

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

1805

శ్రీమతి / శ్రీ

Rahul B. Mehta Ref by K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

|                       |         |      |               |        |
|-----------------------|---------|------|---------------|--------|
| దస్తావేజు స్వభావము    | sale    |      | vat - 50000/- | M.P.W. |
| దస్తావేజు విలువ       | 2400000 |      | 0000183029    |        |
| స్టాంపు విలువ రూ.     | 100     |      | 12/3          |        |
| దస్తావేజు నెంబరు      | 1093/13 |      |               |        |
| రిజిస్ట్రేషన్ రుసుము  | 12000   |      | 90403         |        |
| లోటు స్టాంపు (D.S.D.) | 115400  | 4500 | 12/3          |        |
| GHMC (T.D.)           | 100     |      |               |        |
| యూజర్ ఛార్జీలు        |         |      | 87026         |        |
| అదనపు షీట్లు          | 48000   |      | 3/3           |        |
| 5 x .....             |         |      |               |        |
| మొత్తం                | 175500  | 4500 | = 180000/-    |        |

RETURNED

(అక్షరాల

N/

తేది

14/3/13

రూపాయలు మాత్రమే

B. Prabhakar Reddy

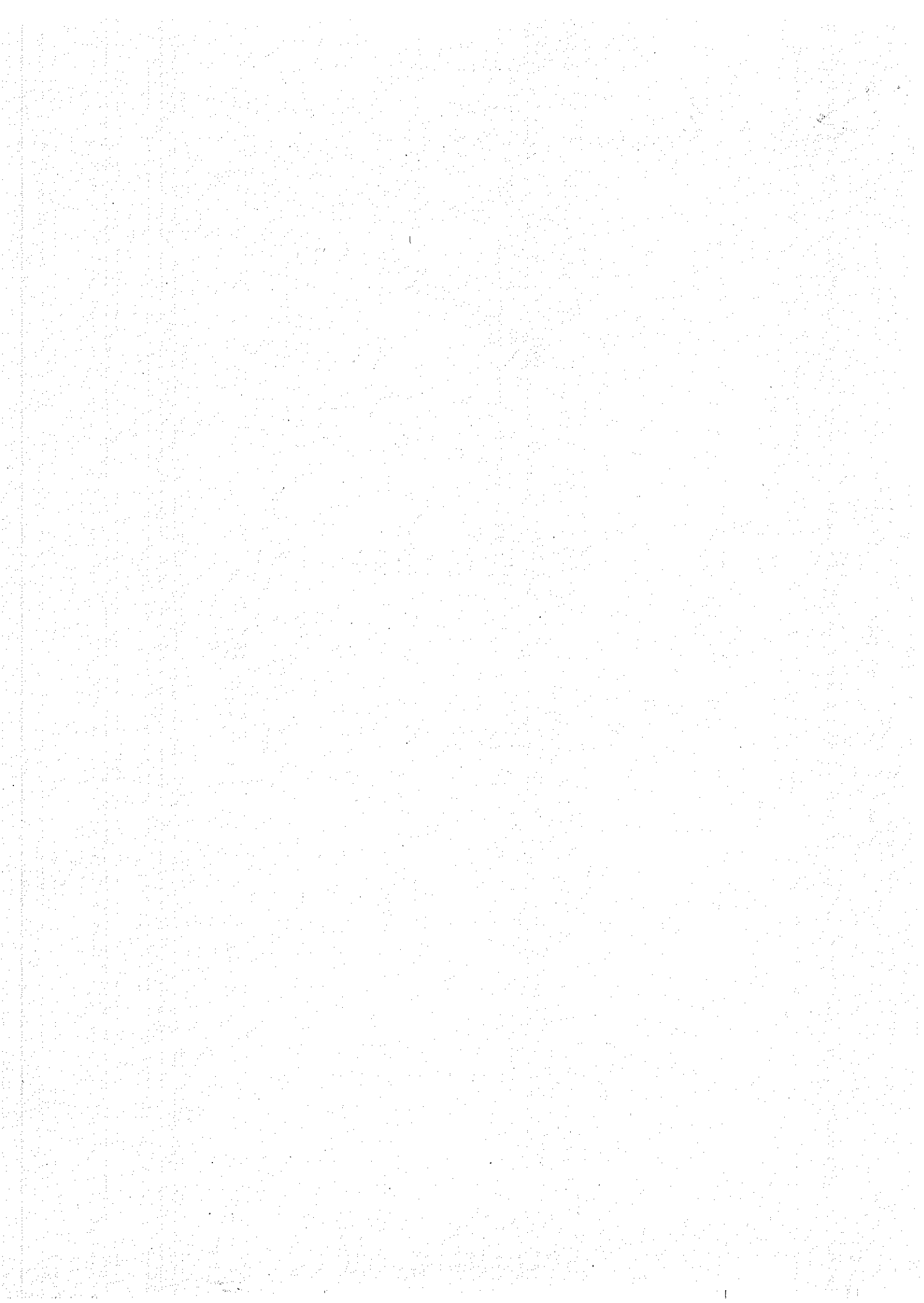
వాపసు తేది

సబ్ రిజిస్ట్రారు

హైదరాబాద్

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

జాబ్



1086

20.30.1073/2013

SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

S.No. 20234 DI 18/12/12 Rs. 100  
 Sold to Laurem Sh. Marketing New City  
 For Whom Alpine Estates, Hyderabad

BA 141299  
 K. GIRIBABU  
 LICENCED STAMP VENDOR  
 LIC.No.16-02-30/1998  
 REN.No.16-02-08/2010  
 Sub-Bapunagar, Amberpet, Hyd-13.  
 Cell.No.9989259839

SALE DEED

This Sale Deed is made and executed on this 12<sup>th</sup> day of March 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 32 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 32 years, Occupation: Business, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 years, Occupation: Business; the partners / authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

