

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581083

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

Serial No: 2,875

Denomination: 100

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

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 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

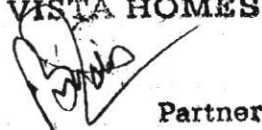
Shri. P. Chandra Sekhar Reddy, Son of Late Shri. P. Pratap Reddy aged 52 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad – 500 062., hereinafter referred to as the 'Vendee'

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. వ 1562
 దస్తావేజు మొత్తము కార్గితముల సంఖ్య 10
 ఈ కార్గితము వరుస సంఖ్య 1

2013 వ సం. ఏప్రిల్ నెల 26 వ తేది

1937 శ. సూర్యోదయ మౌనము వ తేది

వగలు 1 మరియు 2 గంటల

మద్య కాప్రెస్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ. Soham Modi

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను

అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలుచేసి

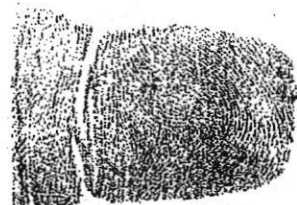
రజిస్ట్రారు 12/30/ చొచ్చెగించినాడు



వాసి తల్లిసమ్మ ఒప్పకొన్నది
 ఎడమ బొటన ప్రింటు



ఎడమ బొటన ప్రింటు



నిరూపించినది

[Signature]

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

[Signature]

Bhavaiah V. Mehta S/o. Late Volant U. Mehta
 occ: Business R/o. Utham Towers, D.V. Colony. Secbad
 0/07 S-18/1344 2nd floor, Soham mangion,
 M. P. Road Secbad

M. Srinivas S/o late M. Lingaiah
 A.N.O - 2-11-365, Marudiguda, Sec-bad.

M. Mahender S/o late M. Mallesh
 H.N.O: 28-77, Yadav Batti, Neredmet, Hyd.

2) *[Signature]*

2013 వ సం. ఏప్రిల్ నెల 26 వ తేది
 1937 శ. సూర్యోదయ మౌనము వ తేది

[Signature]
 సబ్-రిజిస్ట్రార్
 (మి.ఎ.ఎ. లోకేశ్ 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.

For VISTA HOMES


Partner

For VISTA HOMES


Partner

2428000/-
 13 నంబర్ 1542
 10
 2

REFUND
 Amount that the following amounts have
 been paid in respect of this document:
 By cheque No. 610827 28/3/13

- 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. 124200/-
 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. 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. 182050/-

SUB-REGISTRAR
 KAPRA



13 నం. / 1542
 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 leviable with respect to this sale deed.
7. Stamp duty and Registration amount of Rs.1,81,950/- is paid by way of challan no. 610827 dated 26.3.13, drawn on State Bank of India, Kushaiguda Branch, Hyderabad.

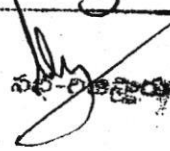
For VISTA HOMES

Partner

For VISTA HOMES

Partner

1వ పుస్తకము 2013 వ సం॥ పు. 1542
దస్తావేజు మొత్తము అంగీకరముల సంఖ్య 10
ఈ అంగీకరము వరుస సంఖ్య 3


సబ్-రెజిస్ట్రార్



SCHEDULE OF SAID LAND

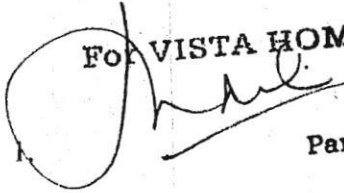
All that part and parcel of undivided share of land admeasuring about 1054.64 sq. yds., in survey nos. 193 (Ac.2-21 Gts.), 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, under S. R. O. Kapra and bounded by:

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. 

For VISTA HOMES

Partner

2. For VISTA HOMES

Partner
VENDOR

1వ పుస్తకము 2013 నం. 154
దస్తావేజు మొత్తము లాగితముల నంబు 10
ఈ లాగితము పరుస సంఖ్య 4

సబ్-రెజిస్ట్రార్

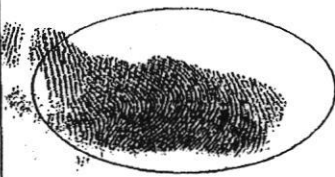


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

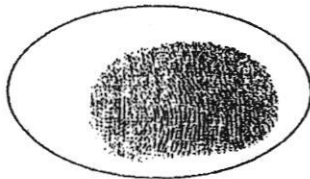


VENDORS:

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

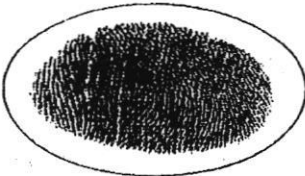
1. MR. SOHAM MODI
S/O. MR. SATISH MODI

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



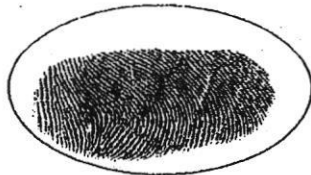
BUYER:

SHRI. 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.



