

దస్తావేజాలు మరియు రుసుముల రశీదు

నెం. శ్రీమత : శ్రీ 30399 Mohammad: Iqbal: K. Prabhakar

ఈ దిగువ ఉదహరించిన దస్తావేజాలు మరియు రుసుము పుచ్చుకోవడమైనది.

Recd by

దస్తావేజ స్వభావము	Salab	Water		
దస్తావేజ విలువ	4104000	Rs. 51295/-		M. Pr
స్టాంపు విలువ రూ.	100	Ddt 1/10		
దస్తావేజ నెంబరు	4169/13			
రిజిస్ట్రేషన్ రుసుము	20520			
లోటు స్టాంపు (D.S.D.)			904843	
GHMC (T.D.)	164060	<b>RETURNED</b>	1/10	
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు	61560			
5 x .....				
మొత్తం	2462400			

(అక్షరాల \_\_\_\_\_) NY

తేది 11/10 రూపాయలు మాత్రమే)

వాపసు తేది \_\_\_\_\_

*(Signature)*  
 డిప్యూటీ కలెక్టర్  
 రిజిస్ట్రేషన్  
 హైదరాబాద్

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.

10/1

Handwritten notes, possibly bleed-through from the reverse side of the page. The text is extremely faint and difficult to decipher, but appears to contain several lines of text, possibly including the words "THE" and "AND".

4341

2:30: 4169 of 2013



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. Babitha  
AP 192588

S.L.NO 9468 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 11<sup>th</sup> day of October 2013 at 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 Shri. Soham Modi, Son of Shri. Satish Modi, aged about 43 years, Occupation: Business, resident of Plot No.280, Road No.25, Jubilee Hills, Hyderabad, and Shri. Yerram Vijay Kumar, Son of 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, 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 its Partners/duly authorized representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years Occupation: Business, and Shri. Yerram Vijay Kumar, S/o. Shri 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).

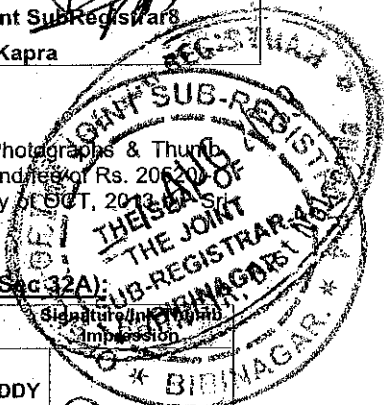
For ALPINE ESTATES  
  
Partner

For ALPINE ESTATES  
  
Partner

Book - 1 CS Number 4341 of 2013 of SRO, Kapra  
 Regular document number 4169 of year 2013  
 Sheet 1 of 11 Sheets  
 Signature of Joint Sub Registrar  
 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. 200/- paid between the hours of 1 and 5 on the 11th day of OCT, 2013  
 Soham Modi



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

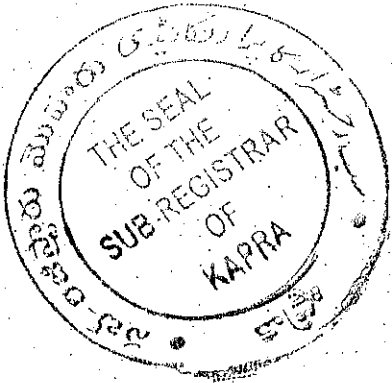
Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	EX		 [1526-1-2013-4341]SPA H	SPA HOLDER K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	<i>[Signature]</i> 20 AUG 2013
2	CL		 [1526-1-2013-4341]REN L	RENUKA TULJAPURKAR FLATNO.3 3-5-866/3 SAI SWAROOP APTS, HYDERGUDA HYD	<i>[Signature]</i> Renuka

**Identified By Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2013-4341]ANIL TU	ANIL TULJAPURKAR R/O.F.NO.3,3-5- 866/6, SAI SWAROOP APTS, HYDERGUDA, HY D.	<i>[Signature]</i>
2		 [1526-1-2013-4341]SHRE	SHREESHAIL MALGE R/O.F.NO.7, LEKHA APTS, MINT COMPOUND, BESIDE SECRETARIAT. HYD.	<i>[Signature]</i>

11th day of October ,2013

Signature of *T. Nagaraj*  
 Joint Sub Registrar  
 Kapra



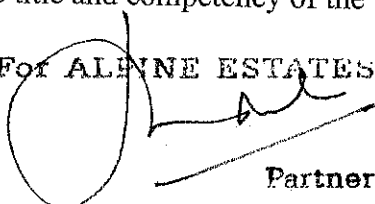
IN FAVOUR OF

Mrs. Renuka Tuljapurkar, wife of Mr. Dnyanesh Tuljapurkar, aged about 35 years, residing at # Flat No. 3, 3-5-866/3, Sai Swaroop Apartments, Hyderguda, Hyderabad- 500 029., 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.308 on the third 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.
- 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.

