

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 3078 M/S Alpine Estates. Reply
శ్రీమతి / శ్రీ K. Prabhakar Reddy (CPA Hyderabad)

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		10/4		R
దస్తావేజు విలువ	3001000		22/4		RRR
స్థాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	1435/11				
రిజిస్ట్రేషన్ రుసుము	15005			1500231933	
లోటు స్థాంపు (D.S.D.)					
GHMC (T.D.)	119940			21/4	
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు			938743		
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మొత్తం	180060				

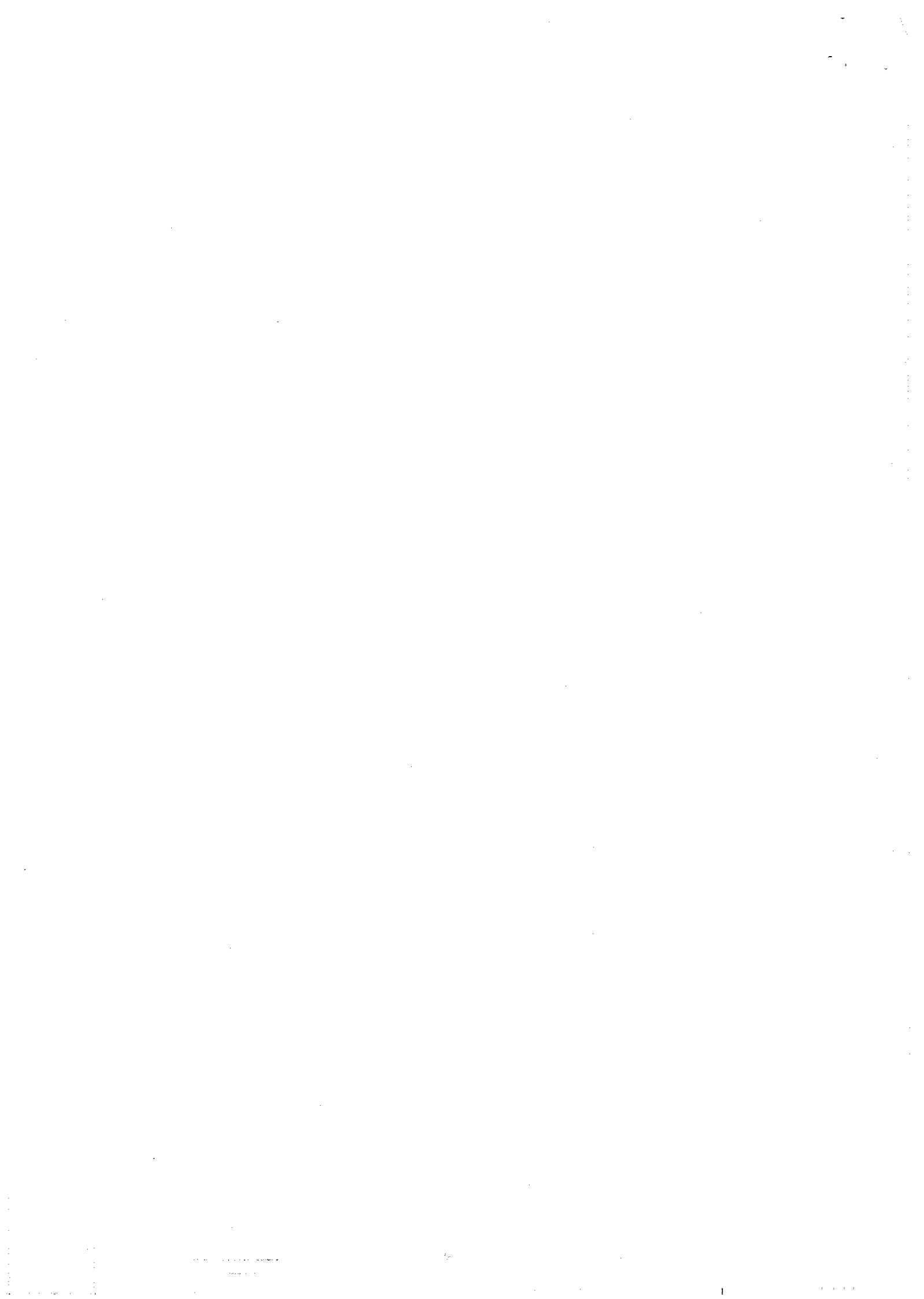
RETURNED - 22/5/09
1500231933
21/4
938743
23/4

(అక్షరాల) (N)

తేది - 24/4
వాపసు తేది _____

రూపాయలు మాత్రమే
సెల్-రిజిస్ట్రేషన్
సెల్ రిజిస్ట్రేషన్
కార్యాలయం

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.



