

నెం.

శ్రీ సుధి / శ్రీ 2465 Sale mode Registration

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము వున్నట్లు సత్యమైంద

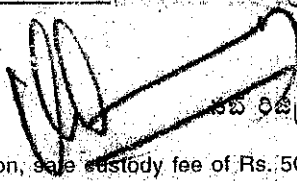
దస్తావేజు స్వభావము	Sale	20% Val-B	Hollongu
దస్తావేజు విలువ	4317000	20/11	
స్టాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	4657/13		F
రిజిస్ట్రేషన్ రుసుము	21585		
లోటు స్టాంపు (D.S.D.)	172580		
GHMC (T.D.)	64755	Chw: 641843	
యాజర్ ఛార్జీలు	100	20/11	
అదనపు షీట్లు			
5 x			
మొత్తం	2590201		

A-510
M.F.H

(అక్షరాల)

రూపాయలు మాత్రమే)

తేది 20/11
వాససు తేది

 రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, sale custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days-subject to maximum of Rs. 500/- will be levied.



11836 20/8/2013 46578



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. Babitha AP 192602

S.L.NO 9482 Date 20-08-2013 Rs. 100/-
Sold to RAMESH, S/O NASING RAO R/O SEC-BAD
For Whom ALPINE ESTATES, SEC - BAD

ALLE. BABITHA
L.NO: 23-15-018/2007,
R.L.NO. 23-15-007/2013
H.NO 6-45/1, Employees Colony
BIBINAGAR
DIST : NALGONDA-508 126
CELL : 9666993866

SALE DEED

This Sale Deed is made and executed on this 20th day of November 2013 S.R.O, Kapra, Ranga Reddy District by:

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, 2nd floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners/duly authorized representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years, Occupation: Business, resident of Plot No.280, Road No.25, Jublee Hills, Hyderabad, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 years, Occupation: Business, resident of Plot Nos. 14 & 15, Karthik Enclave, Diamond Point, Secunderabad., hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

AND

M/s. MAYFLOWER HEIGHTS, 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 Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 years, Occupation: Business; the partners / authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

For ALPINE ESTATES

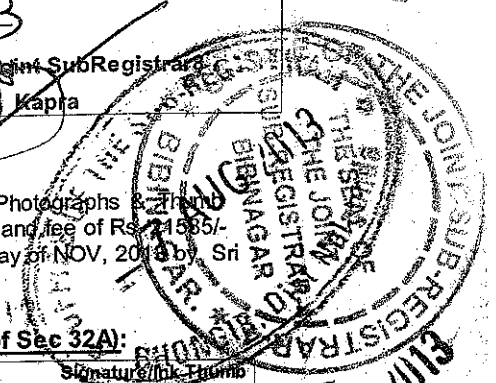
For ALPINE ESTATES

Book - 1 CS Number 4836 of 2013 of SRO, Kapra

Regular document number 4659 of year 2013

Sheet 1 of 15 Sheets

Signature of Joint SubRegistrar
Kapra



Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1585/- paid between the hours of 3 and 4 on the 20th day of NOV, 2013 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants of Sec 32A):

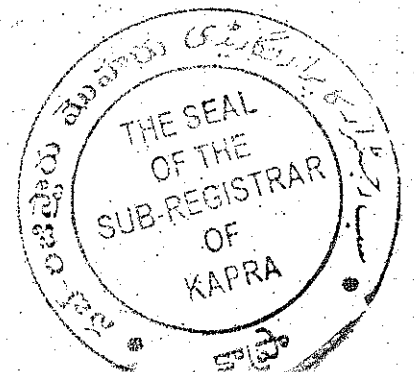
SI No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	EX			SPA HOLDER K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	<i>K. Prabhakar Reddy</i>
2	CL			VINEET GERA DNO.12-13-830/13/B STNO.13 GOKUL NAGAR, TARNAKA SEC BAD	<i>Vineet Gera</i>
3	CL			NIDHI GERA DNO.12-13-830/13/B STNO.13 GOKUL NAGAR, TARNAKA SEC BAD	<i>Nidhi</i>

