

ORIGINAL

దస్తావేజాలు మరియు రుసుముల రశీదు

నెం. 1703

శ్రీమతి / శ్రీ Rahul B. Mehta Reply: K. Arakhalu

ఈ దిగువ ఉదహరించిన దస్తావేజాలు మరియు రుసుము పుచ్చుకోవడమైనది.

Recdly

దస్తావేజ వ్యభావము.	Sub				
దస్తావేజ విలువ	3800000			Val = 47500	
స్టాంపు విలువ రూ.	100			338000	
దస్తావేజ నెంబరు	2365/13			4/6	
రిజిస్ట్రేషన్ రుసుము	19000				
లోటు స్టాంపు (R.S.D.)					
GHMC (T.D.)	151900				
యూజర్ ఛార్జీలు	100			870624	
అదనపు షీట్లు	50000			5/6	
5 x					
	1				
మొత్తం	228000				

(అక్షరాల Ni)

తేది 5/6/13

రూపాయలు మాత్రమే

B. Arakhalu
జబ్ రిజిస్ట్రారు
నల్-రిజిస్ట్రారు

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.

CC
2184

W.30. 2365/2013

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AY 102930

3264 20/06/2013
 S.No. Date Rs. 100/-
 Sold To Mahender
 S/o of Mallesh
 For whom Alpine Estates

Revenue
B. SRINIVAS
 Licensed Stamp Vendor
 L.No.15-30-006/2002
 RL.No.15-30-009/2011
 H.No.5-81, Nagaram (V)
 Keesara(M) R.R.Dist
 In-500083 Cell:9985510658

SALE DEED

This Sale Deed is made and executed on this 5th day of June 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 Mr. Rahul B. Mehta, S/o. Late 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 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"

For ALPINE ESTATES

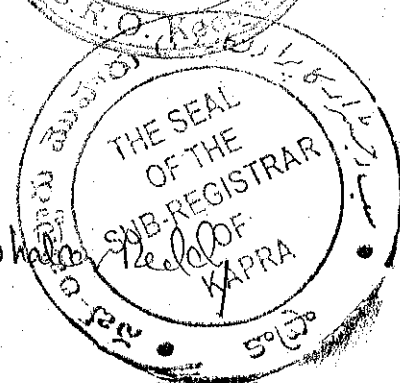
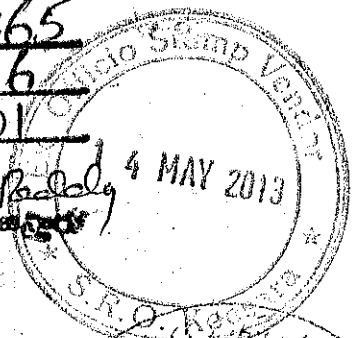
 Partner

For ALPINE ESTATES

 Partner

1వ తుదికము 2013 వ సం॥ పు. 2365
 దస్తావేజు మొత్తము కారితముల సంఖ్య 16
 ఈ కారితము వరుస సంఖ్య 01

B.P. Reddy
 సబ్-రిజిస్ట్రారు



2013 వ సం॥ మే 5 వ తేది
 1937 కౌ.శ. సం॥ 16 వ తేది
 పగలు 3 మరియు 4 గంటల
 మధ్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ. K. Prabhakar Reddy, K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥ 19000/- చొప్పున
 ప్రాసెస్ ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన వేలు

K. Prabhakar Reddy

K. Prabhakar Reddy

K. Prabhakar Reddy s/o. K.P. Reddy, occ. Service
 R/o: # 5-1-187/3 & 4, 2nd floor, Soham mansion,
 M. G. Road, Sec 8, through SPA for presentation of
 documents, vide SPA no: 169/2012-13/07, dt. 3.08.12
 at SRO, uppul, R-2-078.

బియాకంపించింది

1. S/o date Retirement Retiree
 H. No. 5-1-234/20-22, Occupation: Retiree Govt
Employee
 H. No. 5-1-234/20-22, Flat No. 004, Jamnabai

2. T. Anjali Anjali Takalkar
 w/o Santosh Takalkar.
 H. No: 5-1-284/20, Anihant kunj Flat No-004
 Sunder bhavan. Jamnabai.

B.P. Reddy
 సబ్-రిజిస్ట్రారు

2013 వ సం॥ మే 5 వ తేది
 1937 కౌ.శ. సం॥ 16 వ తేది

కాప్రా

IN FAVOUR OF

Mr. SANTOSH TAKALKAR, SON OF Mr. GOVIND TAKALKAR, aged about 31 years, Occupation: Service, residing at # H. No: 5-1-234/20, Flat No. 004, Arihant Kunj, Sunder Bhavan, Jambagh, Hyderabad - 500.095., 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.408 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

1వ పుస్తకము 2013వ సం॥ పు. 2365
 దస్తావేజు మొత్తము కారితముల నంబు 16
 ఈ కారితము వరుస నంబు 02

38,00,000/ —

B. Pradeep
 సబ్-రిజిస్ట్రార్

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document.