1483

W.No. 1435/2015

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BE 738692

S.No. 11012 Date: 10-04-2014

CH. SHRAVANI

Sold to: RAMESH

LICENSED STAMP VENDOR

S/o. NARSING RAO

LIC.No.15-31-029/2013,
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

For Whom: ALPINE ESTATES

SALE DEED

This Sale Deed is made and executed on this 22nd day of April 2015 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, represented by its Partners / duly authorized representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 44 years, Occupation: Business, resident of Plot No.280, Road No.25, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, Wife of Shri. K. V. S. Reddy, aged about 34 years, resident of Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad., 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 Shri. Soham Modi, Son of Shri. Satish Modi aged about 44 years, Occupation: Business, and Smt. K. Sridevi, Wife of Shri. K. V. S. Reddy, aged about 34 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





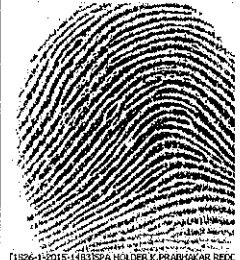

For ALPINE ESTATES

Partner

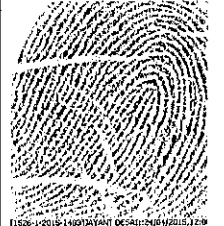

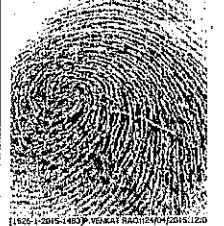

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15005/- paid between the hours of 12 and 1 on the 24th day of APR, 2015 by Sri Soham Modi

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

Sl.No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 VASUNDHARA DESAI:24/04/2015 [1526-1-2015-1483]	VASUNDHARA DESAI W/O. BALAKRISHNA DESAI FLATNO.114 WELCOME COURT APTS, TARNAKA SECBAD	<i>Vasundhara</i>
2	CL		 BALAKRISHNA DESAI:24/04/2015 [1526-1-2015-1483]	BALAKRISHNA DESAI S/O. BHEEM RAO DESAI FLATNO.114 WELCOME COURT APTS, TARNAKA SECBAD	<i>Bheem Rao</i>
3	EX		 SPA HOLDER K. PRABHAKAR REDDY:24/04/2015 [1526-1-2015-1483]	SPA HOLDER K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	<i>Prabhakar</i>

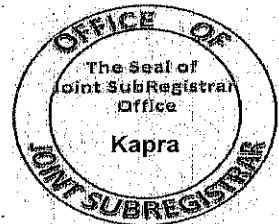
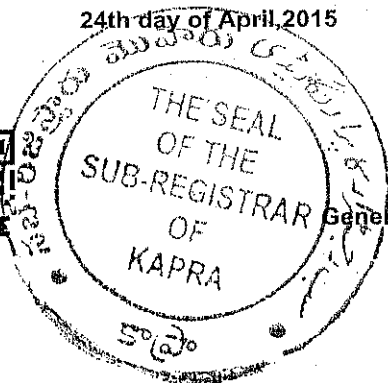
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 JAYANT DESAI:24/04/2015 [1526-1-2015-1483]	JAYANT DESAI R/O.B 218,MAY FLOWER HEIGHTS,MALLAPUR,HYD.	<i>J. Desai</i>
2		 P. VENKAT RAO:24/04/2015 [1526-1-2015-1483]	P.VENKAT RAO R/O.217,WELCOME COURT APTS,TARNAKA,SEC-BAD.	<i>P. Venkat Rao</i>

Bk - 1, CS No 1483/2015 & Doct No 14217/2015 Sheet 1 of 12

Joint SubRegistrar Kapra

Signature of Joint SubRegistrar



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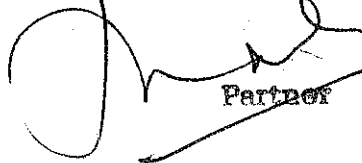
IN FAVOUR OF

1. Mr. Balakrishna Desai, Son of Shri. Bheem Rao Desai, aged about 55 years, Occupation: Business, and
2. Mrs. Vasundhara Desai, Wife of Shri. Balakrishna Desai, aged about 51 years, Occupation: Housewife, both are at Flat No.114, Welcome Court Apartments, Tarnaka, Secunderabad – 500 017., hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No.1/1 (Ac.1-39 Gts.), Sy. No.191 (Ac.2-00) & 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/P1g/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.114 on the first floor, in block no. 'B' having a super built-up area of 1175 sft., together with undivided share in the scheduled land to the extent of 58.75 sq. yds, and a reserved parking space for one car on the stilt floor admeasuring about 100 sft, in the building known as Mayflower Heights and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.

