

2285/2011

2285/2011



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 728204

Date: 25/10/2011, 11:27 AM

Serial No: 8,758

Denomination: 100

Purchased By:

K PRABHAKAR REDDY

S/O K P REDDY

R/O HYD

For Whom:

M/S ALPINE ESTATES

SEC-BAD

[Signature]

Sub Registrar

Ex. Officio Stamp Vendor

SRO: VALLABNAGAR

SALE DEED

This Sale Deed is made and executed on this 29th day of October 2011 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 Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 years, Occupation: Business., hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

AND

M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 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).

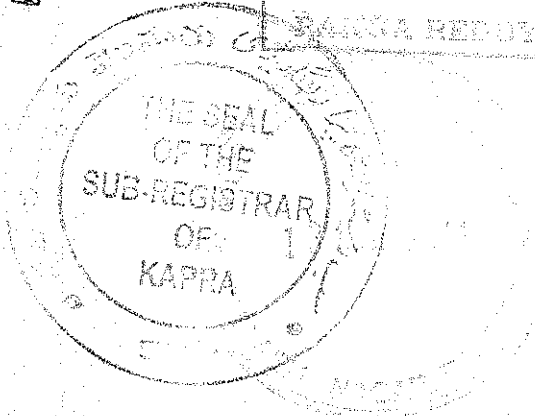
For Alpine Estates For Alpine Estates

[Signatures]

1వ పుస్తకము 2011 వ సం. పు. 2285
 దస్తావేజు మొత్తము కారీకముల సంఖ్య 12
 ఈ కారీకము వరుస సంఖ్య 1

OFFICE OF THE
 DISTRICT REGISTRAR
 13 MAY 2011
 RANGA REDDY DISTRICT

B. Reddy
 సబ్-రిజిస్ట్రారు



2011 వ సం. పు. 2285 నెం. 3/... వ తేది
 10373 శా. సం. 10373/... వ తేది
 పగలు... 3... చురియం... 4... గంటల
 మధ్య క్లాస్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ... *K. Prabhakar Reddy*...
 రిజిస్ట్రేషన్ తర్వాత 1000 రూపాయల పెట్టణ్ కి 2. ఎను
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు
 మరియు వేతి ముద్రలను ఇవ్వడానికేసి
 రూ. 9000/- చెల్లించినారు

K. Prabhakar Reddy

వాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన ప్రేలు



K. Prabhakar Reddy

Address Proof of the Party Verified with
B. Reddy bearing His District No.
 AWP/18/04/11 by *B. Reddy*

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 169/2K/11/07
 Dated 3.08.07 registerer at SRO
 Ranga Reddy District.

రూపించినది

1) *[Signature]* Mr. Venkatesh Ramang Reddy S/o. Rajji Reddy
 Occ: Service R/A. 11-167/2, Road No. 2
 Green Hills Colony, HYD ERASAB.

2) *[Signature]* Mr. Rajkumar S/o. Rajkumar Rao, Occ: Business
 H.No. 1-4/1, M. Kollaram, Sec 2008

2011 వ సం. పు. 2285 నెం. 3/... వ తేది
 10373 శా. సం. 10373/... వ తేది

B. Reddy
 సబ్-రిజిస్ట్రారు
 క్లాస్

IN FAVOUR OF

Mr. GUDURU VENKATARAMANA, SON OF Mr. BALAKISHAN, aged about 30 years, Occupation: Service, residing at 101, Sai Saraswathi Residency, O. U. Road, Ravindranagar, Sithaphalmandi, Hyderabad - 500 061., 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 semi-finished, deluxe apartment bearing flat no. 420 on the fourth floor, in block no. 'B' having a super built-up area of 1550 sft. together with undivided share in the scheduled land to the extent of 77.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-91, 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 For Alpine Estates


Partner



Partner

1వ పుస్తకము 20/11 వ తేదీ వా 2285
 రెండవ పుస్తకము తారీఖునకు సంఖ్య 12
 ఈ తారీఖు వరకు సంఖ్య 2

MARKET VALUE RS: 1900000/- BAAeddy

ENDORSEMENT

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

By challan No. 924050. Dt. 31/10/11

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/-
- 2. in the shape of challan (u/s.41 of IS Act, 1930) Rs. 94900/-
- 3. in the shape of ... Rs.
- 4. adjustment ... u/s.16 of ... Rs.