For ALPINE ESTATES

For ALPINE ESTATES

Page - 1 -

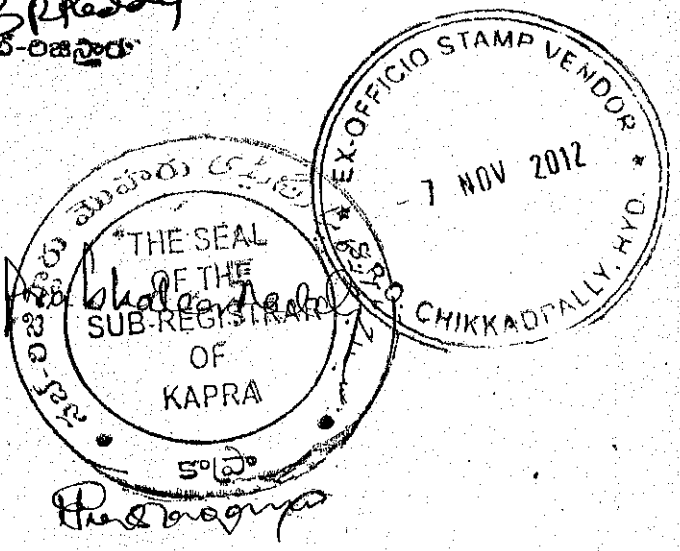
Partner

Partner

1వ పుస్తకము 2012వ సం॥ పు. 1073  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 14  
 ఈ కాగితము వరుస సంఖ్య \_\_\_\_\_

**B. Pradeep**  
 సబ్-రిజిస్ట్రారు

2012 వ సం॥ మొదటి నెల 14 వ తేది  
 1934 శా.శ. నవంబరు 23 వ తేది  
 పగలు 2 మరియు 4 గంటల  
 మధ్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ **Rahul B. Mehta Kelly, K.**  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ. 12000 లు చెల్లించినారు  
 ఈ సే ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు



రూపించినది

**K. Prabhakar Reddy** S/o **K. P. Reddy**,  
 Office Service - S/o: # 5-1189/344, Red floor,  
 Boham mansion, M. G. Road, Secunderabad, through SPA  
 for presentation of documents, with SPA NO. 167/8K2/0  
 at SRO, Uppal, R.R Dist.

1 **K. Raghava** S/o **G. S. R. Sarma**  
 NHMS, St-NO. 3, Tanaka  
 Secunderabad - 17

2 **S. P. R. Vittal**, S/o **S. V. Saraga Narayana**  
 NHMS, Street No. 3, Tanaka  
 Secunderabad - 17

2012 వ సం॥ మొదటి నెల 14 వ తేది  
 1934 శా.శ. నవంబరు 23 వ తేది

**B. Pradeep**  
 సబ్-రిజిస్ట్రారు  
 కాప్రా

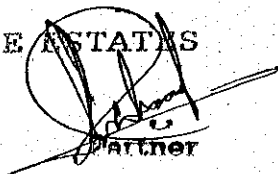
IN FAVOUR OF

1. Mrs. SASMITA MISRA, WIFE OF Mr. SANJAY KUMAR PADHY, aged about 41 years
2. Mr. SANJAY KUMAR PADHY, SON OF Mr. BRUNDABAN PADHY, aged about 45 years, Occupation: Service, both are residing at Plot No. 6, Tirumagherry, Gopal Rao Colony, Secunderabad – 500 015., 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 luxury apartment bearing flat no.209 on the second 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 2013 వ సం. పు. 1073  
 దస్తావేజు మొత్తము అగిజముల నెంబ్ర 14  
 ఈ అగిజము వరుస నెంబ్ర 2