Identified By Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			RANGAN BHATTA CHARAJEE R/O.6-3-688/9/3/23.C- BLOCK,KANTHISHIKAR A APTS,PANJAGUTTA,HY D.	<i>Rangan Bhatta Charajee</i>
2			SYED ALI MURTUZA R/O.16-4- 40,CHANCHALGUDA,HY D.	<i>Syed Ali Murtuza</i>

20th day of November, 2013

Signature of Joint SubRegistrar
Kapra



IN FAVOUR OF

1. Mr. Vineet Gera, Son of Mr. Harish Chander Gera, aged about 35 years, Occupation: Service
2. Mrs. Nidhi Gera, Wife of Mr. Vineet Gera, aged about 32 years, both residing at # Flat No.G1, SSR Apartments, Door No.12-13-830/13/B, Street No. 13, Gokul Nagar, Tarnaka, Secunderabad - 500 017., hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No.1/1 (Ac.1-39 Gts.), Sy. No.191 (Ac. 2-00 Gts.) & Sy. No.2/1/1 (Ac. 0-12 Gts.), bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac.4-11 Gts., (hereinafter the said land is referred to as "**THE SCHEDULE LAND**") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no.4591/07, duly registered at the office of the Sub-Registrar, Uppal, R.R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule A annexed to this Agreement.
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos.15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no.14013/P4/Plg/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of. apartments in 3 blocks aggregating to about 3,97,600 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. The Buyer is desirous of purchasing a deluxe apartment bearing flat no.510 on the fifth floor, in block no. 'A' having a super built-up area of 1425 sft., (i.e., 1140 sft. of built-up area & 285 sft. of common area) together with undivided share in the scheduled land to the extent of 71.25 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft., in the building known as "Mayflower Heights" and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of I.s Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	
Stamp Duty	100	237335	0		0	237435
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	21585	0		0	21585
User Charges	NA	120	0		0	120
Total	100	259040	0		0	259140

Rs. 237335/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 21585/- towards Registration Fees on the chargeable value of Rs. 4317000/- was paid by the party through Challan/BC/Pay Order No ,641843 dated ,20-NOV-13.

Date

20th day of November ,2013

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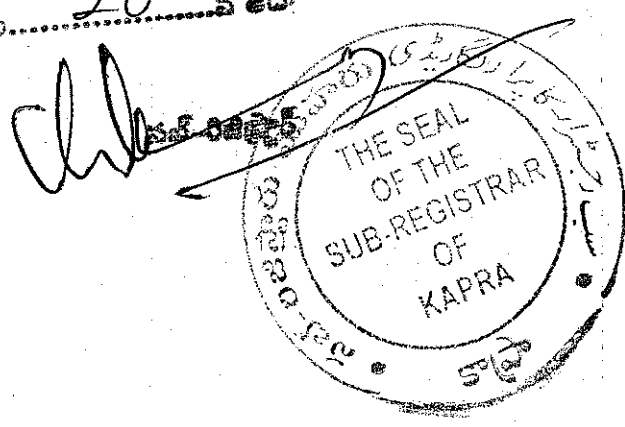
Signature of Registering Officer

[Handwritten Signature]

Kapra



ప పుస్తకము 2013 సం./ క.న. 1836
 పు. 4657 నెంబరుగా రిజిస్టరు చేయబడి
 సా.వింగ్ విమిక్షం నుద్దురు నెంబరు 1526
 4657/2013 గా యిప్పుడొచ్చినది
 2013 నవంబరు 20 వ తేదీ



- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.43,17,000/- (Rupees Forty Three Lakhs Seventeen Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

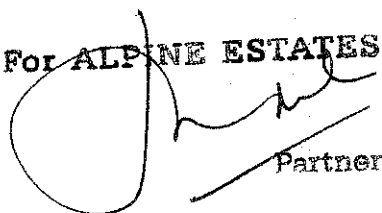
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.510 on the fifth floor, in block no. 'A' having a super built-up area of 1425 sft., in building known as Mayflower Heights, forming part of Sy. Nos.1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, together with:

- a. Undivided share in scheduled land to the extent of 71.25 sq. yds.
- b. A reserved parking space for one car on the stilt floor admeasuring about 100 sft.

forming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.43,17,000/- (Rupees Forty Three Lakhs Seventeen Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.29,88,114/- (Rupees Twenty Nine Lakhs Eighty Eight Thousand One Hundred and Fourteen Only) paid by way of cheque no.251307, dated 31.10.2013 drawn on Axis Bank Ltd., issued by Indiabulls Housing Finance Ltd.,
- ii. Rs.3,00,000/- (Rupees Three Lakhs Only) paid by way of cheque no.094428, dated 10.09.2013 drawn on ICICI Bank, Vanasthalipuram Branch, Hyderabad.
- iii. Rs.3,00,000/- (Rupees Three Lakhs Only) paid by way of cheque no.033649, dated 11.11.2013 drawn on Punjab National Bank, Saifabad Branch, Hyderabad.
- iv. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.033641, dated 27.08.2013 drawn on Punjab National Bank, Saifabad Branch, Hyderabad

For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner

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Regular document number 4657 of year 2013

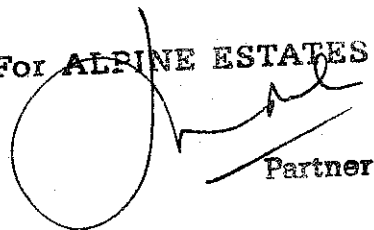
Sheet 3 of 15 Sheets

Signature of Joint SubRegistrar
Kapra



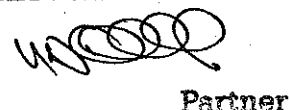
- v. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.804652, dated 10.09.2013 drawn on ING Vysya Bank , Banjarahills, Hyderabad.
- vi. Rs.1,50,000/-(Rupees One Lakhs Fifty Thousand Only) paid by way of cheque no.646684, dated 11.11.2013 drawn on Punjab national Bank, Saifabad Branch, Hyderabad.
- vii. Rs.1,42,000/-(Rupees One Lakhs Forty Two Thousand Only) paid by way of cheque no.094429, dated 12.09.2013 drawn on ICICI Bank, Vanasthalipuram Branch, Hyderabad
- viii. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.151227, dated 15.08.2013 drawn on Axis Bank, S. P. Road, Secunderabad.
- ix. Rs.11,886/-(Rupees Eleven Thousand Eight Hundred and Eighty Six Only) paid by way of cheque no.804657, dated 18.11.2013 drawn on ING Vysya Bank, Banjarahills, Hyderabad.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenants that the Scheduled Apartment 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 Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

For ALPINE ESTATES



Partner

For ALPINE ESTATES



Partner

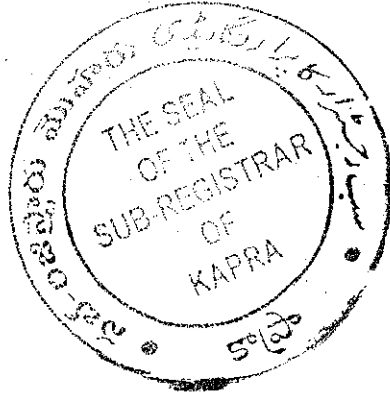
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Regular document number 4652 of year 2012

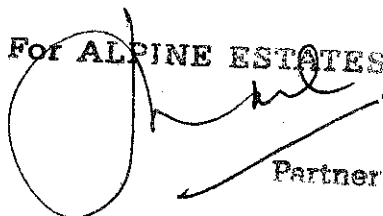
Signature of Joint SubRegistrar

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Kapra



7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment 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.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer 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 the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Heights as follows:-
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in MAYFLOWER HEIGHTS.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Mayflower Heights Owners Association that has been / shall be formed by the Owners of the apartments in MAYFLOWER HEIGHTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc. The Buyer shall pay a sum of Rs. 10,000/- & Rs. 15,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.
 - d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/ apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

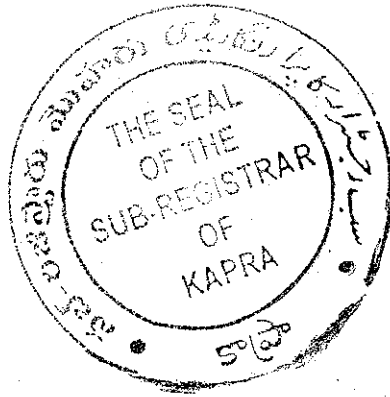
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Signature of Joint SubRegistrar

Kapra



- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called MAYFLOWER HEIGHTS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.