For ALPINE ESTATES



Partner

For ALPINE ESTATES



Partner

Book - 1 CS Number 4341 of 2013 of SRO, Kapra  
 Regular document number 4169 of year 2013  
 Signature of Joint SubRegistrar  
 Kapra  
 Sheet 2 of 11 Sheets

**Endorsement:**

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of I.s Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	Total
Stamp Duty	100	225620	0		0	225720
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	20520	0		0	20520
User Charges	NA	100	0		0	100
<b>Total</b>	<b>100</b>	<b>246240</b>	<b>0</b>		<b>0</b>	<b>246340</b>

Rs. 225620/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20520/- towards Registration Fees on the chargeable value of Rs. 4103575/- was paid by the party through Challan/BC/Pay Order No ,904849 dated ,11-OCT-13.

Date

11th day of October ,2013

19 OCT 2013 నాడు 20వ తేదీ

Signature of Registering Officer  
 Kapra



1వ పుస్తకము 2013 నం. / వ.స. 10345  
 పేరు..... 4169 ..... నెలవారు రిజిస్ట్రేషన్ చేయబడి  
 స్టాంప్ విలువకు గుర్తింపు నెంబరు 106  
 4169 / 2013 నా యిచ్చబట్టెను  
 2013 నం. 904849 నం. 11 వ తేదీ

Signature of Registering Officer  
 Kapra  
 THE SEAL OF THE SUB-REGISTRAR OF KAPRA

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.41,03,575/- (Rupees Forty One Lakhs Three Thousand Five Hundred and Seventy Five 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.308 on the third 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) 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 Old Village, Mallapur, 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.41,03,575/-(Rupees Forty One Lakhs Three Thousand Five Hundred and Seventy Five Only). The Vendor hereby admit and acknowledge the receipt for said consideration in the following manner:

i. Rs.28,00,000/-(Rupees Twenty Eight Lakhs Only) paid by way of cheque no.308970, dated 10.10.2013 drawn on State Bank of India, Patny Branch, Secunderabad issued by RACPC-1, Hyderabad.

ii. Rs.6,28,575/-(Rupees Six Lakhs Twenty Eight Thousand Five Hundred and Seventy Five Only) paid by way of cheque no.000107, dated 27.07.2013 drawn on Karur Vysya Bank, R. P. Road, Sec-bad.

iii. Rs.2,50,000/-(Rupees Two Lakhs Fifty Thousand Only) paid by way of cheque no.000109, dated 09.10.2013, drawn on Karur Vysya Bank, R. P. Road, Sec-bad.

iv. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.000102, dated 09.07.2013 drawn on Karur Vysya Bank, R. P. Road, Sec-bad.

v. Rs.2,25,000/-(Rupees Two Lakhs Twenty Five Thousand Only) paid by way of cheque no.000110, dated 09.10.2013 drawn on Karur Vysya Bank, R. P. Road, Sec-bad.

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.

For ALPINE ESTATES

  
Partner

For ALPINE ESTATES

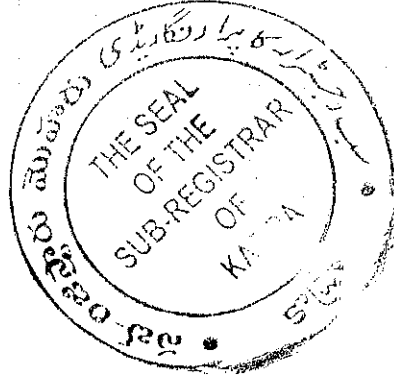
  
Partner

Book - 1 CS Number 4341 of 2013 of SRO, Kapra

Regular document number 4169 of year 2013

Signature of Joint Sub Registrar  
Kapra

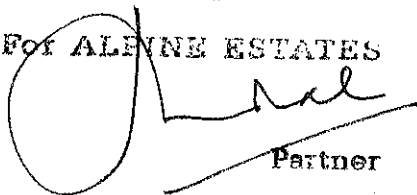
Sheet 3 of 11 Sheets





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.
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.

