. 1542  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 9



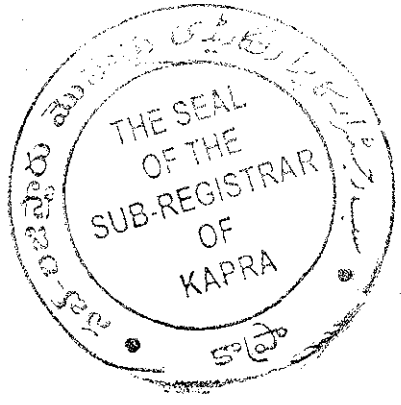


For VISTA HOMES  
*[Handwritten Signature]*  
Partner

For VISTA HOMES  
*[Handwritten Signature]*  
Partner

1వ వుస్తకము 2013 నం: ప్రి-1542  
దస్తావేజు మొత్తము తాగి-ముం నంబ్బ 10  
ఈ తాగి-ముం వరుస నంబ్బ 10

సబ్-రెజిస్ట్రార్



1376

1543/13

Pr 243/13



SCANNED

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

BA 581093

Date: 19/02/2013, 12:47 AM

Serial No: 2,955

Denomination: 100

Purchased By:  
 PRASHAKAR REDDY  
 S/O. K.P. REDDY  
 R/O. HO.

For Whom  
 M/s. VISTA HOMES  
 R/O. SECUBAD.

**SALE DEED**  
 SRO Uppal

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 – 500 003 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

Shri K. Venkata Chalapati Rao, Son of Shri K. Nagabhushanam aged about 62 years, Occupation: Business, Resident of H. No. 4-7-19/36, Raghavendra Nagar, Nacharam, 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.

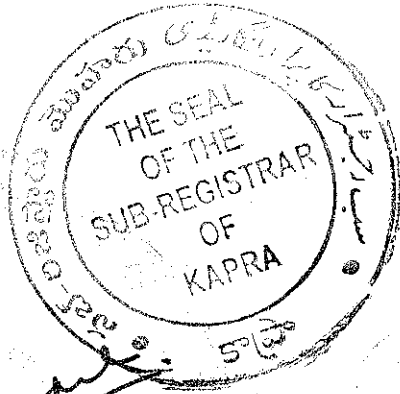
sale deed  
**FOR VISTA HOMES**  
  
 Partner

**FOR VISTA HOMES**  
  
 Partner

1వ పుస్తకము 2013వ సం. పు 1543  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము వరుస సంఖ్య \_\_\_\_\_

సబ్-రెజిస్ట్రార్

2013 వ సం. మార్చి నెల 25 వ తేది  
 1937 శా.శ. సం. 1937 గూసము 5 వ తేది  
 పగలు 1 మరయు 1 గంటల  
 మధ్య కాప్రా సబ్-రెజిస్ట్రారు కార్యాలయములో



శ్రీ Soham Modi

రెజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి

ఈ కుడా 1520 లు వెల్లడిచిన  
 ప్రాసీ ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎవను బొటన ప్రేలు

Soham Modi

Soham Modi s/o Satish Modi  
 Occ: Business. P.O. # Plot No. 280  
 Rd No. 28, Jubilee Hills, Hyderabad  
 P.O. # S.H. - 187/3 & 4, 2nd Floor, Soham  
 Mansion, M.P. Road, Sec 8'nd



ఎవను బొటన ప్రేలు

Bhavesh V. Mehta

Bhavesh V. Mehta s/o. Late Vasants U. Mehta  
 Occ: Business. R/A. Uttam Tower, D.V. Colony  
 Sec 8'nd. P.O. # S.H. - 187/3 & 4, 2nd Floor, Soham  
 Mansion, M.P. Road. Sec 8'nd.

విరూపించినది

1) M. Arinival

M. Arinival s/o late M. Cingarah  
 H.No: 2-11-365, Warangula, Sec 8'nd.

2) M. Mahender

M. Mahender s/o late M. Mallesh  
 H.No: 28-72, Yadav Bashi, Neredmet, Hyd.

2013 వ సం. మార్చి నెల 25 వ తేది  
 1937 శా.శ. సం. 1937 గూసము 5 వ తేది

M. Mahender  
 సబ్-రెజిస్ట్రార్  
 (సి.హెచ్. అనోక్ కుమార్)

**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 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. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

D. The Vendee is desirous of purchasing undivided share of land to the extent of 131.83 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. 3,03,209/- (Rupees Three Lakhs Three Thousand Two Hundred and 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.

sale deed.

FOR VISTA HOMES  
  
Partner

FOR VISTA HOMES  
  
Partner

పంపునంబు 2013 నంబు 1543  
 రిజిస్ట్రేషన్ డిమాండ్ కారితమము సంఖ్య 10  
 ఈ అనంతము వరుస సంఖ్య 2

3040001

సబ్-రిజిస్ట్రార్

**ENDORSEMENT**

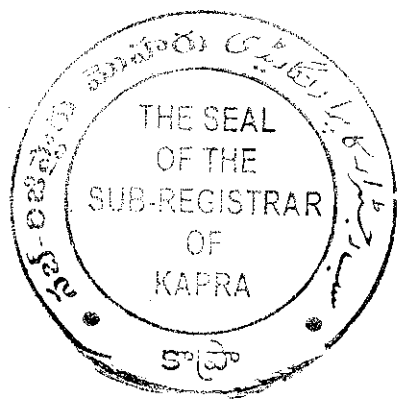
Certified that the following amounts have been paid in respect of this document:

Challan No. 610826 Dt. 26/3/13  
Stamp Duty:

- 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. 1500/-
  - 3. in the shape of cash (u/s.43 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. 6080/-
  - 2. in the shape of cash Rs. -
- III. Registration fees:
  - 1. in the shape of challan Rs. 1500/-
  - 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. 22900/-

SUB REGISTRAR  
KAPRA



పంపునంబు 2013 నంబు 1543  
 రిజిస్ట్రేషన్ డిమాండ్ కారితమము సంఖ్య 10  
 ఈ అనంతము వరుస సంఖ్య 2

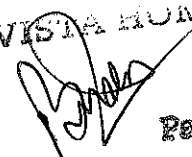
సబ్-రిజిస్ట్రార్



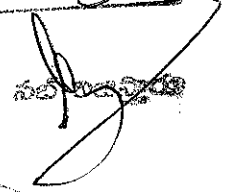
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

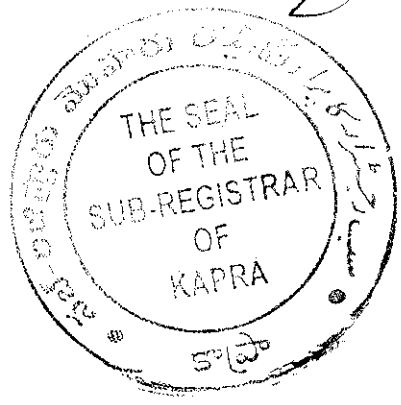
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 131.83 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs. 3,03,209/- (Rupees Three Lakhs Three Thousand Two Hundred and 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. 22,800/- is paid by way of challan no. 610 826, dated 26.3.13, drawn on State Bank of Hyderabad, Kusaiguda Branch, Hyderabad.

FOI VISTA HOMES  
  
Partner

FOI VISTA HOMES  
  
Partner

1వ పుస్తకము 20 13 సం॥ త్రి 1547  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 3

  
సబ్-రెజిస్ట్రార్



SCHEDULE OF SAID LAND


All that part and parcel of undivided share of land admeasuring about 131.83 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. 

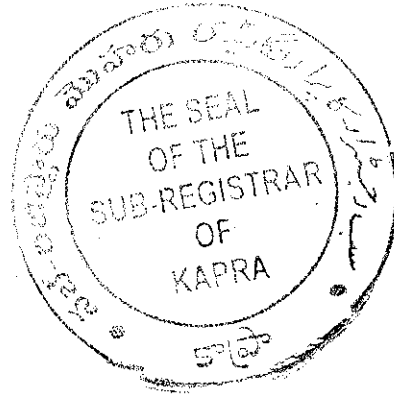
1.   
FOR VISTA HOMES  
Partner

2.   
FOR VISTA HOMES  
Partner

VENDOR

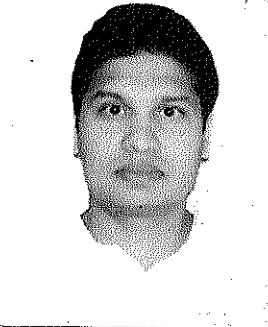
1వ పుస్తకము 20 13 సం॥ పు 1543  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 14

~~సర్-రిజిస్ట్రార్~~

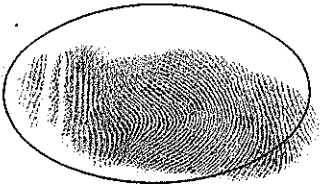


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A  
OF REGISTRATION ACT, 1908.**

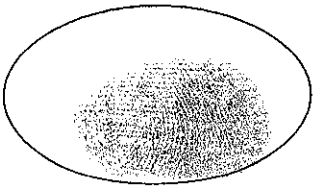
SL.NO.      FINGER PRINT  
IN BLACK  
(LEFT THUMB)



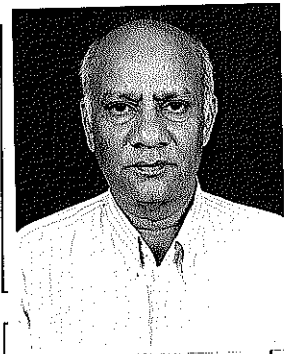
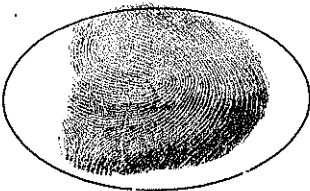
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



VENDORS:  
  
**M/S. VISTA HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, 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



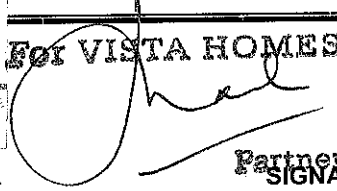

BUYER:  
  
K. VENKATA CHALAPATI RAO  
S/O. SRI K. NAGABHUSHANAM  
R/O. H. NO. 4-7-19/36,  
NEW RAGHAVENDRA NAGAR,  
NACHARAM,  
HYDERABAD-76



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      Partner  
**SIGNATURE OF EXECUTANTS**

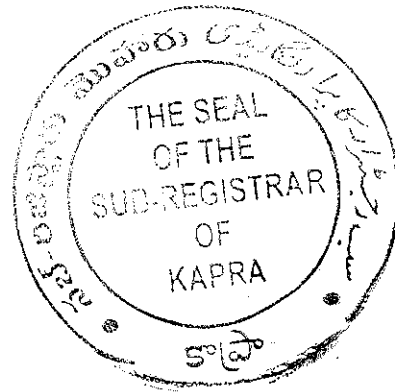
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

**SIGNATURE OF THE REPRESENTATIVE**

**SIGNATURE OF BUYER**

1వ పుస్తకము 2013 వ సం॥ వు 1543  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస నంబరు 5

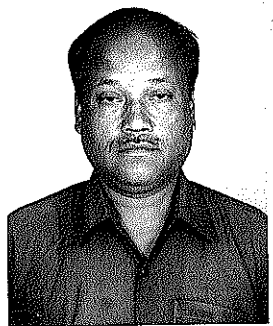
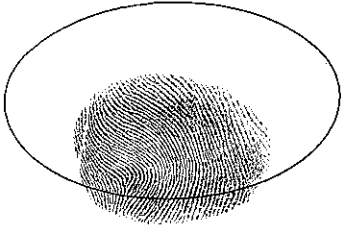
సబ్ రిజిస్ట్రార్



K. V. Chaitanya Kumar

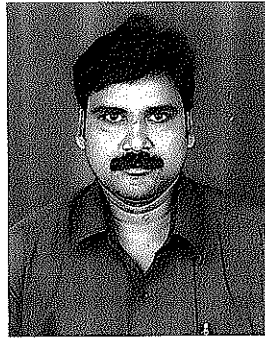
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

<u>SL. NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
----------------	---	---	---




**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. 

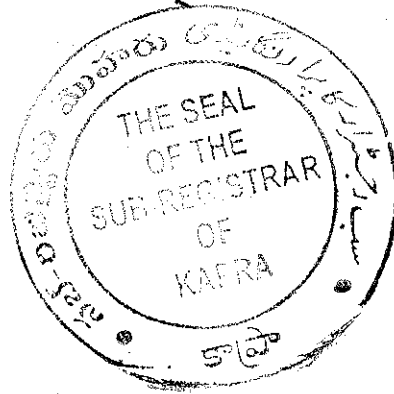
**For VISTA HOMES**  
  
Partner

**For VISTA HOMES**  
  
Partner

SIGNATURE OF THE EXECUTANT

1st పుస్తకము 2013వ సం॥ నం॥ 1543  
దస్తావేజు మొత్తము లాభము వంతు 10  
ఈ కారణము వరుస సంఖ్య 6


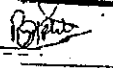
  
సబ్ రిజిస్ట్రార్


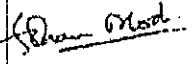


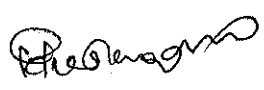






VENDOR



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

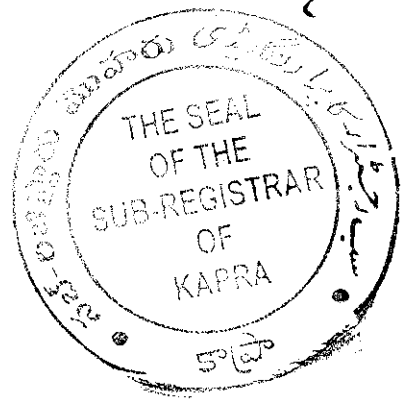
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		
 Signature		 10062008

1వ పుస్తకము 20 12 వం|| పు 1543  
దస్తవేజు మొత్తము కలిగినవలె నంబు 10  
ఈ కాలిగ్రాము పదివలె నంబు 7

పబ్లికేషన్


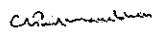



Bumer:

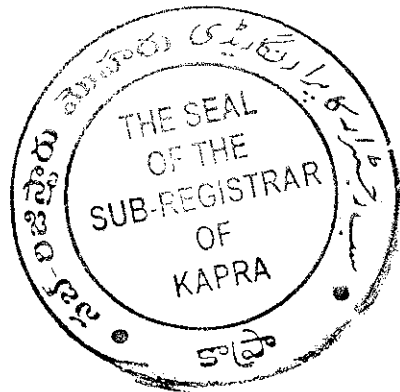
इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
मुख्य आयकर आयुक्त,  
आयकर भवन,  
बशीर बाग,  
हैदराबाद - 500 004.