For ALPINE ESTATES



Partner

For ALPINE ESTATES



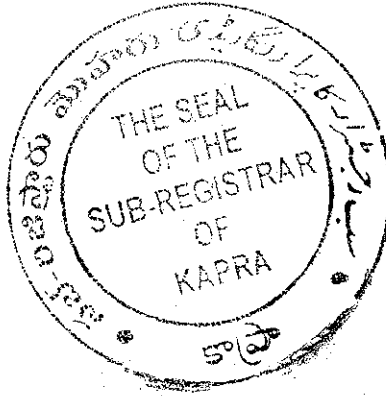
Partner

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Regular document number 4657 of year 2013

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Signature of Joint SubRegistrar
Kapra



SCHEDULE 'A'

SCHEDULE OF LAND

All that piece of land admeasuring Ac.4-11 Gts., forming part of Sy. No.1/1 (Ac.1-39 Gts.), Sy. No.191 (Ac.2-00 Gts.) & Sy. No.2/1/1 (Ac.0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, are bounded as under:

North By	Sy. No. 2/1/2 (road)
South By	Village
East By	Village
West By	Sy. No. 2/1/1(part), Sy. No. 189, Sy. No. 190 & Sy. No. 191(part)

SCHEDULE 'B'


SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no.510 on the fifth floor, in block no. 'A' admeasuring 1425 sq. ft., of super built-up area (i.e., 1140 sq. ft. of built-up area & 285 sq. ft. of common area) together with proportionate undivided share of land to the extent of 71.25 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sq. ft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos.1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky & Flat No. 511
South By	Open to Sky & Flat No. 509
East By	Open to Sky, 6' wide corridor & Stair Case
West By	Open to Sky

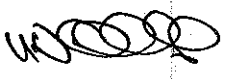
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:


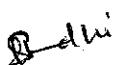
WITNESSES:

- 
- S. A. MURUGU DA

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

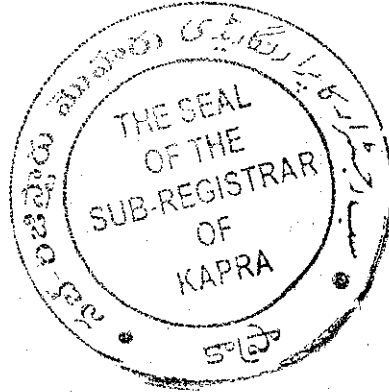
VENDOR

BUYER


Book - 1 CS Number 4836 of 2013 of SRO, Kapra

Regular document number 4657 of year 2013

Sheet 7 of 15 Sheets

Signature of Joint SubRegistrar
Kapra



ANNEXTURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 510 on the fifth floor in block no. 'A' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 71.25 sq. yds., U/S Out of Ac. 4-11 Gts..

4. Built up area Particulars:

a) In the Stilt / Ground Floor : 100 sft., for parking space for one car


b) In the Fifth Floor : 1425 sft

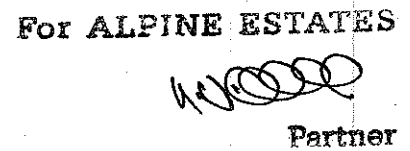
5. Annual Rental Value :