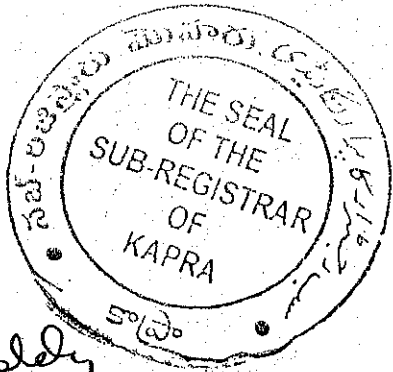
24,00,000 / — **B P Reddy**  
 సబ్-రిజిస్ట్రార్

**ENDORSEMENT**

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

|                                                                 |                   |
|-----------------------------------------------------------------|-------------------|
| Stamp Duty No. <u>904075</u> Dt. <u>14/3/13</u>                 |                   |
| Stamp Duty <u>870261</u> Dt. <u>11/3/13</u>                     |                   |
| I. In the shape of stamp papers                                 | Rs. 100 / —       |
| 2. In the shape of challan (Sec. 41 of I.S. Act. 1899)          | Rs. 119900 / —    |
| 3. In the shape of cash (Sec. 41 of I.S. Act. 1899)             | Rs. —             |
| 4. Adjustment of stamp duty (Sec. 16 of I.S. Act. 1899, if any) | Rs. —             |
| II. Transfer Duty:                                              |                   |
| 1. In the shape of challan                                      | Rs. 48000 / —     |
| 2. In the shape of cash                                         | Rs. —             |
| III. Registration fees:                                         |                   |
| 1. In the shape of challan                                      | Rs. 12000 / —     |
| 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. —             |
| <b>Total Rs.</b>                                                | <b>180100 / —</b> |

**B P Reddy**  
 SUB REGISTRAR  
 KAPRA



1వ పుస్తకము 2013 సం. / చ.న. 1899 వ  
 పు. 1073 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపింగ్ నిబంధనలను నెంబరు 1526  
1073/2013 గా యివ్వబడ్డనది  
 2013 సం. 14 నెం. 14 వ తేది

**B P Reddy**  
 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.24,00,000/- (Rupees Twenty Four 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 semi-finished, luxury apartment bearing flat no.209 on the second 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.24,00,000/- (Rupees Twenty Four Lakhs Only) issued by HDFC 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

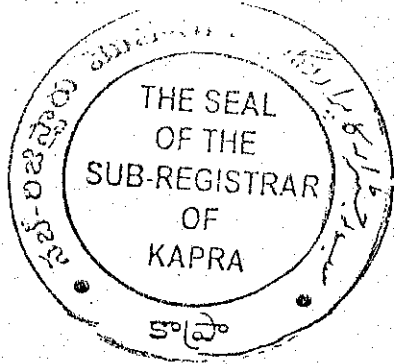
  
Partner

FOR ALPINE ESTATES

  
Partner

1వ పుస్తకము 2012వ సం॥ పు 1073  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 14  
ఈ కాగితము వరుస సంఖ్య 3

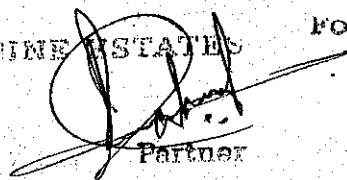
B.R. Reddy  
సబ్-రిజిస్ట్రార్



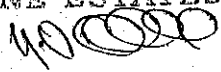


4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone 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

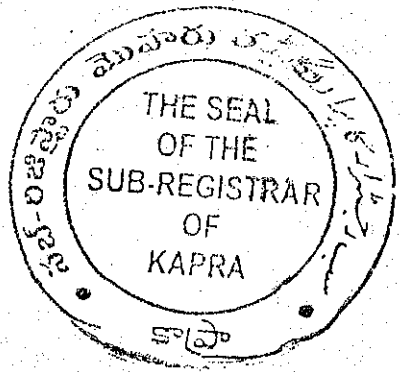
FOR ALPINE ESTATES



Partner

1వ పుస్తకము 2013వ సం॥ పు. 1073  
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ఈ ఆగీతము వరుస సంఖ్య 4

B. Reddy  
సబ్-రెజిస్ట్రార్



- 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.1,75,500+4,500=1,80,000/- is paid by way of challan no. 904075 & 870261, dated 14.03.2013 & 07.03.2013 drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs.50,000/- paid by the way of challan no.00001830<sup>29</sup>, dated 12.3.13, drawn on Axis Bank Ltd., Treasury Branch, Hyderabad.