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

Chief Commissioner of Income-tax,  
Aayakar Bhavan,  
Basheerbagh,  
Hyderabad - 500 004.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	
<b>AERPK6666B</b>	
नाम /NAME	<b>VENKATACHALAPATHI RAO KANCHARLAPALLY</b>
पिता का नाम /FATHER'S NAME	<b>NAGABUSHNAM KANCHARLAPALLY</b>
जन्म तिथि /DATE OF BIRTH	<b>25-05-1950</b>
हस्ताक्षर /SIGNATURE	
	मुख्य आयकर आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

1వ పుస్తకము 20/2వ సం॥ పు 1543  
రెన్యూవేజ్ మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 8  
నందీశ్వరరావు





WITNESS

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

Number: **DFAP010413402001**  
Name: **SRINIVAS M**  
S/D/W of: **MLINGAIAM**  
Address: **12-11-38475**  
**WARSIGUDA**  
**SECUNDERABAD**

PIN: **500001**  
DOB: **06-06-1971**

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



Di. Of Issue 09-10-2001

Addr. Licensing Authority  
Secunderabad

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**



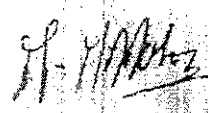
**भारत सरकार**  
**GOVT. OF INDIA**

**M MAHENDAR**

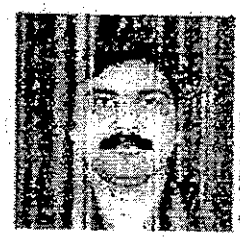
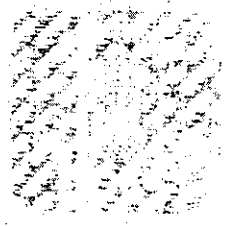
**MALLESH MANDA**

**20/07/1978**

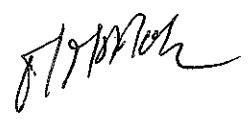
Permanent Account Number  
**AQAPM0412C**



Signature

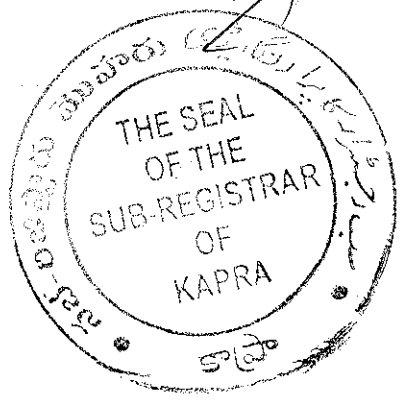


04072007



1వ ప్రస్తావనము 20 13 నంబు ది 1543  
రెవెన్యూ మొత్తము 10  
ఈ కారితము నంబు 9

సచి-




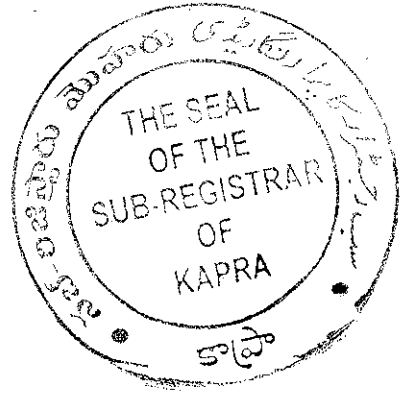


**For VISTA HOMES**  
*[Handwritten Signature]*  
Partner

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

1వ పుస్తకము 2013 వ సం॥ పు 1543  
రస్తావేణ మొత్తము లాగితముల సంఖ్య 10  
ఈ లాగితము పరుస సంఖ్య 10

  
సబ్-రిజిస్ట్రారు





9  
1381

1544/13

P.244/13

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581580

Date: 27/03/2013, 03:05 PM

Serial No: 3678

Denomination: 100

Purchased By:  
 K. PRASHAKAR REDDY  
 S/O. K.R. REDDY  
 R/O. YD.

Sub-Registrar  
 Ex. Office Stamp Vendor  
 SRO Legal

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

**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 – 500 003 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

Smt. Suman R. Mulani, wife of Shri. Ratan N. Mulani aged about 51 years, Occupation: Business, residing at # Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad, 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.

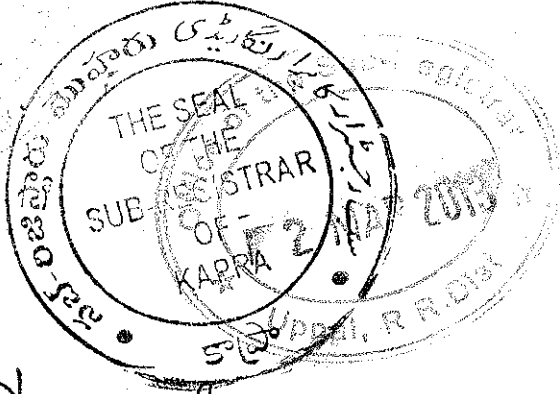
For VISTA HOMES  
  
 Partner

For VISTA HOMES  
  
 Partner

1వ పుస్తకము 2013 సం. ఫి 15  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
 ఈ కాగితము వరుస సంఖ్య 1

నవ-రిజిస్ట్రార్

2013 వ సం. ఫి. 15 నెల. 26 వ తేది  
 1934 కా.శ. నం. 10 నూ. 5 వ తేది  
 పగలు..... 1..... మరియు..... 2..... గంటల  
 మద్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ. Soham Modi  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి నమోదించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 ఈ కురు..... 15/11..... లు చెల్లించినా:



వాసి ఇచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ బొటన వ్రేలు



Soham Modi  
 o/c: Business Plot No. 280  
 Rd No. 28, Jubilee Hills, Hyderabad  
 o/c: # 5-11-18/1364, 1st floor, Rohan nagar  
 M.F. Road. Secbad

ఎడమ బొటన వ్రేలు



Bhavesk V. Meht  
 o/c: Business - Plot # Uttam Towers, D.V. Colony, Secbad  
 o/c: # 5-11-18/1364, 1st floor, Rohan nagar  
 M.F. Road. Secbad

విరూపించినది

1) M. Minivoy

M. Minivoy s/o late M. Lingaraj  
 H.No - 2-11-365, Warangula, Sec-bad.

2) M. Mahender

M. Mahender, s/o late M. Mallesh  
 H.No - 2-11-365, Kadar Bazar, Hyderabad.

2013 వ సం. ఫి. 26 వ తేది  
 1934 కా.శ. నం. 10 నూ. 5 వ తేది

(న.హెచ్. అనోక్ కుమారి)  
 నవ-రిజిస్ట్రార్

**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 and is more particularly described in Schedule A given under.

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


D. The Vendee is desirous of purchasing undivided share of land to the extent of 453.20 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.10,42,360/- (Rupees Ten Lakhs Forty Two Thousand and Three Hundred and Sixty 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 20/13 నం|| పు. 1546  
 దస్తావేజు మొత్తము లాగితముల సంఖ్య 10  
 ఈ లాగితము వరుస సంఖ్య 2

1043000/-

*[Handwritten signature]*

It is certified that the following amounts have been paid in respect of this document:  
 By Challan No. 610833 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. 52050/-
  - 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. 20860/-
  - 2. in the shape of cash Rs. —
- III. Registration fees:
- 1. in the shape of challan Rs. 5215/-
  - 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. 78325/-

*[Signature]*  
 SUB REGISTRAR  
 KAPRA



1వ పుస్తకము 20/13 నం./ కా.శ. 1833  
 పు. 1546 వెంబరుగా రిజిస్టరు చేయబడి  
 సాక్షుల విమర్శల గుర్తింపు వెంబరు 1526  
 పు. 1544/2013 నా యిచ్చుకన్నెనుది  
 2013 నం. 12 వ తేది

*[Signature]*  
 సబ్-రిజిస్ట్రార్

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

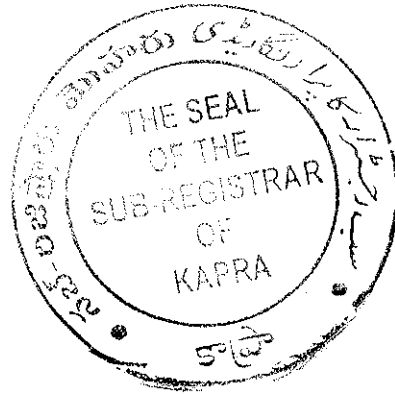
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 453.20 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs.10,42,360/- (Rupees Ten Lakhs Forty Two Thousand and Three Hundred and Sixty 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.78,225/- is paid by way of challan no. 610833 dated 26-3-13 drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

FOR VISTA HOMES  
  
Partner

FOR VISTA HOMES  
  
Partner

1వ పుస్తకము 20 13 సం॥ పు 1544  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 3

నల్లపాటి సత్యనారాయణ



SCHEDULE OF SAID LAND

All that part and parcel of undivided share of land admeasuring about 453.20 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. 

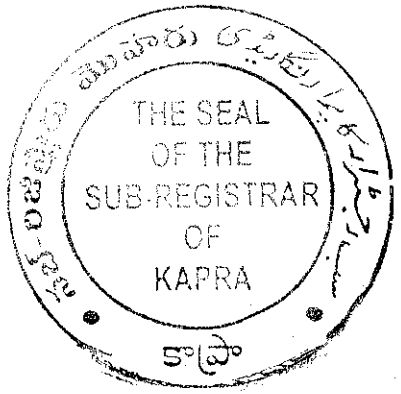
1.  **FOR VISTA HOMES**  
Partner

2.  **FOR VISTA HOMES**  
Partner

VENDOR


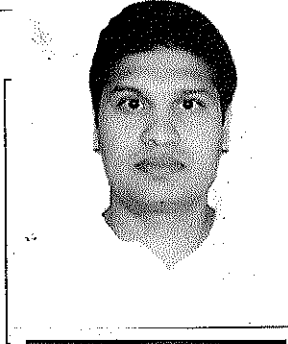
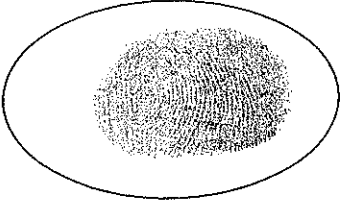

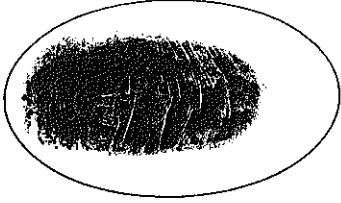


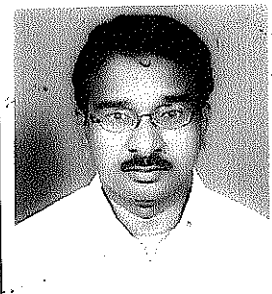
1వ పుస్తకము 2013వ సం॥ పై 1544  
దస్తావేజు మొత్తము లాగితముల సంఖ్య 10  
ఈ లాగితము వరుస సంఖ్య 4

సచి-~~విజయలక్ష్మి~~





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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDORS:</b></p> <p><b>M/S. VISTA HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS AUTHORIZED REPRESENTATIVES,</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE SHRI. VASANT U. MEHTA (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003</p> <p><b>BUYER:</b></p> <p>SMT SUMAN R MULANI, W/O SHRI RATAN N MULANI,, R/O PLOT NO. 30, 31, SURYA NAGAR COLONY, INSIDE KUSHALYA ESTATE, KHARKHANA, SECUNDERABAD</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>
			
			
			

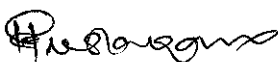
**SIGNATURE OF WITNESSES:**

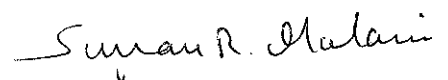
1. 
2. 

**For VISTA HOMES**  
  
Partner

**For VISTA HOMES**  
  
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.



  
y  
**SIGNATURE OF BUYER**

1వ పుస్తకము 2013వ సం॥ ధృ. 1546  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 5

సవ. 



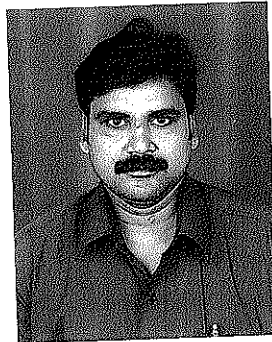
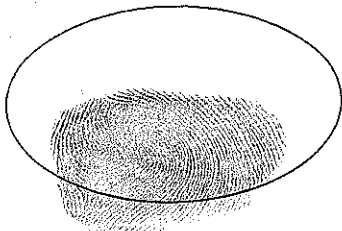
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

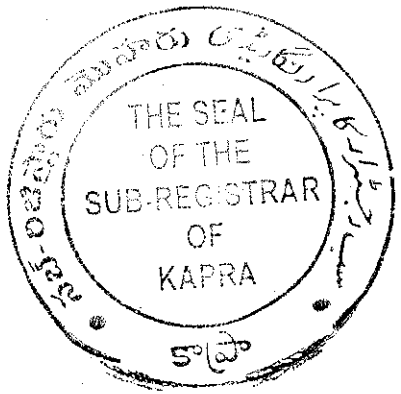
For VISTA HOMES

Partner

SIGNATURE OF THE EXECUTANT


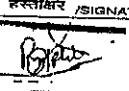
1వ పుస్తకము 20 13 పం: పు 1544  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 6


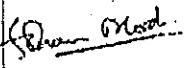
  
సబ్-రెజిస్ట్రార్

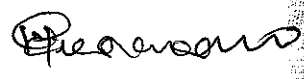





VENDOR:



पंजीकृत 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 वायुक्त, काश्मिर प्रदेश Chief Commissioner of Income-tax, Kashmir

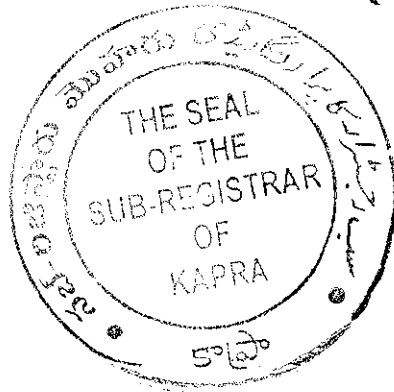
पंजीकृत लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE		मुख्य आयकर वायुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		
 Signature		 10062008

1వ పుస్తకము 2013 నంబర్ 1546  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 7

సీ. లక్ష్మణం



BUYER:

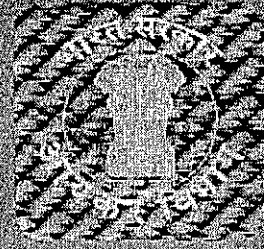
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUMAN R MULANI

LAXMANDAS MULRAJANI



11/09/1962

Permanent Account Number

AHCPM9208R

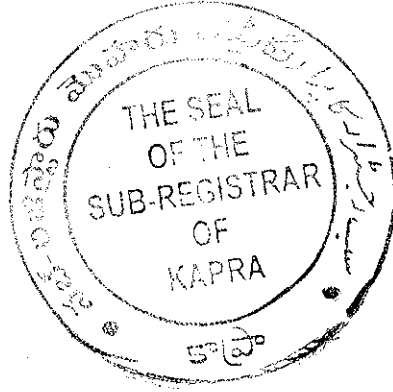


03082006

*Suman R. Mulani*  
Signature

1వ పుస్తకము 2013 సం॥ ఏ. 1544  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము ఐదు సంఖ్య 8

సబ్-రెజిస్ట్రార్







WITNESS

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

Number: DLFAP010413402001  
Name: SRINIVAS M  
S/DW of: M LINGAIAH  
Address: 12-11-354/6  
WARSIGUDA  
SECUNDERABAD

PIN: \_\_\_\_\_  
DOB: 06-06-1971

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



Dt. Of Issue: 08-10-2001

Auth. Licensing Authority  
Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

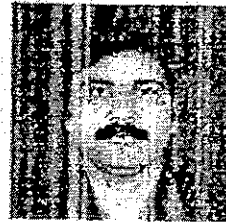
MALLESH MANDA

20/07/1978

Permanent Account Nun bar

AQAPM0412C

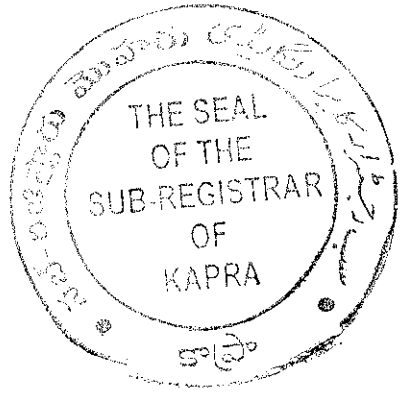
Signature: \_\_\_\_\_



\_\_\_\_\_

1వ పుస్తకము 2013వ సం॥ పు. 1544  
దస్తావేజు మొత్తము లాగింపుల సంఖ్య 10  
ఈ లాగింపు పలున సంఖ్య 9

  
సచి-రెజిస్ట్రార్

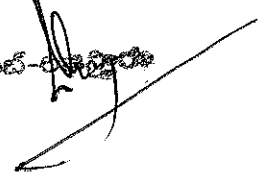


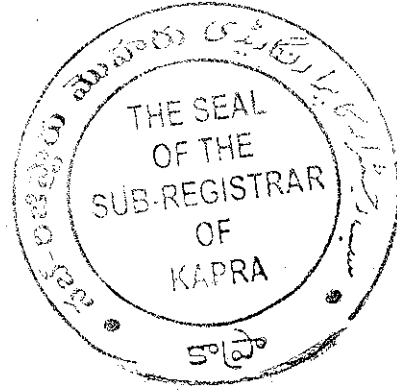


For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

1వ పుస్తకము 2013 నం. పు 1544  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 10