6. Municipal Taxes per Annum :

7. Executant's Estimate of the MV of the Building : Rs. 43,17,000/-

Date: 20.11.2013

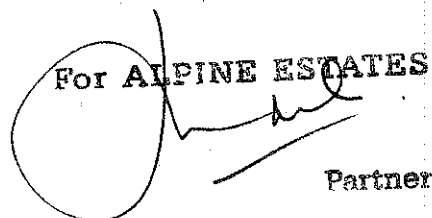
For ALPINE ESTATES

Partner

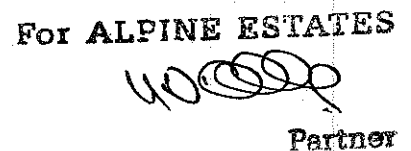
For ALPINE ESTATES

Partner

Signature of the Executants

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

Date: 20.11.2013

Signature of the Executants

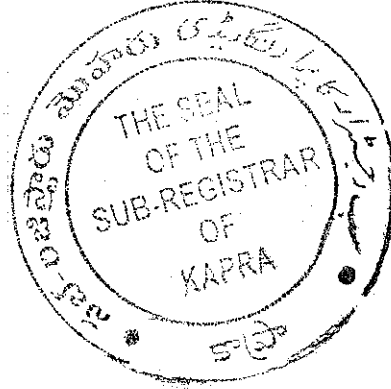
Vincent Ganes
Delli

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Sheet 8 of 15 Sheets

Signature of Joint SubRegistrar
Kapra



REGISTRATION PLAN SHOWING

FLAT NO. 510 IN BLOCK NO. 'A' ON FIFTH FLOOR

BEARING PERMISES NO. 3-3-27/1, IN PROJECT KNOWN AS "MAYFLOWER HEIGHTS"

IN SURVEY NOS.

1/1, 2/1/1 & 191

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

VENDOR:

M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAI AH

BUYER:

1. Mr. VINEET GERA, SON OF MR. HARISH CHANDER GERA

2. MRS. NIDHI GERA, WIFE OF MR. VINEET GERA

REFERENCE:
AREA:

71.25

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



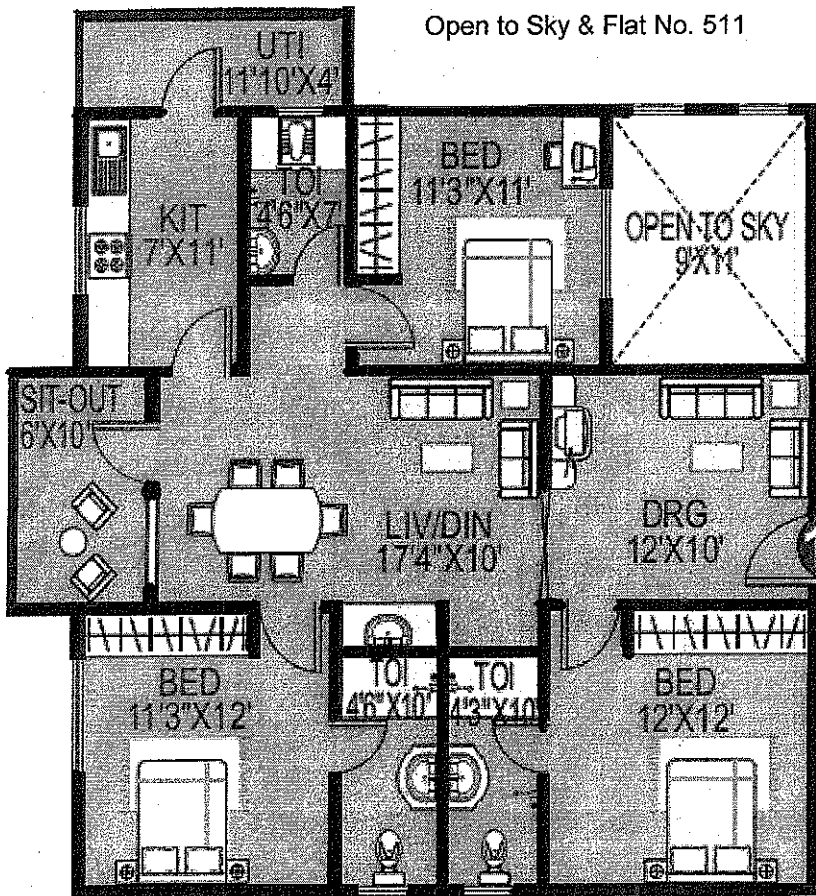
EXCL:



Total Built-up Area = 1425 sft.
Out of U/S of Land = Ac. 4-11 Gts.