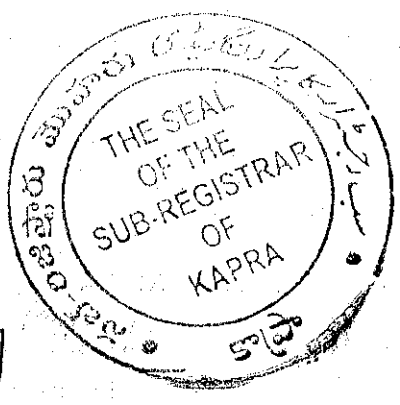
By challan No. 02/0624 Dt. 16/13

- I. Stamp Duty:**
- 1. in the shape of stamp papers Rs 100/ —
 - 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 151900/ —
 - 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs. —
 - 4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any Rs. —
- II. Transfer Duty:**
- 1. in shape of challan Rs. 57000/ —
 - 2. in the shape of cash Rs. —
- III. Registration fees:**
- 1. in the shape of challan Rs. 19000/ —
 - 2. in the shape of cash Rs. —
- IV. User Charges**
- 1. in the shape of challan Rs. 100/ —
 - 2. in the shape of cash Rs. —
- Total R: 228100/ —

B. Pradeep
 SUB REGISTRAR
 KAPRA

1వ పుస్తకము 2013 సం. / చ.వ. 103/త
 పు. 2365 నంబరుగా రిజిస్టరు చేయబడి
 స్టాంప్ నిమిత్తం నంబరు 426
 2365/13 గా యివ్వబడ్డనది
 13/13 సం. 2013 నెల..... వ తేది

B. Pradeep
 సబ్-రిజిస్ట్రార్

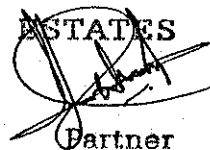


- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire 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.408 on the fourth floor, in block no. 'A' having a super built-up area of 1425 sq.ft.,(i.e.,1140 sq.ft. of built-up area & 285 sq.ft. 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 sq.ft.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) issued by IDBI Bank Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt for said consideration.
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.

For ALPINE ESTATES


Partner

For ALPINE ESTATES

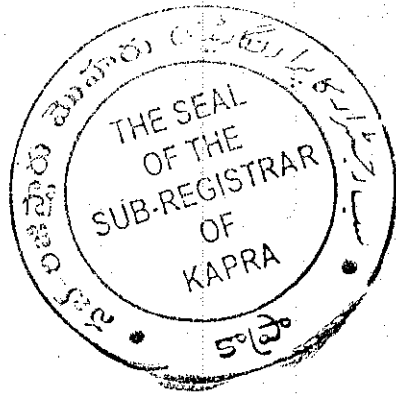


Partner

Page - 3 -

1వ పుస్తకము 2013 వ సం. ఏ. 2365
దస్తావేజు మొత్తం 16
ఈ కారితము వయస సంఖ్య 03

B. R. Reddy
సబ్-రజిస్ట్రార్



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.
 - 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.

FOR ALPINE ESTATES

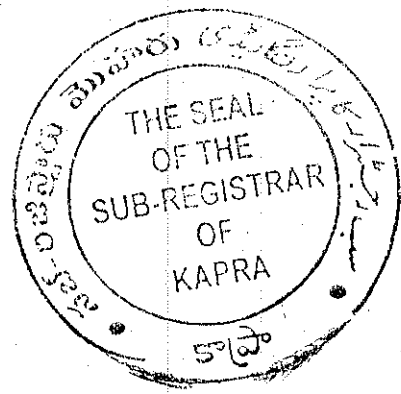

Partner

FOR ALPINE ESTATES


Partner

1వ పుస్తకము 20 13 వ సం॥ వు 2365
దస్తావేజు మొత్తం శాసనాల సంఖ్య 16
ఈ శాసితము వయస సంఖ్య 04

B.R. Reddy
నట-రజిస్ట్రార్



- 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.
- 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. 876674, dated 05.06.2013 drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

For ALPINE ESTATES


Partner

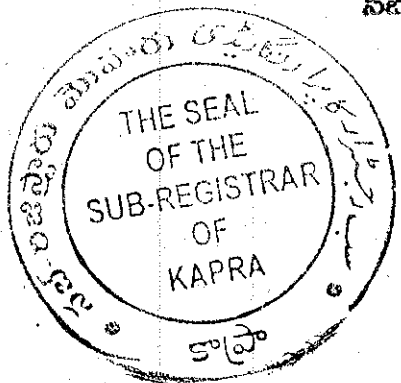
For ALPINE ESTATES



Partner

1వ పుస్తకము సం 13 వ సం॥ వు 2365
దస్తావేజు మొత్తం 16
ఈ కార్యము పునరు సరిదిద్దు 05

B. Reddy
సబ్-రెజిస్ట్రార్



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'

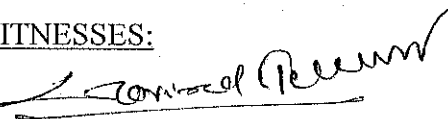
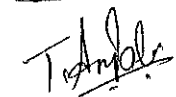
SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no.408 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 Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North by	Flat No. 409
South by	Flat No. 407 & Staircase
East by	Open to Sky, Lift & 6' wide corridor
West by	Open to Sky

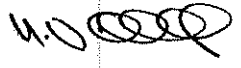
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.  For ALPINE ESTATES
2. 