సబ్-రెజిస్ట్రారి  


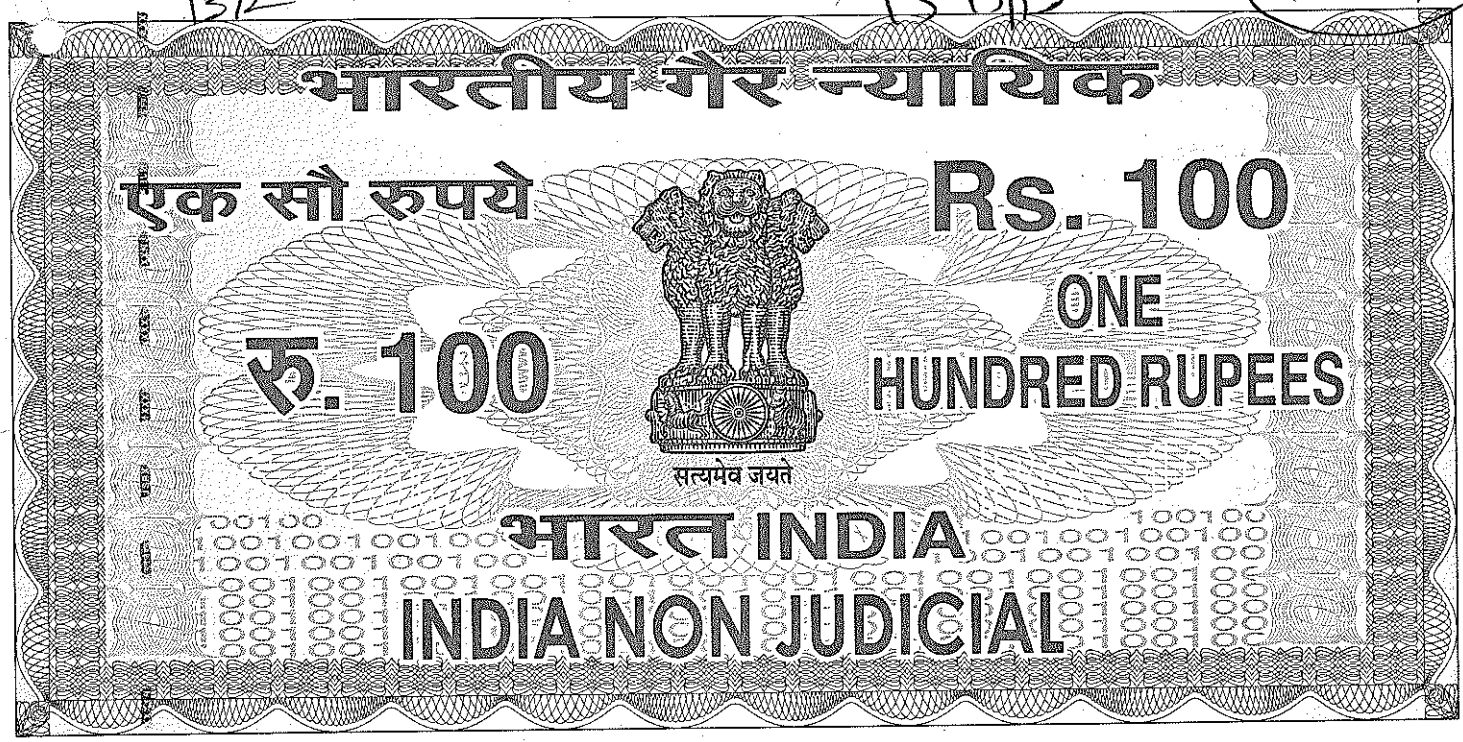


1372

1545/13

P-245/13

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581090

Date: 10/02/2013, 12:46 AM

Serial No: 2,882

Denomination: 100

Purchased By:  
 PRABHAKAR REDDY  
 S/O. MP. REDDY  
 P/O. 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 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 – 500 003 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

Shri. Nareddy Kiran Kumar, Son of N. Madhusudhan Reddy, aged about 35 years, Occupation: Business, resident of # Plot No. 275, Venkateshwara Nagar, Meerpet, Moulali, Hyderabad-500076., 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  
  
 Partner

FOR VISTA HOMES  
  
 Partner

1వ పుస్తకము 2013 వ సం॥ పు 1545  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము వరుస సంఖ్య

సబ్-రిజిస్ట్రార్

2013 వ సం॥ మొక్క నెల 26 వ తేది

1934 శా.స. నంబ్రెక్మా సము... వ తేది

పగలు... మరియు... గంటల

మద్య కాన్ట్రోల్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ... Soham Modi ...

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను

అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు

వారియు వేలిముద్రలతో సహా దాఖలుచేసి

రుసుము రూ... 2000 ...లు చెల్లించినా

వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

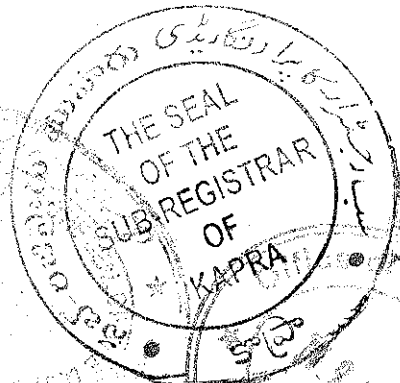
ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు



Soham Modi

Soham Modi, c/o. Satish Modi,  
 Occ: Business, Plot no. 280,  
 Road no. 5, Jubilee Hills, Hyd.  
 o/o: # S-h-18/344, 2nd floor, Soham  
 mansion, M.F. Road, Sec: 8

Bhakesh V. Mehta

Bhakesh V. Mehta, s/o. Late Vasanth U. Mehta,  
 Occ: Business - R/o. Utham Towers, D.V. Colony,  
 Sec: 8, o/o # S-h-18/344, 2nd floor, Soham  
 mansion, M.F. Road, Sec: 8

నిరూపించినది

1) M. Trinivay

M. Trinivay, s/o late M. Lingalah  
 H.No: 2-11-395, Warasiguda, Sec: 8

2) M. Mahender

M. Mahender, s/o late M. Mallish  
 H.No: 28-78, Yadav Basti, Venkateswara, Sec: 8

2013 వ సం॥ మొక్క నెల 26 వ తేది

1934 శా.స. నంబ్రెక్మా సము... వ తేది

సబ్-రిజిస్ట్రార్  
 (నివాస అధిక కుమారి)

**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 Gopaiah.
- Smt. Sana Bhagya Laxmi, W/o. Shri. SanaYadi 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 247.25 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.5,68,675/- (Rupees Five Lakhs Sixty Eight Thousand Six Hundred and Seventy Five 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. వు. 1545  
 దస్తావేజు చెయ్యవలసిన కార్యముల సంఖ్య 10  
 ఈ కార్యము పూర్తి సరియైన 2

569000/- సబ్-రిజిస్ట్రార్

**ENDURSEMENT**

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

By challan No. 610836 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. 28250/-
- 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. 11380/-
- 2. in the shape of cash Rs. -

**III. Registration fees:**

- 1. in the shape of challan Rs. 205/-
- 2. in the shape of cash Rs. -

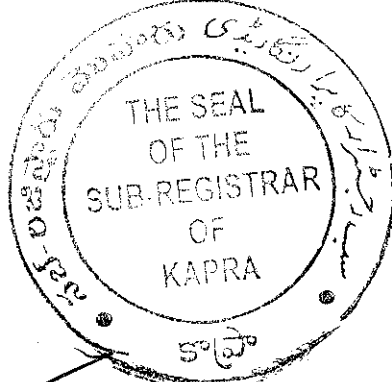
**IV. User Charges**

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

Total Rs. 42775/-

SUB-REGISTRAR  
KAPRA

1వ పుస్తకము 2013 నం. / చ.క. 1837వ  
 ఫై...1545...నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపు విలువ గుర్తింపు నెంబరు 1526  
1545 / 2013 నం. యిచ్చబట్టెనది  
 2013 నం. 1545 నం. 12 వ తేది



SUB-REGISTRAR  
KAPRA



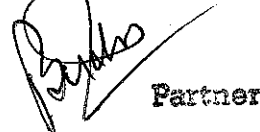
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 247.25 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.5,68,675/- (Rupees Five Lakhs Sixty Eight Thousand Six Hundred and Seventy Five 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. 42,675/- is paid by way of challan no. 610836 dated 26.3.13, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

FOR VISTA HOMES

  
Partner

FOR VISTA HOMES

  
Partner

1వ పుస్తకము 20 13 వ సం॥ పు. 1545  
దస్తావేజు మొత్తము కారీకముల సంఖ్య 10  
ఈ కారీకము వరుస సంఖ్య 3

సబ్-రెజిస్ట్రార్



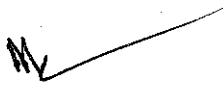

SCHEDULE OF SAID LAND

All that part and parcel of undivided share of land admeasuring about 247.25 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

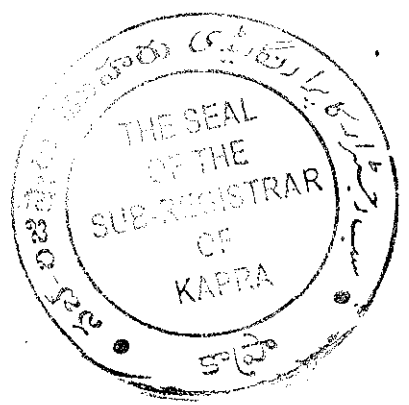
1.   
For VISTA HOMES  
Partner

2.   
For VISTA HOMES  
Partner

VENDOR

1వ పుస్తకము 2013వ సం॥ పు. 1545  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 4

~~సబ్ రిజిస్ట్రార్~~

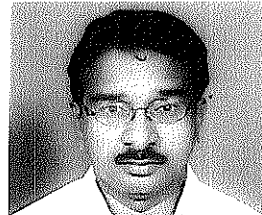
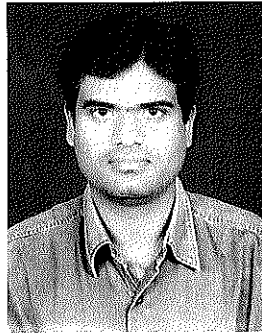
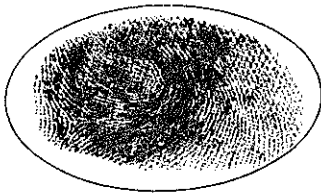
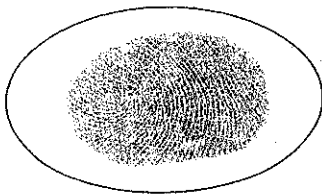
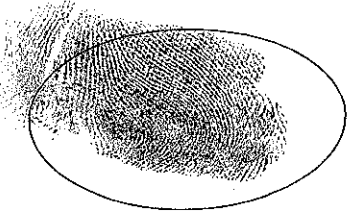


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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:**

SHRI. NAREDDY KIRAN KUMAR,  
S/O. MADHUSUDHAN REDDY,  
R/O. PLOT NO. 275,  
VENKATESHWARA NAGAR,  
MEERPET, MOULALI,  
HYDERABAD-500076.

**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

SIGNATURE OF EXECUTANTS <sup>Partne</sup>

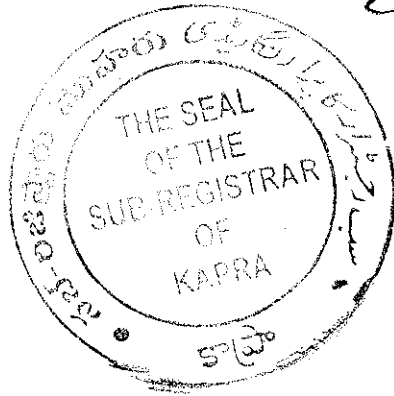
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

1వ పుస్తకము 2012 నం|| పు. 1545  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము పరుస సంఖ్య 5

నల్-రజిస్ట్రార్



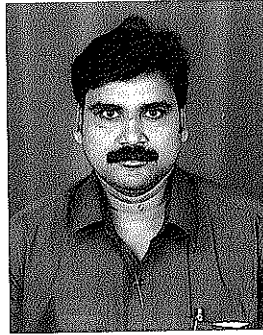
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--




**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. 

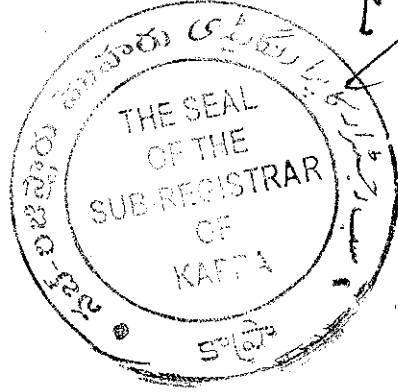
**FOI VISTA HOMES**  
  
Partner

**FOI VISTA HOMES**  
  
Partner

SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 20 13 సం. పు. 1545  
దస్తావేజు మొత్తము 10  
ఈ కాగితము పలుకు 6


సహ-~~సహ~~

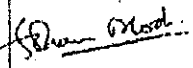








VENDOR



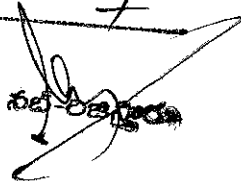
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6754C
नाम / NAME	BHAVESH VASANT MEHTA
पिता का नाम / FATHER'S NAME	VASANT UTTAMLAL MEHTA
जन्म तिथि / DATE OF BIRTH	02-03-1970
हस्ताक्षर / SIGNATURE	
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

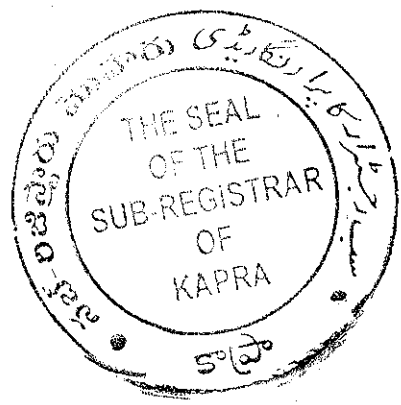
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H
नाम / NAME	SOHAM SATISH MODI
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH	18-10-1969
हस्ताक्षर / SIGNATURE	
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

*Prabhakar Reddy K*

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		10062008
Permanent Account Number AWSPP8104E		
 Signature		

1వ పుస్తకము 2013 సం|| పు. 1545  
దస్తావేజు మొత్తము తాగీశముల సంఖ్య 10  
తాగీశము వరుస సంఖ్య 7

  
సబ్ రిజిస్ట్రారు



BUYER:

ABVPM1278M  
 पति /NAME:  
 KIRAN KUMAR NAREDDY  
 पति मा माता /FATHER'S NAME:  
 MADHUSUDHAN REDDY NAREDDY  
 पति /DATE OF BIRTH:  
 06-04-1973  
 Chief Commissioner of Income-tax, Andhra Pradesh  
 10062008

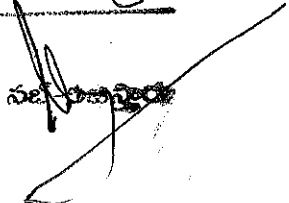
इस कार्ड के खोलने / फिल करने पर कृपया जारी करने वाले प्राधिकारी को सूचित / याचना कर दें।  
 मुख्य अधिकारी आयात, आयकर भवन, नवी दिल्ली, भारत।  
 हेतुकार्य - 500 004.  
 In case this card is lost/stolen, kindly inform/return to the issuing authority:  
 Chief Commissioner of Income-tax, Ayazkar Bhavan, Bahadurpally, Hyderabad - 500 004.