Open to Sky & Flat No. 511



Open to Sky, 6' wide corridor & Staircase

Open to Sky & Flat No. 509

For ALPINE ESTATES

[Signature]
Partner

For ALPINE ESTATES

[Signature]
Partner

WITNESSES:

- [Signature]*
- S. AMUTHA

SIGNATURE OF THE VENDOR

[Signature]
Vineet Gera

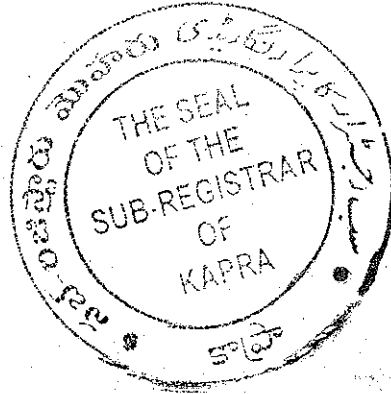
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Regular document number 4652 of year 2013

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Signature of Joint SubRegistrar

Kapra


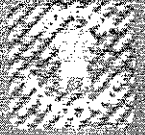



VENDOR:

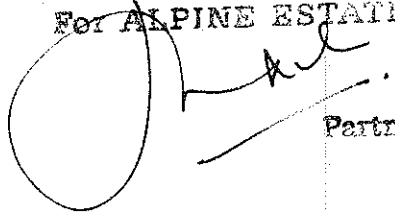
आयकर विभाग
INCOME TAX DEPARTMENT
ALPINE ESTATES

भारत सरकार
GOVT OF INDIA

17/01/2007
Permanent Account Number
AANFA5250F



For ALPINE ESTATES



Partner



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
18-10-1989

हस्ताक्षर / SIGNATURE





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

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLRAPH01044992006

SHANKAR GAJAH
2-2-29
PAN BAZAR

SECUNDERABAD



19-02-2009

DRIVING AUTHORITY
PAN SECUNDERABAD

For ALPINE ESTATES






Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT OF INDIA

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर / SIGNATURE



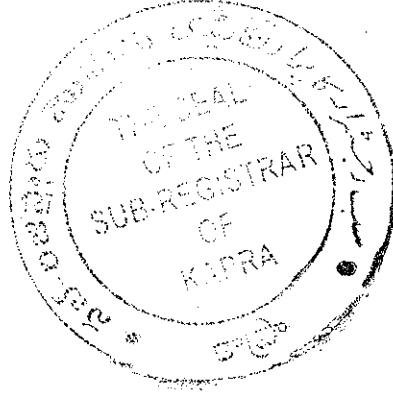
Prabakarreddy

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Regular document number 460 of year 2013

Signature of Joint SubRegistrar
Kapra

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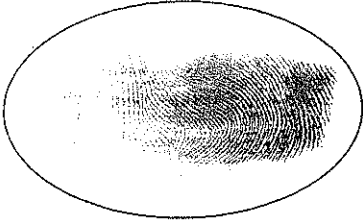


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



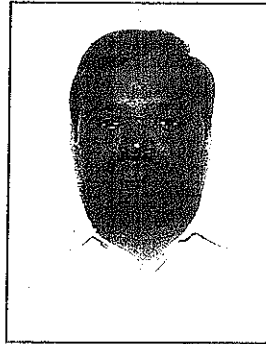
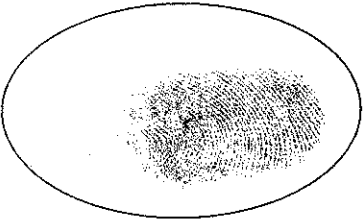
VENDOR:

M/S. ALPINE ESTATES

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 PARTNERS:

1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI
R/O. # PLOT NO.280, ROAD NO.25
JUBLEE HILLS
HYDERABAD.

2. MR. YERRAM VIJAY KUMAR
SON OF SRI YERRAM SHANKARAIHAH
R/O. PLOT NO. 14 & 15
KARTHIK ENCLAVE
DIAMOND POINT
SECUNDERABAD.