For ALPINE ESTATES



Partner

For ALPINE ESTATES



Partner

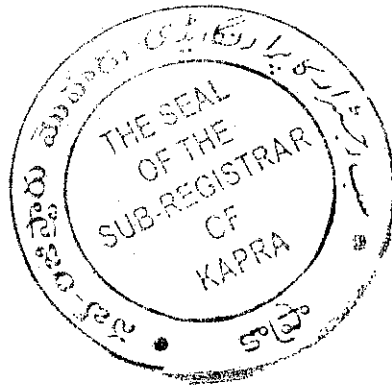
Book - 1 CS Number 4341 of 2013 of SRO, Kapra

Regular document number 4169 of year 2013



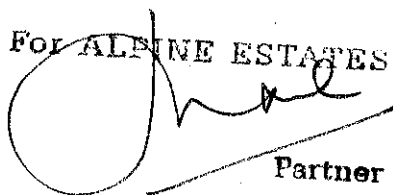
Signature of Joint Sub-Registrar  
Kapra

Sheet 4 of 11 Sheets



- 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.
- 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.

For ALPINE ESTATES



Partner

For ALPINE ESTATES



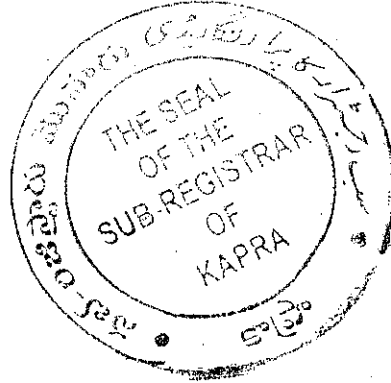
Partner

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Regular document number 4169 of year 2013

Signature of ~~Joint Sub Registrar~~  
Kapra

Sheet 5 of 11 Sheets



- 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.

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'

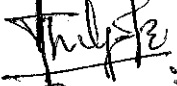
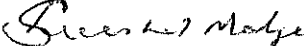
SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no.308 on the third 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 Old Village, Mallapur, Uppal Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

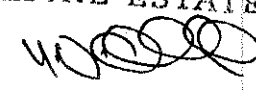
North by	Flat No. 309
South by	Flat No. 307 & Staircase
East by	Open to Sky, Lift & 6' wide corridor
West by	Open to Sky

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:

- 
- 

For ALPINE ESTATES  
  
 Partner

For ALPINE ESTATES  
  
 Partner  
 VENDOR

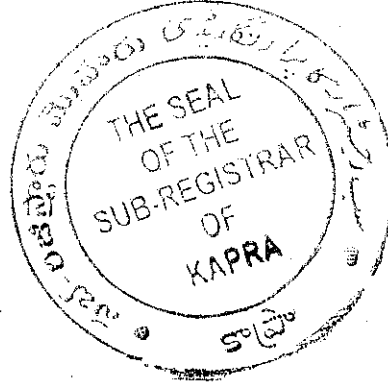
  
 BUYER

Book - 1 CS Number 4341 of 2013 of SRO, Kapra

Regular document number 4169 of year 2013

Signature of Joint Sub Registrar  
Kapra

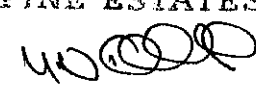
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**NNEXTURE-1-A**

1. Description of the Building :DELUXE apartment bearing flat no. 308 on the third 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 Old Village, Mallapur, 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 Ground / Stilt Floor : 100 sft. Parking space for one car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : 1425 Sft
- e) In the Fourth Floor : -
- 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. 41,03,575/-

For ALPINE ESTATES  
  
Partner

For ALPINE ESTATES  
  
Partner

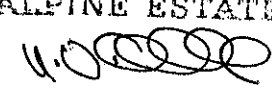
Date: 11.10.2013

Signature of the Executants

**CERTIFICATE**

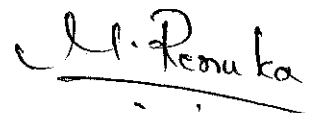
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For ALPINE ESTATES  
  
Partner

For ALPINE ESTATES  
  
Partner

Date: 11.10.2013

Signature of the Executants

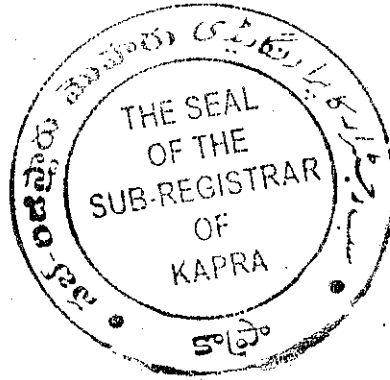


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Signature of Joint SubRegistrar  
Kapra

