

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

6251 Rahul B. Mehra Reply
K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sal		Vat 42500	
దస్తావేజు విలువ	2800000			
స్టాంపు విలువ రూ.	100			28/5-
దస్తావేజు నెంబరు	3316/13			12/8
రిజిస్ట్రేషన్ రుసుము	19000	RETURNED		
లోటు స్టాంపు (D.S.D.)	151900			
GHMC (T.D.)	100		604803	
యూజర్ ఛార్జీలు	52000		12/8	
అదనపు షీట్లు	1			
5 x				
మొత్తం	228000			

(అక్షరాల)

నా

రూపాయలు మాత్రమే)

తేది

12/8/13

వాపసు తేది

[Handwritten Signature]
సబ్ రిజిస్ట్రార్
పబ్లిక్ రిజిస్ట్రార్

If Document is not claimed within 10 days from the date of Registration, safe 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.

3448

d. No. 3310/2013

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AY 207548

Sl.No. 7870 Dt: 28-5-2013 Rs.100/-Sold to: MAHENDERS/o. MALLESHFor Whom: ALPINE ESTATES

A.DINESH

Licensed Stamp Vendor

LIC.No. 15-07-041/2007

REN.No.15-07-015/2013

H.No.7-65/3, Shankar Nagar,

Peerjadiguda(V), Ghatkesar(M).

R.R.Dist: PIN:500 039.

SALE DEED

This Sale Deed is made and executed on this 12th day of August 2013 SRO, Kapra, Ranga Reddy District by:

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 / duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 33 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 years, Occupation: Business, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominees, 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 Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 33 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 3448 of 2013 of SRO, Kapra

Regular document number 3310 of year 2013






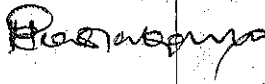
Sheet 1 of 15 Sheet

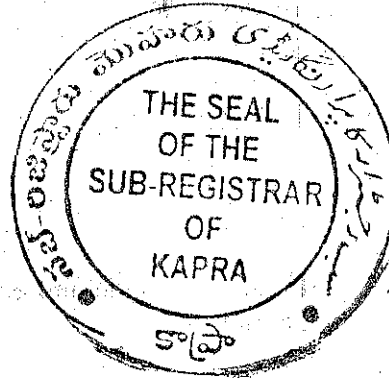
Signature of Sub Registrar

Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Kapra along with the Photograph and Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and Fee of Rs. 3000/- (Registration Fee) paid between the hours of 11 and 12 on the 12th day of AUG, 2013 by M/S Alpine Estates

Execution admitted by (Details of all executants/Claimants of sec 32a):

Sl No	Code	Thumb Impression	Photo	Address	Signature/lnk Thumb Impression
1	CL		 [1526:1-2013:3448]NAGE	NAGESHWAR AVADUTA (GPA HOLDER TO CLAIMANT) H.NO.12-5-55/13A, WATER WORKS CAMPUS,, TARNAKA, SEC-BAD.	
2	EX		 [1526:1-2013:3448]SPA:R	SPA HOLDER K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	



IN FAVOUR OF

Miss. A. Divya Keerthi, Daughter of Mr. A. Nageshwar, aged about 27 years, Occupation: Service, residing at # H. No. 12-5-55/13A, Water Works Campus, Tarnaka, Secunderabad, represented by her General Power of Attorney holder Mr. Nageshwar Avaduta, Son of Mr. Rajalingam Avaduta residing at # H. No. 12-5-55/13A, Water Works Campus, Tarnaka, Secunderabad, 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) & 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.410 on the fourth 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





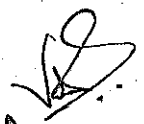


Partner

Book - 1 CS Number 3448 of 2013 of SRO, Kapra
 Regular document number 3310 of year 2013
 Sheet 2 of 15 Sheet