For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	164955	0		0	165055
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	15005	0		0	15005
User Charges	NA	100	0		0	100
Total	100	180060	0		0	180160

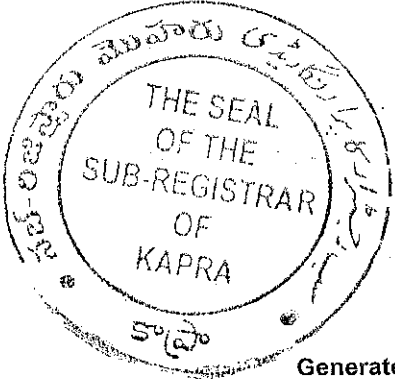
Rs. 164955/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15005/- towards Registration Fees on the chargeable value of Rs. 3000700/- was paid by the party through Challan/BC/Pay Order No ,938743 dated ,23-APR-15.

Date: 24th day of April, 2015

Signature of Registering Officer: Kapra

BK-1, CS No 1483/2015 & Doct No 1431/2015 Sheet 2 of 12
 Joint SubRegistrar Kapra

పేరు పుస్తకము 2015 నం./ లా.నె. 1832వ
 పు. 1431 నెంబరుగా రికార్డు చేయబడి
 స్కానింగ్ నిమిత్తం దుబ్బింపు నెంబరు 156
 1431/2015 నం. యివ్వబడ్డనది
 2015 నం. 938743 నెం. 24 వ తేది



Signature of Registering Officer
 నవ-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. 30,00,700/- (Rupees Thirty Lakhs Seven Hundred 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:

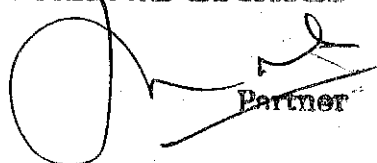
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no 114 on the first floor, in block no. ' B ' having a super built-up area of 1175 sq. ft., in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, together with:

- a. Undivided share in scheduled land to the extent of 58.75 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. 30,00,700/- (Rupees Thirty Lakhs Seven Hundred Only). The Vendor hereby admits and acknowledges the receipt of the 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

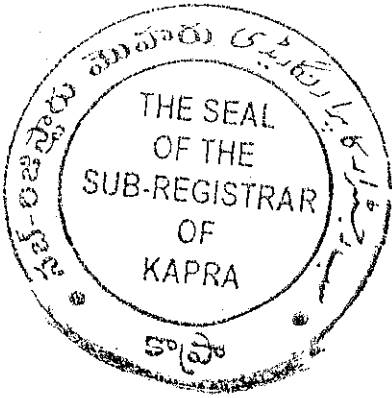

Partner

FOR ALPINE ESTATES

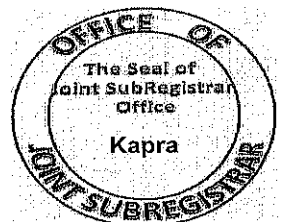

Partner

Bk - 1, CS No 1483/2015 & Doct No
1935/2016 Sheet 3 of 12

Joint SubRegistrar
Kapra



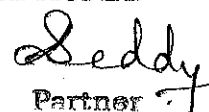
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4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer 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.

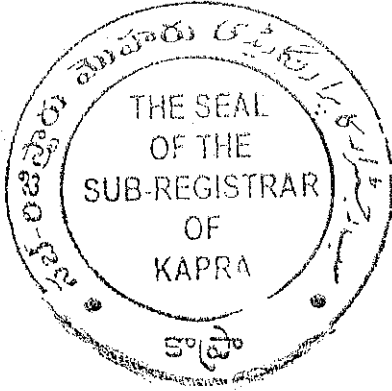

Partner

For ALPINE ESTATES


Partner

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1435/2015 Sheet 4 of 12

Joint SubRegistrar
Kapra

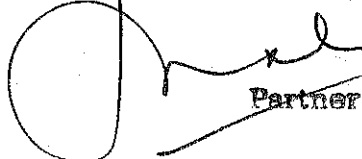


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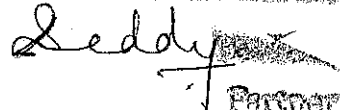


- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, shall vest jointly with the owners of the various tenements/ 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.

