

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581091

Date: 02/2013, 12:46 AM

Serial No: 2,983

Denomination: 100

Purchased By:
PRAHAKAR REDDY
S/O. M.P. REDDY
S/O. HYD.

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

[Signature]
Sub Registrar
Ex. Office Stamp Vendor
SRO Uppal

SALE DEED

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

For VISTA HOMES

Partner

Partner

1వ పుస్తకము 2013వ సం॥ పు. 1535
 దస్తావేజు మొత్తము కారితముల సంఖ్య 12
 ఈ కారితము పరుస సంఖ్య

సబ్-రెజిస్ట్రార్

2013 వ సం॥ ఏప్రిల్ నెల 26 వ తేది

1934.శా.శ. సెప్టెంబరు మాసము 5 వ తేది

పగలు 1 మరయు 2 గంటల

మద్య కాపా సబ్-రెజిస్ట్రారు కార్యాలయములో

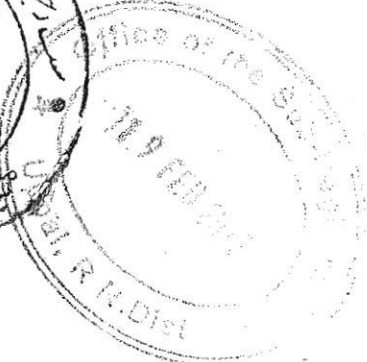
శ్రీ. Soham Modi

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను

అనుసరించి సమర్పించబడిన ఫోటోగ్రాఫులు

మరయు వేలిముద్రలతో సహా దాఖలుచేసి

కుసుగు రూ. 13301 - లు చెల్లించినారు



వాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన ప్రింటు

[Signature]
[Signature]

Soham modi s/o. Satish
 occ. Business

R/o: Plot no. 280, Road no. 28

Jubilee Hills, Hyderabad. D/o: F

S.H-18/344. 2nd floor Soham mansion

(LATE)

Bhaverh V. Mehta s/o. Vasanth V. Mehta occ. Business

R/o. Utham Towers, D.V. Colony, Secbad. D/o: F

S.H-18/344. 2nd floor Soham mansion, M.P. Road Secbad.

ఎడమ బొటన ప్రింటు

[Signature]

నిరూపించినది

M. Srinivas s/o late M. Lingaraj

H.NO: 2-1136F, Waniganiguda, Secbad.

M. Mahender s/o late M. Malleesh

H.NO: 28-37, Madhav Batti, Newmarket, Hyderabad.

2013 వ సం॥ ఏప్రిల్ నెల 26 వ తేది

1934.శా.శ. సెప్టెంబరు మాసము 5 వ తేది

[Signature]
 సబ్-రెజిస్ట్రార్
 సీ.హెచ్. అశోక్ కుమార్

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

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

WHEREAS:

- A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming survey nos. 193 (Ac. 2-21 Gts.) 194 (Ac. 1-02 Gts.), & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac. 5-25 Gts., by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

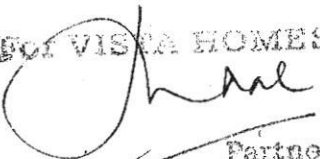
S.No.	Deed Doc. No.	Dated	Extent of Land
1.	1426/2007	19.02.2007	Ac. 3-01 gts.
2.	3000/2007	21.04.2007	Ac. 1-10 gts.
3.	4325/2007	16.06.2007	Ac. 0-12 gts.
4.	(AGPA) 1842/09	30.07.2009	Ac. 1-02 gts.

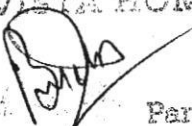
- B. The total land admeasuring Ac. 5-25 Gts., in survey nos. 193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District., is hereinafter referred to as the Scheduled Land.