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 EXECUTANT **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 2013వ సం॥ వు. 1542
దస్తావేజు మొత్తము కా. కముల సంఖ్య 10
ఈ జాగీరును వరుస సంఖ్య 5

సబ్ రిజిస్ట్రార్



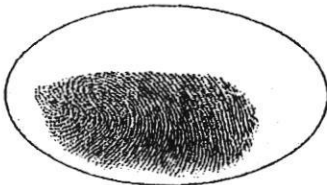
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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. MALLES
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 మొదటిము 2013 సం॥ ఫి॥ 1542
రెస్ట్రీవేజ్ మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 6



సహ-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	<i>[Signature]</i>
मुख्य अधिकारी, आयकर विभाग Chief Commissioner of Income-tax, Ahmedabad	

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	<i>[Signature]</i>
मुख्य अधिकारी, आयकर विभाग 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 AWSPP8104E	
हस्ताक्षर / SIGNATURE	

1వ పుస్తకము 2013 సం॥ పు. 154
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 7

సబ్-రెజిస్ట్రార్



प्री. राजमा
अधीक्षक/सुपरिन्टेंडेंट
पासपोर्ट कार्यालय, हैदराबाद



BY ORDER OF THE PRESIDENT
OF THE REPUBLIC OF INDIA

THESE ARE TO REQUEST AND
REQUESTS 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 गणराज्य REPUBLIC OF INDIA

भारत गणराज्य REPUBLIC OF INDIA

Passport No. J0656486

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पंजीकरण
विदेशों में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे निम्नलिखित भारतीय मिशन/केन्द्र में अपना पंजीकरण करवाएं।

चेरागवनी

यह पासपोर्ट भारत सरकार की सम्पत्ति है। इस पासपोर्ट के बारे में किसी पासपोर्ट अधिकारी से इसके धारक को यदि कोई सूचना मिलती है जिसमें पासपोर्ट लौटाने की मांग भी शामिल है तो उसका तुरंत अनुपालन किया जाए।

यह पासपोर्ट जाफ़ द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा प्राधिकृत व्यक्ति के कब्जे में ही होना चाहिए। इसमें किसी भी प्रकार का फेरबदल या विकृति नहीं की जानी चाहिए।

पासपोर्ट गुम हो जाने, चोरी हो जाने अथवा नष्ट हो जाने पर उसकी सूचना भारत में सबसे निकटतम पासपोर्ट अधिकारी को अथवा यदि पासपोर्ट धारक विदेश में है तो निकटतम भारतीय मिशन/केन्द्र और स्थानीय पुलिस को तत्काल दी जानी चाहिए। विप्लव घुसपैठ के बाद ही डुप्लीकेट पासपोर्ट जारी किया जाएगा।

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 THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

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

Passport Officer at Post/Consulate of Embassy / Legat/Guardian

POREDDY PRATAP REDDY

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1వ పుస్తకము 2013వ సం. వీ. 1542
దస్తవేజు మొత్తము కారితముల సంఖ్య 10
ఈ కారితము వరుస సంఖ్య 8

సబ్-రెజిస్ట్రార్



WITNESS

	INDIAN UNION DRIVING LICENCE ANDHRA PRADESH	
	Number: DLAP010413402001	
	Name: SRINIVAS M	
	SDPW 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



1వ పుస్తకము 20 13వ నం. పు 1542
దస్తవేజు మొత్తము కార్గముల సంఖ్య 10
ఈ కార్గము వరుస సంఖ్య 9





For VISTA HOMES
[Signature]
Partner

For VISTA HOMES
[Signature]
Partner

1వ పుస్తకము 2012 నం. పు. 1542
దస్తావేజు మొత్తము లాగితముల పేంట్ 10
ఈ లాగితము వరుస నంబర్ 10

సబ్-రెజిస్ట్రార్