FOR ALPINE ESTATES

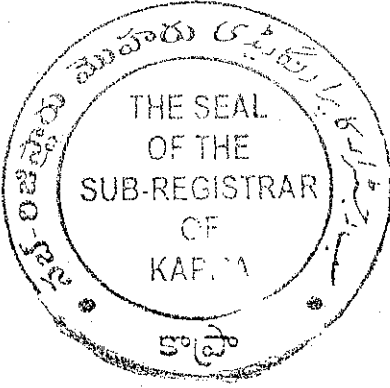

Partner

FOR ALPINE ESTATES

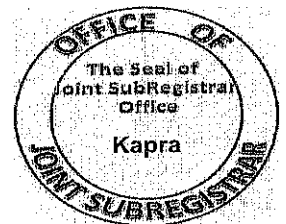

Partner

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1435/2014. Sheet 5 of 12

Joint SubRegistrar
Kapra



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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'

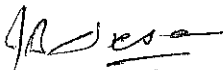
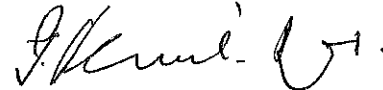
SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no.114 on the first floor, in block no. 'B' admeasuring 1175 sft., of super built-up area (i.e., 940 sft. of built-up area & 235 sft. of common area) together with proportionate undivided share of land to the extent of 58.75 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. 113
South By	Open to Sky & Flat No. 115
East By	Open to Sky
West By	Open to Sky, 6' wide corridor & Stair case

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:

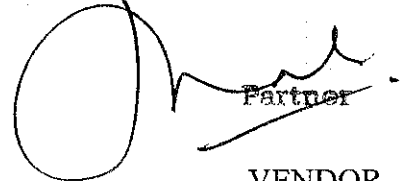
WITNESSES:

- 
- 

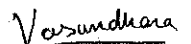
For ALPINE ESTATES


Partner

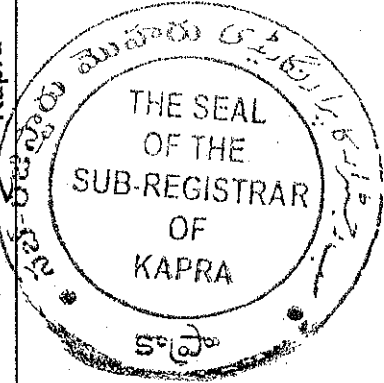
For ALPINE ESTATES


Partner
VENDOR

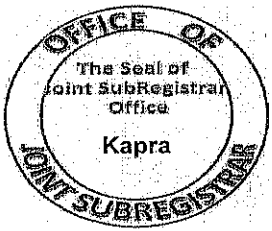

BUYER


Vasundhara

BK-1, CS No 1483/2015 & Doct No
1435/2015. Sheet 6 of 12
Joint SubRegistrar
Kapra



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ANNEXTURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 114 on the first floor, in block no. 'B' 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. (Ground + 5 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 58.75 sq. yds, U/s Out of Ac. 4-11 Gts.
4. **Built up area Particulars:**
- a) In the Ground / Stilt Floor : 100 Sft., for single car parking space
- b) In the ~~First~~ Floor : 1175 Sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 30,00,700/-
- Date: 22.04.2015
- For ALPINE ESTATES
Seddy
Partner
- For ALPINE ESTATES
[Signature]
Partner
Signature of the Executants

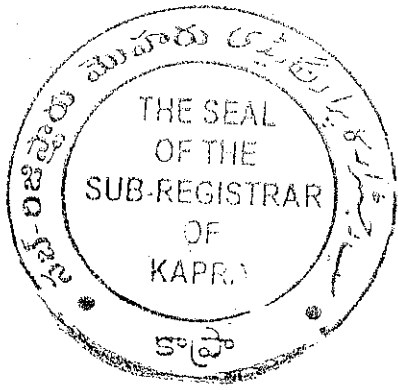
CERTIFICATE

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

- For ALPINE ESTATES
Seddy
Partner
- For ALPINE ESTATES
[Signature]
Partner
Signature of the Executants
- Date: 22.04.2015
- [Signature]*
Vasunalluora

Bk - 1, CS No 1483/2015 & Doct No
143572015 - Sheet 7 of 12

~~Joint SubRegistrar~~
Kapra



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REGISTRATION PLAN SHOWING FLAT NO. 114 IN BLOCK NO. 'B' ON FIRST 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. SMT. K. SRIDEVI, WIFE OF SHRI. K.V.S. REDDY

BUYER: 1. MR. BALAKRISHNA DESAI, SON OF SHRI. BHEEM RAO DESAI

2. MRS. VASUNDHARA DESAI, WIFE OF SHRI. BALAKRISHNA DESAI

REFERENCE:
AREA: 58.75

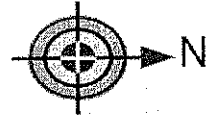
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