Partner

For ALPINE ESTATES



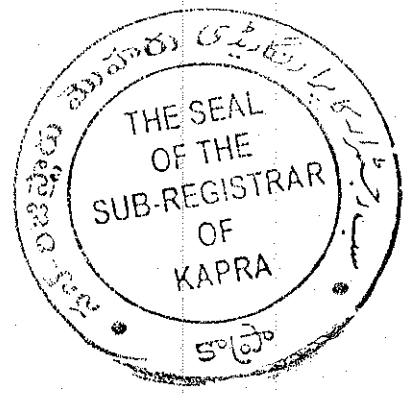
Partner

VENDOR


BUYER

1వ పుస్తకము 2713 వ నం॥ పు. 2365
దస్తావేజు మొ. కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 06

B. Reddy
వకీల-రజిస్ట్రార్



ANNEXTURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 408 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 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 : -
- 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: 05.06.2013

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

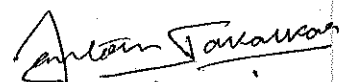
For ALPINE ESTATES


Partner

Signature of the Executants

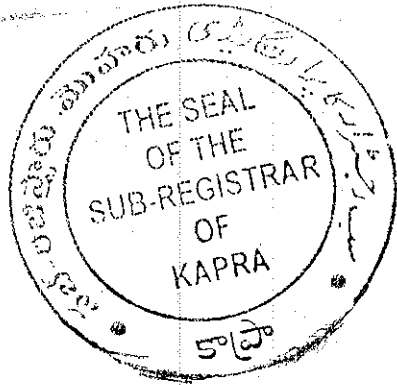
Date: 05.06.2013

Page - 7 -



1వ పుస్తకము 2013వ సం॥ ఖ. 2365
దస్తావేజు మొత్తము 16
ఈ అంగీకరణము వయసు 07

R. Reddy
సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 408 IN BLOCK NO. 'A' ON FOURTH 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. SRI RAHUL B. MEHTA, SON OF LATE MR. BHARAT U. MEHTA

2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAIHAH

BUYER:

MR.SANTOSH TAKALKAR, SON OF MR. GOVIND TAKALKAR

REFERENCE:

AREA:

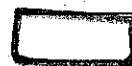
71.25

SCALE:

SQ. YDS. OR

INCL:

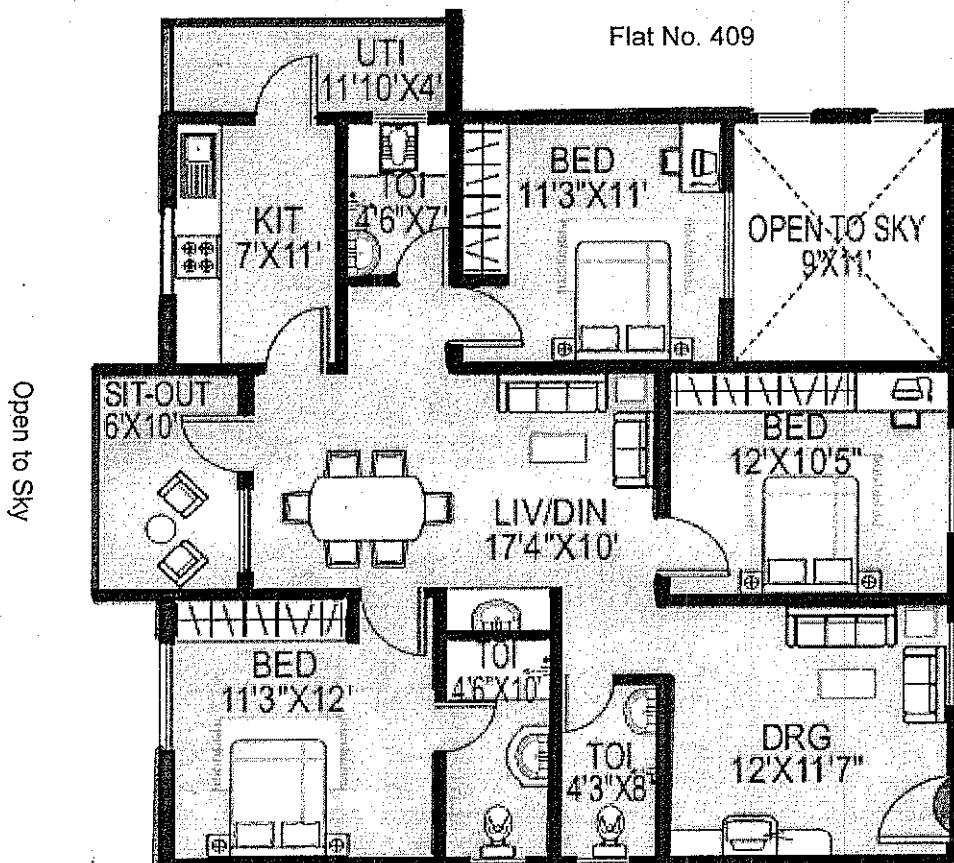
SQ. MTRS.



