

8  
1383

1539/13.

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581089

Date: 19/03/2013, 12:46 AM

Serial No: 2081

Denomination: 100

Purchased By:  
 PRABHAKAR 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

Shri. K. Srinivas Reddy Son of K. Venkat Reddy, aged about 50 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  
  
 Partner

For VISTA HOMES  
  
 Partner

1వ పుస్తకము 20 13 సం॥ పు 15 29  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
 ఈ కాగితము వరుస సంఖ్య

నట్-రజస్థాన్

20 13 వ సం॥ మొత్తము నెల... వ తేది

1934 శా.శ. సం॥ మొత్తము... వ తేది

పగలు... మరియు... గంటల

మద్య కాప్రా నస్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ. Soham Modi

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను

అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలు చేసి

గ... రూ... 670... లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

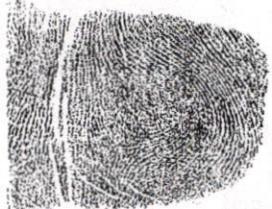
ఎడమ బొటన ప్రేలు



Soham Modi  
 S/o. Satish Modi  
 occ. Business - #01 Plot no. 280, 2nd floor, Jubilee Hills, Hyderabad. O/o: 7  
 5-6-18/344, 1st floor, Soham mansion, M.G. Road. Secbad



ఎడమ బొటన ప్రేలు



వెరూపించినది

Bhaverah V. Mehta  
 occ. Business - #01 Utham Towers, D.V. Colony, Secbad  
 o/o: 7 5-6-18/344 2nd floor, Soham mansion, M.G. Road Secbad.

M. Srinivas s/o late M. Lingarath  
 H.No: 2-11-365, Warangal, Secbad.

① M

② M

M. Mahender s/o late M. Mallesh  
 H.No-28-77, Madhav Batti, Neredmet, Hyd.

2013 వ సం॥ మొత్తము నెల... వ తేది  
 1934 శా.శ. సం॥ మొత్తము... వ తేది

Soham Modi  
 నట్-రజస్థాన్  
 (స.ప.వ. అ.క.కె. 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:

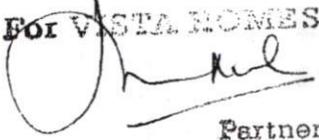
- Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
- Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
- Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
- M/s. 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

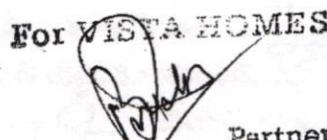
D. The Vendee is desirous of purchasing undivided share of land to the extent of 57.71 sq. yds., hereinafter referred to as the Said Land and has approached the Vendor.

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 20/13 నం. పు. 1539  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
 ఈ కారితము వరుస సంఖ్య 2

134000/ —

*[Signature]*  
 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 (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. 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/ —

*[Signature]*  
 SUB-REGISTRAR  
 KAPRA

1వ పుస్తకము 20/13 నం./ **ఛా.స. 1937** వ  
 పు. 1539 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపు విధింపు గుర్తింపు నెంబరు 1526  
1539/20/13 గా యివ్వబడ్డవని  
 ఈ కారితముల సంఖ్య 10 వ తేది



*[Signature]*  
 సబ్-రెజిస్ట్రార్

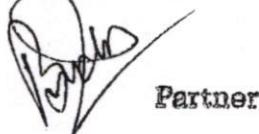
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. That the Vendor agrees to sell and the Vendee agrees to purchase undivided share in land admeasuring 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. 610 832, 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 1538  
దస్తావేజు మొత్తము తాగీతముల సంఖ్య 10  
ఈ తాగీతము వరుస సంఖ్య 3

~~సబ్ రిజిస్ట్రార్~~



SCHEDULE OF SAID LAND

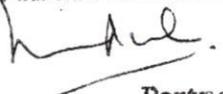
All that part and parcel of undivided share of land admeasuring about 57.71 sq.yds., in survey nos.193 (Ac.2-21 Gts.), 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R.R. District, under S. R. O. Kapra and bounded by:

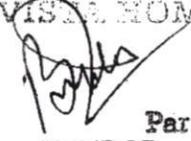
North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199
West By	Sy. No. 199

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. 