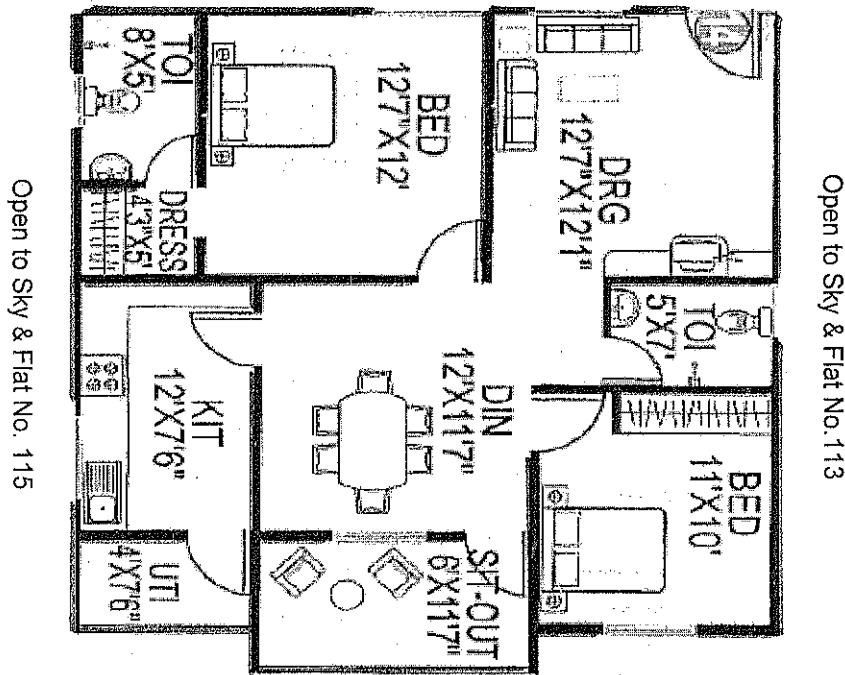


EXCL:

Total Built-up Area = 1175 sft.
Out of U/S of Land = Ac. 4-11 Gts.



Open to Sky, 6" wide corridor & Staircase



Open to Sky & Flat No. 115

Open to Sky & Flat No. 113

Open to Sky

WITNESSES:

1. *[Signature]*
2. *[Signature]*

For ALPINE ESTATES

[Signature]
Partner

Vasundhara

For ALPINE ESTATES

[Signature]
Partner

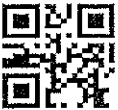
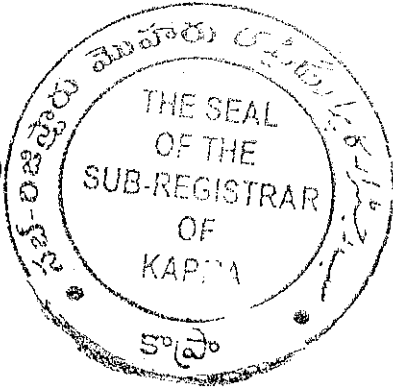
SIGNATURE OF THE VENDOR

[Signature]
SIGNATURE OF THE BUYER

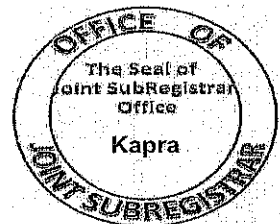
Bk-1, CS No 1483/2015 & Doct No
1435/2015

Sheet 8 of 12

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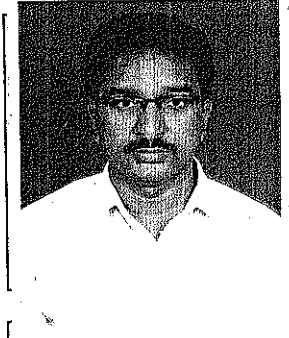
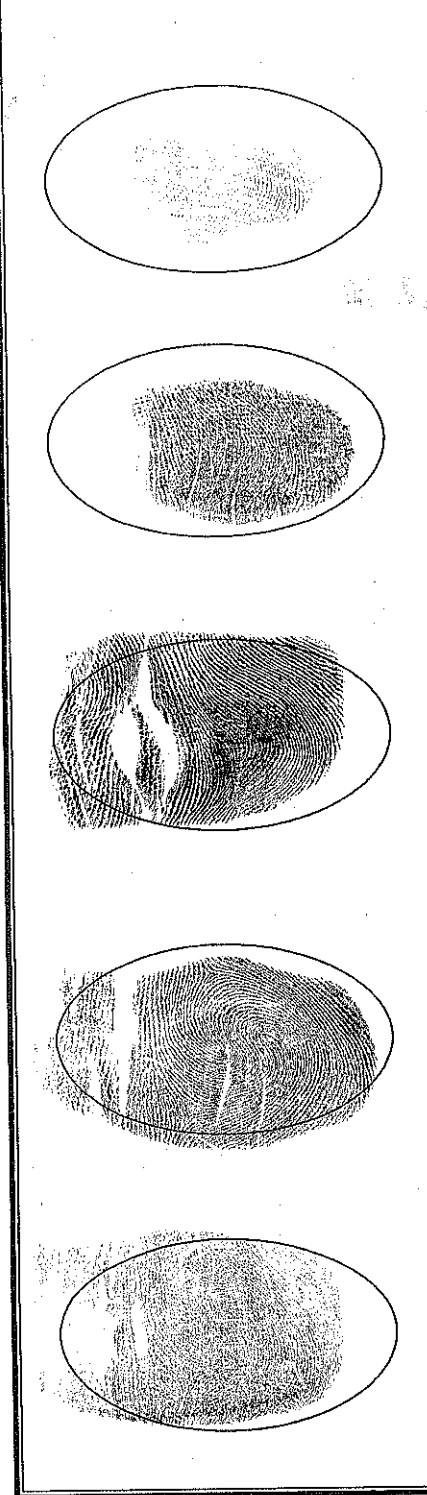