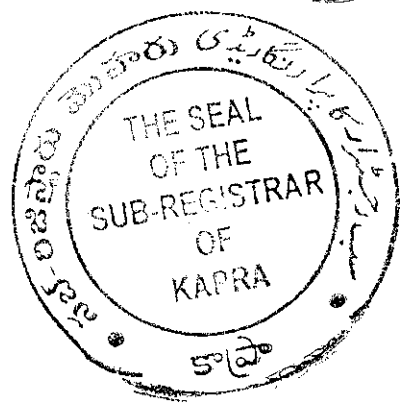
आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA  
 PRABHAKAR REDDY K  
 PADMA REDDY KANDI  
 15/01/1974  
 Permanent Account Number  
 AWSP8104E  
 Signature  
 10062008

For VISTA HOMES  
  
 Partner

For VISTA HOMES  
  
 Partner

1వ పుస్తకము 2013 నం. పు. 1545  
దస్తావేజు మొత్తము తాగి తరవాతి నం. 10  
ఈ తాగితము పలునం. 8

  
సబ్ రిజిస్ట్రార్



Witness

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

Number: DLFAP010413402000  
Name: SRINIVAS M  
S/D/W of: M LINGAIAR  
Address: 12-11-364/6  
WARSIGUDA  
SECUNDERABAD  
PIN: \_\_\_\_\_  
DOB: 06-06-1971

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

DL. Of Issue: 09-10-2001  
Issuing Authority: Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

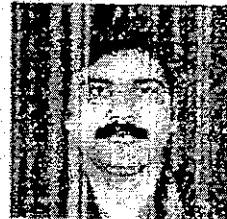
MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

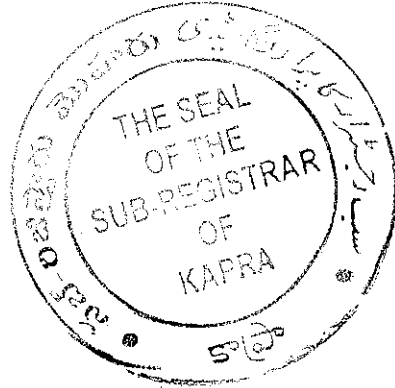
Signature: \_\_\_\_\_

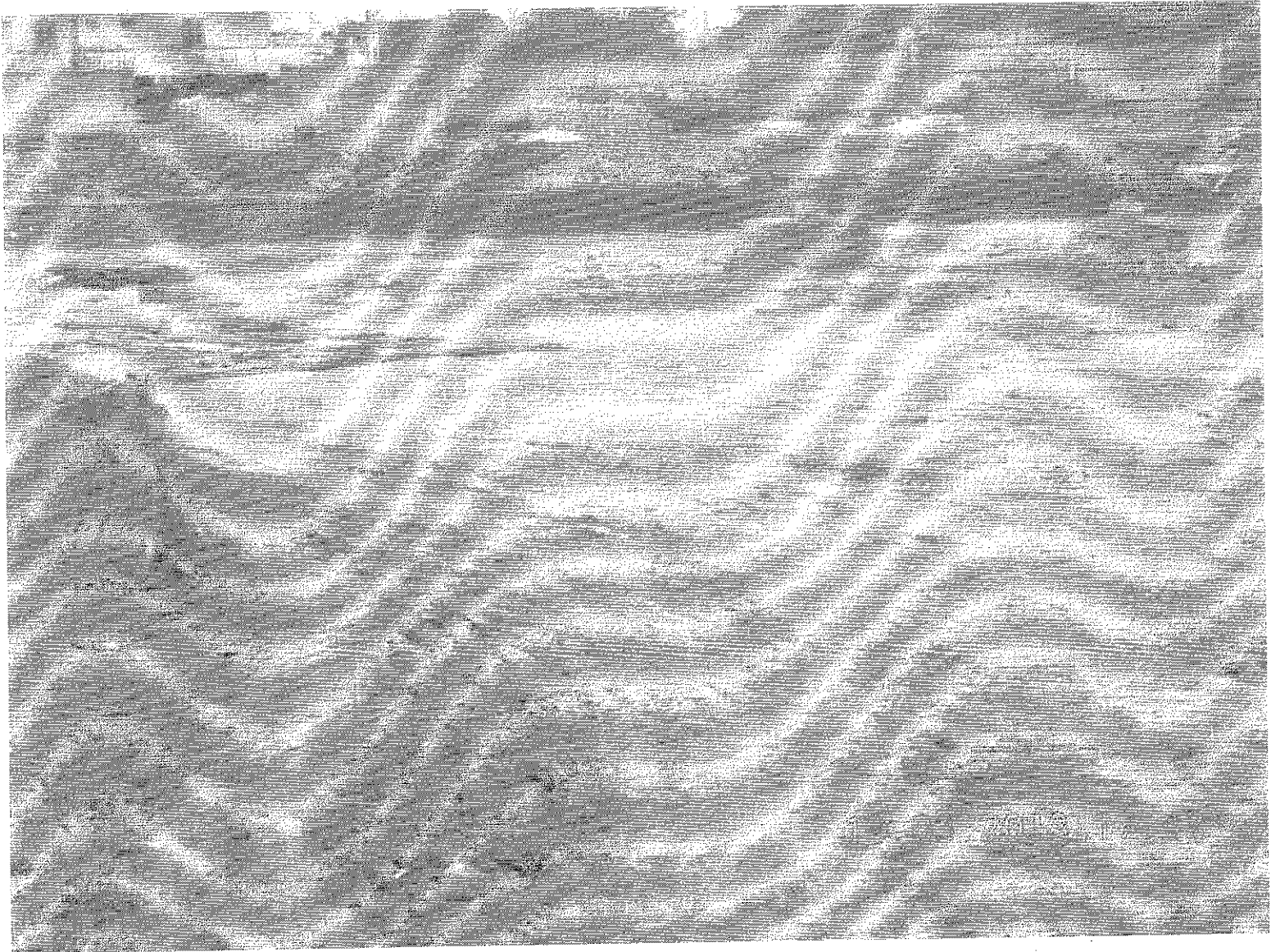


\_\_\_\_\_

1వ పుస్తకము 2012 నం: పి-1545  
రస్తావేజు యొక్క కాగితముల సంఖ్య 10  
ఈ కాగితము ఫయం సంఖ్య 9

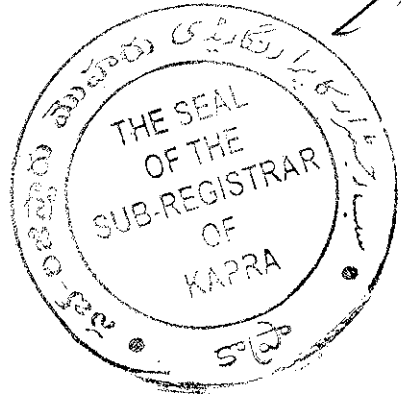
సబ్-రిజిస్ట్రార్





1వ పుస్తకము 2013వ సం॥ పై 1545  
దస్తావేజు మొత్తము తాగితముల సంఖ్య 10  
ఈ తాగితము వరుస సంఖ్య 10

సబ్ రిజిస్ట్రారు



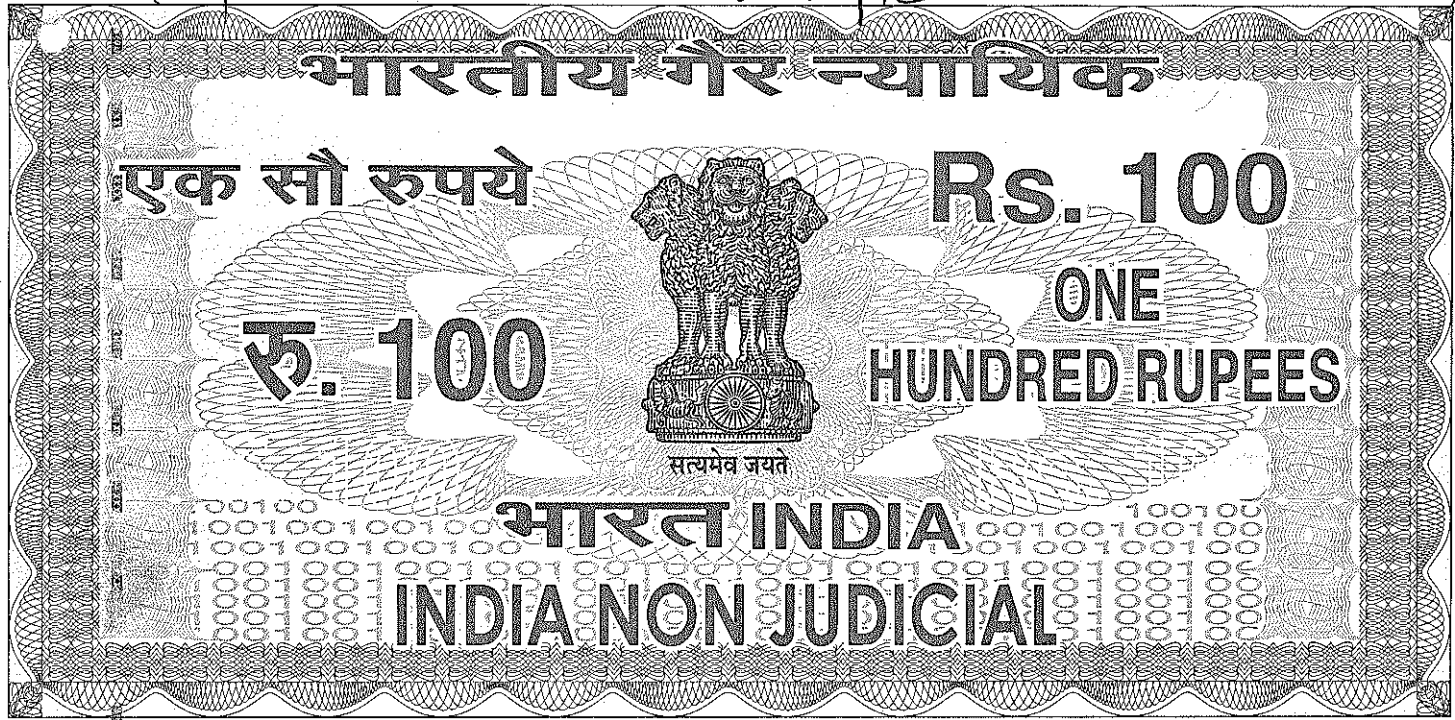


1369

1546/13

p.246/12

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Denomination: 100 BA 581575

Purchased By:  
 K. PRABHAKAR REDDY  
 S.O. R. REDDY  
 R/O. RYO.

For Vendor:  
 M/S. VISTA HOMES  
 R/O. ECGBAD.

*[Signature]*  
 Sub Registrar  
 Ex. Office Stamp Vendor  
 SRD. Uppal

**SALE DEED**

This Sale Deed is made and executed on this 25<sup>th</sup> day of March 2013 at S.R.O 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

Smt. Chandra P. Mulani, wife of Shri. Pradeep N. Mulani aged about 48 years, residing at Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad, 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.

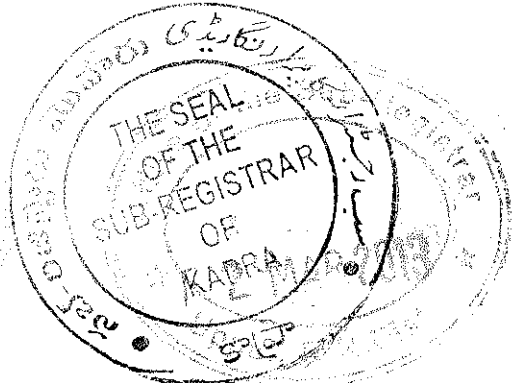
FOR VISTA HOMES  
*[Signature]*  
 Partner

FOR VISTA HOMES  
*[Signature]*  
 Partner

1వ పుస్తకము 2013 సం॥ పు. 156  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము వరుస సంఖ్య 1

నబ్-రిజిస్ట్రార్

2013 వ సం॥ యింట్లో నెల 26 వ తేదీ  
 1937 శా.శ. సరదిల్లూనము 5 వ తేదీ  
 పగలు.....మరియు.....2 గంటల  
 మధ్య కాప్రా నబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ. Soham Modi  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 రాసుము రూ. 2180/- లు చెల్లించినాడు.



వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు



ఎడమ బొటన వ్రేలు



Soham Modi  
 Office: Business - Plot No. 280,  
 Road no. 4, Jubileehills - Hyderabad  
 o/o: # S-N-180/3 & 4, 2nd floor, Soham  
 mansion, M.G. Road. Secbad

Bhavanth V. Mehta

Office: Business - o/o: # Uttam Towers, D.V. Colony,  
 Secbad. o/o: # S-N-180/3 & 4, 2nd floor,  
 Soham mansion, M.G. Road. Secbad

నిరూపించినది

1) M. Aninivas

M. Aninivas o/o late M. Lingaiah  
 A.No: 2-11-365, Malavaguda,  
 Secbad.

2) M. Mahender

M. Mahender, o/o late M. Ramesh,  
 A.No: 28-77, Yadav Basti,  
 Neredmet, Hyderabad.

2013 వ సం॥ యింట్లో నెల 26 వ తేదీ  
 1937 శా.శ. సరదిల్లూనము 5 వ తేదీ

Soham Modi  
 నబ్-రిజిస్ట్రార్  
 (ఫోటో వేలి ముద్రలతో కుదుర్చు)

**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 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. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

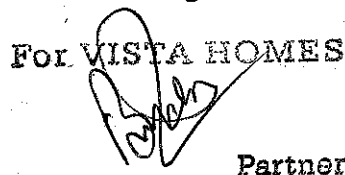
D. The Vendee is desirous of purchasing undivided share of land to the extent of 189.54 sq. yds., hereinafter referred to as the Said Land and has approached the Vendor.

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.4,35,942/- (Rupees Four Lakhs Thirty Five Thousand Nine Hundred and Forty Two 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 సం: పు 1546  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
 ఈ కాగితముల కరణ సంఖ్య 2

436000/-

సబ్-రెజిస్ట్రార్

**ENDORSEMENT**

Certified that the following amounts have been paid in respect of this document  
 by challan No. 610840 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. 21000/-
- 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. 8720/-
- 2. in the shape of cash Rs. -

**III. Registration fees:**

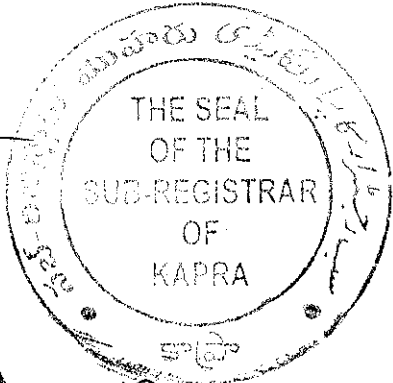
- 1. in the shape of challan Rs. 2100/-
- 2. in the shape of cash Rs. -

**IV. User Charges**

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

Total Rs. 32800/-

SUB REGISTRAR  
 KAPRA



1వ పుస్తకము 2013 సం./ శా.శ. 1546  
 పు 1546 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంప్ నిమిత్తం గుర్తింపు నెంబరు 1526  
 26/3/13 నా యివ్వడమైనది  
 2013 సం. ఎ.యూ.ఎ.వారి వ తది

సబ్-రెజిస్ట్రార్

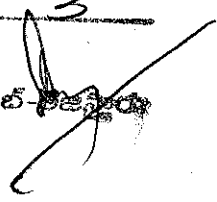
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

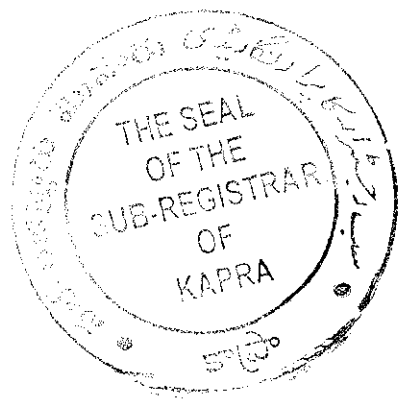
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 189.54 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs.4,35,942/- (Rupees Four Lakhs Thirty Five Thousand Nine Hundred and Forty Two 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. 32,700/- is paid by way of challan no. 610840 dated 26.3.13, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

FOR VISTA HOMES  
  
Partner

FOR VISTA HOMES  
  
Partner

1వ పుస్తకము 2013 నం|| పు. 1546  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 3

  
సచివ్ కార్యదర్శి




SCHEDULE OF SAID LAND

All that part and parcel of undivided share of land admeasuring about 189.54 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. 