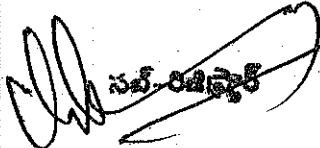
Signature of Sub Registrar

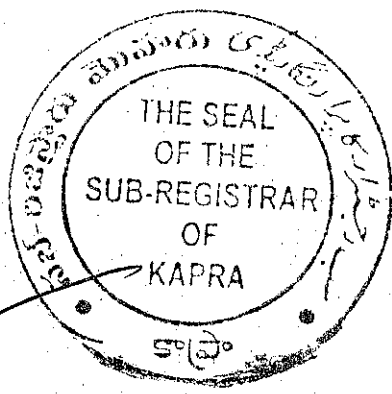
Witness:


SI No	Name & Address	Photo	Thumb Impression	Signature
1	AVADUTA DEVASHAMMA 12-5-55/13,WATER WORKS CAMPUS,TARNAKA,SE C-BAD.			A. Devar
2	AVADUTA VISHNU TEJA 12-5-55/13,WATER WORKS CAMPUS,TARNAKA,SE C-BAD.			

Signature of Subregistrar
 Kapra

ప పుస్తకము 2013 సం./ కా.న. 1035
 పు... 3310 ...నెంబరుగా రిజిస్టరు చేయబడి
 స్వామింగ్ నిమిత్తం గుర్తింపు నెంబరు 156
 3310 / 2013 .గా యివ్వబడ్డది
 2013 సం... 12 వ తేది


 సబ్ రిజిస్ట్రార్





- 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.38,00,000/- (Rupees Thirty Eight Lakhs 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.410 on the fourth 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:

- Undivided share in scheduled land to the extent of 71.25 sq. yds.
- 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.38,00,000/- (Rupees Thirty Eight Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- Rs.28,80,000/- (Rupees Twenty Eight Lakhs Eighty Thousand Only) paid by way of cheque no.031525, dated 27.07.2013 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
- Rs.3,00,000/- (Rupees Three Lakhs Only) paid by way of cheque no.519242, dated 04.07.2013 drawn on State Bank of India, Lalaguda Branch, Secunderabad.
- Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.371852, dated 08.08.2013 drawn on State Bank of India, Lalaguda Branch, Secunderabad
- Rs.2,00,000/- (Rupees Two Lakhs Only) by way of transfer
- Rs.2,20,000/- (Rupees Two Lakhs Twenty Thousand Only) (Part Payment) paid by way of cheque no.371856, dated 12.08.2013 drawn on State Bank of India, Lalaguda Branch, Secunderabad.

For ALPINE ESTATES


Partner

For ALPINE ESTATES



Partner

Book - 1 CS Number 3448 of 2013 of SRO, Kapra
 Regular document number 3310 of year 2013
 Sheet 3 of 15 Sheet
 Signature of Sub Registrar

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	208900	0		0	209000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	19000	0		0	19000
User Charges	NA	120	0		0	120
Total	100	228020	0		0	228120

Rs. 208900/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19000/- towards Registration Fees on the chargeable value of Rs. 3800000/- were paid by the party through Challan/BC/Pay Order No. ,604803 dated ,12-AUG-13.

Date

Year 2013 August Month 12th day

1935 SE 2013 27 22 2013

Signature of Registering Officer
 Kapra



Handwritten signature or mark at the bottom left of the page.

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.
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.

For ALPINE ESTATES

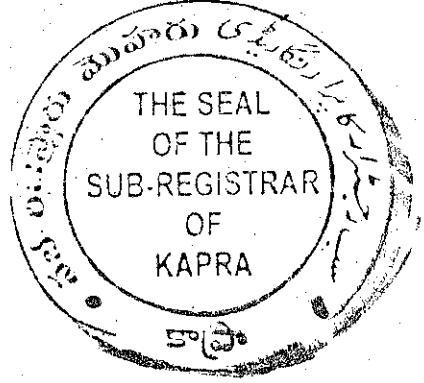

Partner

For ALPINE ESTATES


Partner

Book - 1 CS Number 3448 of 2013 of SRO, Kapra
Regular document number 3310 of year 2013
Sheet 4 of 15 Sheet

Signature of Sub Registrar



Handwritten signature or scribble

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.
 - 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.