EXCL:



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



Open to Sky

Open to Sky, Lift & 6' wide corridor

Flat No. 407 & Staircase

For ALPINE ESTATES

[Signature]
Partner

For ALPINE ESTATES

[Signature]
Partner

WITNESSES:

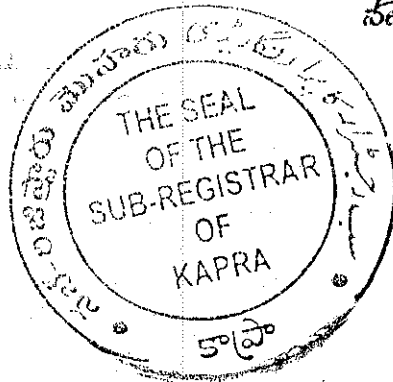
- [Signature]*
- [Signature]*

SIGNATURE OF THE VENDOR

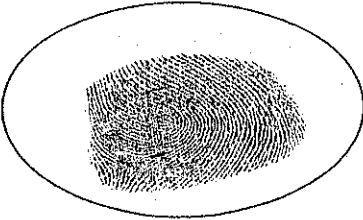
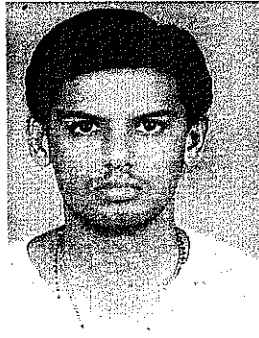


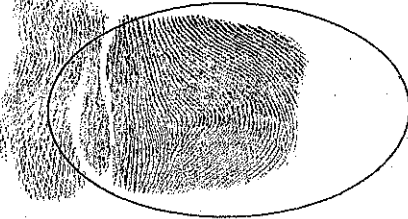
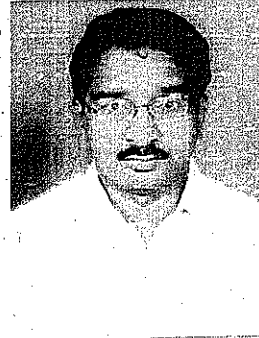
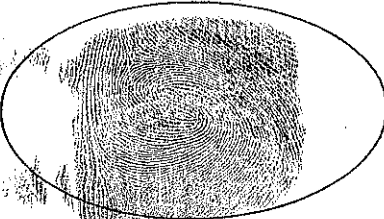
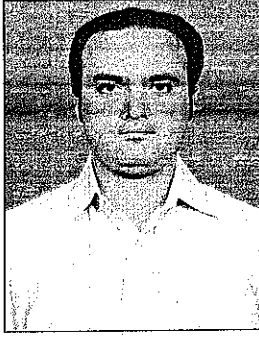
[Signature]
SIGNATURE OF THE BUYER

1వ పుస్తకము 2013 వ సం॥ పు. 2365
దస్తావేజు మొత్తము 16
ఈ ఆగ్రహము వరుస నంబరు 08

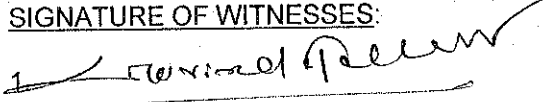
R. Pradeep
సబ్-రిజిస్ట్రార్

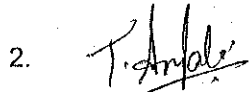


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>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:</p> <p>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.</p> <p>2. MR. YERRAM VIJAY KUMAR SON OF SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p> <p>SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 169/BK -IV/2007, Dt. 03.08.07</p> <p>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.</p> <p>BUYER:</p> <p>MR. SANTOSH TAKALKAR S/O. MR. GOVIND TAKALKAR R/O. # H. NO: 5-1-234/20 FLAT NO. 004, ARIHANT KUNJ SUNDER BHAVAN, JAMBAGH HYDERABAD - 500.095.</p>
			
			
			

SIGNATURE OF WITNESSES:

1. 

2. 

For ALPINE ESTATES


Partner

For ALPINE ESTATE

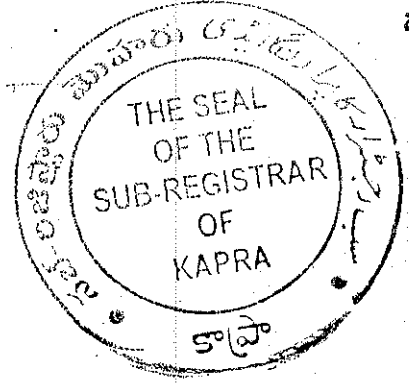

Partner

SIGNATURE OF EXECUTANTS

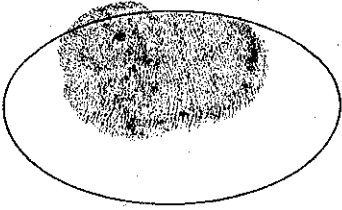

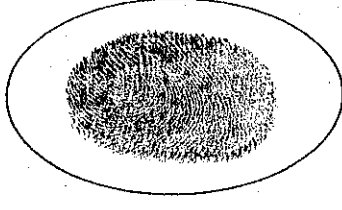


SIGNATURE(S) OF BUYER(S)