II. Transfer Duty

- 1. in shape of challan Rs. 38000/-
- 2. in the shape of cash Rs. -

III. Registration fees

- 1. in the shape of challan Rs. 9500/-
- 2. in the shape of cash Rs. -

IV. User Charges

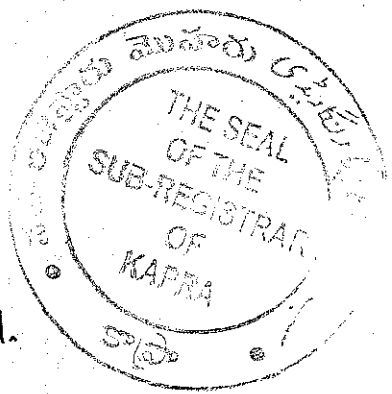
- 1. in the shape of challan Rs. 100/-
- 2. in the shape of cash Rs. -

Total Rs. 142600/-

BAAeddy
 SUB REGISTRAR
 KAPRA

1వ పుస్తకము 2285 సం./ తా.ఖ. 1933వ
 రెండవ పుస్తకము తారీఖునకు సంఖ్య 126
 ఈ తారీఖు వరకు సంఖ్య 2
 2285/1204
 31

BAAeddy
 సబ్-రజిస్ట్రార్



- 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. 19,00,000/- (Rupees Nineteen 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, deluxe apartment bearing flat no. 420 on the fourth floor, in block no. 'B' having a super built-up area of 1550 sft. in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, together with:
 - a. Undivided share in scheduled land to the extent of 77.50 sq. yds.
 - b. A reserved parking space for one car on the stilt floor bearing no. B-91, admeasuring about 100 sftForming 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.19,00,000/-(Rupees Nineteen Lakhs Only) financed by HDFC Limited. 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.
4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

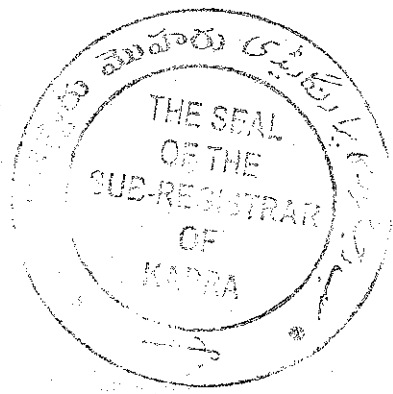
For Alpine Estates For Alpine Estates


Partner


Partner

1వ పుస్తకము 20 || క సం: పు 2285
దస్తావేజు మొత్తము కారితముల సంఖ్య 12
ఈ కారితము వరుస సంఖ్య 3

Doneably
సచి-రిజిస్ట్రారు



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



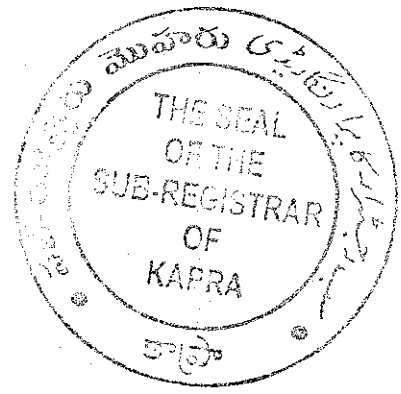
Partner

1వ పుస్తకము 2011 వ సం॥ పు 2285

దస్తావేజు తెలుగు కారితముల సంఖ్య 12

ఈ కారితము వరుస సంఖ్య 4

R. Madhavi
సబ్-రిజిస్ట్రార్



- 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 building 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. 1,42,500/- is paid by way of challan no 324050, dated 31.10.11, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and an amount of Rs.39,650/- paid by the way of pay order No.165026, dated 28.10.11, HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates


Partner

For Alpine Estates



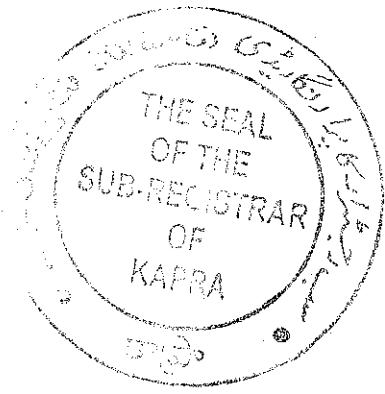
Partner

1వ పుస్తకము 1011 త సంఖ్య 2285

దస్తావేజు సంఖ్య 12

ఈ తారీఖున జరిగిన పంపు 5

P.R. 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 semi-finished, deluxe apartment bearing flat no. 420 on the fourth floor, in block no. 'B' admeasuring 1550 sft. of super built-up area (i.e., 1240 sft. of built-up area & 310 sft. of common area) together with proportionate undivided share of land to the extent of 77.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-91, 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. 421
South By	Open to Sky & Flat No. 419
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:

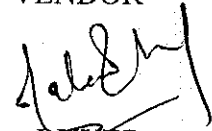
1. 
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For Alpine Estates


Partner

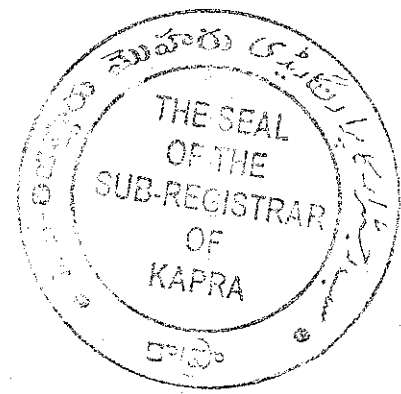
For Alpine Estates


VENDOR Partner


BUYER

1వ విస్తరణ 2011 క సం॥ పు. 2285
దస్తావేజు మొత్తము కారితముల సంఖ్య 12
ఈ కారితము పురుస సంఖ్య 6

D. Reddy
సబ్-రిజిస్ట్రారు



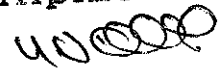
ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no 420 on the fourth 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. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 77.50 sq. yds, U/S Out of Ac. 4-11 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor : 100 Sft parking space for single car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : 1550 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. 19,00,000/-

For Alpine Estates

For Alpine Estates


Partner



Partner

Date: 29.10.2011

Signature of the Executants

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

For Alpine Estates


Partner



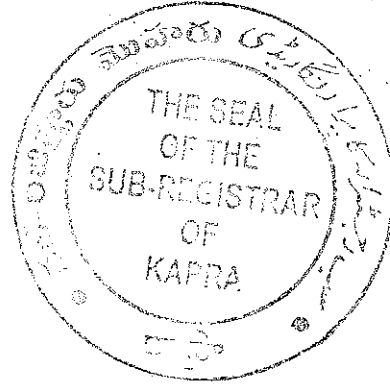
Partner

Date: 29.10.2011

Signature of the Executants



1వ పుస్తకము 2011 వ సం. పే 2285
దస్తావేజు పుస్తకము కారితముల సంఖ్య 12
ఈ కారితము వరుస సంఖ్య 7
D. S. Reddy
సబ్-రెజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 420 IN BLOCK NO. 'B' ON FOURTH FLOOR

BEARING PERMISES NO. 3-3-27/1, IN THE PROJECT KNOWN AS "MAYFLOWER HEIGHTS"

IN SURVEY NOS.

1/1, 2/1/1 & 191

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

VENDOR:

M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

1. SRI RAHUL B. MEHTA, SON OF LATE MR. BHARAT U. MEHTA

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

BUYER:

MR. GUDURU VENKATARAMANA, SON OF MR. BALAKISHAN

REFERENCE:

AREA: 77.50

SCALE:

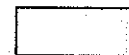
SQ. YDS. OR

INCL:

SQ. MTRS.