FOR ALPINE ESTATES

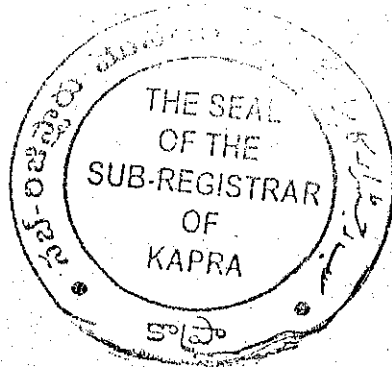
  
Partner

FOR ALPINE ESTATES

  
Partner

1వ పుస్తకము 2013వ సం॥ ఏ 1073  
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ఈ అగ్రాముల వరుస సంఖ్య 1

B. Reddy  
సబ్-రిజిస్ట్రారు



**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 semi-finished, luxury apartment bearing flat no.209 on the second 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 | Open to Sky & Flat No. 210     |
| South by | Flat No. 208 & Lift            |
| East by  | Open to Sky & 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.
- 2.

*[Handwritten signatures of witnesses]*

For ALPINE ESTATES

*[Handwritten signature]*  
Partner

For ALPINE ESTATES

*[Handwritten signature]*  
Partner

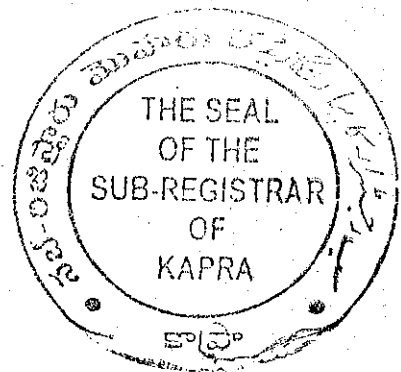
VENDOR

*[Handwritten signature]*  
Sasmita Mishra

*[Handwritten signature]*  
Saijay Ka. Pathy  
BUYER


1వ శుభ్రకము 2012 న సం॥ ను 1073  
దస్తావేజు మొత్తము కాపాడుముల సంఖ్య 14  
ఈ కాగితము వయస్ సంఖ్య 6

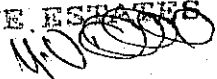
B. Reddy  
నవ-రిజిస్ట్రార్



**ANNEXTURE - 1 - A**

1. Description of the Building : LUXURY apartment bearing flat no. 209 on the second 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 : Under Construction
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 : 1425 Sft
- d) In the Third Floor : -
- 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. 24,00,000/-

FOR ALPINE ESTATES  
  
Partner


FOR ALPINE ESTATES  
  
Partner

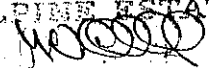
Signature of the Executants

Date: 12.03.2013

**C E R T I F I C A T E**

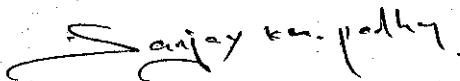
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

FOR ALPINE ESTATES  
  
Partner

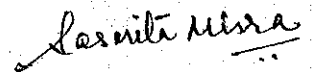
FOR ALPINE ESTATES  
  
Partner

Signature of the Executants

Date: 12.03.2013

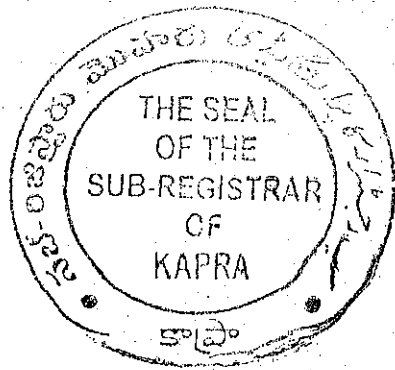


Page - 7 -



1వ తుది ప్రకటన 2013 వ సం॥ పు. 1073  
దస్తావేజు మొత్తము 14 సం॥  
ఈ కారితము పరిష్కార సంఖ్య 7