1వ తుస్థకము 2013 వ సం॥ వు 2365
దస్తావేజు మొత్తం తహశీల సంఖ్య 16
ఈ కాగితము పలుకు సంఖ్య 09

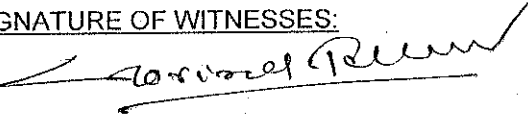
BR Feabley
సబ్-రెజిస్ట్రారు





**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
			<p>WITNESSES:</p> <p>1. MR. GOYIND TAKALKAR S/O. MR. T. R. RAO LATE. R/O: #5-1-234/20 FLAT NO. 004, ARIHANT KUNJ, SUNDER BHAVAN, JAMBAGH HYDERABAD.</p>
			<p>2. MRS. ANJALI TAKALKAR W/O. MR. SANTOSH TAKALKAR R/O: # 5-1-234/20 FLAT NO. 004 ARIHANT KUNJ SUNDER BHAVAN JAMBAGH, HYDERABAD.</p>

SIGNATURE OF WITNESSES:

1. 

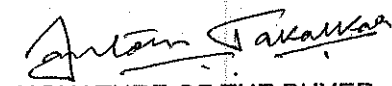
2. 

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

SIGNATURE OF THE EXECUTANT


SIGNATURE OF THE BUYER

1వ పుస్తకము 2014 వ సం॥ వు 2365
దస్తవేజు మొత్తము గిరిజముల సంఖ్య 16
ఈ కారితము వలన నుండు 10

RPR Reddy
సబ్-రిజిస్ట్రార్


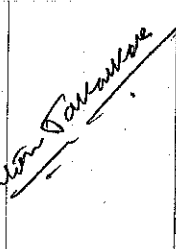


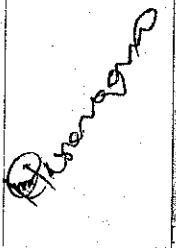




Photographs and FingerPrints As per Section 32A of Registration Act 1908

RegNo/Year: 2484/2013 of SRO: 1526 Report Date: 05-JUN-13 05:15 PM

This report prints Photos and FPs of all parties


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

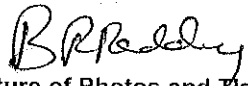
Sl No	Code	Thumb Impression	Signature	Photo	Address
1	CL			 [1526-1-2013-2484]SANTO	SANTOSH TAKALKAR HNO.5-1-234/20 FLATNO.004 ARIHANT KUNJ, JAMBAGH HYD
2	EX			 [1526-1-2013-2484]SPA H	SPA HOLDER K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD

Identified by 

Witness 1

Witness 2 


Photos and TIs
captured by me

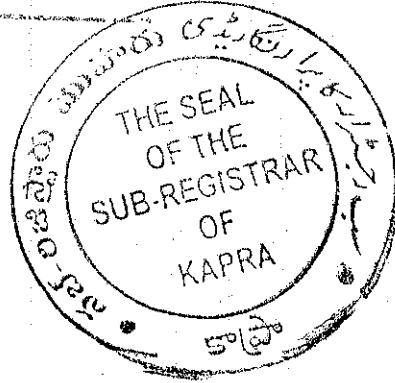

Caputure of Photos and TIs
done in my presence

1వ తుస్తకము 2013 వ సం॥ వు. 2365

దస్తావేజ మొత్తము కార్గిణముల సంఖ్య 16

ఈ కార్గిణము వరుస సంఖ్య 11

B. P. Reddy
సబ్-రిజిస్ట్రార్



VENDOR

**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DLRAP01044992006
VIJAYA KUMAR
SHANKARAJAH
3-2-23
PAN BAZAR
SECUNDERABAD

Signature
dated on: 10-02-2005

Issuing Authority
RTA, SECUNDERABAD

10063195/05 Class Of Vehicle Validity
Non-transport LMV,MCWG 16-12-2016
Transport
Hazardous Validity
Badge No.
Reference No. 202931983
Original LA RTA SECUNDERABAD
DOB 17-12-1984
Blood Gr.
Date of 1st Issue 13-09-1993



Family Members Details

S.No	Name	Relation	Date of Birth	Age
1	isha	Wife	08/02/84	22

[Signature]
D.P.L. No. 114
BHARAT SCOUTS & GUIDES

HOUSEHOLD CARD

Card No : PAP167881501086
F.P Shop No : 815
Name of Head of Household : Mohita Rahul
Father/Husband name : Bharat
Date of Birth : 04/12/1989
Age : 26
Occupation : Own Business
House No. : 2-3-577,401 JITTAM TOWERS
Street : MINISTERS ROAD
Colony : D V COLONY
Ward : Ward-2
Circle : Circle VIII
District : Hyderabad