FOR ALPINE ESTATES


Partner

FOR ALPINE ESTATES



Partner

Book - 1 CS Number 3448 of 2013 of SRO, Kapra
Regular document number 3310 of year 2013
Sheet 5 of 15 Sheet

Signature of Sub Registrar



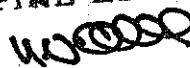
[Faint handwritten signature]

- 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.
10. Stamp duty and Registration amount of Rs.2,28,000/- is paid by way of challan no. 604803, dated 12.08.2013, drawn on State Bank of Hyderabad, Kuhsaiguda Branch, Hyderabad.

For ALPINE ESTATES



For ALPINE ESTATES



Partner

Book - 1 CS Number 3448 of 2013 of SRO, Kapra
Regular document number 3310 of year 2013
Sheet 6 of 15 Sheet

Signature of Sub Registrar



Handwritten scribble

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) & 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.410 on the fourth floor, in block no. 'A' admeasuring 1425 sft., of super built-up area (i.e., 1140 sft. of built-up area & 285 sft. 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 sft. 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. 411
South By	Open to Sky & Flat No. 409
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:

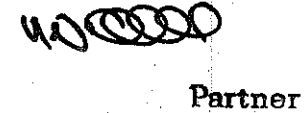
1. A. Devi

2. 

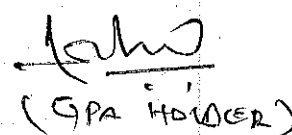
For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner

VENDOR


(GPA HOLDER)

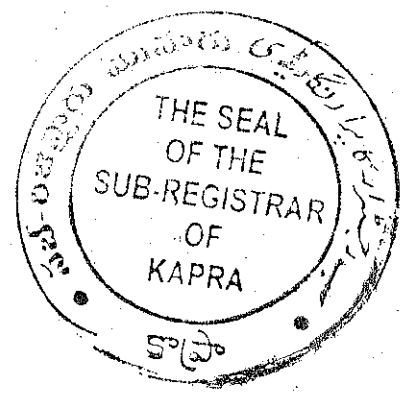
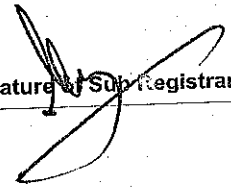
BUYER

Book - 1 CS Number 3448 of 2013 of SRO, Kapra

Regular document number 3310 of year 2013

Sheet 7 of 15 Sheet

Signature of Sub Registrar



Handwritten scribble

ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 410 on the fourth 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 First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : 1425 sft
- f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 38,00,000/-

For ALPINE ESTATES


Partner

For ALPINE ESTATES



Partner

Signature of the Executants

Date: 12.08.2013

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

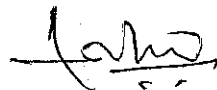
For ALPINE ESTATES



Partner

Date: 12.08.2013

Signature of the Executants


(G.P.A. HOLDER)

Book - 1 CS Number 3448 of 2013 of SRO, Kapra
Regular document number 3310 of year 2013
Sheet 8 of 15 Sheet

Signature of Sub Registrar



Handwritten signature in Kannada.

Handwritten signature in Kannada.

REGISTRATION PLAN SHOWING

FLAT NO.410 IN BLOCK NO. 'A' ON FOURTH FLOOR

BEARING PERMISES NO. 3-3-27/1, IN THE 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. SRI RAHUL B. MEHTA, SON OF LATE MR. BHARAT U. MEHTA

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

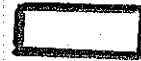
BUYER: MISS. A. DIVYA KEERTHI, DAUGHTER OF MR. A. NAGESHWAR,

REFERENCE:

AREA: 71.25

SCALE: SQ. YDS. OR

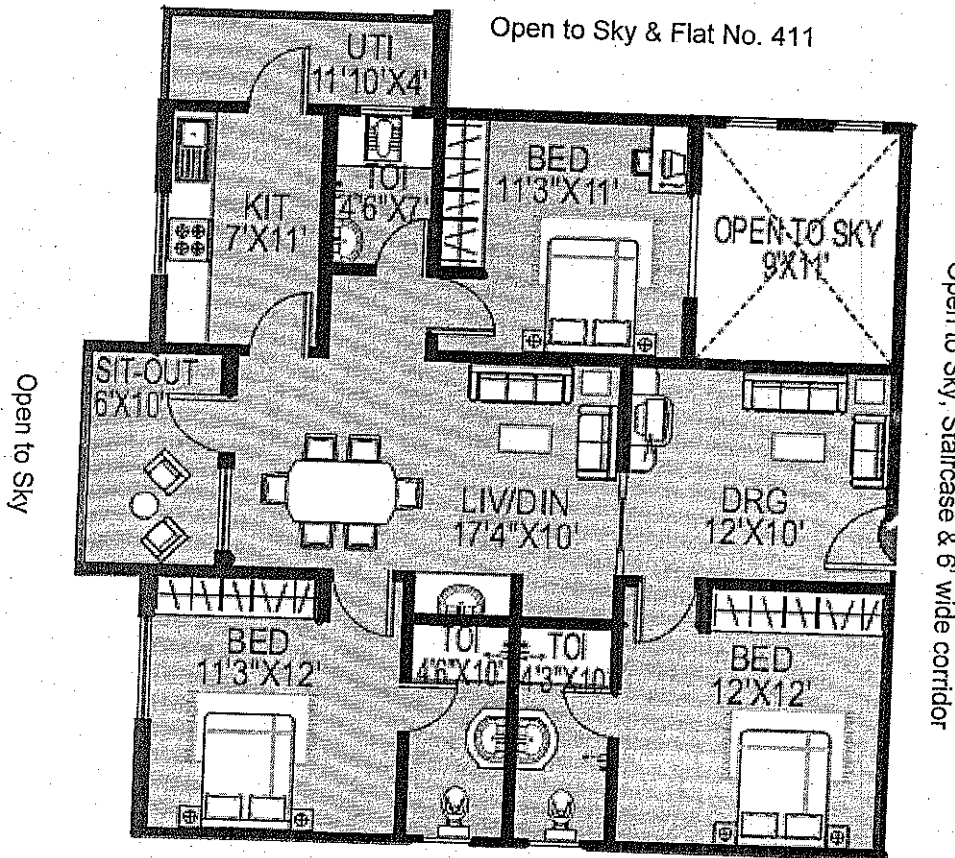
INCL: SQ. MTRS.



EXCL:



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



WITNESSES:

1. A. DEN
2. [Signature]

For ALPINE ESTATES

[Signature]
Partner

For ALPINE ESTATES

[Signature]
Partner

SIGNATURE OF THE VENDOR

Book - 1 CS Number 3448 of 2013 of SRO, Kapra

Regular document number 3310 of year 2013

Sheet 9 of 15 Sheet

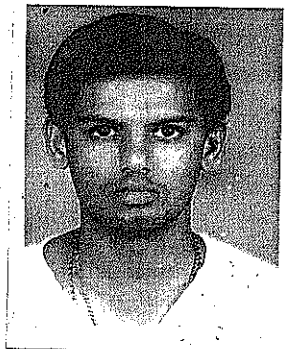
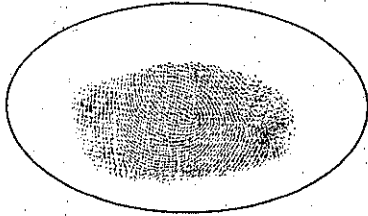
Signature of Sub Registrar



Handwritten signature or mark at the bottom left of the page.

**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
--------	--	--	--



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:

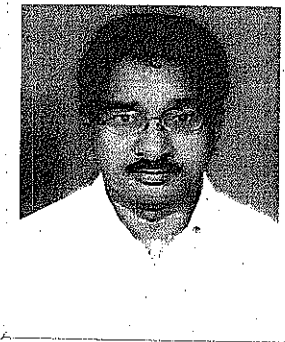
1. MR. RAHUL B. MEHTA
S/O. LATE BHARAT U. MEHTA
R/O. PLOT NO. 2-3-577, UTTAM TOWERS
D. V. COLONY, MINISTER ROAD
SECUNDERABAD – 500 003.