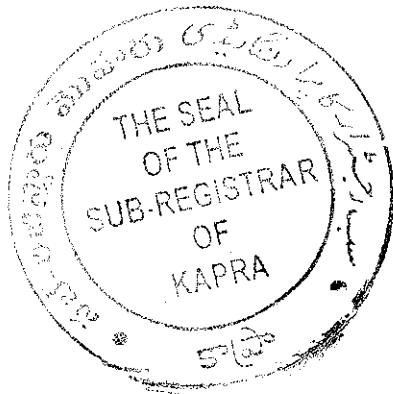
1.   
FOR VISTA HOMES  
Partner

2.   
FOR VISTA HOMES  
Partner

VENDOR

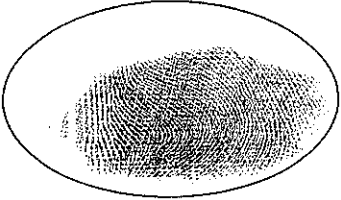
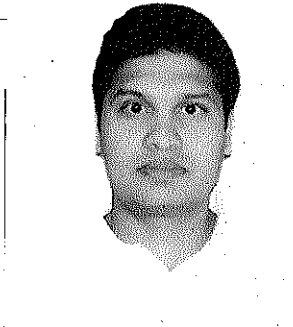
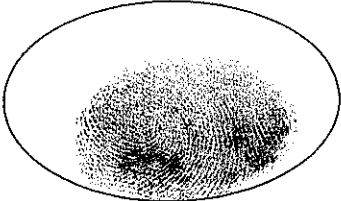
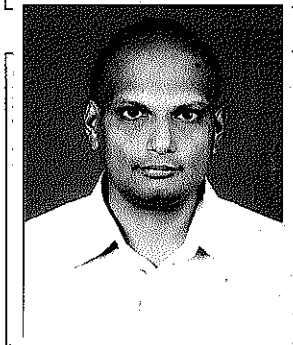
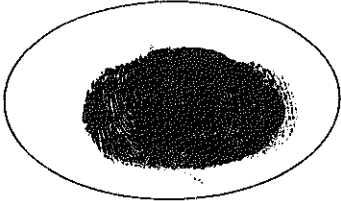


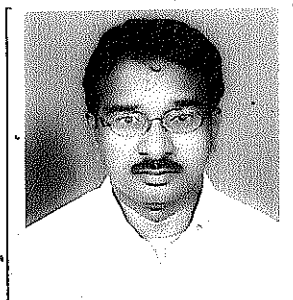
1వ వుస్తకము 2013 నం: పు 1546  
దస్తావేజు మొత్తము కారీకరణం సంఖ్య 10  
ఈ కారీకరణము వసూల సంఖ్య 4

సబ్-రజిస్ట్రార్





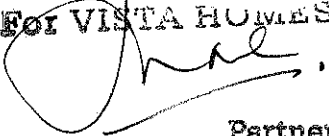
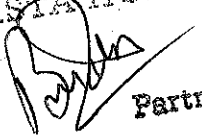


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDORS:</b></p> <p><b>M/S. VISTA HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS AUTHORIZED REPRESENTATIVES,</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE SHRI. VASANT U. MEHTA (O), 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003</p> <p><b>BUYER:</b></p> <p>SMT. CHANDRA P. MULANI, W/O. SHRI PRADEEP N. MULANI R/O. PLOT NO. 30, 31, SURYA NAGAR COLONY, INSIDE KUSHALYA ESTATE, KHARKHANA, SECUNDERABAD</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:**

1. 
2. 

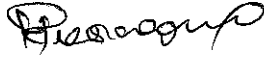



FOI VISTA HOMES
FOI VISTA HOMES

Partner
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**

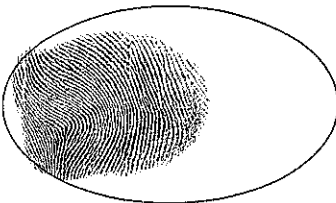
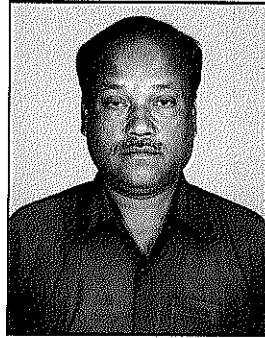

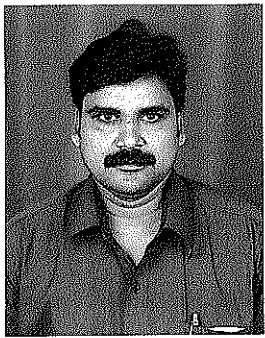
  
**SIGNATURE OF BUYER**

1వ విస్తరణము 20 13 సం॥ వు. 1546  
దస్తావేజు మొత్తము జాగీరుల సంఖ్య 10  
ఈ జాగీరుల వయస్ సంఖ్య 5

~~సబ్-రెజిస్ట్రార్~~



**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>WITNESSES:</b></p> <p>1. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O. H. NO: - 2-11-365 WARASIGUDA SECUNDERABAD.</p>
			<p>2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD</p>

SIGNATURE OF WITNESSES:

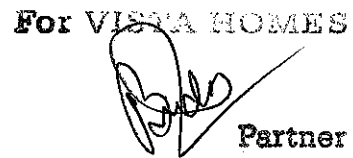
1.



2.



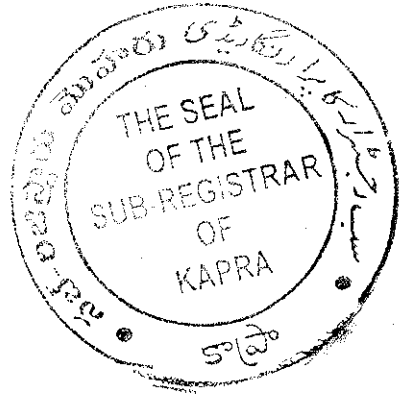
**For VISTA HOMES**  
  
Partner

**For VISTA HOMES**  
  
Partner

SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 20 13 సం॥ వ. 1546  
దస్తావేజు మొత్తము కార్పొరేషన్ సంఖ్య 10  
ఈ కార్పొరేషన్ వరుస సంఖ్య 6

సబ్ రిజిస్ట్రార్




VENDOR:

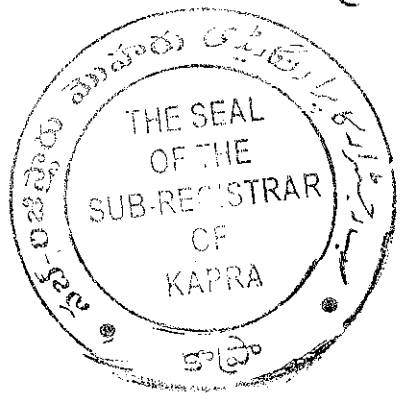
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6754C	
नाम / NAME	BHAVESH VASANT MEHTA	
पिता का नाम / FATHER'S NAME	VASANT UTTAMLAL MEHTA	
जन्म तिथि / DATE OF BIRTH	02-03-1970	
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

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 AWSP8104E		
Signature		 10065008

1వ వుస్తకము 20 13 నం: వు. 1546  
దస్తావేజు మొత్తము లాభముల సంఖ్య 10  
ఈ కారణము వలన సంఖ్య 7

  
సబ్-రెజిస్ట్రారు



BUYER

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

CHANDRA P MULANI

DEWANDAS NAGHALANI

14/12/1965

Permanent Account Number

AHCPM9206B

*Chandra P. Mulani*

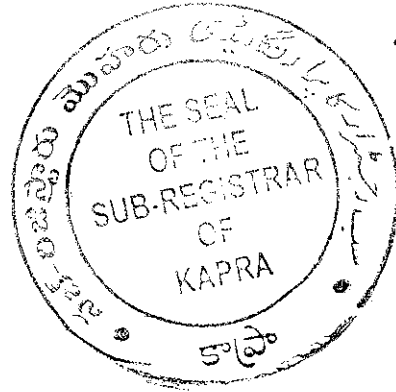
Signature



03032006

1వ పుస్తకము 20 13 సం॥ ఏ 1546  
దస్తావేజు మొత్తము 10  
ఈ కాగితము పేరున సంఖ్య 8

సబ్-రెజిస్ట్రార్






WITNESS,

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

Number: DEAP010413402001  
Name: SRINIVAS M  
S/DW of: M LINGAIAH  
Address: 12-13-354E  
WARSIGUDA  
SECUNDERABAD

PIN: \_\_\_\_\_  
DOB: 06-06-1971

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



DI. Of Issue: 09-10-2001

Addr. Licensing Authority  
Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

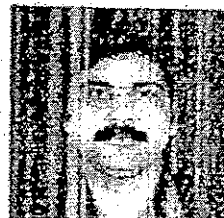
MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

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

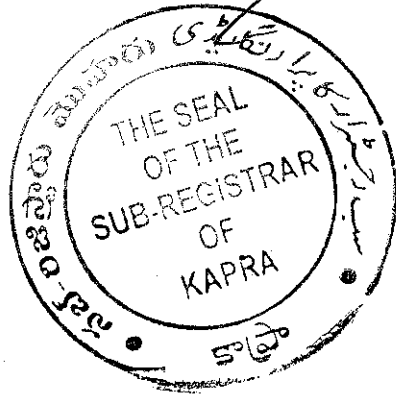


04072007

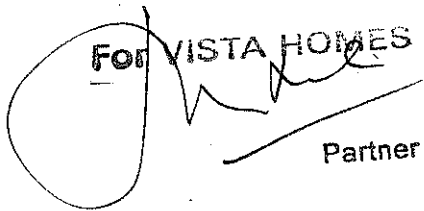
*M. Mahendar*

1వ పుస్తకము 2013వ సం॥ పు 1546  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 9

సబ్-రెజిస్ట్రార్

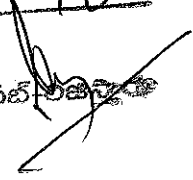


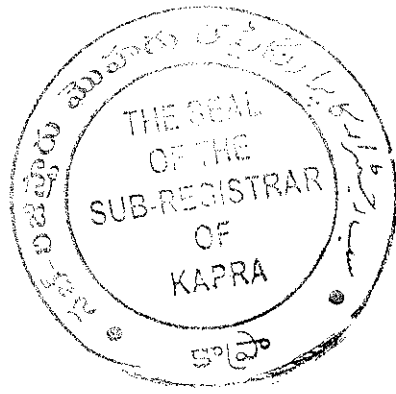


For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

1వ పుస్తకము 2013 సం॥ పు. 1546  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 10

  
సబ్ రిజిస్ట్రార్



1382

1547/13

P. 247/13

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581098

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

Serial No: 2,293

Denomination: 100

Purchased By:  
PRABHAKAR REDDY  
S/O. K.P. REDDY  
R/O. H.P.

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 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 – 500 003 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

Shri. Jeenay Jitendra Kamdar, Son of Shri. Jitendra N. Kamdar, aged 25 years, Occupation: Business, resident of H. 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.

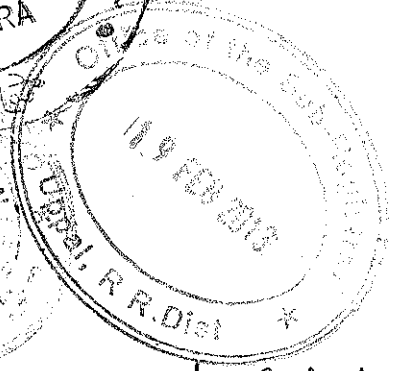
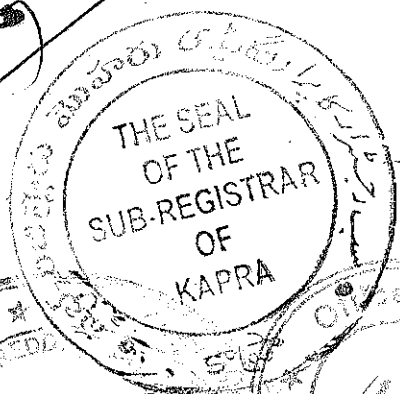
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

1వ పుస్తకము 2012 సం॥ పు 1547  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము వరుస సంఖ్య

2013 వ సం॥ మార్చి నెల 26 వ తేది  
 1937 శా.శ. నంద్యాల మున్సిపాలిటీ  
 పగలు.....మరియు.....2 గంటల  
 మధ్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ Soham Modi

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 ఈ కురూ 11940 లు చేర్చినది  
 వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు



*[Handwritten signature]*

Soham modi s/o Satish modi  
 occ: Business P.No. 280, Road No. 37  
 Jubilee Hills, Hyderabad. o/o: # 5-4-187/369  
 2nd floor, Soham mansion, M.G. Road  
 Secbad.

*[Handwritten signature]*

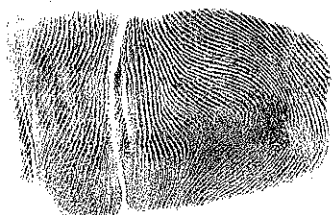
Bhaverh V. Mehta, s/o. late Vasanth U. Mehta  
 occ: Business P.No. Uttam Towers D.V. colony  
 Secbad. o/o: # 5-16/1364, 2nd floor, Soham  
 mansion, M.G. Road. Secbad

M. Anivasa s/o. late M. Lingaiah  
 H.No. 2-11-367, Alwarahiguda,  
 Secbad.

M. Mahender s/o. Late M. Mallesh  
 H.No. 28-77, Nadav Bath,  
 Hyderabad.

2012 వ సం॥ మార్చి నెల 26 వ తేది  
 1937 శా.శ. నంద్యాల మున్సిపాలిటీ

*[Handwritten signature]*  
 సబ్-రిజిస్ట్రారు  
 (కాప్రా, తనోక్ కుమార్)



ఎడమ బొటన వ్రేలు



ఎడమ పిచ్చినది

**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. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

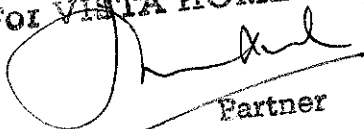
D. The Vendee is desirous of purchasing undivided share of land to the extent of 1038.23 sq. yds., hereinafter referred to as the Said Land and has approached the Vendor.

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.

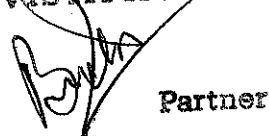
F. The Vendor has agreed to sell the undivided share in land for a total consideration of Rs.23,87,930/- (Rupees Twenty Three Lakhs Eighty Seven Thousand Nine Hundred and Thirty Only) and the Vendee has agreed to purchase the same.

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 20/13 నంబు పు 1547  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము నడున సంఖ్య 2

సబ్-రిజిస్ట్రార్

23880001

**ENDORSEMENT**

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

By challan No. 610842 Dt. 26/3/13

**I. Stamp Duty:**

- 1. in the shape of stamp papers Rs 1001
- 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 1192001
- 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 477601
- 2. in the shape of cash Rs. —

**III. Registration fees:**

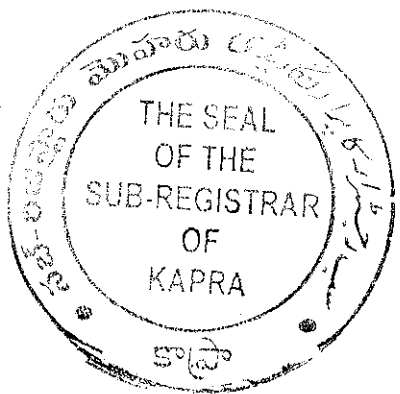
- 1. in the shape of challan Rs. 119401
- 2. in the shape of cash Rs. —

**IV. User Charges**

- 1. in the shape of challan Rs 1001
- 2. in the shape of cash Rs. —

Total Rs 1792001

*[Signature]*  
 SUB-REGISTRAR  
 KAPRA



1వ పుస్తకము 20/13 నం./ కా.శ. 1035 వ  
 పు 1547 నెంబరుగా రిజిస్టరు చేయబడి  
 స్కానింగ్ దివిత్తం గుర్తింపు నెంబరు 1526  
 11547/2013 గా యివ్వబడ్డెననిది  
 20/13 నం. ఎ.ఎ.ఎ. నెం. 12 వ తేది

*[Signature]*  
 సబ్-రిజిస్ట్రార్



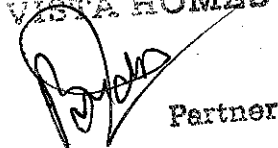
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

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.

