

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581518

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

For Whom
MRS. VISTA HOMES
R.O. SECURAD.

SRO 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

Dr. Anumukonda Gnanendra Prasad, son of Shri A. Babu Rao, aged about 65 years, Occupation: Retired, Resident of H. No. 12-13-826, Keeriti 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

Partner

For VISTA HOMES

Partner

1వ పుస్తకము 2012వ సం॥ పు 1532
 దస్తావేజు మొత్తము ఈగీతముల సంఖ్య 10
 2వ పుస్తకము వరుస సంఖ్య 1

నబ్-రిజిస్ట్రార్

2013 వ సం॥ ఏప్రిల్ 26వ తేది
 1934 శా.శ. నాటికి మామూలు 5వ తేది
 పగలు 1 మరల 2 గంటల
 మద్య కాపా నబ్-రిజిస్ట్రార్ కార్యాలయములో
 శ్రీ Soham Modi
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 తుదిముద్రా 1520/ పాతెలిచినాడు

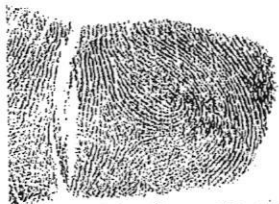


వాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన వ్రేలు



ఎడమ బొటన వ్రేలు

Soham Modi
 S/o. Satish Modi. Occ. Business
 R/o. Plot no. 280, Rd no 25, Jubilee Hills
 Hyderabad



నిరూపించినది

Bhavesh V. Mehra

Bhavesh V. Mehra S/o. Late Vasant V. Mehra
 Occ. Business R/o # Utham Powers,
 D.V. Colony, Secbad
 # 5-6-187/3 & 4, 3rd Floor, Soham Mansions, M.P. Road
 Secbad

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

①

②

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

2013 వ సం॥ ఏప్రిల్ 26వ తేది
 1934 శా.శ. నాటికి మామూలు 5వ తేది

Soham Modi
 (నాటికి అజ్ఞాత కూమారి)

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 నం. పు. 1532
 దస్తావేజు మొత్తము ఆసతముల నంబు 10
 ఈ ఆసతము పడున 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. —

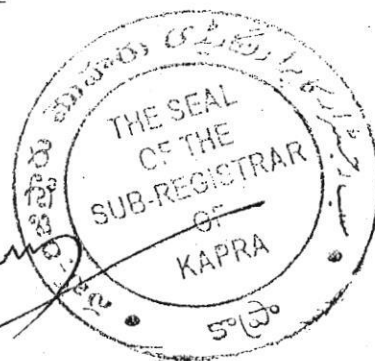
IV. User Charges

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

Total Rs


 SUB-REGISTRAR
 KAPRA

1వ పుస్తకము 2013 నం./ చ.శ. 1532
 పు. 1532 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంపు నిమిత్తం గుర్తింపు నెంబరు 1526
 1532/2013 గా యివ్వబడ్డెనది
 2013 నం. 1532/2013 వ తేది



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. 610842 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॥ వు 1532
దస్తావేజు మొత్తము లాగితముల సంఖ్య 10
ఈ లాగితము వదుల సంఖ్య 3

సచి-అజయ్



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. 

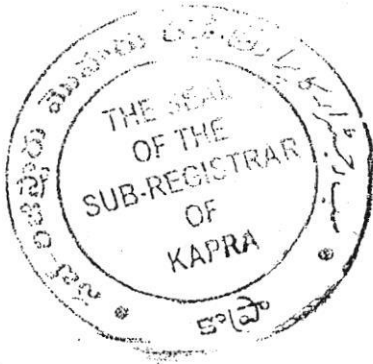
1. 
For VISTA HOMES
Partner

2. 
For VISTA HOMES
Partner

VENDOR

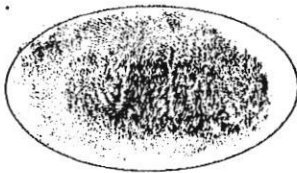
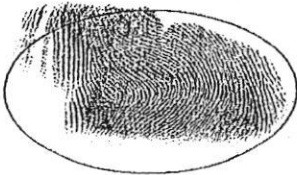
1వ పుస్తకము 2013 వ సం॥ పు. 1532
దస్తావేజు మొత్తము జాగీరమాల సంఖ్య 10
జాగీరము వరుస సంఖ్య 4

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. 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:

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 వుస్తకము 2012 వ సం॥ వు. 1532
దస్తావేజు మొత్తము కార్గితముల సంఖ్య 10
ఈ కార్గితము వరుస సంఖ్య 5

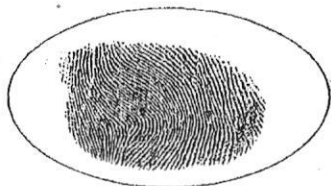
సహకారము



A. G. Prasad

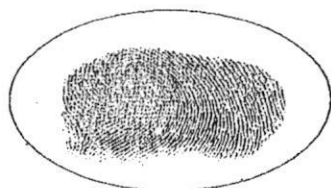
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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. 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 పుస్తకము 20/2 న నంబు 1522
రస్తావేల మొత్తము 10
ఈ జాగీరును పంపించు నం. 6

నబ్ లిఖించు



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

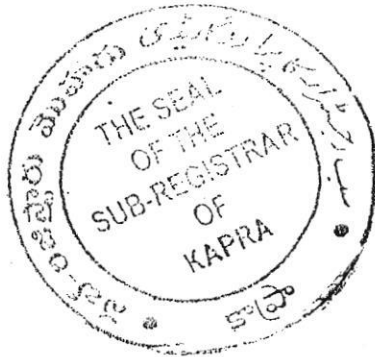
Permanent Account Number
AWSPP8104E

Signature

10062708

1వ పుస్తకము 20/3వ సంచి పు 1532
దస్తావేజు బెయ్యము కార్గితము సంఖ్య 10
ఈ కార్గితము వరుస సంఖ్య 7

నబ్-అకృష్టము



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	Poojamma	Mother	10/01/40	66

A. Phasadi
06/02/2006

K. RAM GOPAL
Assistant Labour Officer
132 DPL, Incharge
06/02/2006

A. Phasadi

**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01092312009



DR A G PRASAD
A BABU RAO
12-13-82B
KEEMTICLY TARNAKA
SECUNDERABAD

A. Phasadi
Signature
Issued on: 06/04/2009

Licensing Authority
RTA-SECUNDERABAD

A. Phasadi

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. Phasadi

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

A. Phasadi

1వ పుస్తకము 2013 వ సం॥ పు 1532
దస్తవేజు మొత్తము కాగితము 2 సంఖ్య 10
ఈ కాగితము వయస్ సంఖ్య 8

సబ్-రెజిస్ట్రార్



WITNES

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

Number: DEFAP010413402001
Name: SRINIVAS M
SIGN of: M LINGAIAH
Address: 12-11-35476
WARSIGUDA
SECUNDERABAD
PIN: 500006
DOB: 06-06-1971

Signature: _____

DL of Issue: 08-10-2001 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: _____



04072007

1వ పుస్తకము 13వ సం॥ పు॥ 1532
దస్త్రవేణి మొత్తము శాశ్వతముల సంఖ్య 10
ఈ శాశ్వతము వరుస సంఖ్య 9

సబ్ రిజిస్ట్రార్





For VISTA HOMES
[Signature]
Partner

For VISTA HOMES
[Signature]
Partner

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

నది-రామారావు