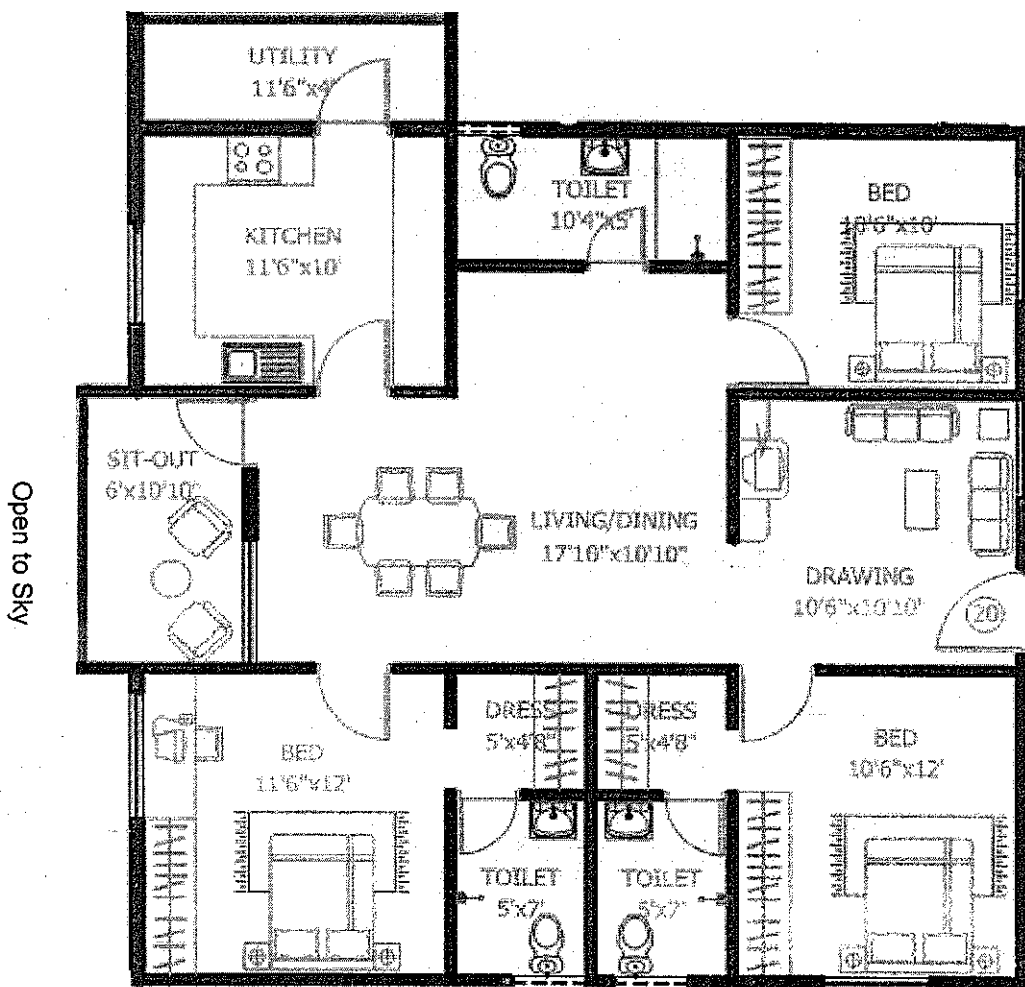


EXCL:



Total Built-up Area = 1550 sft.
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky & Flat No. 421



Open to Sky & 6' wide corridor

Open to Sky & Flat No. 419

For Alpine Estate

For Alpine Estates

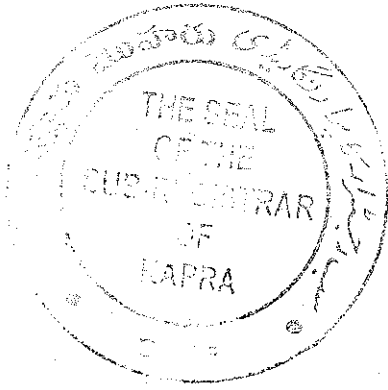
WITNESSES:

- 1.
- 2.

