

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581092

Date: 02/2013, 12:47 AM

Serial No: 2,884

Denomination: 100

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

For Vendor
M/S VISTA HOMES
R/O. SEC 28, AD.

[Signature]
SALE DEED
Ex. Official Stamp Vendor
SRO. Uppal

This Sale Deed is made and executed on this 25th 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, Yaprul, 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.

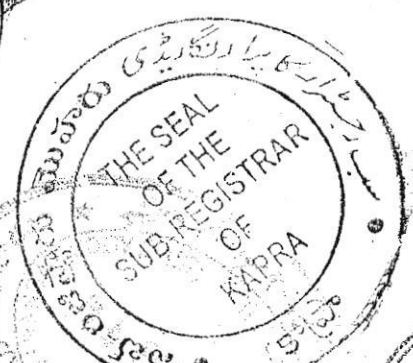
sale deed.
For VISTA HOMES
[Signature]
Partner

For VISTA HOMES
[Signature]
Partner

Page 1

1వ పుస్తకము 2012వ సం. వ. 4-1538
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10
 ఈ కారితము వరుస సంఖ్య 1

2013 వ సం. ఏప్రిల్ నెల. 26 వ తేది
 1934 శా.శ. నవంబర్ మాసము 1 వ తేది
 పగలు.....మరియు.....గంటల
 మధ్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ. Soham Modi
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32, ఎను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 ఈముద్రా.....1520.....లుచేల్చినారు



వాసి ఇచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన వ్రేలు



Soham Modi

Soham modi
 occ: Business, A/o. Plot No. 280, Rd no-2
 Jubilee Hills. Hyderabad o/o. S-4-18/3 & 4,
 1st floor, Soham mansion, M.G. Road

ఎడమ బొటన వ్రేలు



Bhavesh V. Mehta

See Road.
 Bhavesh V. Mehta s/o. Late Vasanth V. Mehta
 occ: Business o/o. S-4-18/3 & 4. 1st floor,
 Soham mansion, M.G. Road Sec Road - A/o. #
 Utham Towers. D.V. Colony, Sec Road

నిరూపించినది

1) M. Srinivas

M. Srinivas s/o. Late M. Lingaiah, Sennie
 R/o. 2-11-365, Warangal, Sec Road
 M. Srinender s/o. Late M. Malliah, Sennie
 R/o. 28-77, Madhav Basti, Alwalpet, Hyderabad

2) M. Srinender

2013 వ సం. ఏప్రిల్ నెల. 26 వ తేది
 1934 శా.శ. నవంబర్ మాసము 1 వ తేది

(సి.హెచ్. ఇలిక్ కుమార్)
 సబ్-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. 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

1వ పుస్తకము 2013 సం. పు. 1538
 దస్తావేజు వెలుక్తము కారితముల సంఖ్య 10
 ఈ కారితము వరుస సంఖ్య 2

304000/-

INDUJNEMENT

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

By challan No. 610823 Dt. 26/2/13

I. Stamp Duty:

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

Rs 100/-

Rs. 15100/-

Rs. —

Rs. —

II. Transfer Duty:

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

Rs 6080/-

Rs. —

III. Registration fees:

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

Rs. 1520/-

Rs. —

IV. User Charges

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

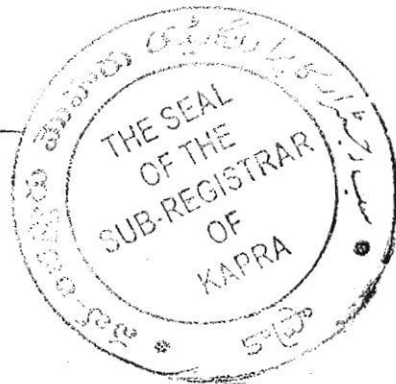
Rs. 100/-

Rs. —

Total Rs 22900/-

SUB REGISTRAR
KAPRA

1వ పుస్తకము 2013 సం. / కా.క. 1035
 పు. 1538 నెంబరుగా రిజిష్టరు చేయబడి
 స్టాంపు నిమిత్తం గుర్తింపు నెంబరు 1526
 1538/2013 నా యిప్పడమైనది
 2013 సం. ఏప్రిల్ 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 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

దస్తవేజు మొత్తము కాగితముల సంఖ్య 10

ఈ కాగితము పఠన 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. 

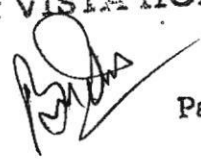
For VISTA HOMES

Partner

1. 

For VISTA HOMES

Partner

2. 

VENDOR

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

సబ్-రజిస్ట్రార్

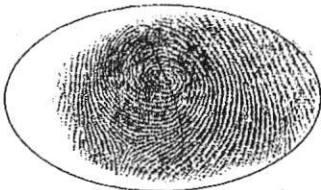


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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. 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. 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

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]

SIGNATURE OF THE REPRESENTATIVE

[Signature]

SIGNATURE OF BUYER

1వ పుస్తకము 2013వ సం॥ పు. 1538
దస్తావేజు మొత్తము కార్గిజముల సంఖ్య 10
ఈ కార్గిజము వరుస సంఖ్య 5

సబ్-రిజిస్ట్రార్



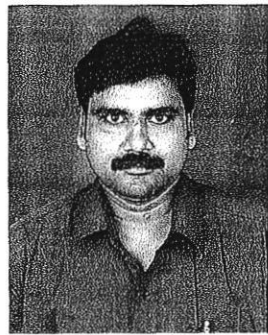
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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.