FOI VISTA HOMES

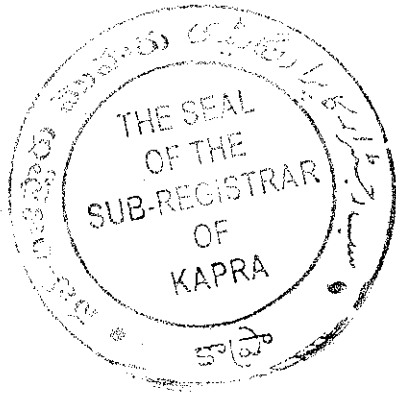
  
Partner

FOI VISTA HOMES

  
Partner

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

~~సబ్ రిజిస్ట్రార్~~




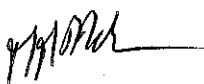
SCHEDULE OF SAID LAND

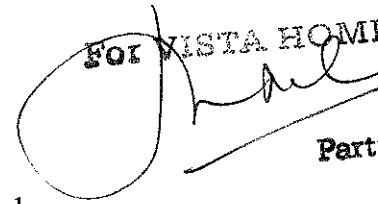
All that part and parcel of undivided share of land admeasuring about 1,038.23 sq. yds., in survey nos. 193 (Ac.2-21 Gts.), 194 (Ac.1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R.R. District, under S. R. O. Kapra and bounded by:


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. 

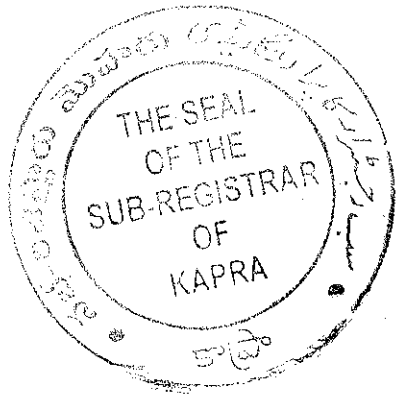
1.   
FOI VISTA HOMES  
Partner

2.   
FOI VISTA HOMES  
Partner

VENDOR

1వ పుస్తకము 2013 సం॥ పు. 1547  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 4

సబ్ రిజిస్ట్రార్

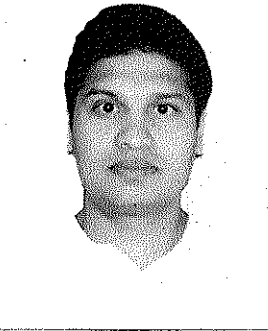


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A  
OF REGISTRATION ACT, 1908.**

SL. NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER

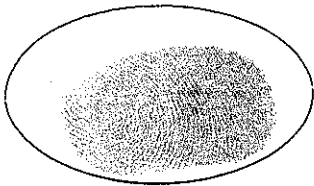


VENDORS:

**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

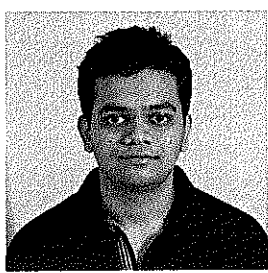
2. SHRI. BHAVESH V. MEHTA,  
S/O. LATE SHRI. VASANT U. MEHTA  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003



BUYER:

**MR. JEENAY 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

Partner

For VISTA HOMES

SIGNATURE OF EXECUTANTS Partner

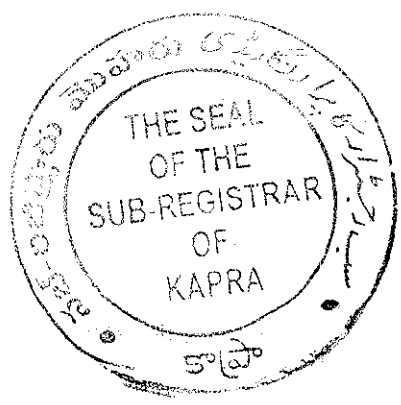
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

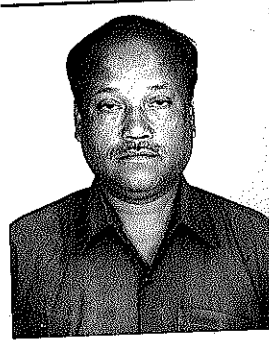
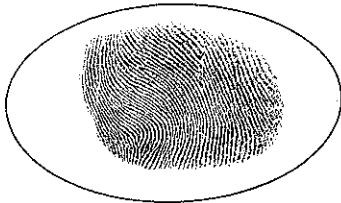
1వ పుస్తకము 2013 సం॥ పు 1562  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 5

సబ్-రిజిస్ట్రార్



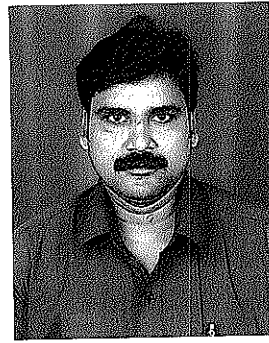
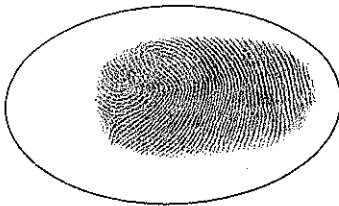
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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. 

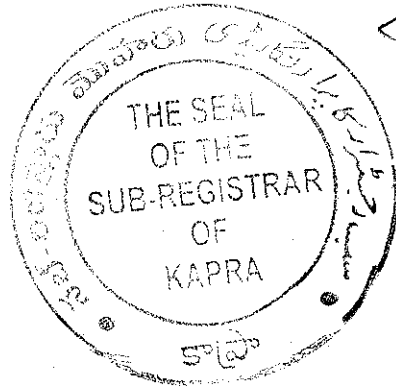
**FOL VISTA HOMES**  
  
Partner

**FOL VISTA HOMES**  
  
Partner

SIGNATURE OF THE EXECUTANT

1వ వున్నకము 2013 సం॥ పు 1547  
దస్తావేజు వెంకటేశ్వర గారుల నంబు 10  
ఈ కారణము వలన 6

వదలిపెట్టినది



✓



VENDOR:

*[Handwritten signature]*

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  
*[Signature]*

मुख्य आयकर संचालक, काशी प्रदेश  
 Chief Commissioner of Income-tax, Kashi 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  
*[Signature]*

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

*[Handwritten signature]*

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

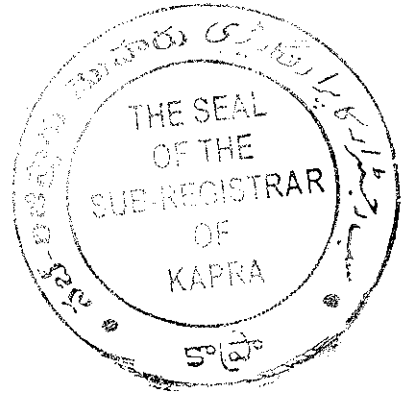
Permanent Account Number  
**AWSP8104E**

हस्ताक्षर /SIGNATURE  
*[Signature]*

0000000

1వ పుస్తకము 2013వ సం॥ ఖ. 1567  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము ఖరీద సంఖ్య 7

సబ్-రెజిస్ట్రారు



Bumeri



Jkamdar

FOI VISTA HOMES

*[Handwritten Signature]*  
Partner

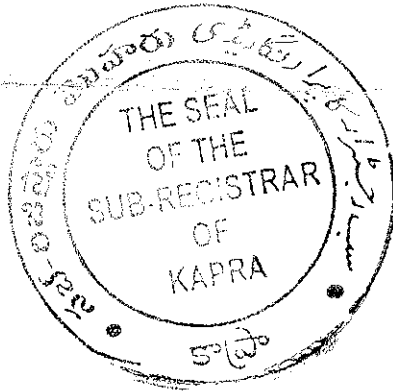
FOI VISTA HOMES

Partner

*Jeenay. Jitendra. Kamdar*  
*503, Meghrajay*  
*Desasar Kund*  
*Chaitkopur (E)*  
*M: 77*

1వ పుస్తకము 2013 సం॥ పు. 1547  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వయస్ సంఖ్య 8

సబ్-రెజిస్ట్రారు

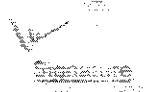



WITNESS :


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

Number: DLFAP01041340200  
Name: SRINIVAS M  
S/D/W of: M LINGAIJH  
Address: 12-11-364/6  
WARSIGUDA  
SECUNDERABAD

PIN: 506001  
DOB: 05-06-1971

Signature: 





Dt. Of Issue: 09-10-2001

Auth. Licensing Authority  
Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT




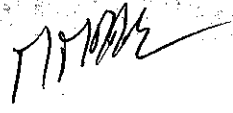
भारत सरकार  
GOVT. OF INDIA

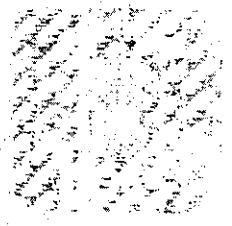
M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number  
AQAPM0412G

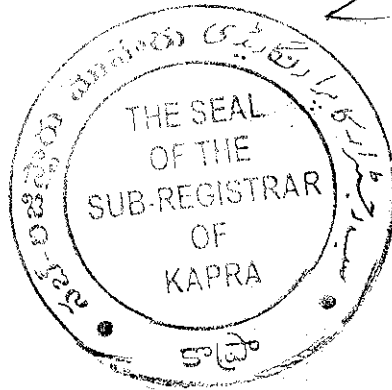
Signature:   


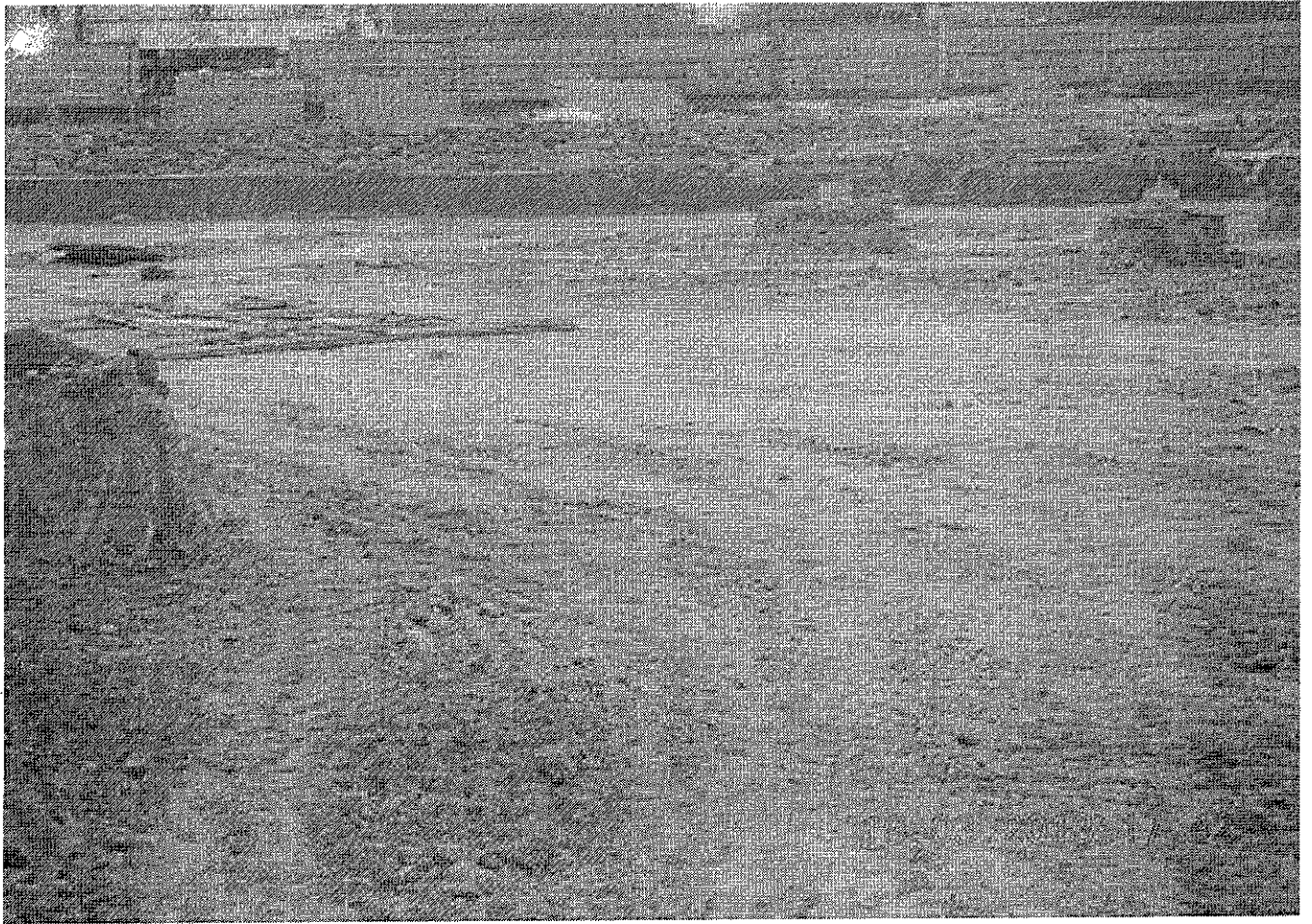


04072001

1వ పుస్తకము సంఖ్య 13 వ సం॥ పు 1567  
దస్తావేజు మొత్తము సంఖ్య 10  
ఈ కారితము పుస్తకము సంఖ్య 9

సబ్-రిజిస్ట్రారు



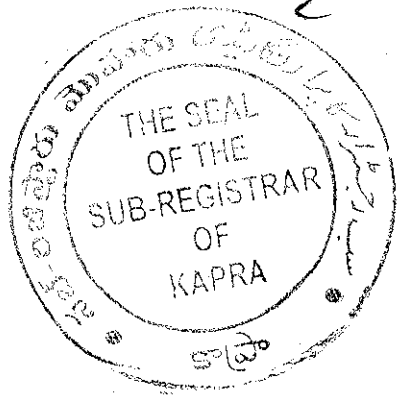


For VISTA HOMES  
*[Handwritten Signature]*  
Partner

For VISTA HOMES  
*[Handwritten Signature]*  
Partner

1వ పుస్తకము 24/13 వ సం॥ పు 1547  
దస్తావేజ మొత్తము. కారితముల సంఖ్య 10  
ఈ కారితము వలన సంఖ్య 10

సభ-రజిస్ట్రార్





1378

1548/2013.

P.248/13

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581519


Date: 02/03/2013. 01:20 PM

Serial No: 3754

Denomination: 100

Purchased By:  
K. PRABHAKAR REDDY  
S/O. K.P. REDDY  
NO. 1102.

For Whom  
M/S. VISTA HOMES  
NO. SECBAD.

  
SRO 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 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 – 500 003 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


Shri. Bassar N. Mulani, son of Shri Late Nathumal R. Mulani aged about 61 years, Occupation: Business, residing at # Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad, 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

  
Partner

For VISTA HOMES

  
Partner

1వ పుస్తకము 2013 సం॥ ఏ 1548  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము వరుస సంఖ్య 1

నందీ రెజిస్ట్రార్

2013 వ సం॥ ఏ 1548 నెల 26 వ తేది  
 1934 శా.శ. సర్కారు మాసము 5 వ తేది  
 పగలు 1 మరియు 2 గంటల  
 మధ్య కాప్రొసెస్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ. Soham Modi  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 శా.శ. మా. 3025 లు చెల్లించినారు.