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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO. FINGER PRINT
IN BLACK
(LEFT THUMB)



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

M/S. ALPINE ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD, SECUNDERABAD – 500 003
REP. BY ITS PARTNERS

1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI

2. SMT. K. SRIDEVI
W/O. SHRI. K.V.S. REDDY
R/O. FLAT NO. 502
VASAVI HOMES, UMA NAGAR
1ST LANE, BEGUMPET
HYDERABAD.

SPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 169/BK-IV/2007, Dt: 03.08.07.

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

BUYERS:

1. MR. BALAKRISHNA DESAI
S/O. SHRI. BHEEM RAO DESAI
R/O. FLAT NO.114
WELCOME COURT APARTMENTS
TARNAKA
SECUNDERABAD – 500 017.

2. MRS. VASUNDHARA DESAI
W/O. SHRI. BALAKRISHNA DESAI
R/O. FLAT NO.114
WELCOME COURT APARTMENTS
TARNAKA
SECUNDERABAD – 500 017.

SIGNATURE OF WITNESSES:

1.

2.

ALPINE ESTATES

Partner

Partner

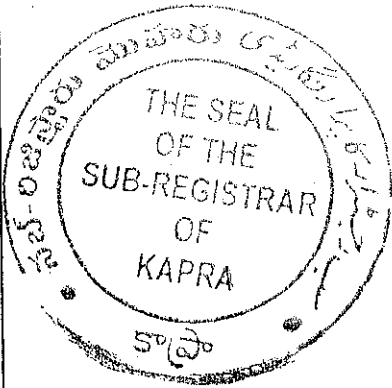
SIGNATURE OF EXECUTANTS

Vasundhara

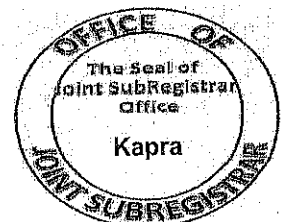
SIGNATURE(S) OF BUYER(S)

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1435/2011. Sheet 9 of 12

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Kapra



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

SL.NO. **FINGER PRINT
IN BLACK
(LEFT THUMB)**



**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER**

VENDOR:

M/S. ALPINE ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD, SECUNDERABAD – 500 003
REP. BY ITS PARTNERS
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S/O. SHRI. SATISH MODI

2. SMT. K. SRIDEVI
W/O. SHRI. K.V.S. REDDY
R/O. FLAT NO. 502
VASAVI HOMES, UMA NAGAR
1ST LANE, BEGUMPET
HYDERABAD.

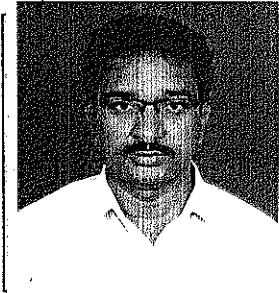
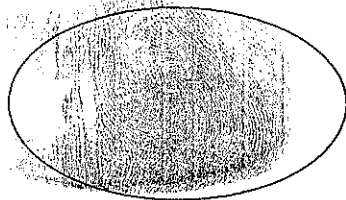
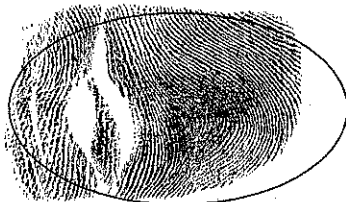
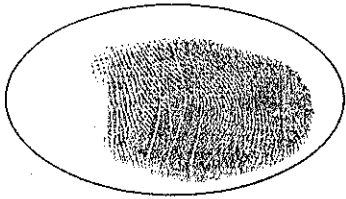
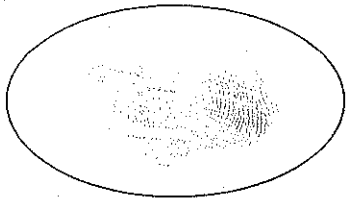
SPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 169/BK-IV/2007, Dt: 03.08.07.

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

BUYERS:

1. MR. BALAKRISHNA DESAI
S/O. SHRI. BHEEM RAO DESAI
R/O. FLAT NO.114
WELCOME COURT APARTMENTS
TARNAKA
SECUNDERABAD – 500 017.