Bhreddy  
సబ్-రిజిస్ట్రార్





**REGISTRATION PLAN SHOWING**

FLAT NO. 209 IN BLOCK NO. 'A' ON SECOND 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.**

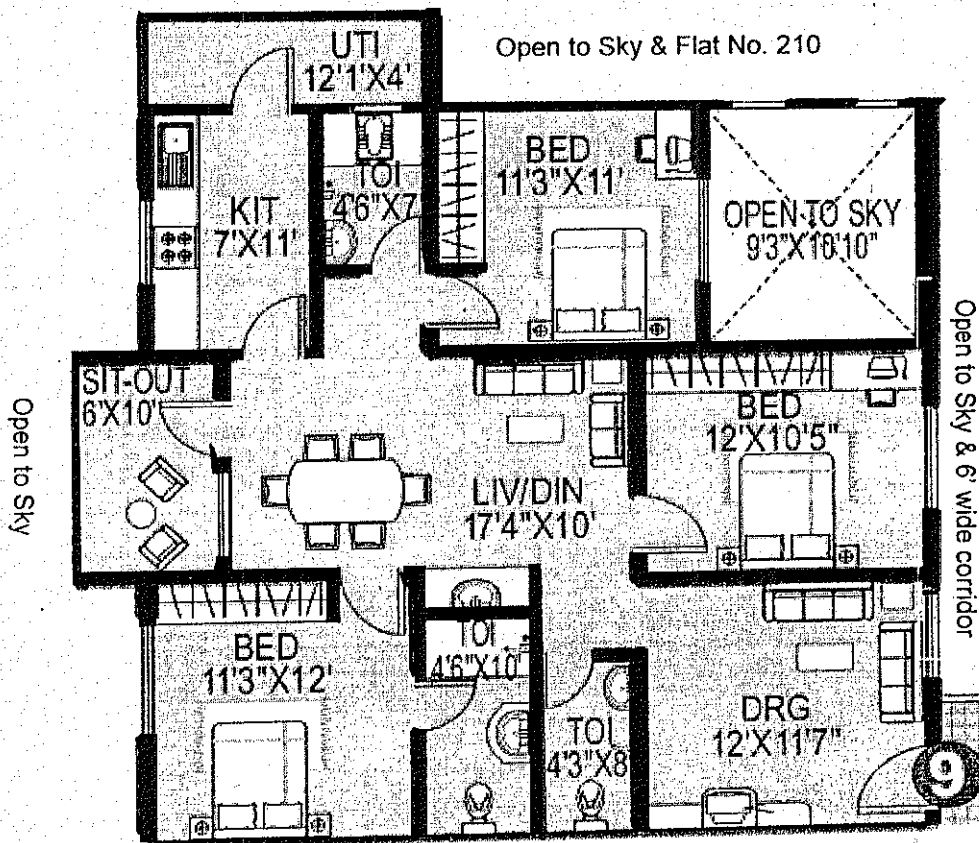
**VENDOR:** M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

1. SRI RAHUL B. MEHTA, SON OF LATE MR. BHARAT U. MEHTA
2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAIHAH

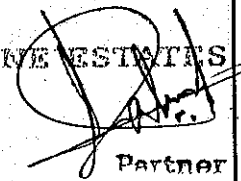
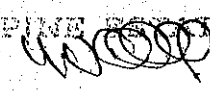
**BUYER:** 1. MRS. SASMITA MISRA, WIFE OF MR. SANJAY KUMAR PADHY  
2. MR. SANJAY KUMAR PADHY SON OF MR. BRUNDABAN PADHY

**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.

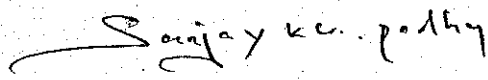
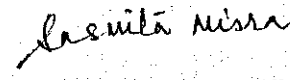


Flat No. 208 & Lift

FOR ALPINE ESTATES  
  
Partner  
  
FOR ALPINE ESTATES  
  
Partner

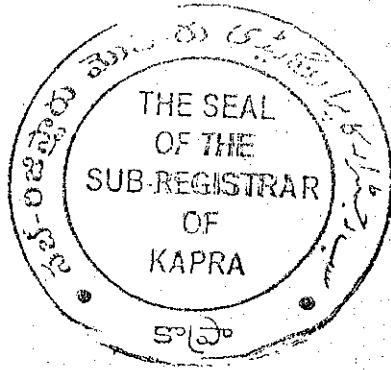
**WITNESSES:**

1. 
2. 