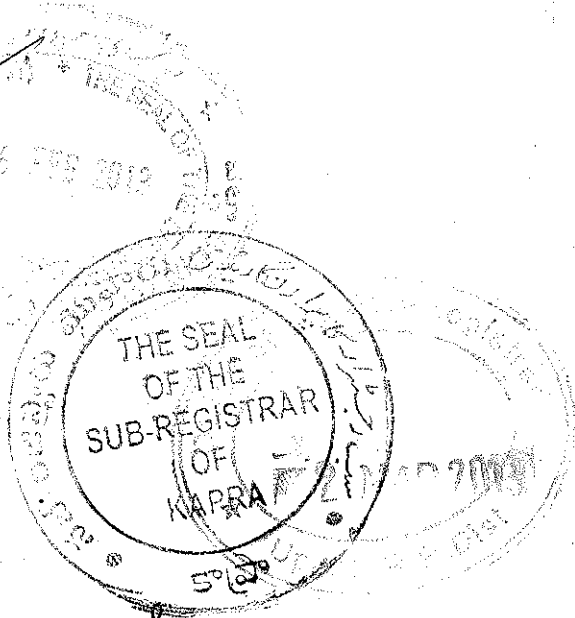
వాసి ఇద్దినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన ప్రింటు



ఎడమ బొటన ప్రింటు



నిరూపించినది



Soham Modi  
 Office: B Usines R/O P. no. 280,  
 Rd no. 25, Jubilee Hills, Hyderabad  
 o/o: # 5-4-18/344, 1st floor, Soham  
 mansion, M.G. Road SecBad

Bhavi V. Mehta

Bhavi V. Mehta s/o. Late Vasanth U. Mehta  
 Office: B Usines R/O # Uttam Towers, D.V. colony,  
 SecBad o/o: # 5-4-18/344, 1st floor, Soham  
 mansion, M.G. Road, SecBad

1) M. Pravin

M. Pravin, s/o Late Ungamb  
 H.No: 2-11-365, Alambiguda,  
 Sec-bad.

2) M. Mahender

M. Mahender s/o. Late M. Mallesh,  
 H.No: 28-77, Yadav Barkh,  
 Neredmet, Hyderabad.

2013 వ సం॥ ఏ 26 వ తేది  
 1934 శా.శ. సర్కారు మాసము 5 వ తేది

నందీ రెజిస్ట్రార్  
 (స.పా.వ. ఆఫీస్ కుమార్)

**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 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. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

D. The Vendee is desirous of purchasing undivided share of land to the extent of 263.66 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.

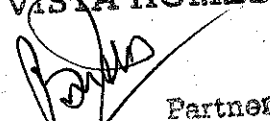
F. The Vendor has agreed to sell the undivided share in land for a total consideration of Rs. 6,06,418/- (Rupees Six Lakhs Six Thousand Four Hundred and Eighteen Only) and the Vendee has agreed to purchase the same.

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 పుస్తకం 2013 సం. పు. 1548  
 దస్తావేజు వెంట్రాను అనుబంధం సంఖ్య 10  
 ఈ కారితము తరువ సంఖ్య 2

607000/-

సబ్-రెజిస్ట్రార్

ENCLOSURE

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

By challan No. 61084 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. 30250/-
- 3. in the shape of cash (u/s.43 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. 1240/-
- 2. in the shape of cash Rs. -

III. Registration fees:

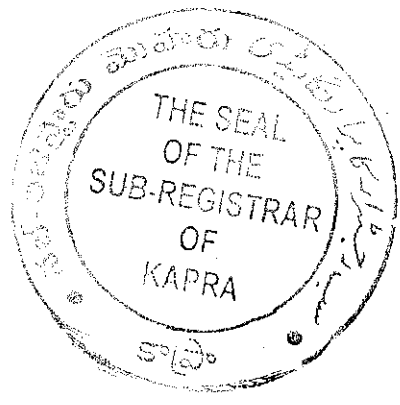
- 1. in the shape of challan Rs. 3025/-
- 2. in the shape of cash Rs. -

IV. User Charges

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

Total Rs. 45625/-

*[Signature]*  
 SUB REGISTRAR  
 KAPRA



1548 13 సం. / కా.శ. 1899  
 సెంట్రల్ రిజిస్ట్రారు వెంట్రాను  
 క్యాపింగ్ రిజిస్ట్రారు గుర్తింపు వెంట్రాను 1526  
 2013 సం. 26/3/13 గా యివ్వబడ్డనది  
 2013 సం. 26/3/13 న తది

*[Signature]*  
 సబ్-రెజిస్ట్రార్

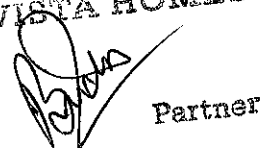
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 263.66 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. 6,06,418/- (Rupees Six Lakhs Six Thousand Four Hundred and Eighteen 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. 45,525/- is paid by way of challan no. 610846, dated 26. 3. 13, drawn State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

FOI VISTA HOMES

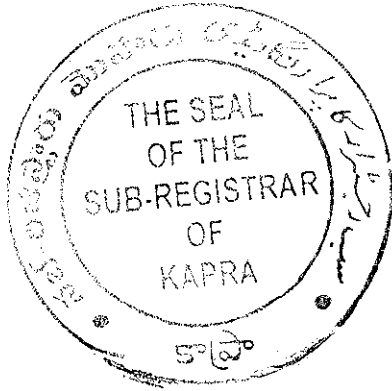
  
Partner

FOI VISTA HOMES

  
Partner

1వ పుస్తకము 20 13 వ సం॥ వృ 1548  
దస్తావేజు మొత్తము కారీదముల సంఖ్య 10  
ఈ కారీదముల పదున సంఖ్య 3

సబ్-రెజిస్ట్రార్





SCHEDULE OF SAID LAND

All that part and parcel of undivided share of land admeasuring about 263.66 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. 

FOR VISTA HOMES  
  
Partner

1.

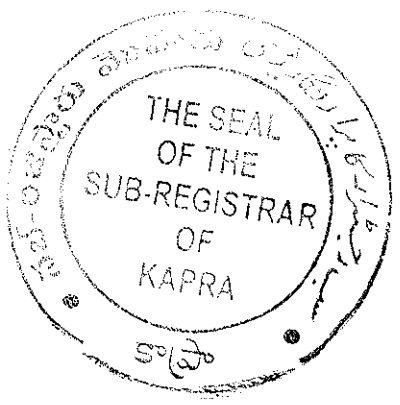
FOR VISTA HOMES  
  
Partner

2.

VENDOR

1వ పుస్తకము 2013 నంబర్ 1548  
రెవెన్యూ సబ్-రెజిస్ట్రారు కారితము సంఖ్య 10  
ఈ కారితము వయస్ సంఖ్య 4

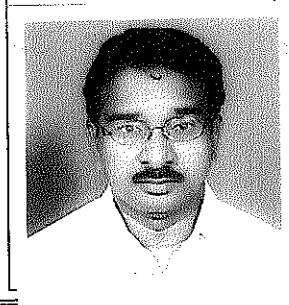
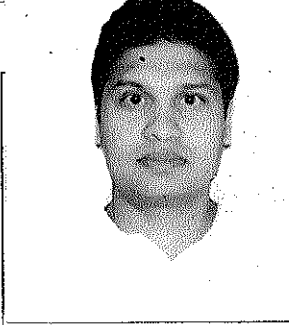
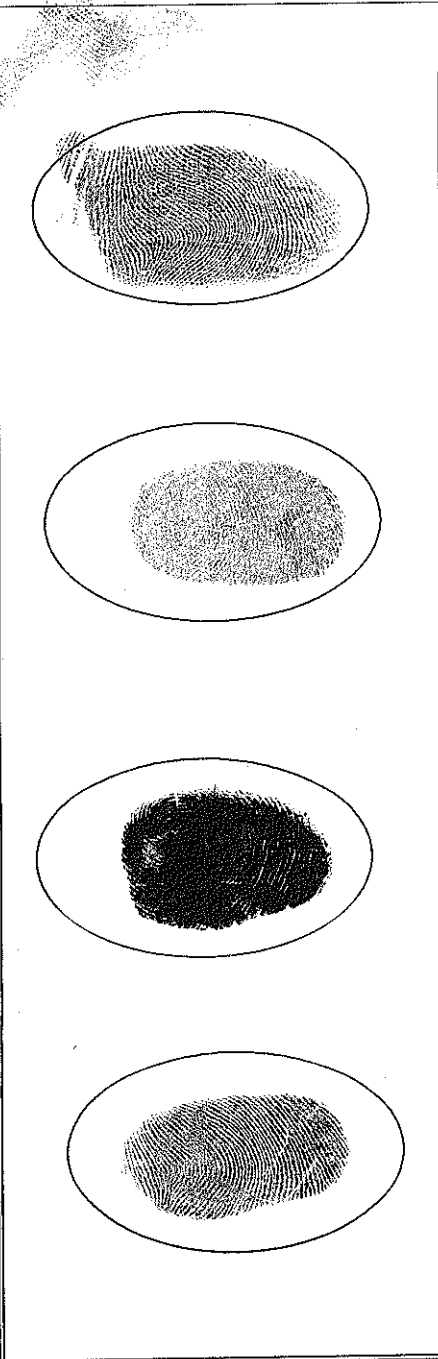
సబ్-రెజిస్ట్రారు





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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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**VENDORS:**

**M/S. VISTA HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, 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:**

SHRI BASSAR N MULANI,  
S/O LATE NATHUMAL R MULANI,  
R/O PLOT NO. 30, 31,  
SURYA NAGAR COLONY,  
INSIDE KUSHALYA ESTATE,  
KHARKHANA,  
SECUNDERABAD

**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**

Partner

**For VISTA HOMES**

Partner

**SIGNATURE OF EXECUTANTS**

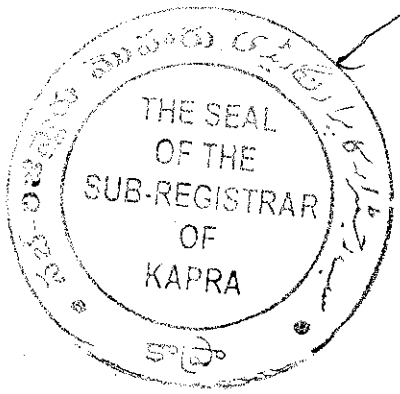
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

**SIGNATURE OF THE REPRESENTATIVE**

**SIGNATURE OF BUYER**

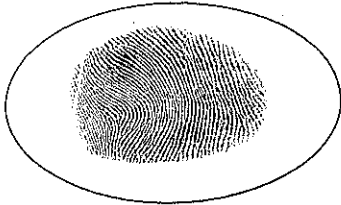
1వ పుస్తకము 20 13 సం॥ పు. 1568  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 5

సబ్-రెజిస్ట్రార్



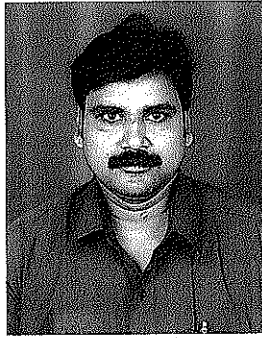
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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.

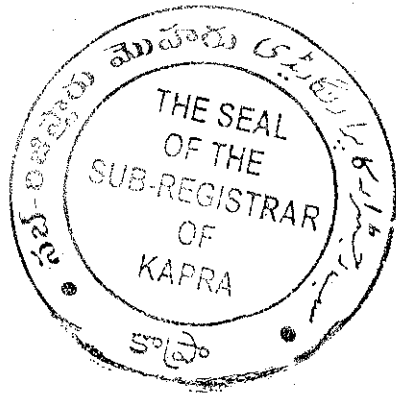
**FOR VISTA HOMES**  
  
**Partner**

**FOR VISTA HOMES**  
  
**Partner**


SIGNATURE OF THE EXECUTANT


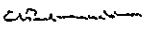
1వ పుస్తకము 20 13 సం॥ పు 1548  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
కా కాగితము వరుస సంఖ్య 6


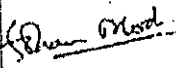
సబ్-రిజిస్ట్రార్






VENDOR



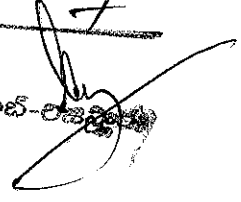
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ABMPM6754C	
नाम /NAME	BHAVESH VASANT MEHTA	
पिता का नाम /FATHER'S NAME	VASANT UTTAMLAL MEHTA	
जन्म तिथि /DATE OF BIRTH	02-03-1970	
हस्ताक्षर /SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

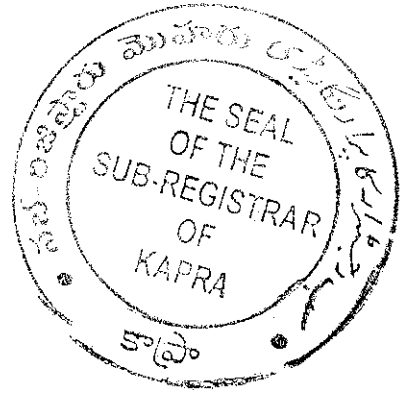
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम /NAME	SOHAM SATISH MODI	
पिता का नाम /FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि /DATE OF BIRTH	18-10-1969	
हस्ताक्षर /SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		
 Signature		10003005

1వ పుస్తకము 20/3వ పం|| పు. 1568  
దస్తావేజు మొత్తము లా. మూల సంఖ్య 10  
ఈ కాగితము పంపిణీ సంఖ్య 7

  
సబ్-రెజిస్ట్రార్



BUYER:

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

**BASSAR N MULANI**

**RAMCHAND NATHUMAL MULANI**

**13/01/1950**

Permanent Account Number

**ABZPM3846N**

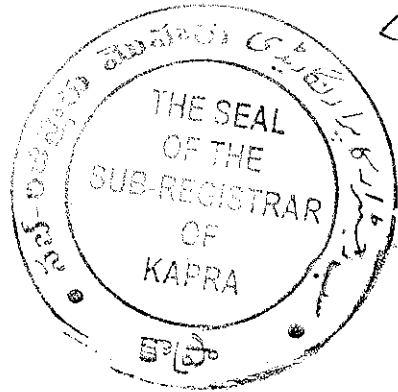


*B. N. Mulani*  
Signature

31082007

1వ పుస్తకము 20 13 సం॥ పు. 1548  
దస్తావేజు మొత్తము కారీ-ముల సంఖ్య 10  
ఈ కారీ-ము వరుస సంఖ్య 8

సబ్-రిజిస్ట్రార్



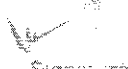




WITNESS

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

Number: DLFAP010413402001  
Name: SRINIVAS M  
S/D/W of: M LINGAIAH  
Address: 12-11-364/6  
WARSIGUDA  
SECUNDERABAD

PIN:   
DOB: 06-06-1971

Signature: 



Date of Issue: 29-10-2003

Auth. Licensing Authority  
Secunderabad

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**



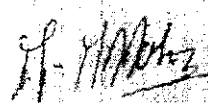
**भारत सरकार**  
**GOVT. OF INDIA**

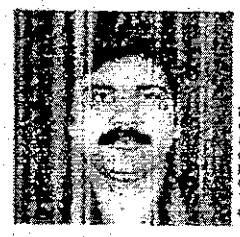
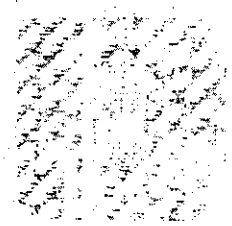
**M MAHENDAR**

**MALLESH MANDA**


**20/07/1978**

Permanent Account Number  
**AQAPM0412C**

  
Signature

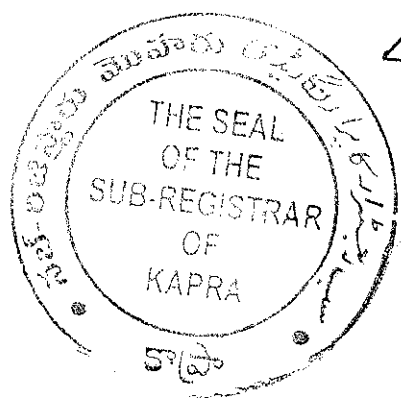


04072907



1వ పుస్తకము 20 13 కంపు 1548  
రస్తావేజు మొత్తము 10  
ఈ కారితము పరిమితి 9

సబ్-రెజిస్ట్రార్



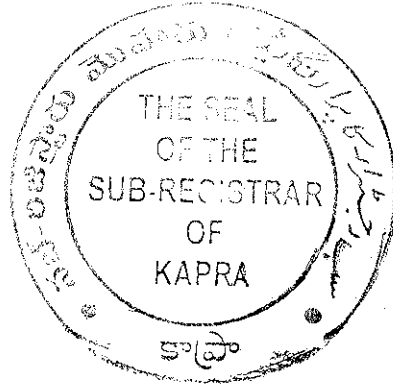


For VISTA HOMES  
*[Handwritten Signature]*  
Partner

For VISTA HOMES  
*[Handwritten Signature]*  
Partner

1వ పుస్తకము 2013 నం. పు 1548  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వయసు సంఖ్య 10

~~సబ్-రెజిస్ట్రార్~~



SCANNED

1384

1549

1549/13 P.249/13



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581579

Date: 02/03/2013, 03:05 PM

Serial No: 3327

Denomination: 100

Purchased By:  
 K. PRASHAKAR REDDY  
 S/O. K.P. REDDY  
 R/O. NYO.