For VISTA HOMES  
1.   
Partner

For VISTA HOMES  
2.   
Partner  
VENDOR

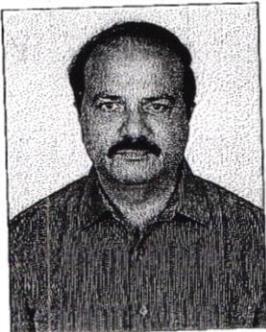
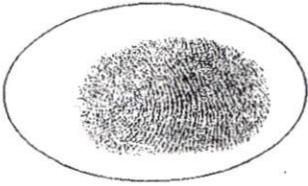
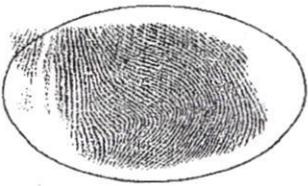
1వ పుస్తకము 20 13 సం. వు 1539  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము పఠన సంఖ్య 4

~~సచివశాసనము~~



**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
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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:

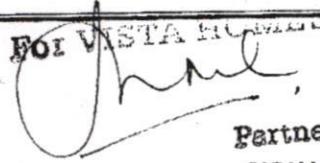
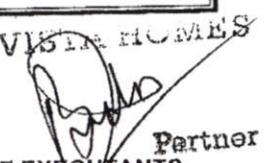
SHRI. K. SRINIVAS REDDY  
S/O. K. VENKAT REDDY  
R/O. FLAT NO. 103,  
CREST RESIDENCY,  
NAYA KRANTHI NAGAR,  
A.S. RAO NAGAR, ECIL,  
HYDERABAD-500062.

REPRESENTATIVE:

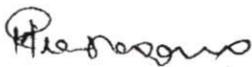
MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

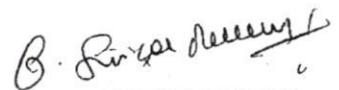
1. 
2. 

**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 పుస్తకము 2013వ సం॥ పు. 1538  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 5

సబ్-రెజిస్ట్రార్



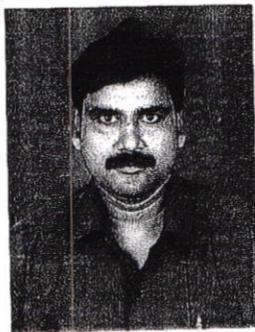
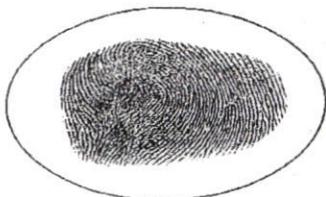
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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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 2013వ సం॥ ను 1539  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వయస్సు సంఖ్య 6

*[Handwritten signature]*  
సబ్ రిజిస్ట్రార్



Venood.

*[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, 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]*

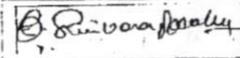
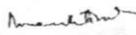
*[Portrait photo]*

1వ వుస్తాతము 2013న సంఖ్య 1539  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 7

~~సహాయక~~

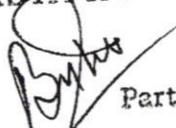


Buyer:

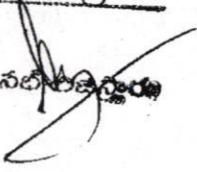
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AJZPK3409K	
नाम / NAME	SRINIVAS REDDY KATHI	
पिता का नाम / FATHER'S NAME	VENKATA REDDY KATHI	
जन्म तिथि / DATE OF BIRTH	01-01-1963	
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

*S. Srinivas Reddy*

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

1వ పుస్తకము 2013వ సం॥ వృ 1538  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము పలున సంఖ్య 8

  
సబ్ రిజిస్ట్రారు



WITNESSES:

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

Number: **DEFA01041340200**  
Name: **SRINIVAS M**  
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Address: **12-11-364/6**  
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Signature



Date of Issue: 09-10-2001

Addl. Licensing Authority  
Secunderabad

आयकर विभाग  
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भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number  
AQAPM0412C