(Rs.) : 100,000
No. (1) : 45339 (Double)
No. (2) : /
No. (2) : /




[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E

[Signature]
Signature



For ALPINE ESTATES

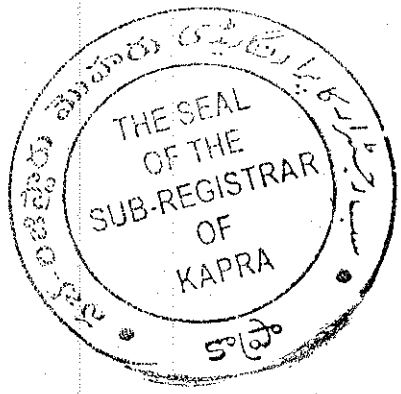
[Signature]
Partner

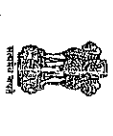
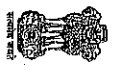
For ALPINE ESTATES

[Signature]
Partner

1వ పుస్తకము 2013 వ సం॥ పు. 2365
రెవెన్యూ డివిజన్ కేసు నంబరు 16
ఈ కేసును పూర్తి చేసిన తేదీ 12

R. Reddy
సబ్-రెజిస్ట్రార్





భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచార సంఖ్య / Enrollment No. : 1094/50807/60701

To
 Santosh Takalkar
 సంతోష్ తాకల్కర్
 S/O Govind Takalkar
 5-1-234/20
 Jambagh
 opp hotel tarak
 Jambagh
 Nambally
 Putlibovli, Hyderabad
 Andhra Pradesh - 500095

24/10/2011



UF3162292191N
 31622921



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

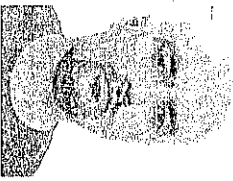
4744 3456 0366

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సంతోష్ తాకల్కర్
 Santosh Takalkar



పుట్టిన సంవత్సరం/Year of Birth: 1981
 పురుషుడు / Male

4744 3456 0366



Santosh Takalkar

సమాచారం

- ఆధార్ గుర్తింపుకు భవిష్యత్తు, పౌరసత్వానికి కాదు.
- గుర్తింపుకు భవిష్యత్తు అనేది అభివృద్ధికి ద్వారా పొందవచ్చు.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

ఆధార్ దేశమంతటా అమోదించబడుతుంది.
 ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందించేయడంలో సహాయపడుతుంది.
 Aadhaar is valid throughout the country.
 Aadhaar will be helpful in availing Government and Non-Government services in future.



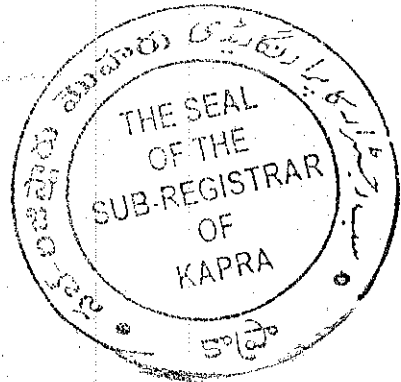
భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O గోవింద తాకల్కర్
 5-1-234/20, జమ్బాగ్, ఎమ్పి హోటల్ తారక్
 జమ్బాగ్, నాంబల్లి, హైదరాబాద్
 అంధ్రప్రదేశ్, 500095
 Address: S/O Govind
 Takalkar, 5-1-234/20,
 Jambagh, opp hotel tarak,
 Jambagh, Nambally,
 Putlibovli, Hyderabad,
 Andhra Pradesh, 500095



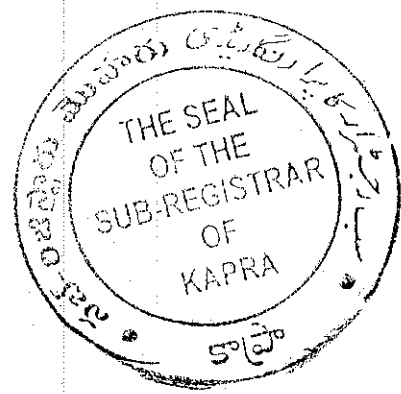
1వ తుస్థకము 2013 వ సం॥ ఖ 2365
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 13

B. Reddy
సబ్-రిజిస్ట్రార్



1వ పుస్తకము 2013 త సం॥ పు. 2365
దస్తావేజు మొత్తము కాగితముల సంఖ్య 16
ఈ కాగితము పలుకు సంఖ్య 14

B. Prasad
వివ-రిజిస్ట్రార్





భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమోచు సంఖ్య / Enrollment No. : 1094/50609/87684

To
 Anjali Takalkar
 Anjali Takalkar
 W/O Santosh Takalkar
 5-1-234/20
 Jambagh
 sunder bhavan
 Nampally
 Begumbazar, Hyderabad
 Andhra Pradesh - 500012

03/11/2011

Takalkar



UF337890688IN
 33789068



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8361 9686 4710

ఆధార్ - సామాన్యని హక్కు



Anjali Takalkar
 Anjali Takalkar



పుట్టిన సంవత్సరం / Year of Birth: 1980
 స్త్రీ / Female

8361 9686 4710



సమాచారం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- గుర్తింపుకు ధృవీకరణ ఆన్లైన్ ఆధారితకేషన్ ద్వారా పొందవచ్చు.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ ఆధార్ దేశమంతటా ఆమోదించబడుతుంది.
 ■ ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందించేందుకు సహాయపడుతుంది.
 ■ Aadhaar is valid throughout the country.
 ■ Aadhaar will be helpful in availing Government and Non-Government services in future.