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 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 – 500 003 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

Shri. Ratan N. Mulani,, son of Late. Nathumal R. Mulani aged about 57 years, Occupation: Business, residing at # Plot No. 30, 31, Surya Nagar Colony, inside Kushalya Estate, Kharkhana, Secunderabad, 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.

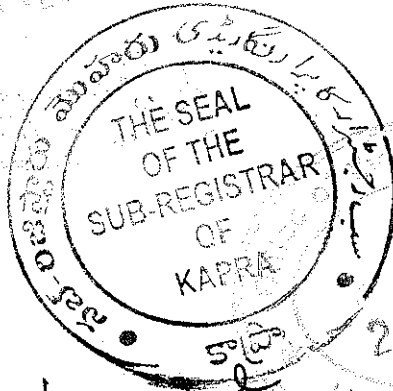
FOR VISTA HOMES  
  
 Partner

FOR VISTA HOMES  
  
 Partner

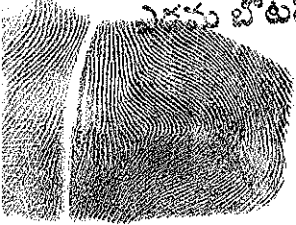
1వ పుస్తకము 2013 సం॥ పు 1949  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 18  
 ఈ కాగితము వరుస సంఖ్య

నల్-రిజిస్ట్రార్

2013 వ సం॥ మార్చి 26 వ తేదీ  
 1934 శా.క. నెం. 1949 మాసము వేది  
 పగలు మరయి గంటల



మద్య కాప్రా సబ్-రిజిస్ట్రార్ కార్యాలయములో  
 శ్రీ. Soham Modi  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 వారియి వేలిముద్రలతో సహా దాఖలు చేసి  
 తునుము రూ. 10/- లు చెల్లించినారు  
 వ్రాసి ఇచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ బొటన వ్రేలు



ఎడమ బొటన వ్రేలు



విరూపించినది

Soham Modi  
 Soham Modi, s/o. Satish modi  
 Occ: Business. R/o - Plot no. 280  
 Rd No. 23, Subitee Hills, And  
 o/o: # 5-4-18/3 & 4, 2nd floor, Soham  
 mansion, M.G. Road Secbad

Bhavesh V. mehta  
 Bhavesh V. mehta s/o. Late Vasants V. mehta  
 Occ: Business. #o # Uttam Towers, D.V. colony,  
 Secbad. o/o: # 5-4-18/3 & 4, 2nd floor, Soham  
 mansion, M.G. Road Secbad

M. Srinivas s/o. Late M. Lingaiah  
 H.No: 2-11-365, Wanasinguda  
 Sec-bad.

M. Mahender s/o. Late M. Mallesh.  
 H.No: 28-77, Yadav Basti,  
 Neredmet, Sec-bad.

2013 వ సం॥ మార్చి 26 వ తేదీ  
 1934 శా.క. నెం. 1949 మాసము వేది

నల్-రిజిస్ట్రార్  
 (స.కె.వ. అశోక్ కుమార్)

**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 Gopaiah.
- Smt. Sana Bhagya Laxmi, W/o. Shri. Sana Yadi Reddy.
- Shri. Shiya 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

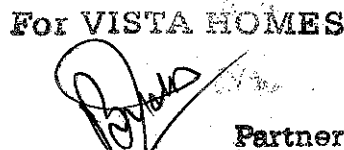
D. The Vendee is desirous of purchasing undivided share of land to the extent of 453.20 sq. yds., hereinafter referred to as the Said Land and has approached the Vendor.

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.10,42,360/- (Rupees Ten Lakhs Forty Two Thousand Three Hundred and Sixty 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 సం. పి. 1549  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
 స్టాంపు కారితము సదుపయోగ సంఖ్య 2

1043000/-

సబ్-రిజిస్ట్రార్

It is stated that the following amounts have been paid in respect of this document:

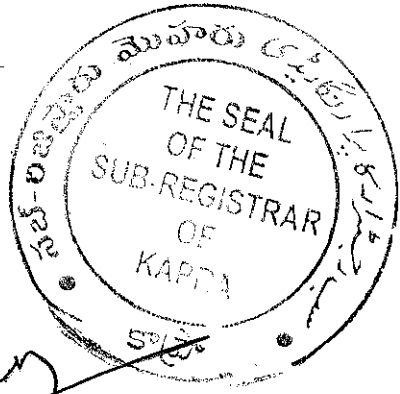
610831/- 26/3/13

- 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. 52050/-
  - 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 20860/-
  - 2. in the shape of cash Rs. -
- III. Registration fees:
  - 1. in the shape of challan Rs. 5215/-
  - 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. 78325/-

SUB REGISTRAR  
KAPRA

పుస్తకము 13 సం. / కా.క. 1835  
 సెంటుగా రిజిస్టరు చేయబడి  
 స్టాంపు విముక్తం సుదీర్ఘ వెంటు 1526  
 1549/2013 గా యిచ్చబడినది  
 2013 సం. 12 వ తేది




సబ్-రిజిస్ట్రార్



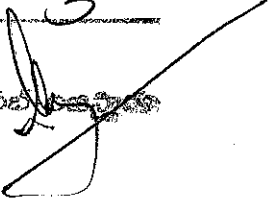
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

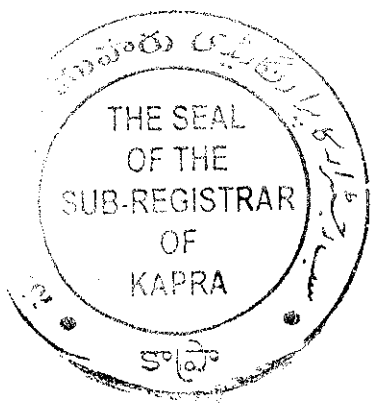
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 453.20 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration of Rs.10,42,360/-(Rupees Ten Lakhs Forty Two Thousand Three Hundred and Sixty 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. 78,225/- is paid by way of challan no. 610831 dated 26.3.13 drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

1వ పుస్తకము 2013 నంబర్ పు. 1543  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము తరుస సంఖ్య 3

  
సబ్ రిజిస్ట్రార్





SCHEDULE OF SAID LAND

All that part and parcel of undivided share of land admeasuring about 453.20 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:

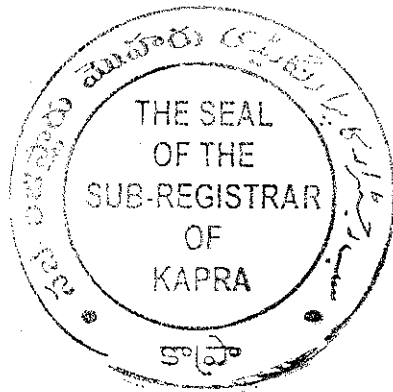
1. 
2. 

1.   
FOR VISTA HOMES  
Partner

2.   
FOR VISTA HOMES  
Partner  
VENDOR

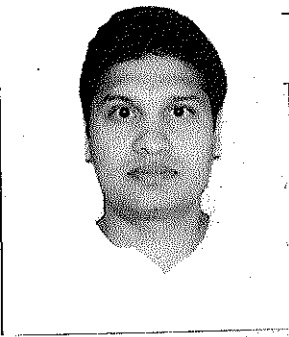
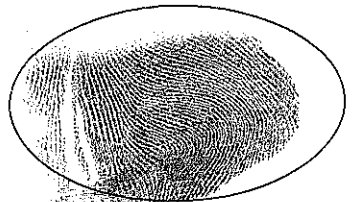
1వ పుస్తకము 2013 నం॥ పు 1548  
దస్తావేజు మొత్తము లాగింకముల సంఖ్య 10  
ఈ లాగింకము వరుస సంఖ్య 4

సబ్ రిజిస్ట్రార్



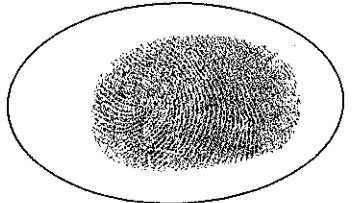
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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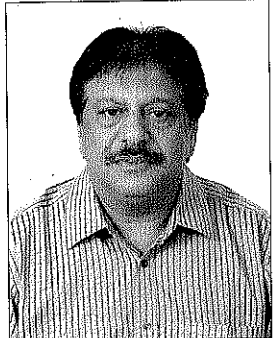
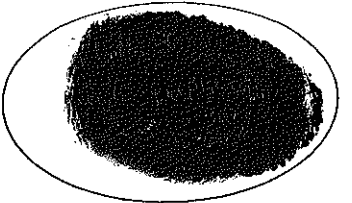


**VENDORS:**  
**M/S. VISTA HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD  
REP. BY ITS AUTHORIZED REPRESENTATIVES,

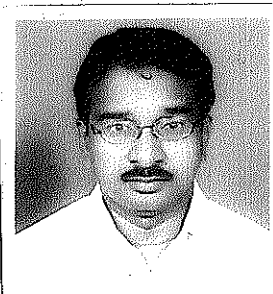
1. MR. SOHAM MODI  
S/O. MR. SATISH MODI
  
2. SHRI. BHAVESH V. MEHTA,  
S/O. LATE SHRI. VASANT U. MEHTA  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003



**BUYER:**  
SHRI RATAN N. MULANI  
S/O. LATE NATHUMAL R. MULANI,  
R/O. PLOT NO. 30, 31,  
SURYA NAGAR COLONY,  
INSIDE KUSHALYA ESTATE,  
KHARKHANA,  
SECUNDERABAD



**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** Partner
 
  
**FOR VISTA HOMES** Partner

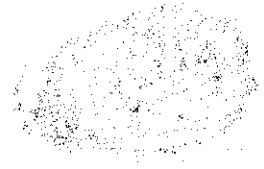
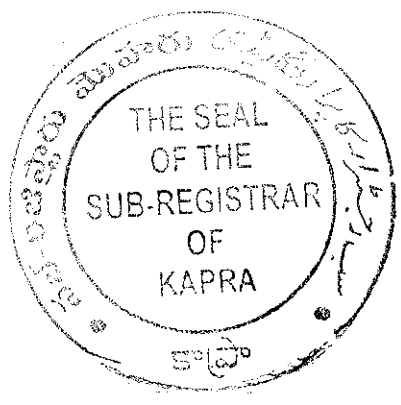
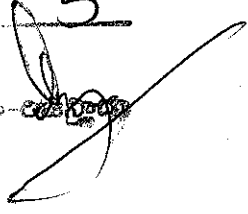
**SIGNATURE OF EXECUTANTS**

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 BUYER**

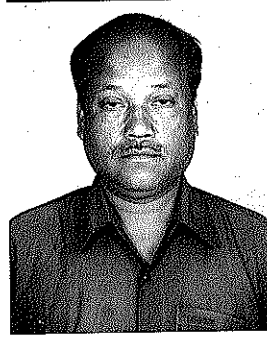
1వ ప్రాధికారం 20 13 వ నంబర్ వు 1548  
దస్తావేజు టెంట్లను కాపీతనుల నంబర్ 10  
మీ జాగ్రత్తను తీసుకు నంబర్ 5

సహ-రెజిస్ట్రార్



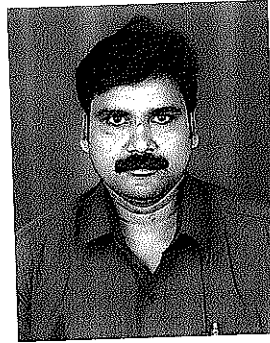
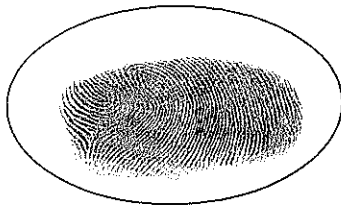
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



**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.

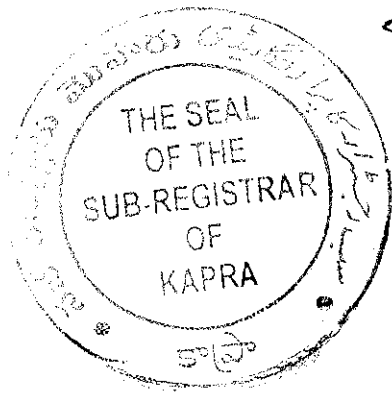
**For VISTA HOMES**  
  
Partner

**For VISTA HOMES**  
  
Partner

SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 20 13 వ సం॥ ప్ర 1549  
దస్తావేజు మొత్తము కారితము 10  
ఈ కారితము వరుస సం॥ 6


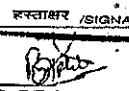
  
~~సం॥~~


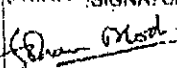


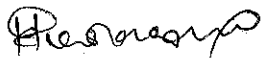





VENDOR



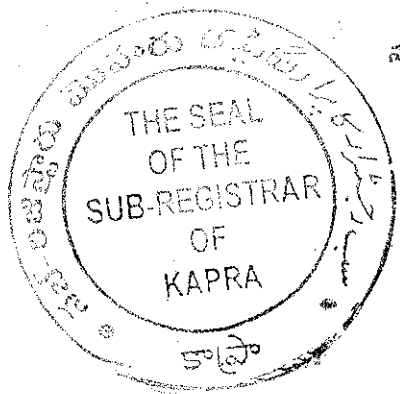
रवाई लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6754C	
नाम / NAME	BHAVESH VASANT MEHTA	
पिता का नाम / FATHER'S NAME	VASANT UTTAMLAL MEHTA	
जन्म तिथि / DATE OF BIRTH	02-03-1970	
हस्ताक्षर / SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

रवाई 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 AWSPP8104E		
हस्ताक्षर / SIGNATURE		

1వ పుస్తకము 20 13 పం. పు. 1548  
దస్తావేజు మొత్తము జారీచేయునట్లు 10  
ఈ జారీచేయు వయస్ 7



*[Handwritten signature]*

BUYER'S

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RATAN N MULANI

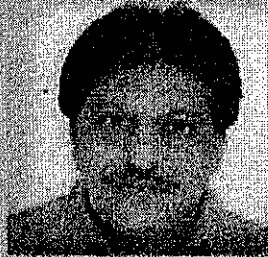
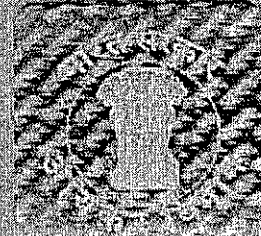
RAMCHAND MULANI NATHUMAL

10/12/1955

Permanent Account Number

ABEPN6351L

  
Signature




07082007

1వ పుస్తకము 2013 వ సం. వీ. 1569  
దస్తావేజు మొత్తము వీ. 10  
ఈ బాగీశము వరుస నంబర్ 8



సబ్ రిజిస్ట్రార్

WITNESS:

INDIAN UNION DRIVING LICENCE	
ANDHRA PRADESH	
Number	DLFAP010413402001
Name	SRINIVAS M
S/O/W of	M LINGAIAN
Address	12-11-364/6 WARSIGUDA SECUNDERABAD
PIN	
DOE	06-06-1971
Signature	
Di. Of Issue	09-10-2001
Amd. Licensing Authority Secunderabad	

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M. MAHENDAR

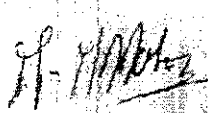
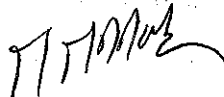
MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

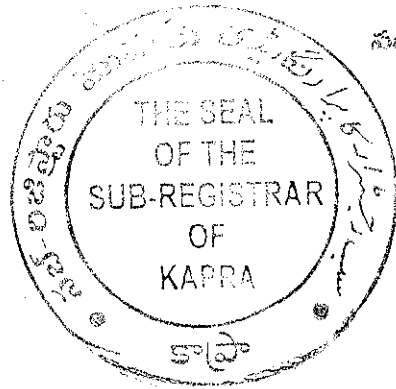
Signature



1వ పుస్తకము 20 13 పం. వి. 1549  
దస్తావేజు మొత్తము 10  
ఈ కార్యము వరుస 9

  
సచివ





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

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

1వ పుస్తకము 2013 సం॥ వ. 1549  
దస్తావేజ మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 10

*[Handwritten signature]*  
సబ్-రెజిస్ట్రార్