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W/O. SHRI. BALAKRISHNA DESAI
R/O. FLAT NO.114
WELCOME COURT APARTMENTS
TARNAKA
SECUNDERABAD – 500 017.



SIGNATURE OF WITNESSES:

- 1.
- 2.

FOR ALPINE ESTATES

TATES

Partner

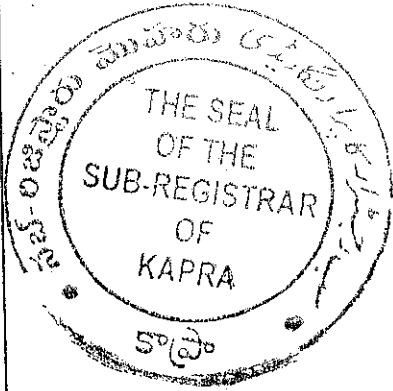
Partner
SIGNATURE OF EXECUTANTS

Vasundhara

SIGNATURE(S) OF BUYER(S)

Bk-1, CS No 1483/2015 & Doct No
1435/2011. Sheet 9 of 12

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భారత ప్రభుత్వం
 Unique Identification Authority of India
 Government of India

సమాచార సంఖ్య / Enrollment No. : 1171/00071/07910

To
 Desai Balakrishna
 దేశాయ్ బాలక్రిష్ణ
 S/O Late Bheem Rao
 12-5-149/14/B/A/114
 Welcome Court Apartments
 Opp Degree College
 Vijayapuri Colony
 Secunderabad
 Lallaguda, Hyderabad
 Andhra Pradesh - 500017
 9246361948



UF350186805IN
 35018680



Bonheur
Vasundhara

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2181 2229 3299

ఆధార్ - సామాన్యని హక్కు



దేశాయ్ బాలక్రిష్ణ
 Desai Balakrishna



పుట్టిన సంవత్సరం/Year of Birth: 1961
 పురుషుడు / Male

2181 2229 3299

- సామాన్యని హక్కు



భారత ప్రభుత్వం
 Unique Identification Authority of India
 Government of India

సమాచార సంఖ్య / Enrollment No. : 1171/00071/07911

To
 Desai Vasundhara
 దేశాయ్ వసుంధర
 W/O Desai Balakrishna
 12-5-149/14/B/A/114
 Welcome Court Apartments
 Opp Railway Degree College
 Vijayapuri Colony
 Secunderabad
 Lallaguda, Hyderabad
 Andhra Pradesh - 500017



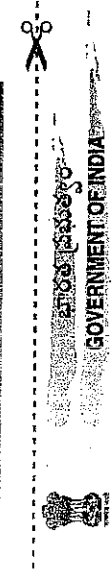
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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2118 8172 8661

ఆధార్ - సామాన్యని హక్కు



దేశాయ్ వసుంధర
 Desai Vasundhara



పుట్టిన సంవత్సరం/Year of Birth: 1963
 స్త్రీ / Female

2118 8172 8661

- సామాన్యని హక్కు

INDIAN UNION DRIVING LICENCE
 ANDHRA PRADESH
 ULFAP010194942006

BALAKRISHNADESAI
 BHEEM RAO
 12-5-149/14/B/A/114
 SOUTH LALAGUDA
 VIJAYAPURI
 SECUNDERABAD
 HYDERABAD - 500017

Signature
 Issued On: 10/05/2012

Licensing Authority
 RTA-HYDERABAD-NZ

Bumer

Non Transport Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity Transport 09/05/2017

Date of Validity Badge No. 09/05/2017

Reference No. DLRAP0101105412

Original LA. RTA-HYDERABAD-NZ

Date of First Issue 22/05/2008

Date of Birth 14/01/1961

Blood Group

INDIAN UNION DRIVING LICENCE
 ANDHRA PRADESH
 AP01019990003038

VASUNDHARA DESAI
 BALKRISHNA DESAI
 12-5-149/14/B/A/114
 WELCOME COURT APTS.
 VIJAYAPURI COLONY
 SECUNDERABAD
 HYDERABAD - 500017