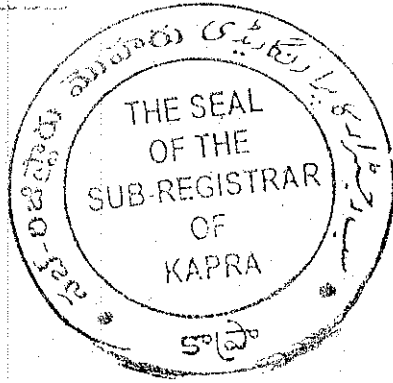
చిరునామా: W/O Santosh Takalkar
 5-1-234/20, Jambagh, sunder bhavan
 Nampally, Hyderabad, Andhra Pradesh
 500012

Address: W/O Santosh Takalkar, 5-1-234/20, Jambagh, sunder bhavan, Nampally, Begumbazar, Hyderabad, Andhra Pradesh, 500012

21/10/2011

1వ ప్రకటనము 2013వ సం॥ వు 2365
దస్తవేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 15

B. Reddy
వర-రిజిస్ట్రారు





For ALPINE ESTATES



Partner

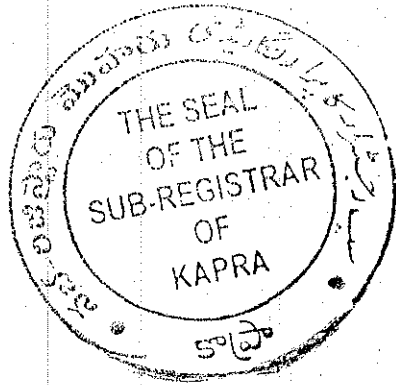
For ALPINE ESTATES

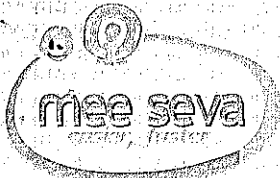


Partner

1వ వస్తుకము 2013 వ సం॥ పు 2365
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వయస సంఖ్య 16

R. Reddy
సబ-రజిస్ట్రారు





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



App No : 110084

MeeSeva App No : ECM063491496
00BB 91496421

Date : 12-Jun-13

Statement No : 1785666

Sri/Smt.: T SANTOSH : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: MALLAPUR ,**House No:** , 3-3-27/1, **Flat No:** 408 ,**Apartment:** MAYFLOWER HEIGHTS ,**Ward :** 3-Block : 3 **VILLAGE:** MALLAPUR ,**Survey No :** ,1/1,191/2/1/1, **East:** OPEN TO SKY, **LIFT & 6 WIDE CORRIDOR West:** OPEN TO SKY **South:** FLATNO.407 & STARICASE **North:** FLAT NO 409

A search is made in the records of SRO(s) of KAPRA relating there to for 6 years from 10-01-2007 To 10-06-2013 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	Exc. Date	Nature & Mkt. Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No/CD No Doct No/Year [Schedule/Not]
1 40	VILL/COL: MALLAPUR/MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1PART 191/PART 2/1/1PART HOUSE: 3-3-27/1 APARTMENT: MAYFLOWER HEIGHTS FLAT: 408 EXTENT: 71.25SQ. Yds BUILT: 1525SQ. FT Boundires: [N]; FLAT NO 409 [S] FLATNO.407 & STARICASE [E]: OPEN TO SKY, LIFT & 6' WIDE CORRIDOR [W]: OPEN TO SKY This document Link Doct,Link Doct,Link Doct 1526, 4591/2007 of SRO 1507;14056/2006 of SRO 1507;15639/2006 of SRO 1507;/ 2006	(R) 05-06-2013 (E) 05-06-2013 (P) 05-06-2013		0101 (Sale Deed) Mkt.Value:Rs. 3800000 Cons.Value:Rs. 3800000	1. 1.(EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 2.(EX)M/S MAYFLOWER HEIGHTS 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)SANTOSH TAKALKAR	0/0 2365/ 2013 [1] of SROKAPRA
2 40	VILL/COL: MALLAPUR/MALLAPUR W-B: 0-0 SURVEY: 2/1/1 EXTENT: 12 Guntas Boundires: [N]: SY NO 2/1/2 (ROAD) [S] SY NO 1/1 [E]: VILLAGE [W]: SY NO 1/1 This document Link Doct,Link Doct 1507, 14056/2006 of SRO 1507;15639/2006 of SRO 1507;/ 2006	(R) 10-04-2007 (E) 31-03-2007 (P) 07-04-2007		0111 (AGREEMENT OF SALE CUM GPA) Mkt.Value:Rs. 1350000 Cons.Value:Rs. 1350000	1. 1.(EX)M/S.MAYFLOWER HEIGHTS 2.(CL)M/S.ALPINE ESTATES	0/0 CD_Volume: 362 4591/ 2007 [2] of SROUPPAL
3 40	VILL/COL: MALLAPUR/MALLAPUR W-B: 0-0 SURVEY: 1/1 191/PART EXTENT: 159 Guntas Boundires: [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 This document Link Doct,Link Doct 1507, 14056/2006 of SRO 1507;15639/2006 of SRO 1507;/ 2006	(R) 10-04-2007 (E) 31-03-2007 (P) 07-04-2007		0111 (AGREEMENT OF SALE CUM GPA) Mkt.Value:Rs. 17887500 Cons.Value:Rs. 17887500	1. 1.(EX)M/S.MAYFLOWER HEIGHTS 2.(CL)M/S.ALPINE ESTATES	0/0 CD_Volume: 362 4591/ 2007 [1] of SROUPPAL