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



SIGNATURE OF WITNESSES:

1. A. Devi

2.

For ALPINE ESTATES

Partner

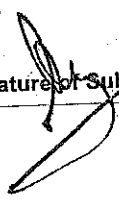
For ALPINE ESTATES

Partner

SIGNATURE OF EXECUTANTS

Book - 1 CS Number 3448 of 2013 of SRO, Kapra
Regular document number 3310 of year 2013
Sheet 10 of 15 Sheet

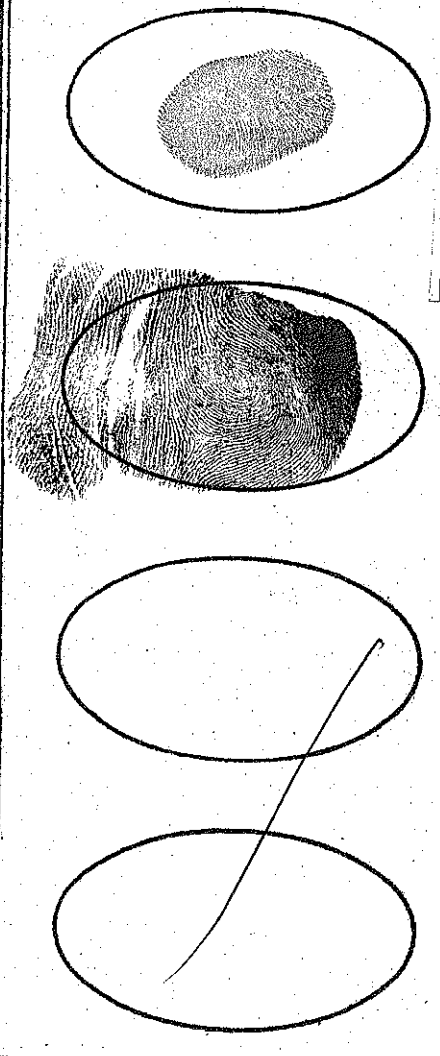
Signature of Sub Registrar



Handwritten mark or signature

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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
---------------	---	----------------------	--



BLACK & WHITE

**PHOTO
BLACK & WHITE**

BUYER:

MISS.A. DIVYA KEERTHI
D/O. MR. A. NAGESHWAR
R/O. # H. NO. 12-5-55/13A
WATER WORKS CAMPUS
TARNAKA
SECUNDERABAD - 500 017.

REPRESENTATIVE: cum GPA HOLDER:

MR. A. NAGESHWAR
S/O.MR. AVADUTA RAJALINGAM
R/O. # H. NO. 12-5-55/13A
WATER WORKS CAMPUS
TARNAKA
SECUNDERABAD - 500 017.

SIGNATURE OF WITNESSES

1. A. Devi
2. [Signature]

For ALPINE ESTATES

[Signature]
Partner

For ALPINE ESTATES

[Signature]
Partner

SIGNATURE OF EXECUTANTS

NOTE : If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We send herewith my/our photograph(s) and fingerprints in the form prescribed, through my representative, Sri A. NAGESHWAR as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances GRO, KAPRA, P.R. DIST.

[Signature]
Signature of the Representative

[Signature]
Signature(s) of BUYER(s)

Book - 1 CS Number 3448 of 2013 of SRO, Kapra
Regular document number 3310 of year 2013
Sheet 11 of 15 Sheet

Signature of Sub Registrar



[Handwritten scribble]

[Handwritten scribble]

VENOOKI

**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992006
VIJAYA BHARAT
SHANKARAIAH
2-2-23
PAN BHARAT
SECUNDERABAD

Signature
Issued on: 10-02-2005

Licensing Authority
RGA-SECUNDERABAD

M0053195/06 Class Of Vehicle Validity

Non-Transport LMV,MCWG 16-12-2014

Transport
Hazardous Validity
Badge No.