- C. The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:

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

13 నం. పు. 1535
 12
 2

266000/-

సబ్-రెజిస్ట్రార్

STATEMENT

certified that the following amounts have been paid in respect of this document:
 By challan No. 610835 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. 1230/-
- 2. in the shape of cash Rs. —

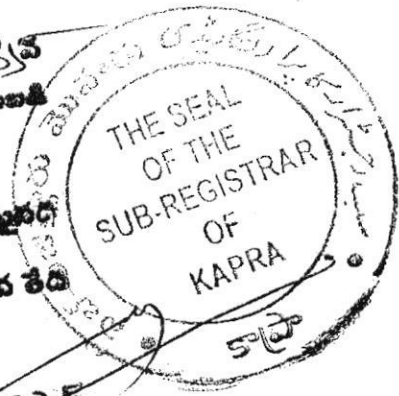
IV. User Charges

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

Total Rs. 20050/-

SUB-REGISTRAR
 KAPRA

1వ పుస్తకము 2013 నం./ కా.శ. 1235
 పు. 1235 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంప్ విమితుం గుర్తింపు నెంబరు 1526
 1535/2013 గా యివ్వబడినది
 2013 నంబరు 12 వ తేది



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:

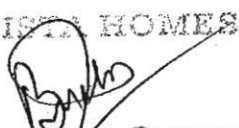
1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 115.43 sq. yds., in the Scheduled Land which is hereinafter referred to as the Said Land and more particularly described at the foot of this sale deed in favour of the Vendee for a total consideration 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 VISTA HOMES



Partner

For VISTA HOMES



Partner

13 వ పేజీ నంబర్ 1535
12
3

నల్లపాటి



SCHEDULE OF SAID LAND

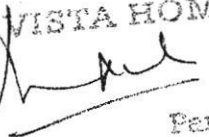
All that part and parcel of undivided share of land admeasuring about 115.43 sq.yds., in survey no. 193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R.R. District, under S. R. O. Kapra and bounded by:

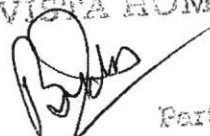
North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

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. 