SPA FOR PRESENTING DOCUMENTS

VIDE DOC. NO. 169/BK-IV/2007, DT. 03.08.07

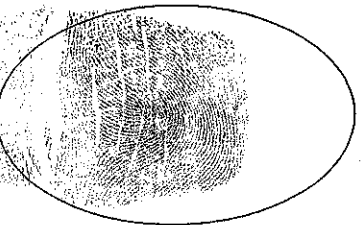
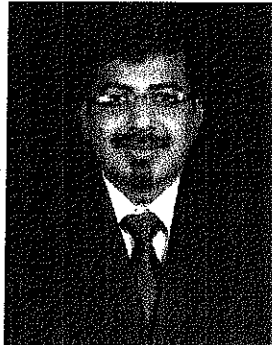
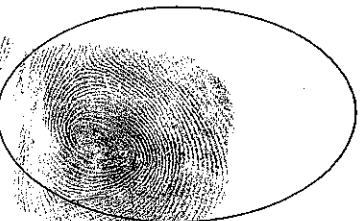
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



BUYERS:

1. MR. VINEET GERA
S/O. MR. HARISH CHANDER GERA
R/O. # FLAT NO.G1, SSR APARTMENTS
DOOR NO.12-13-830/13/B
STREET NO. 13, GOKUL NAGAR
TARNAKA
SECUNDERABAD - 500 017

2. MRS. NIDHI GERA
W/O. MR. VINEET GERA
R/O. # FLAT NO.G1, SSR APARTMENTS
DOOR NO.12-13-830/13/B
STREET NO. 13, GOKUL NAGAR
TARNAKA
SECUNDERABAD - 500 017



SIGNATURE OF WITNESSES:

- 1.
2. S.A. MURUGA

ESTATES

Partner

For ALPINE ESTATES

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

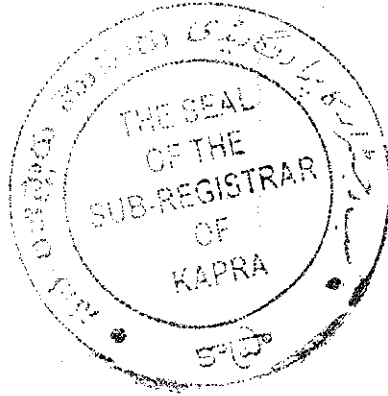
Sellu

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Regular document number 4652 of year 2012

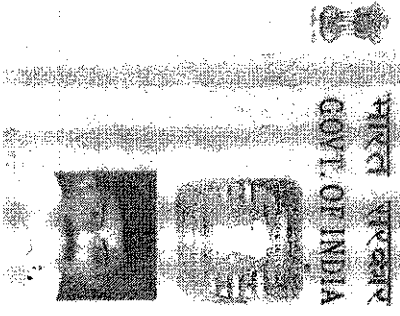
Sheet 11 of 15 Sheets

Signature of Joint SubRegistrar
Kapra



BUMER:

भारतीय रिजर्व
INCOME TAX DEPARTMENT
VINEET GERA
HARISH CHANDER GERA
01/00/1978
Permanent Account Number
AGGP67498E
Signature



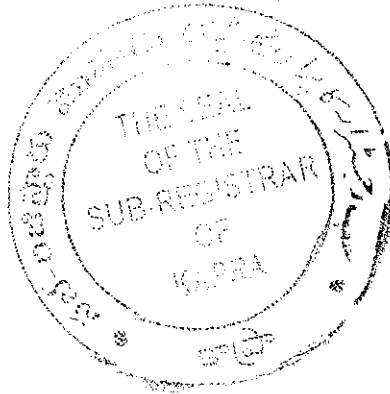
Vineet Gera

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Regular document number 4657 of year 2013

Signature of Joint SubRegistrar
Kapra

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BEHNER:



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



నిధి గేర
Nidhi Gera

జన్మ తేదీ / Year of Birth : 1982
ఇ / Female

8206 3570 1777



అధికారి - సామాన్య వినియోగదారుడు

R-1111



భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వినియోగదారు నంబర్: వినియోగదారు, ఫ్లాట్ నెంబర్
44, 45 గోకుల్ నగర్, తార్నాకా,
జామా ఆస్మానియా, హైదరాబాద్, తామిళ
నాడు (పిన్ కోడ్: 500007)

Address: W/O Vineet Gera, FLAT
NO -44,45 GOKUL NAGAR,
TARNAKA, HYDERABAD, JAMA
Osmania, Andhra Pradesh,
500007



192
1927



idpr@uidai.gov.in



www.uidai.gov.in



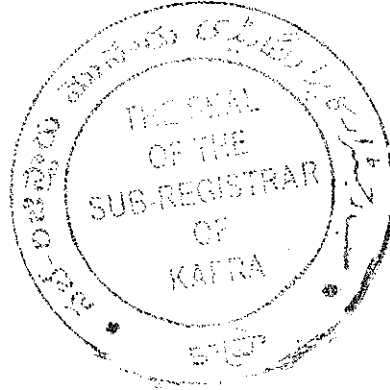
పిన్ కోడ్: 500007
306, 307, 500007

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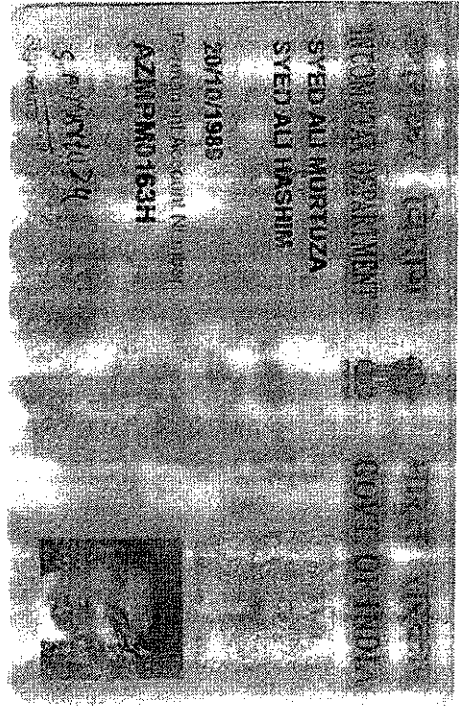
Regular document number 4657 of year 2013

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Signature of Joint SubRegistrar
Kapra



WITNESS



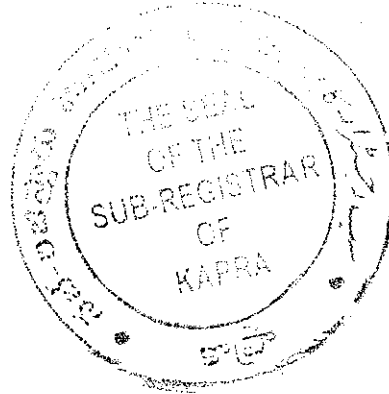
S. A. M. MURUZA

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Regular document number 4657 of year 2013

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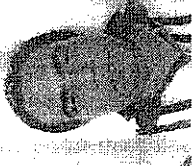
Signature of Joint SubRegistrar
Kapra





భారత ప్రభుత్వం
Government of India

గౌరవ కార్యదర్శి
Rangan Bhattacharjee



పుట్టిన సంవత్సరం/Year of Birth: 1957
లింగం / Male



6525 2941 9449

ఆధార్ - సామాన్య ని హక్కు



భారత ప్రభుత్వం
Unique Identification Authority of India

చిరునామా: S/O: మనింద్ర కర్కాచర్జీ
Bhattacharjee,
6-3-688/9/3/23, సీ-బ్లాక్, కాంపౌండ్
ర అఫ్ఫ్, పంజాగుట్ట
పంజాగుట్టా, నేర గిటానాలి
కాలేజి, నాంపల్లి,
సోమిగూడ, హైదరాబాద్, ఆంధ్ర ప్రదేశ్
500082

500082
6525 2941 9449

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

Rangan

WITNESS

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Signature of Joint Sub Registrar
Kapra

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