Reference No. 202931983

Original LA. RTA SECUNDERABAD

DOB 17-12-1964

Blood Gr.

Date of 1st Issue 13-09-1993



Family Members Details

S.No	Name	Relation	Date of Birth	Age
1	Sasha	Wife	04/02/84	22

HOUSEHOLD CARD

Card No : PAP167881501086

F.P. Shop No : 415

Name of Head of Household : Mehta, Rishi

Father/Husband name : Bharat

Date of Birth : 04/12/1989

Sex / Age : 26

Occupation : Own Business

House No. : 2-3-577.401,UTTAM TOWERS

Street : MINISTER ROAD

Colony : D V COLONY

Ward : 2

Circle : VII

District : Hyderabad

(Rs.) : 100,000

No. (1) : 45339/(Double)

me (1) : Navratna Enterprises PCC

No. (2) : /

me (2) : /

D.P.L. No. 114

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPP8104E

Signature

For ALPINE ESTATES

[Signature]
Partner

For ALPINE ESTATES

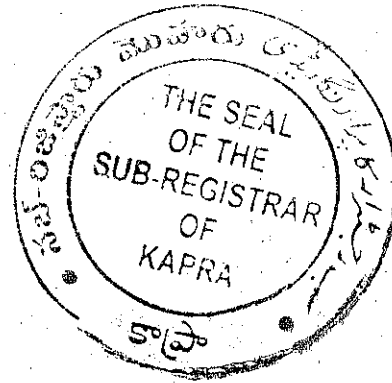
[Signature]
Partner

Book - 1 CS Number 3448 of 2013 of SRO, Kapra

Regular document number 3310 of year 2013

Sheet 12 of 15 Sheet

Signature of Sub Registrar



[Handwritten signature]

Book - 1 CS Number 3448 of 2013 of SRO, Kapra

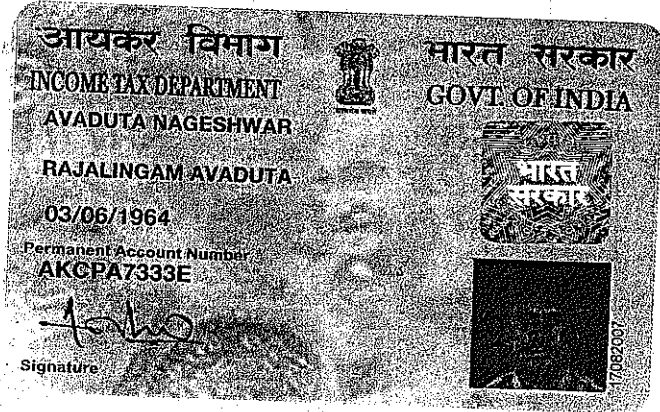
Regular document number 3310 of year 2013

Sheet 13 of 15 Sheet

Signature of Sub Registrar



Representative:



Johno

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,
लोअर परेल, मुंबई-400 013.

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B.Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4530, Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in

Book - 1 CS Number 3448 of 2013 of SRO, Kapra

Regular document number 3310 of year 2012

Sheet 14 of 15 Sheet

Signature of Sub Registrar

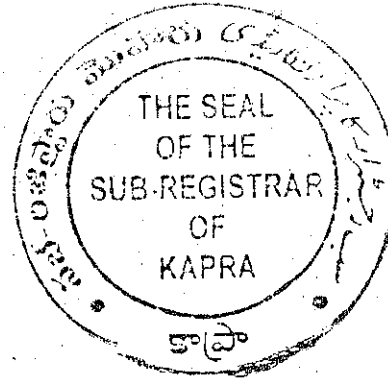


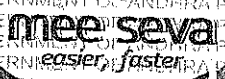
Book - 1 CS Number 3448 of 2013 of SRO, Kapra

Regular document number 3310 of year 2013

Sheet 15 of 15 Sheet

Signature of Sub Registrar





00CC 54871503

GOVERNMENT OF ANDHRA PRADESH
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY

App No : 204347

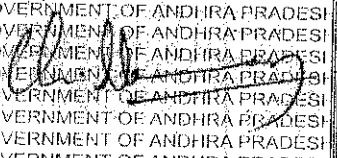
MeeSeva App No : ECM084362034

Date : 14-Aug-13

Statement No : 2829387

Search is made in the records of SROs of KAPRA relating there to for 6 years from 01-10-2007 To 13-08-2013 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg. Date Pres. Date	Ext. Date	Nature & Mkt. Value Com. Value	Name of Parties Executant (EX) & Claimants (CL)	Vol/Pg No. CD Doc. No./Year (Schedule No)
1	VILL/COL: MALLAPUR/MALLAPUR OLD VILLAGE W.B. 3-3 SURVEY: 1/1 PART 191/PART 2/1/PART HOUSE: 3-3 27/1 APARTMENT: MAYFLOWER HEIGHTS FLAT: 410 EXTENT: 71.25SQ Yds BUILT: 1525SQ. FT. Boundries: [N]; OPEN TO SKY & FLAT NO 411 [S] OPEN TO SKY & FLAT NO 409 [E] OPEN TO SKY & 6' WIDE GORRIDOR & STAIRCASE [W] OPEN TO SKY	(R) 12-08-2013 (E) 12-08-2013 (P) 12-08-2013		0101 (Sale Deed) Mkt. Value: Rs. 3800000 Cons. Value: Rs. 3800000	1. (EX) M/S MAYFLOWER HEIGHTS REP BY RAHUL B MEHTA 2. (EX) M/S ALPINE ESTATES REP BY RAHUL B MEHTA 3. (EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 4. (EX) M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 5. (EX) SPA HOLDER K. PRABHAKAR REDDY 6. (CL) A DIVYA KEERTHI 7. (CD) NAGESHWAR AVADUTA (GPA HOLDER TO CLAIMANT)	0/0 3310/2013 [1] of SROKAPRA
2	VILL/COL: MALLAPUR/MALLAPUR W.B: 0-0 SURVEY: 2/1/1 EXTENT: 12 Guntas Boundries: [N]; SY NO 2/1/2 (ROAD) [S] SY NO 1/1 [E] VILLAGE [W]; SY NO 1/1	(R) 10-04-2007 (E) 01-03-2007 (P) 07-04-2007		0111 (AGREEMENT OF SALE CUM GPA) Mkt. Value: Rs. 1350000 Cons. Value: Rs. 1350000	1. (EX) M/S MAYFLOWER HEIGHTS 2. (CL) M/S ALPINE ESTATES	0/0 CD Volume 362 4591/2007 [2] of SROUFPAL
3	VILL/COL: MALLAPUR/MALLAPUR W.B: 0-0 SURVEY: 1/1 191/PART EXTENT: 159 Guntas Boundries: [N]; SY NO 2/1/2 (ROAD) [S] VILLAGE [E]; SY NO 2/1/1 & VILLAGE [W]; SY NO 2/1/1, 189, 190 AND THE BALANCE PART OF SY NO 191	(R) 10-04-2007 (E) 01-03-2007 (P) 07-04-2007		0111 (AGREEMENT OF SALE CUM GPA) Mkt. Value: Rs. 17887500 Cons. Value: Rs. 17887500	1. (EX) M/S MAYFLOWER HEIGHTS 2. (CL) M/S ALPINE ESTATES	0/0 CD Volume 362 4591/2007 [1] of SROUFPAL

Certified By

Name: Anil Kumar

Note: This is a Digitally Signed Certificate does not require physical signature. And this certificate can be verified at <http://www.mee seva.gov.in> by furnishing the application number mentioned in the Certificate

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

- i. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అనలైన్ సమాచారానికి సరియైన వకలు అయి వున్నది.
The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.
- ii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.
The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.
- iii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.
During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.
- iv. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.
Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.
The matter stated above is correct to the best of my knowledge and belief.

సంతకము
Signature