 For VISTA HOMES

Partner

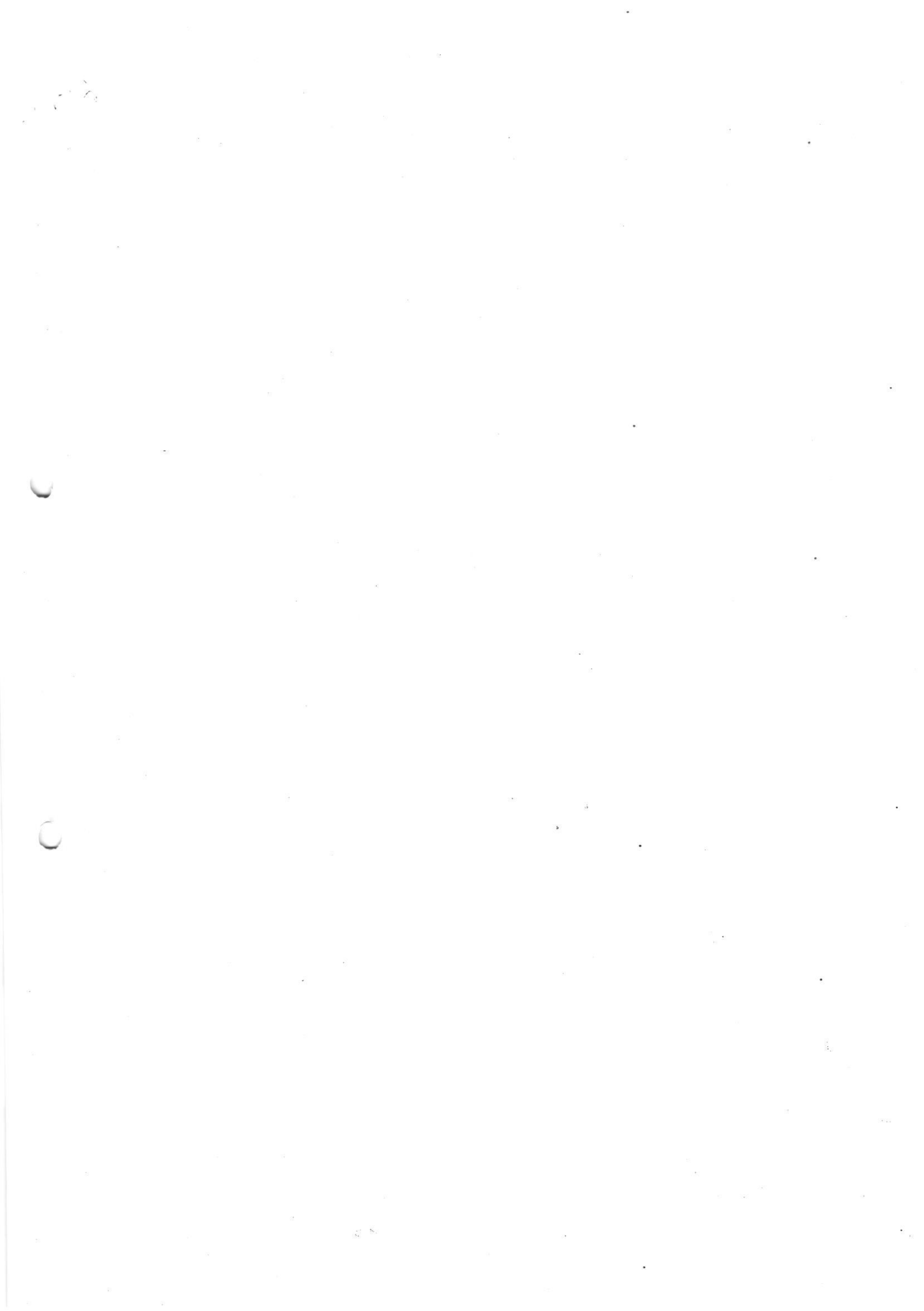
2. 
For VISTA HOMES
Partner

VENDOR

1వ ప్రస్తుతము 2013వ సం॥ ఫి. 1535
దస్తావేజు వెంట్రాము కాగితముల సంఖ్య 12
ఈ కాగితము వరుస సంఖ్య 4

సబ్-రెజిస్ట్రార్





04267335

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

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



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDORS:

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

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

BUYERS:

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

SIGNATURE OF WITNESSES:

- 1.
- 2.

FOR VISTA HOMES

FOR VISTA HOMES
 Partner

SIGNATURE OF EXECUTANTS

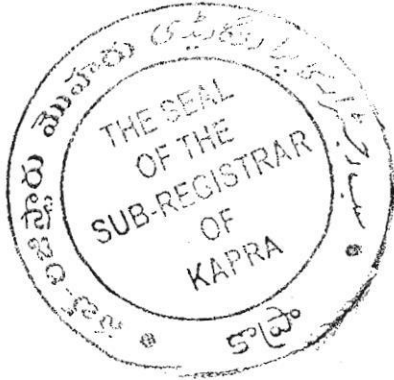
I stand here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

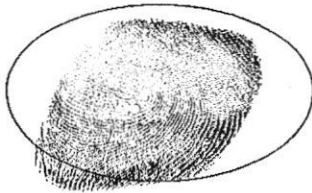
1వ పుస్తకము 20/3 వ సం॥ పు 1535
దస్తావేజు మొత్తము కార్గితము సంఖ్య 12
ఈ కార్గితము వరుస సంఖ్య 5

నల్-రెజిస్ట్రార్



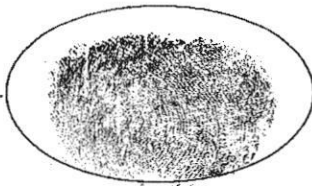
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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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:

1.

2.

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.