SIGNATURE OF THE VENDOR:   
SIGNATURE OF THE BUYER: 

1వ పుస్తకము 20/12 నం. పు. 1023  
దస్తావేజు మొత్తము: కాగితముల సంఖ్య 14  
ఈ కాగితము పయన సంఖ్య 8

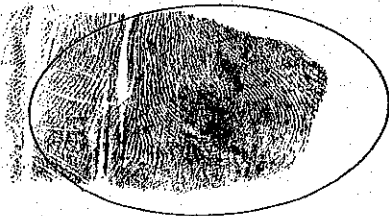
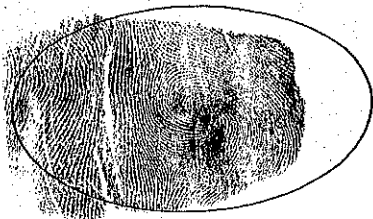
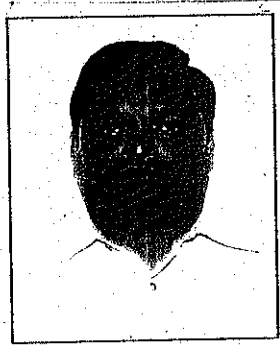
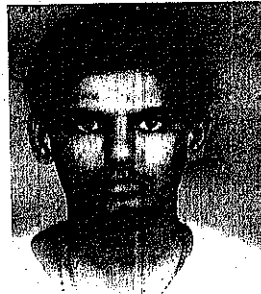
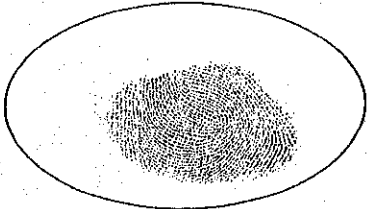
B. Reddy  
సబ్-రిజిస్ట్రార్



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

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

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



**VENDOR:**

**M/S. ALPINE ESTATES**

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

1. MR. RAHUL B. MEHTA  
S/O. LATE BHARAT U. MEHTA  
R/O. PLOT NO. 2-3-577, UTTAM TOWERS  
D. V. COLONY, MINISTER ROAD  
SECUNDERABAD – 500 003.
  
2. MR. YERRAM VIJAY KUMAR  
SON OF SRI YERRAM SHANKARAI AH  
R/O. PLOT NO. 14 & 15  
KARTHIK ENCLAVE  
DIAMOND POINT  
SECUNDERABAD.

**SPA FOR PRESENTING DOCUMENTS**

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

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

**BUYER:**

1. MRS. SASMITA MISRA  
W/O. MR. SANJAY KUMAR PADHY  
R/O. PLOT NO. 6  
TIRUMAGHERRY  
GOPAL RAO COLONY  
SECUNDERABAD – 500 015.

2. MR. SANJAY KUMAR PADHY  
S/O.MR. BRUNDABAN PADHY  
R/O. PLOT NO. 6  
TIRUMAGHERRY  
GOPAL RAO COLONY  
SECUNDERABAD – 500 015.

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

ESTATES

Partner

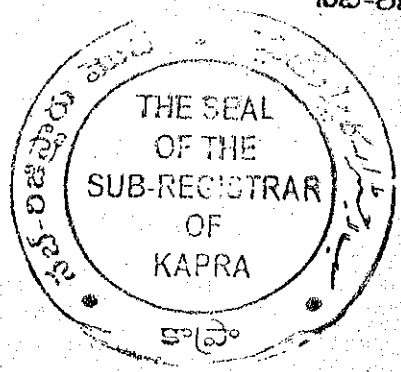
*Sanjay K. Padhy*

FOR ALPINE ESTATES

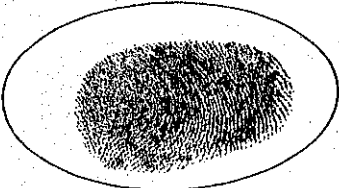

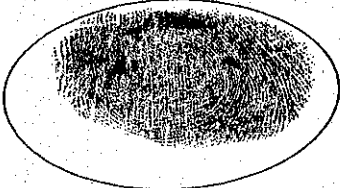

Partner  
SIGNATURE OF EXECUTANTS  
*Sasmita Misra*

1వ పుస్తకము 29 వ సం॥ పు 1023  
దస్తావేజు మొత్తము లిగితనాల సంఖ్య 14  
ఈ లిగితము పయన సంఖ్య 9