For VISTA HOMES

Partner

For VISTA HOME

Partn

SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 20 13 వంపు 1538
దస్తావేజు మొత్తము 10
ఈ కార్యము వరుస నంబు 6

సబ్ రిజిస్ట్రార్



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 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
[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

[Stamp]

[Photo]

10052008

1వ పుస్తకము 20/3వ సం॥ ధృ. 1538
దస్తావేజు మొత్తము జాగీతముల సంఖ్య 10
ఈ జాగీతము వరుస సంఖ్య 7

సబ్-రెజిస్ట్రార్



WITNESSES

INDIAN UNION DRIVING LICENCE	
ANDHRA PRADESH	
Number	DLEAP010413402001
Name	SRINIVAS M
S/D/W of	M LINGAIAN
Address	12-11-364/6 WARSIGUDA SECUNDERABAD
PIN	
DOB	06-06-1971
Signature	

DI 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



24072007

1వ పుస్తకము 2013 నంబు 1538
దస్తావేజు మొత్తము 10
ఈ కారితము వరుస నంబు 8

పద-విజ్ఞాపన



BUYER

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
ADPPA4527Q

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
Hyderabad - 500 004

इस कार्ड के खो / भिल होने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
मुख्य आयकर अधिकारी
आयकर भवन
बशीर बाग
हैदराबाद - 500 004

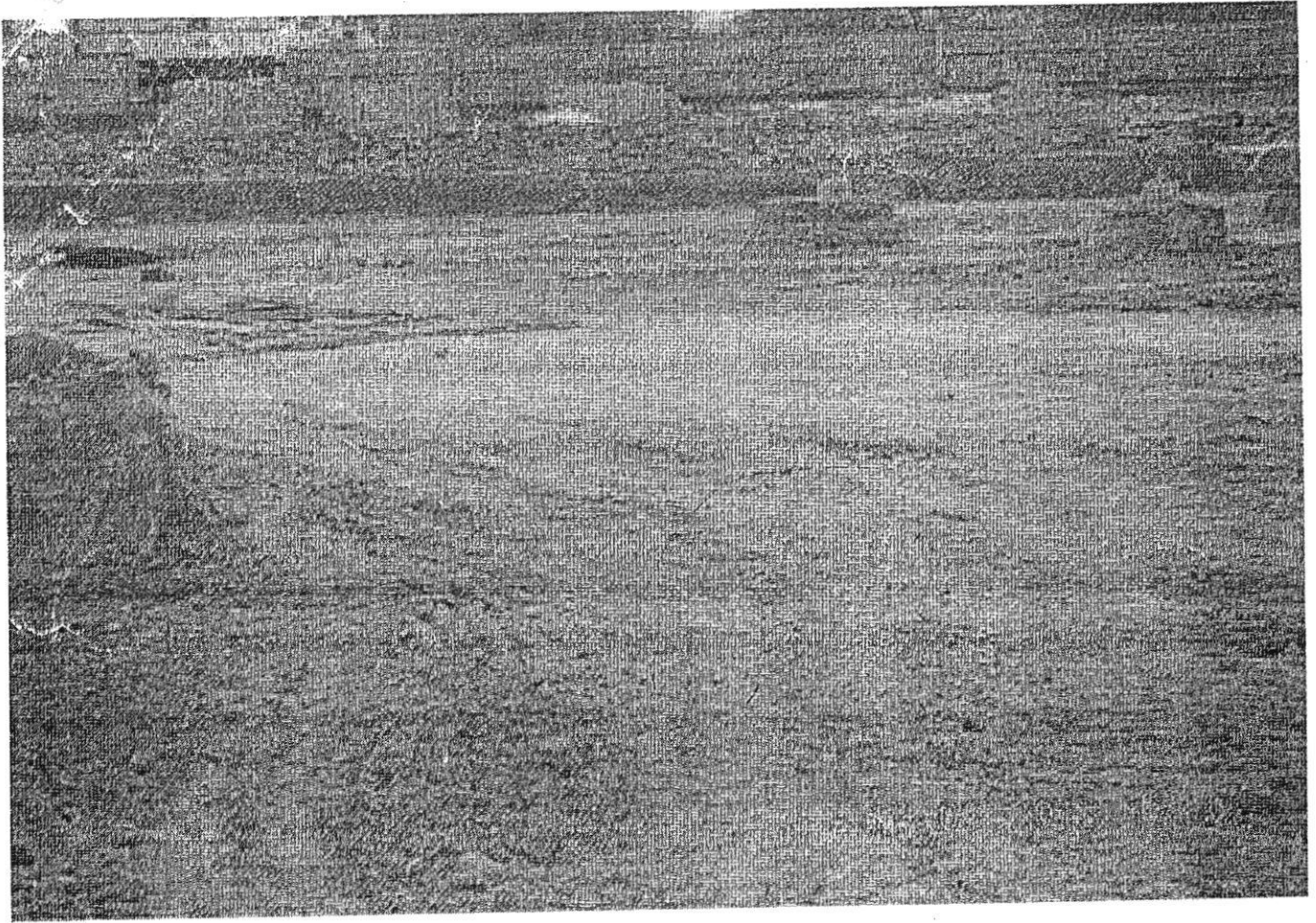
In case this card is lost/found kindly inform/return to
the issuing authority.

Chief Commissioner of Income Tax
Aayakar Bhavan
Bashir Bagh
Hyderabad - 500 004

1వ పుస్తకము 2013వ సం॥ పు. 1538
దస్తవేజు మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 9

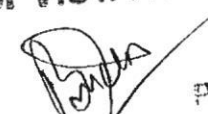
నంద్యాలజ్యోతి





For VISTA HOMES

Partner

For VISTA HOMES

Partner

1వ పుస్తకము 2013 సం॥ పు 1538
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 10

సహకార