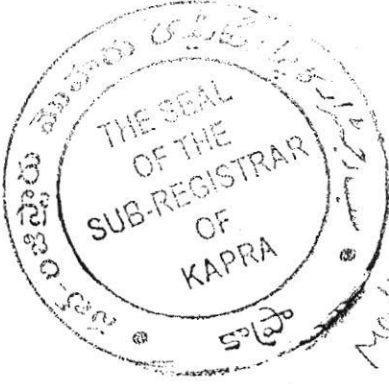
SIGNATURE OF THE REPRESENTATIVE

2.

SIGNATURE OF BUYER

1వ పుస్తకము 2013వ సం॥ పు. 1535
దస్తావేజు మొత్తము జాగీరునుంచి నెంబు 12
ఈ జాగీరును వదున నెంబు 6

నద-రజిస్ట్రారు



Mulla Jaddy S. S.

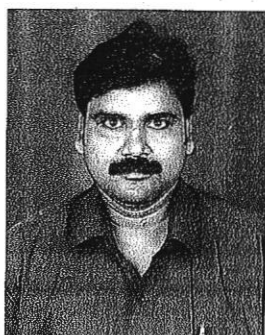
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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.

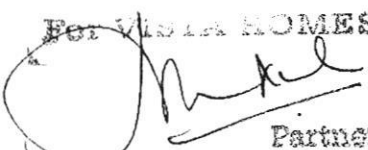
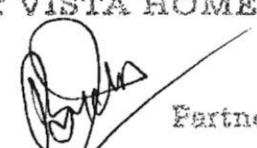


2. MR. M. MAHENDER
S/O. LATE M. MALLESH
R/O. H. NO: - 28-77
YADAV BASTI
NEREDMET
HYDERABAD

SIGNATURE OF WITNESSES:

1. 
2. 

For VISTA HOMES For VISTA HOMES

Partner Partner

SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 20 13 సం. నె. 1535
దస్త్రముల సంఖ్య 12
మ. కలిపియు చేయుట 7

సబ్-రెజిస్ట్రార్



VENDOR:

रजिस्ट्रार 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, अंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

रजिस्ट्रार 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, अंध्र 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

15/06/2008

1వ పుస్తకము 20 13 సం॥ పు 1535

దస్తవేజు మొత్తము కాగితముల సంఖ్య 12

ఈ కాగితము వరుస నంబర్ 8

నల్లమల రామకృష్ణారావు



Bumer

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

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

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

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

INDIAN UNION DRIVING LICENCE ANDHRA PRADESH	
	DRIVING LICENCE
	DLRAP01092312009
	DR A G PRASAD
	A BABU RAO
	12-13-826
	KEEMTHICLY TARNAKA
	SECUNDERABAD
Signature	Issued on: 06/04/2009
	Licensing Authority RTA-SECUNDERABAD

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

A G Prasad

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

నందమూరి



BUYER

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADPFA4527Q

नाम / NAME
MALLA REDDY ABBA

पिता का नाम / FATHER'S NAME
RAMACHANDRA REDDY ABBA

जन्म तिथि / DATE OF BIRTH
01-01-1953

हस्ताक्षर / SIGNATURE


Chief Commissioner of Income Tax, Andhra Pradesh

इस कार्ड को खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य 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 2013 సం. పై 1535
దస్తావేజు మొత్తము 12
కాగితము పరిమాణము 10


సహాయక రిజిస్ట్రార్



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	
DL Of issue	09-10-2001
App. Licensing Authority Secunderabad	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

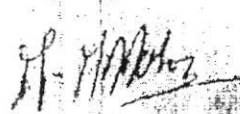
MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