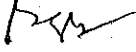
B. R. Reddy  
సబ్-రిజిస్ట్రారు

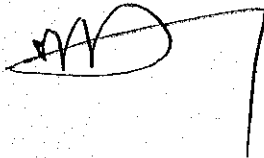



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

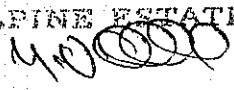
| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)                                           | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                       | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER                                                                   |
|--------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
|        |   |   | <p><u>WITNESSES:</u></p> <p>1. MR. G. RAGHAVA<br/>S/O. MR. G S R P SARMA<br/>R/o: # NMIMS, STREET NO.3<br/>TARNAKA<br/>SEC-BAD-17.</p> |
|        |  |  | <p>2. MR. S.P.R. VITTAL<br/>S/O. MR. S.V. SURYA NARAYANA<br/>R/o: # NMIMS, STREET NO.3<br/>TARNAKA<br/>SEC-BAD-017.</p>                |

SIGNATURE OF WITNESSES:

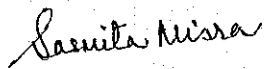

1. 

2. 

For ALPINE ESTATES   
Partner

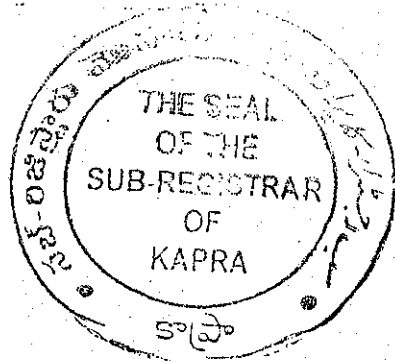
For ALPINE ESTATES   
Partner

SIGNATURE OF THE EXECUTANT

  
  
SIGNATURE OF THE BUYER

1వ పుస్తకము 2013 వ సం॥ ఖ. 1023  
దస్తావేజు మొత్తము కారీకముల సంఖ్య 14  
ఈ కారీకము పంపిన సంఖ్య 10

*BR Reddy*  
సబ్-రిజిస్ట్రార్



VENDOR:

**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLRAP01044992006  
VIJAYA KOMAR  
SHANKARAJAH  
27-23  
PAN BAZAR  
SECUNDERABAD

Issued on: 10-02-2005

Issuing Authority  
P.A. SECUNDERABAD

|                         |                  |            |
|-------------------------|------------------|------------|
| MO053195/05             | Class Of Vehicle | Validity   |
| Non-transport Transport | LMV,MCWG         | 18-12-2016 |
| Hazardous               | Validity         |            |
| Badge No.               |                  |            |
| Reference No.           | 202931983        |            |
| Original LA             | RTA SECUNDERABAD |            |
| DOB                     | 17-12-1964       |            |
| Blood Gr.               |                  |            |
| Date of 1st Issue       | 13.09.1993       |            |



Family Members Details

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

**HOUSEHOLD CARD**

Card No : PAPI67881501086  
 F.P Shop No : 815  
 Name of Head of Household : Mehta, Rahul  
 Father/Husband name : Bharat  
 Date of Birth : 04/12/1980  
 Sex : Male  
 Age : 26  
 Occupation : Own Business  
 House No. : 2-3-577,40 (UTTAM TOWERS)  
 Street : MINISTER ROAD  
 Colony : D.V. COLONY  
 Ward : Ward-2  
 Circle : Circle VIII  
 District : Hyderabad  
 (Rs.) : 100,000  
 No. (1) : 45339/(Double)  
 No. (1) : Navratna Enterprises, PCC  
 No. (2) : /  
 No. (2) : /

D.P.L. No. 114  
BHARAT SCOUTS & GUIDES

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI  
15/01/1974  
Permanent Account Number  
AWSP8104E

Signature

For ALPINE ESTATES  
Partner

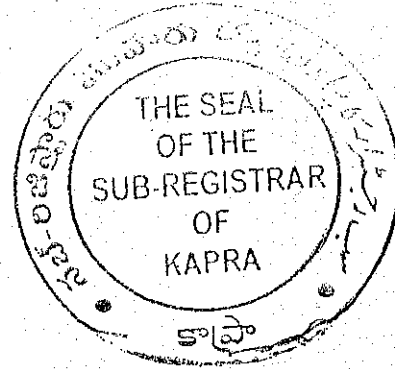
For ALPINE ESTATES  
Partner

1వ పుస్తకము 2013వ సం॥ పు. 1023

దస్తావేజు మొత్తం కాగితముల సంఖ్య 14

ఈ కాగితము పంపిన సంఖ్య 11

B Reddy  
సబ్-రజిస్ట్రార్





BUYER:

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

SASMITA MISRA  
KISHORE CHANDRA MISRA

28/08/1971  
Permanent Account Number  
ATHPM0257B

*Sasmita Misra*  
Signature

MISRA  
समिता



10024085

*Sasmita Misra*


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SANJAY KUMAR PADHY  
BRUNDA BAN PADHY

10/04/1968  
Permanent Account Number  
ATEPR9786F

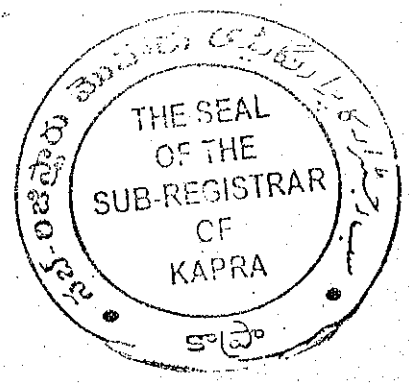
*Sanjoy K. Padhy*  
Signature



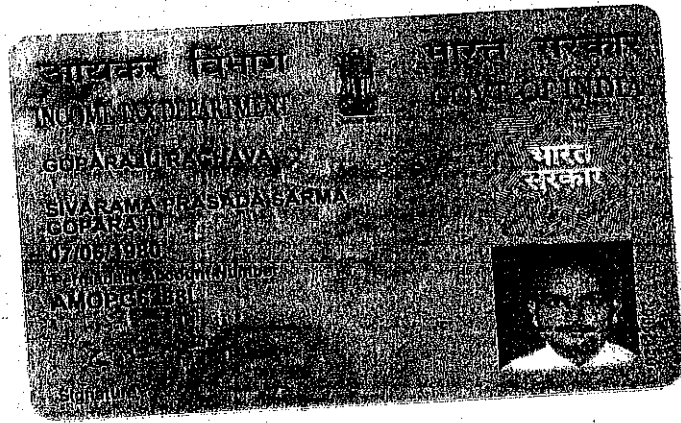
*Sanjoy K. Padhy*

1వ పుస్తకము 2013వ సం॥ ఖ 1073  
దస్తవేజు మొత్తము కారితముల సంఖ్య 14  
ఈ కారితము వయస్ సంఖ్య 12

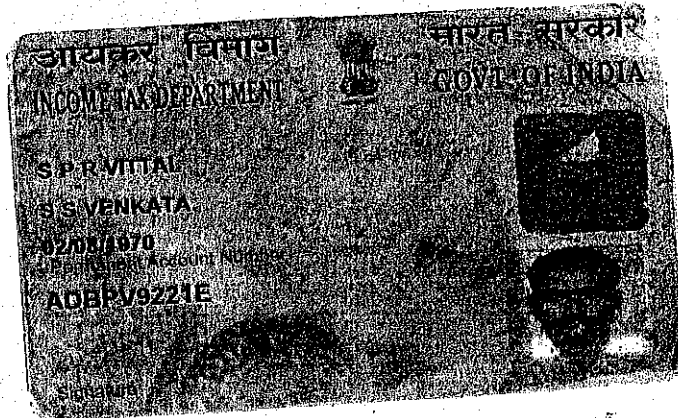
*B. P. Lalley*  
సబ్-రిజిస్ట్రార్



WITNESS



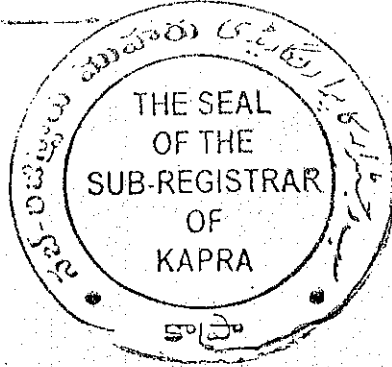
*[Handwritten signature]*



*[Handwritten signature]*

1వ పుస్తకము 2013వ సం॥ ఖ. 1073  
దస్తావేజు మొత్తము కారితముల సంఖ్య 16  
ఈ కారితము వరుస సంఖ్య 13

*BR Reddy*  
సబ్-రిజిస్ట్రారు

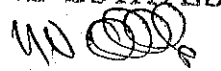




For ALPINE ESTATES

  
Partner

For ALPINE ESTATES

  
Partner

1వ శతాబ్దము 20 12వ సం॥ వు 1023  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 14  
ఈ కాగితము పుస్తక సంఖ్య 14

B. H. Reddy  
సబ్-రజిస్ట్రారు