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**REGISTRATION PLAN SHOWING**

FLAT NO. 308 IN BLOCK NO. 'A' ON THIRD 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 SHANKARAIHAH

**BUYER:** MRS. RENUKA TULJAPURKAR, WIFE OF MR. DNYANESH TULJAPURKAR

**REFERENCE:**

**AREA:** 71.25

**SCALE:** SQ. YDS. OR

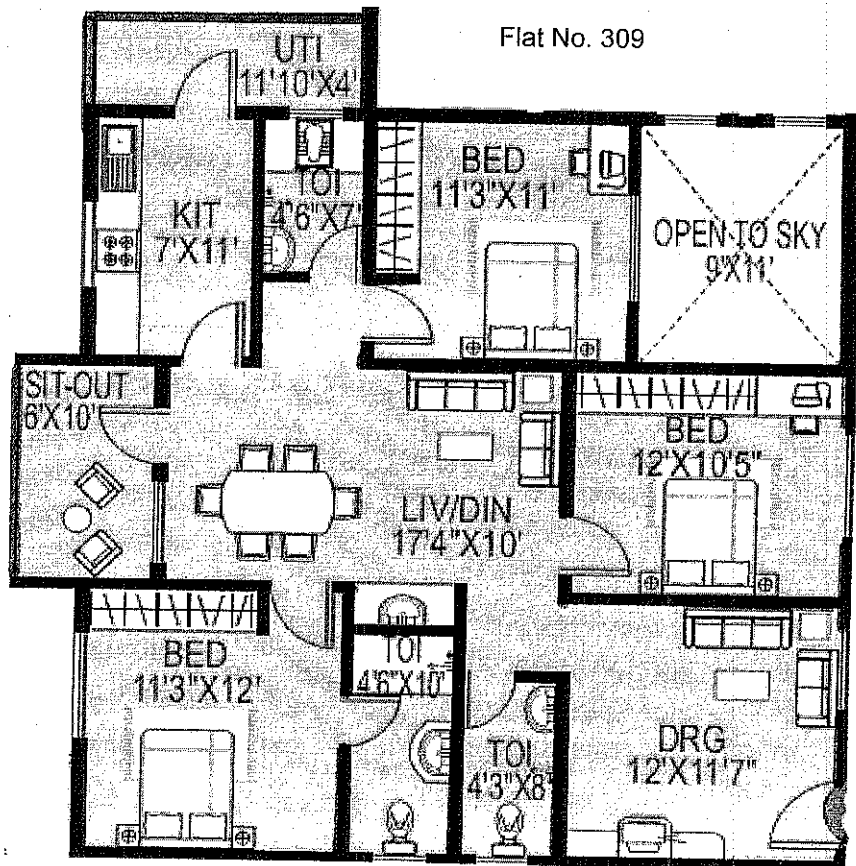
**INCL:** SQ. MTRS.



**EXCL:**



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



Open to Sky, Lift & 6' wide corridor

Flat No. 307 & Staircase

For ALPINE ESTATES  
*[Signature]*  
Partner

For ALPINE ESTATES  
*[Signature]*  
Partner

SIGNATURE OF THE VENDOR  
*[Signature: M. Renuka]*  
SIGNATURE OF THE BUYER

**WITNESSES:**  
1. *[Signature]*  
2. *[Signature]*

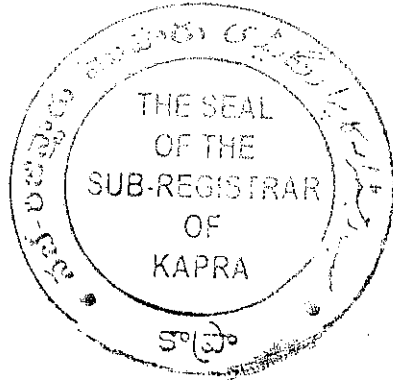
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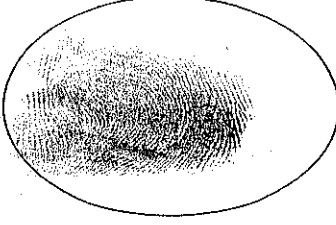
Signature of Joint Sub Registrar  
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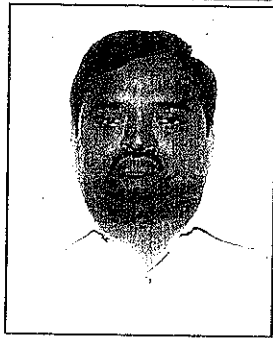
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--