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

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధికార ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
GOVERNMENT OF ANDHRA PRADESH

REGISTRATION AND STAMPS DEPARTMENT
 Declaration by the Authorized Agent for Delivering the Electronic Services
STATEMENT OF ENCUMBERANCE ON PROPERTY

App No : 111916

MeeSeva App No : ECM063491621

Date : 12-Jun-13

Statement No : 1787145

Mr/Smt.: **SANJAY KUMAR PANDA** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property the correct representation of its ordinal as contained in the computer systems
VILLAGE: MALLAPUR, House No: , 3-3-27/1, Flat No: 415 ,Apartment: MAYFLOWER HEIGHTS ,Ward : 3-Block : 3 VILLAGE: MALLAPUR, Survey No : ,1/1,191/2/1/1, East: OPEN TO SKY West: OPEN TO SKY & 6 WIDE ROAD South: OPEN TO SKY & FLATNO.416 North: STAIRCASE & FLAT NO 414.

Search is made in the records of SRO(s) of KAPRA relating there to for 6 years from 10-01-2007 To 10-06-2013 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear
 The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used

Description of property regularly	Reg. Date Pres. Date	Exc. Date	Nature & Mkt. Value Con. Value	Name of Parties Executant(EX) & Claimants(CI)	Vol/Pg No. CD No Doct No./Year (Schedule No)
VILL/COL: MALLAPUR/MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1PART 191/PART 2/1/1PART HOUSE: 3-3-27/1 APARTMENT: MAYFLOWER HEIGHTS FLAT: 415 EXTENT: 73.75SQ. Mts. BU Line said 1575SQ. FT Boundires: [N]: STAIRCASE & FLAT NO 414 [S]: OPEN TO SKY & FLATNO.416 [E]: OPEN TO SKY [W]: OPEN TO SKY & 6' WIDE ROAD This document Link Doct, Link Doct, Link Doct 1526/4591/2007 of SRO 1507;14056/2006 of SRO 1507;15639/2006 of SRO 1507;/ 2006	(E) 05-06-2013 (P) 05-06-2013		0101 Mkt. Value:Rs. 3900000 Cons. Value:Rs. 3900000	సిస్టమ్లో క్రమమైన పద్ధతిలో నమోదు 1. .1.(EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 2.(EX)M/S MAYFLOWER HEIGHTS 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)SANJAY KUMAR PANDA 7.(CL)ARCHANA PANDA	0/0 2366/ 2013 [1] of SROKAPRA
VILL/COL: MALLAPUR/MALLAPUR W-B: 0-0 SURVEY: 2/1/1 EXTENT: 12 Guntas Boundires: [N]: SY NO 2/1/2 (ROAD) [S]: SY NO 2/1/2 VILLAGE [W]: SY NO 1/1 This document Link Doct, Link Doct 1507, 14056/2006 of SRO 1507;15639/2006 of SRO 1507;/ 2006	(R) 10-04-2007 (E) 31-03-2007 (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 SROUPPAL
VILL/COL: MALLAPUR/MALLAPUR W-B: 0-0 SURVEY: 1/1 191/PART EXTENT: 159 Guntas Boundires: [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 This document Link Doct, Link Doct 1507, 14056/2006 of SRO 1507;15639/2006 of SRO 1507;/ 2006	(R) 10-04-2007 (E) 31-03-2007 (P) 07-04-2007		0111 (AGREEMENT OF SALE CUM GPA) Mkt. Value:Rs. 17887500 Cons. Value:Rs. 17887500	1. .1.(EX)M/S.MAYFLOWER HEIGHTS 2.(CL)M/S.ALPINE ESTATES Signature MANAGER MEESEVA KALLAKUNIA	0/0 CD_Volume: 362 4591/ 2007 [1] of SROUPPAL

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Seal

Certified By



Name: CH. Ashok Kumar
Designation: SUB
REGISTRAR
SRO: KAPRA

Note: This is a Digitally Signed Certificate, doesnot require physical signature. And this certificate can be verified at <http://www.meeseva.gov.in/> by furnishing the application number mentioned in the certificate.