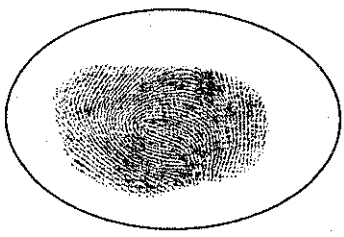
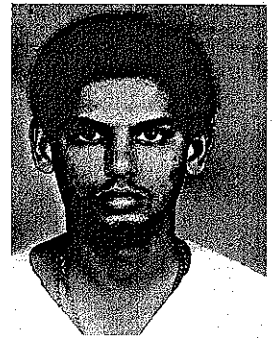


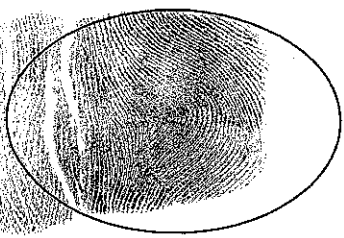
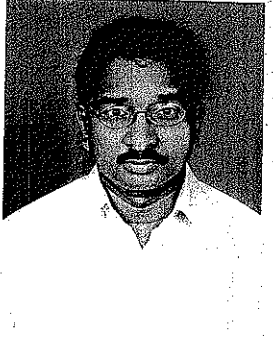
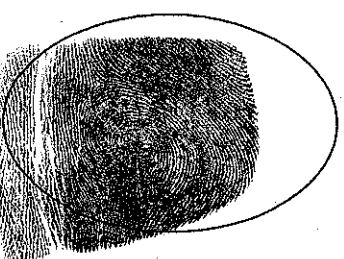

Partner
SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER


1వ పుస్తకం 2011 జనవరి 2285
దస్తావేజు సంఖ్య 12
ఈ కారితో వరుస సంఖ్య 8
D. meddy
సహ-లక్ష్మణ




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


SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. ALPINE ESATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNERS 1. SRI. 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.
			
			SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 169/BK-IV/2007, Dt. 03.08.07: SRI. K. PRABHAKAR REDDY S/O. SRI. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.
			

SIGNATURE OF WITNESSES:


1. 

2. 

For Alpine Estates


Partner

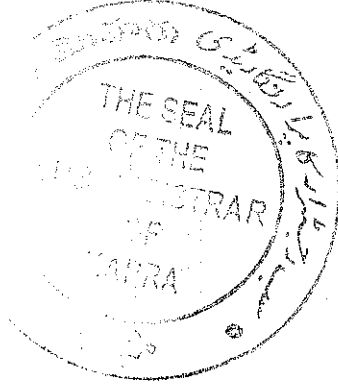
For Alpine Estates


Partner
SIGNATURE OF THE EXECUTANTS

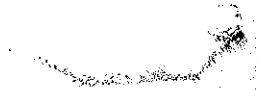

SIGNATURE OF THE BUYER

1వ పుస్తకము 30 11వ సం॥ పు. 2285
దస్తావేజు మొత్తము కారితముల సంఖ్య 12
కా జాగీరును కరుణ సంఖ్య 9

Donnelly
సబ్-రిజిస్ట్రారు



As per Form of the Party Verified with
Panama bearing its District No.
A00PG0468 Income tax Dept
Issued by





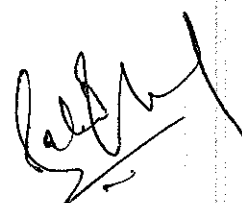


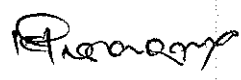
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002214/2011 of SRO: 1526(KAPRA)


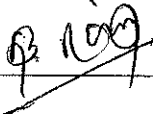
Presentant Name(Capacity): M/S ALPINE ESTATES(EX)


Report Date: 31/10/2011 16:07:14

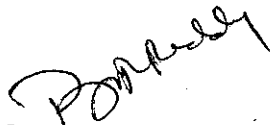
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) GUDURU VENKATARAMANA 101,SAI SARASWATHI RESIDENCY,RAVINDRA NAGAR,SITHAPALMANDI, SEC-BAD.	
2			(EX) K.PRABHAKAR REDDY(REP TO EXECUTANTS) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