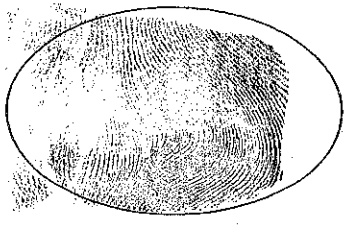


**VENDOR:**

M/S. ALPINE ESATES  
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.

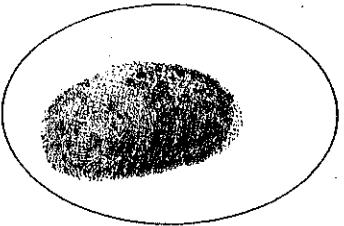


2. SRI. YERRAM VIJAY KUMAR  
S/O. SRI YERRAM SHANKARAI AH  
R/O. PLOT NO. 14 & 15  
KARTHIK ENCLAVE  
DIAMOND POINT  
SECUNDERABAD.



**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.



**BUYER:**

MRS. RENUKA TULJAPURKAR  
W/O. MR. DNYANESH TULJAPURKAR  
R/O. # FLAT NO. 3  
3-5-866/3  
SAI SWAROOP APARTMENTS  
HYDERGUDA  
HYDERABAD- 500 029.

**SIGNATURE OF WITNESSES:**

1.

2.

For ALPINE ESTATES  
  
Partner

For ALPINE ESTATES  
  
Partner

**SIGNATURE OF EXECUTANTS**

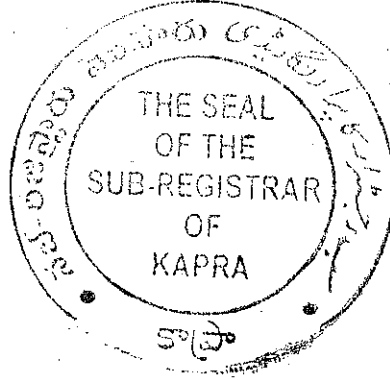
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**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

ALPINE ESTATES

17/01/2007  
Permanent Account Number  
AANFA5250F



06022007

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  
Chief Commissioner of Income-tax, Andhra Pradesh

For ALPINE ESTATES  
  
Partner




INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH


DRIVING LICENCE  
DLRAP01044992006

VIJAYA KOBATHI  
SHANKARAIHAI  
2-1-23  
PAN ELATAR

SECUNDERABAD

19-02-2006







For ALPINE ESTATES  
  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

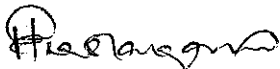
भारत सरकार  
GOVT OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPP8104E



Signature

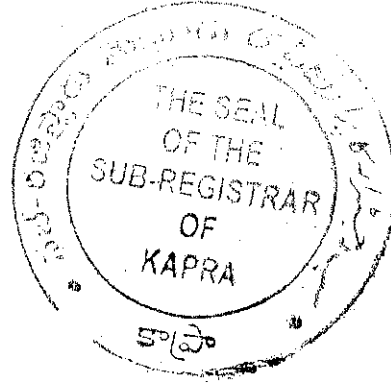


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BUYER:

आयकर विभाग  
INCOME TAX DEPARTMENT  
RENUKA TULJAPURKAR  
GOURISHANKAR MALGE  
12/09/1976  
Permanent Account Number  
AJJPM7031P  
Signature  
भारत सरकार  
GOVT OF INDIA  
MIRCA  
MIRCA  
12/09/2009

*Renuka*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABWPT9211D  
नाम /NAME  
ANIL TULJAPURKAR  
पिता का नाम /FATHER'S NAME  
VASANT RAO TULJAPURKAR  
जन्म तिथि /DATE OF BIRTH  
16-06-1948  
हस्ताक्षर /SIGNATURE  
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

WITNESS:

*Anil Tuljapurkar*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ADYPM4587H  
नाम /NAME  
SHREESHAIL MALGE  
पिता का नाम /FATHER'S NAME  
GOURISHANKAR MALGE  
जन्म तिथि /DATE OF BIRTH  
26-04-1973  
हस्ताक्षर /SIGNATURE  
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

WITNESS:

*Shreeshail Malge*

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