Signature
 Issued On: 08/11/2013

Licensing Authority
 RTA-HYDERABAD-NZ

Non Transport Light Motor Vehicle Non Transport

Date of Validity Transport 07/11/2018

Date of Validity Badge No. 07/11/2018

Reference No. DLRAP0102450713

Original LA. RTA-HYDERABAD-NZ

Date of First Issue 04/11/1939

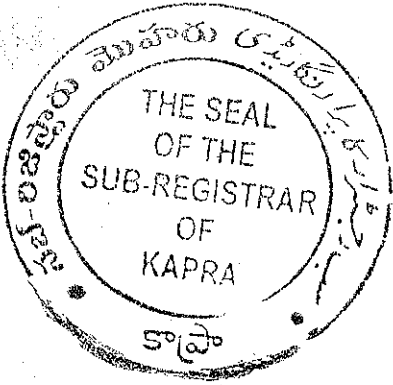
Date of Birth 22/10/1963

Blood Group B+

2182/19/100

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1035/2015. Sheet 10 of 12

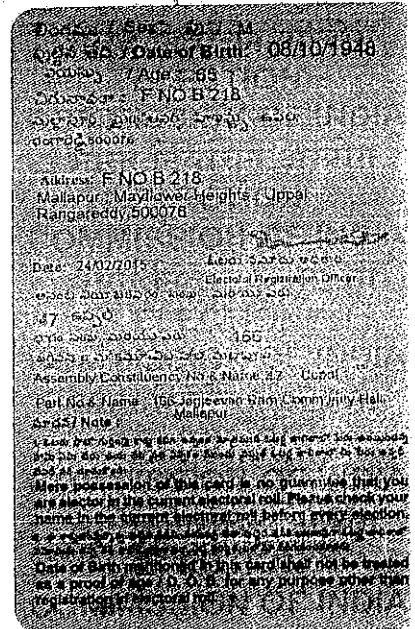
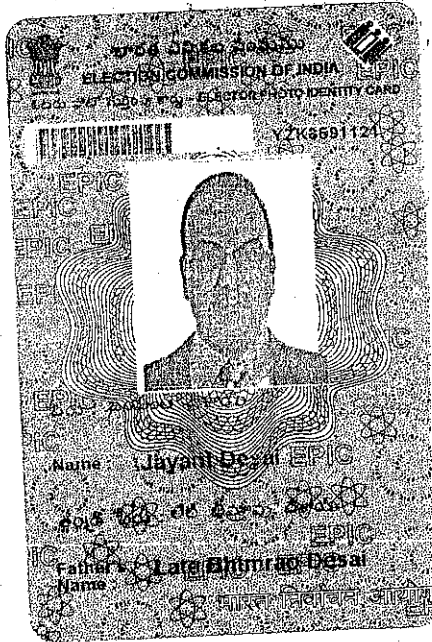
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Kapra



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WITNESS



Desai

19



పిల్లమూల వెంకట రావు
 P. Venkata Rao
 పుట్టిన సంవత్సరం / Year of Birth : 1947
 పురుషుడు / Male

3386 0375 3122



P. Venkata Rao



భారత ప్రభుత్వ ప్రాథమిక ప్రామాణిక సంస్థ
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O లాటే ప సుబ్రామణ్యం, 12-5-149/14/8/A/109, వెల్కమ్ కోర్ట్ అపార్ట్ మెంట్స్, సౌత్ లాలగూడ, సెకండరీబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500017

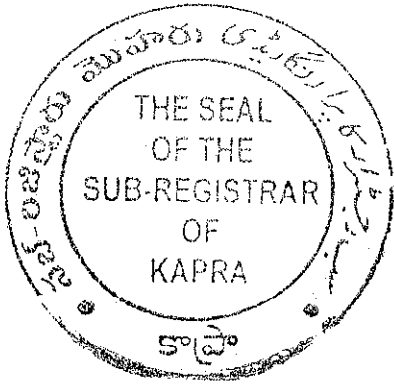
Address : S/O Late P. Subramanyam, 12-5-149/14/8/A/109, Welcome Court Apartments, South Lalaguda, Secunderabad, Hyderabad, Andhra Pradesh, 500017

అధికారి - సామాన్యని హక్కు

Aadhaar - Saamanyuni Hakku

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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALPINE ESTATES

17/01/2007
Permanent Account Number

AANFA5250F

06032007

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
Soham Modi

For ALPINE ESTATES
Partner

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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AIYPK2089F

नाम / NAME
SRIDEVI KALICHETI

पिता का नाम / FATHER'S NAME
VENKATA RAMI REDDY NARALA

जन तिथि / DATE OF BIRTH
19-04-1977

हस्ताक्षर / SIGNATURE
Sridevi

For ALPINE ESTATES
Partner

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर / SIGNATURE
Prabhakar

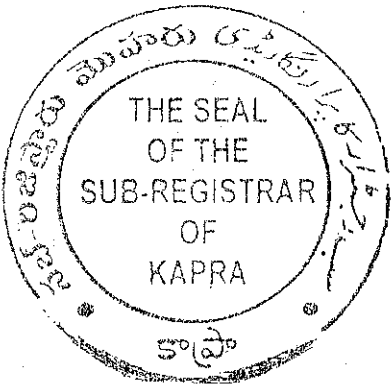
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1435/2015. Sheet 12 of 12

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