Identified by
Witness 1
Witness 2

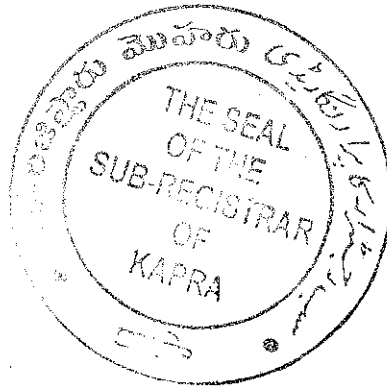




Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence


1వ పుస్తకపా 2011 వ సం. పు. 2285
దస్తావేజు మొత్తము కారితముల సంఖ్య 12
ఈ కారితము కరుస సంఖ్య 10


P. Reddy
సబ్-రిజిస్ట్రారు





WITNESSES NO. 1

Customer Relations Division

 **MODI**
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch. Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : 
Valid upto : 30 April 2009
Issuing Authority : 
Blood Group : O +ve
Address:
5-4-187/3&4, IInd Floor,
M.G. Road, Secunderabad-500003.
Ph: 040-66335551, 040-27544058
www.modiproperties.com

Resl. Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately


WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

B M RAJ KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number
AIOPR9833L


Signature



22/12/2008

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटाएं
आयकर सेवा सेवा इकाई, एन एस यू यू
तीर्थरी मंडल, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पैरल, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,
Please inform / return to:*

Income Tax PAN Services Unit, NSDI,
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: mailto@nsdi.gov.in

1వ పుస్తకము 2011 వ సం॥ నెం. 2285

దస్తావేజు మొత్తము తాగితముల సంఖ్య 12

ఈ తాగితము వరుస సంఖ్య 11

Bhaskar
సచి-రిజిస్ట్రారు





For Alpine Estates

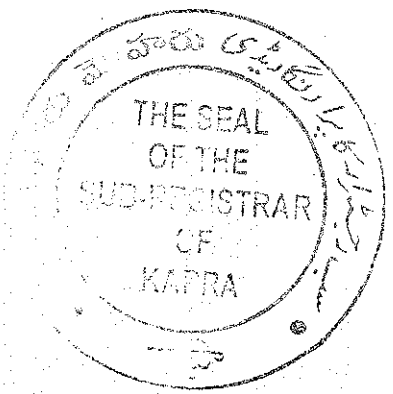

Partner

For Alpine Estates


Partner

1వ ప్రకటనలు 2011 పేజీ నంబర్ 2285
దస్తావేజుల నమోదు కారితముల సంఖ్య 12
ఈ కారితము వరుస సంఖ్య 12

Donally
సహ-రిజిస్ట్రార్



11

**REGISTRATION AND STAMPS DEPARTMENT/REGISTRAR'S OFFICE
 CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ಆಸ್ತಿ ಪರಿಶೀಲನೆ ಪ್ರಮಾಣ ಪತ್ರ**

SRO/ ಸ.ಸ.ಸ. KAPRA Application No/ ದಾಖಲಾತಿ ಸಂಖ್ಯೆ: 13899 Date/ ತೆರಿಗೆ: 10-11-2011 Page/ ಪುಟ: 1 / 1

Sri/Smt GUDURU VENKATARAMANA having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.
 ಸಿ/ ಸೀಮೆ/ಎ/ಕೋಲ: MALLAPURMALLAPUR SURVEY: 1/1, 3rd FLOOR, 191/PART 2/1/PART PLOT: 420 / HOUSE: 3-3-27/1 FLOOR:#FA,04 # FLAT: 420 APARTMENT: MAYFLOWER HEIGHTS EXTENT: 77.5 SQ.Yds BUILT: 1650 Sq.ft Boundaries: [N]: OPEN TO SKY & FLAT NO 421 [S] OPEN TO SKY & SKY & FLAT NO 419 [E]: OPEN TO SKY & 6' WIDE CORRIDOR WEST: OPEN TO SKY