Signature



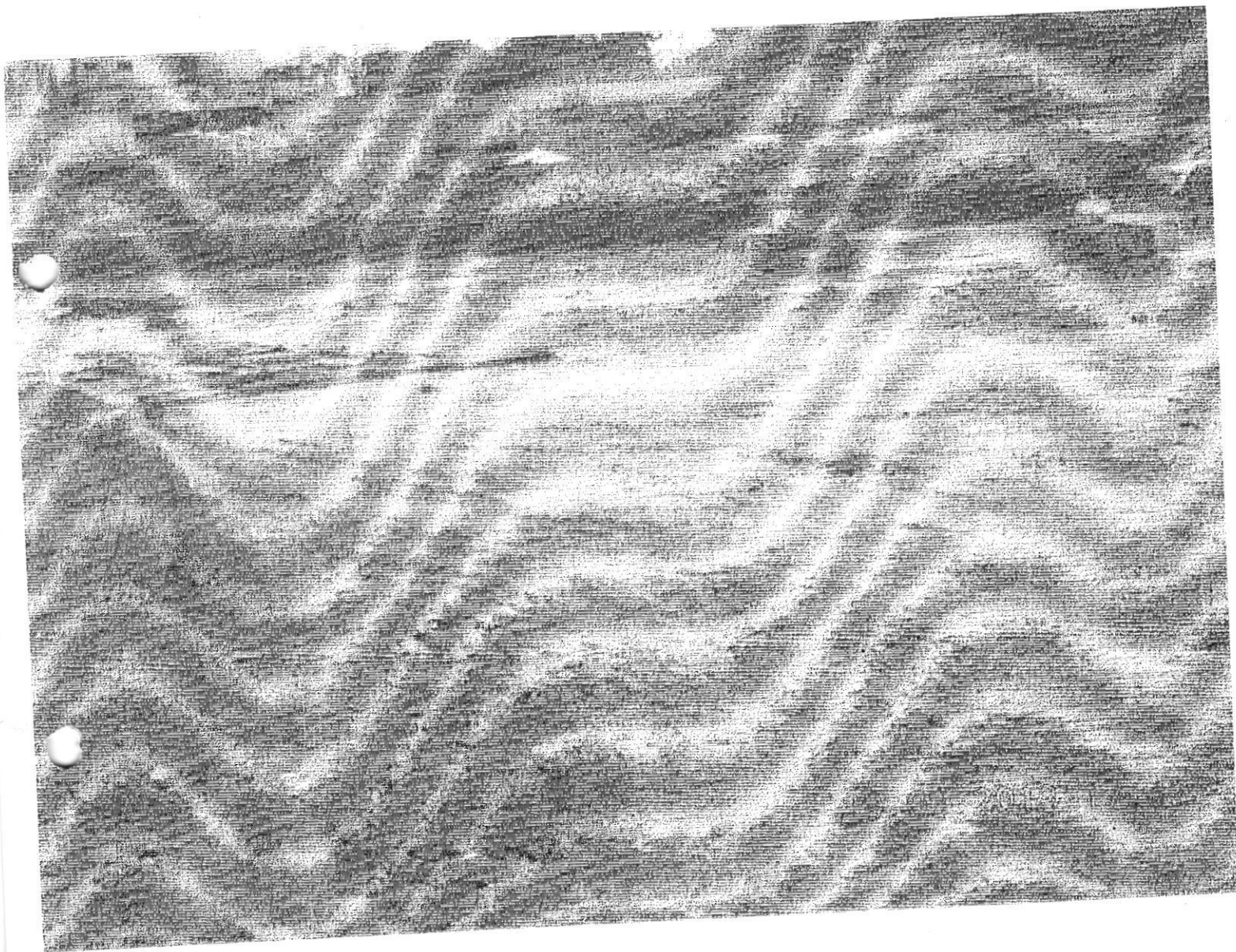



04072007

1వ పూర్వపేజీ 2013 నం. పు. 1535
దస్తావేజ్ మొత్తము కార్గిణముల సంఖ్య 12
ఈ కార్గిణము వరుస సంఖ్య 11

సబ్-రెజిస్ట్రార్





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

సచివశాసనము

