

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 581083

Date: 19/02/2013, 12:48 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. SEC. BAD.

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॥ పు 1562
 దస్తావేజు మొత్తము కార్గితముల సంఖ్య 10
 ఈ కార్గితము వరుస సంఖ్య 1

2013 వ సం॥ మార్చి నెల 26 వ తేది

1934 శా.స. సం॥ మార్చి మాసము 26 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

రూ..... 121301 లా చెల్లించినారు



దాని తల్లిసత్తు ఒప్పకొన్నది
 ఎడమ బొటన వ్రేలు



ఎడమ బొటన వ్రేలు



విరూపించినది

Soham modi

S/o. Sothak Modi
 occ: Business R/o. Plot no. 280,
 Rd no. 28, Jubilee Hills Hyderabad. 0/07
 S.H-18/344 2nd floor, Soham mansion
 M. G. Road Secbad.

Bhavesh V. Mehta

S/o. Late Valant U. Mehta
 occ: Business R/o. Utham Towers, D.V. Colony. Secbad
 0/07 S.H-18/344 2nd floor, Soham mansion,
 M. G. Road Secbad

M. Srinivas S/o late M. Lingaiah

H.NO - 2-11-361, Marudiguda, Sec-bad.

M. Mahender S/o late M. Mallesh

H.NO: 28-77, Yadav Batti, Neredmet, Hydr.

2013 వ సం॥ మార్చి నెల 26 వ తేది

1934 శా.స. సం॥ మార్చి మాసము 26 వ తేది

సబ్-రిజిస్ట్రార్
మున్సిపల్ ఆఫీస్ 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.

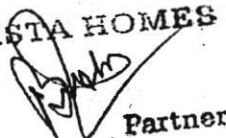
F. The Vendor has agreed to sell the undivided share in land for a total consideration of Rs. 24,25,672/- (Rupees Twenty Four Lakhs Twenty Five Thousand Six Hundred and Seventy Two Only) and the Vendee has agreed to purchase the same.

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 సం. పై 1542
 దస్తావేజు విస్తరణకు కాగితముల సంఖ్య 10
 ఈ కాగితముల విలువ సంఖ్య 2

ENCLOSUREMENT
 See that the following amounts have
 been paid in respect of this document:
 By cheques No. 610827 26/3/13
 In Stamp paper

1. in the shape of stamp papers	Rs 100/-
2. in the shape of challan (u/s.41 of I.S. Act.1899)	Rs. 24200/-
3. in the shape of cash (u/s.41 of I.S. Act.1899)	Rs. —
4. adjustment of stamp paper 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. 12130/-
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 సం. / 1542
 దస్తావేజు విస్తరణకు కాగితముల సంఖ్య 10
 ఈ కాగితముల విలువ సంఖ్య 2
 1542/2013
 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



13/02/2013
3/10/1540
3/10/1540

SCHEDULE OF SAID LAND

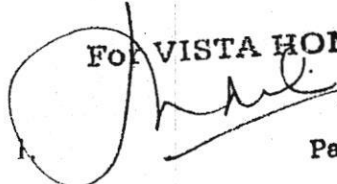
All that part and parcel of undivided share of land admeasuring about 1054.64 sq. yds., in survey nos. 193 (Ac. 2-21 Gts.), 194 (Ac. 1-02 Gts.) & Sy. No. 195 (Ac. 2-02 Gts.) situated at Vampuguda sub-division under Kapra Village, Keesara Mandal, R. R. District, under S. R. O. Kapra and bounded by:

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 న సం॥ పు॥ 1542
దస్తావేజు మొత్తము లాగితములు నంబా 10
ఈ లాగితము నరున సంఖ్య 4

సబ్ రిజిస్ట్రారు



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

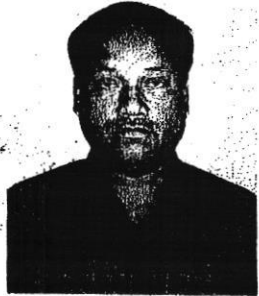
1వ పుస్తకము 2013వ సం॥ వు 1542
దస్తావేజు మొత్తము కా. మొల సంఖ్య 10
ఈ జాగీరు నరుస సంఖ్య 5

నబ్ తహసీల్దార్



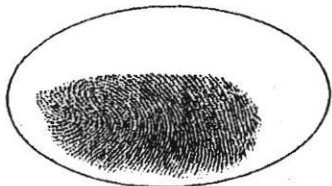
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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 2013 సం॥ షీ 1542
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 6



సబ్ రిజిస్ట్రార్

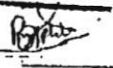
V. C. DOLLA

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


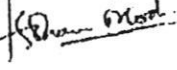
मुख्य आयकर अधिकारी, अहमदाबाद
Chief Commissioner of Income-tax, Ahmedabad

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


मुख्य आयकर अधिकारी, अहमदाबाद
Chief Commissioner of Income-tax, Ahmedabad

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

स्थायी लेखा संख्या
AWSPB3104E

हस्ताक्षर




1వ పుస్తకము 2013 సం॥ ఫి 1542
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 7

సబ్-రెజిస్ట్రార్



1వ పుస్తకము 2012వ సం. పు. 1542
దస్తావేజు మొత్తము కారితముల సంఖ్య 10
ఈ కారితముల వరుస సంఖ్య 8

సబ్-రెజిస్ట్రార్



Witness

	INDIAN UNION DRIVING LICENCE ANDHRA PRADESH	
	Number DLFAP010413402001	
	Name SRINIVAS M	
	S/DW of M LINGAIAH	
	Address 12-11-364/6	
	WARSIGUDA	
	SECUNDERABAD	
	PIN	
	DOB 06-06-1971	
		
Signature		

DL Of Issue 06-10-2001

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 20 13 వ సం. పు 1542
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 9





For VISTA HOMES
[Signature]
Partner

For VISTA HOMES
[Signature]
Partner

1వ పుస్తకము 2013 నం. 154
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 10

సబ్-రెజిస్ట్రార్