*M. Mahendar*

Signature

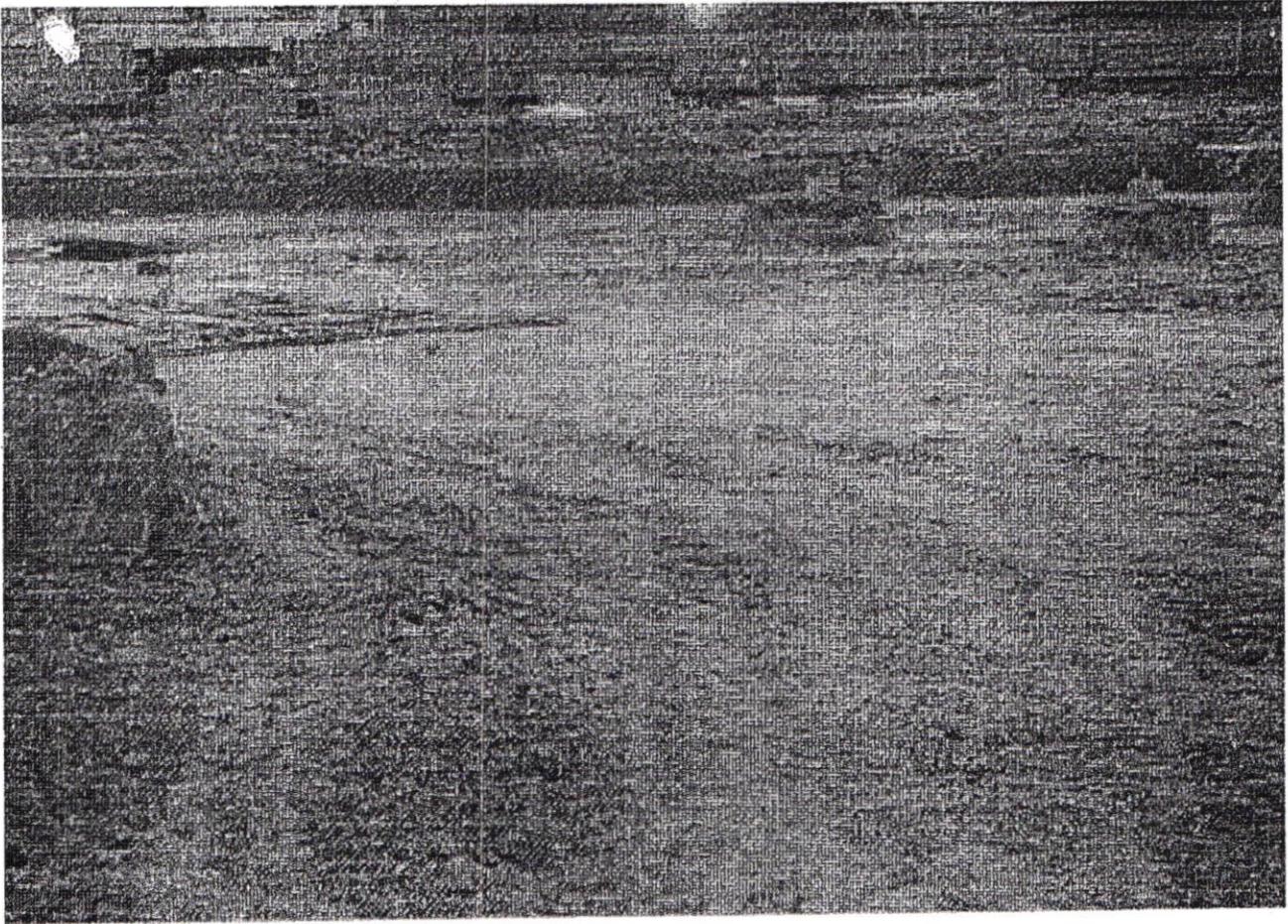


*M. Mahendar*

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

సబ్ రిజిస్ట్రారు





For VISTA HOMES  
*[Signature]*  
Partner

For VISTA HOMES  
*[Signature]*  
Partner

1వ పుస్తకము 2013వ సం॥ పు 1539  
దస్తావేజు మొత్తము కారితముల సంఖ్య 10  
ఈ కారితము వరుస సంఖ్య 10

*[Handwritten signature]*  
నర్తకము