DATE & TIME of Application of EC: 10-11-2011 00:00:00 DATE & TIME of Generation of EC: 10-11-2011 15:37:11

I hereby certify that a search has been made in Book I and in the Indexes relating thereto for R. O. KAPRA for 5 Years from 01-10-2007 to 09-11-2011 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

ನಂ. ೧ ನಂ. ೧ 5 ವರ್ಷ 1 ವ ವರ್ಷದಿಂದ ಪ್ರಸ್ತುತ ಮೂಲಕ ಅಂದೂರಿನಿಂದ ಪರಿಶೀಲಿಸಿದ ಅಡಿಯಲ್ಲಿ ನಮಗೆ ಈ ಕೆಳಕಂಡಂತಿರುವ ಕ್ರಮಗಳು ಮತ್ತು ಭಾರವು ಕಂಡುಬಂದಿತು.

Sl.No. ಸಂಖ್ಯೆ (1)	(a) Description of Property ಆಸ್ತಿ ವಿವರಣೆ (2)	Date of (E)xecution (P)registration ದಾಖಲಾತಿ/ಪರಿಶೀಲನೆ ತೆರಿಗೆ (3)	(b) Nature & Value of Document ದಾಖಲಾತಿ ವಿಧ ಮತ್ತು ಮೌಲ್ಯ (4)	Names of Parties / ಪಕ್ಷಿಗಳ ವಿವರಣೆ Executants (Ex) and Claimants (Cl) (ಫಲಾನುಭವಿ ಮತ್ತು ದಾಖಲಾತಿ ಮಾಡಿದವರ ಹೆಸರು) (5) (6)	Ref. to Document Entry ದಾಖಲಾತಿ ಸಂಖ್ಯೆ	
					Vol.No./Page No. ಪುಟ/ಪುಟ (7) (8)	Document No./Year ದಾಖಲಾತಿ ಸಂಖ್ಯೆ/ವರ್ಷ (9) (10)
1	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#FA,04 # FLAT: 420 APARTMENT: MAYFLOWER HEIGHTS EXTENT: 77.5 SQ.Yds BUILT: 1650 Sq.ft Boundaries: [N]: OPEN TO SKY & FLAT NO 421 [S] OPEN TO SKY & FLAT NO 419 [E]: OPEN TO SKY & 6' WIDE CORRIDOR [W]: OPEN TO SKY LINK DOCT: 1507 4591/2007# 1507,14056/2006# 1507,15639/2006#	(R) 31-10-2011 (P) 31-10-2011 (E) 29-10-2011	0101 Sale Mkt.Value:Rs. 1590000 Cons:Value:Rs. 1900000	1 (EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 2 (EX)M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 23 (CL)GUDURU VENKATARAMANA 3 (EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5 (EX)M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR	0/0	2285 / 2011 of SRO KAPRA 1



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found
 ಈ ಅಡಿಯಲ್ಲಿ ನಡೆಸಿದ ಅಧಿಕಾರದಿಂದಾಗಿ, ಮೇಲಿನಲ್ಲಿರುವ ಕ್ರಮಗಳನ್ನು ಹೊರತು ಪಡಿಸಿ, ಮೇಲಿನಲ್ಲಿರುವ ಆಸ್ತಿಗೆ ಯಾವುದೇ ಇತರ ಕ್ರಮಗಳು ಮತ್ತು ಭಾರವು ಕಂಡುಬಂದಿಲ್ಲ.

Search made and certificate prepared by/ ದಾಖಲಾತಿ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರವು ಸಿದ್ಧಪಡಿಸಿದವರು: UNAKANTH

Search verified and certificate examined by/ ಪರಿಶೀಲಿಸಿದ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರವು ಪರಿಶೀಲಿಸಿದವರು:

Regt: 1/287/11 out of 287 are reflected.

Received Rs. 100 +20 towards EC-Fee against Cash Receipt No. 811

Signature of Registrar

OFFICE SEAL & DATE/ ಕಾರ್ಯಾಲಯ ಮುದ್ರಾಂಶ/ತೆರಿಗೆ

Signature of Sub-Registrar Officer

