

ORIGINAL

7570 దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

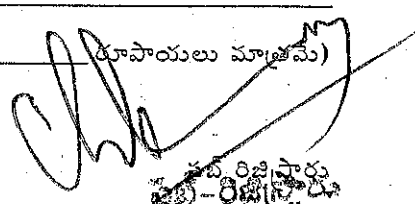
శ్రీమతి / శ్రీ Saham Nadi Rep by K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	20/9/13	Malloju
దస్తావేజు విలువ	2504000	20/3/14	
స్టాంపు విలువ రూ.	100	9/4/14	
దస్తావేజు నెంబరు	1335/14		F
రిజిస్ట్రేషన్ రుసుము	12520	Voters. 31295/-	
లోటు స్టాంపు (D.S.D.)	100060	Date 28/3/14	
GHMC (T.D.)	37560	DD No. 0007/13	
యూజర్ ఛార్జీలు	100	27/3/14	
అదనపు షీట్లు			
మొత్తం	150240/-		

(అక్షరాం Byan)

తేది 9/4
వాపసు తేది _____

(రూపాయలు మాత్రమే)

K. Prabhakar Reddy
అధికారి

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 charged.



7570 దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ Saham Modi Rep by K. Prabhukar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	20/9/13	Malloppu
దస్తావేజు విలువ	2504000	20/3/14	
స్టాంపు విలువ రూ.	100	9/4/14	
దస్తావేజు నెంబరు	1335/14		F
రిజిస్ట్రేషన్ రుసుము	12520	Voters. 31295/-	
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GHMC (T.D.)	37560	D.D. 0007/13	
యూజర్ ఛార్జీలు	100	27/3/14	
అదనపు షీట్లు			
మొత్తం	150240/-		

(అక్షరాల By)

తేది 9/4
వాపసు తేది _____

(యాపాయిలు మాత్రమే)
[Signature]
శ్రీ. రిజిస్ట్రారు
శ్రీ. రిజిస్ట్రారు

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

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SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH



AL 655758

Sl.No. 4997 Dt: 20-09-2013

CH. SHRAVANI

Sold to: MAHENDER

Licensed Stamp Vendor

Licence No.15-31-029/2013

S/o. MALLESH

House On P.No.21, W.S. Colony, Abdullapurmet (V), Hayathnagar (M),

For Whom: M/s. ALPINE ESTATES

R.R. Dist - 501 512,

SALE DEED

This Sale Deed is made and executed on this 20th day of March 2014 SRO, Kapra, Ranga Reddy District by:

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners / duly authorized representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 44 years, Occupation: Business, resident of Plot No.280, Road No.25, Jublee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 years, Occupation: Business, R/o. 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 43 years, Occupation: Business, Occupation: Business and Smt. K. Sridevi, W/o. 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


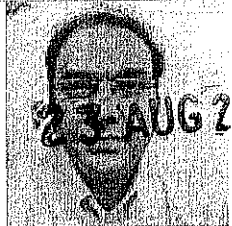
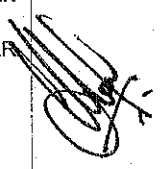


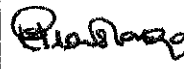
Partner

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. 12520/- paid between the hours of 12 and 1 on the 09th day of APR, 2014 by Sri Soham Modi

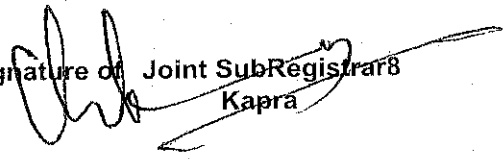
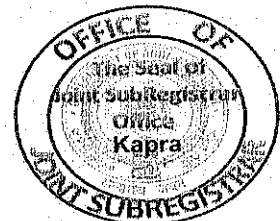
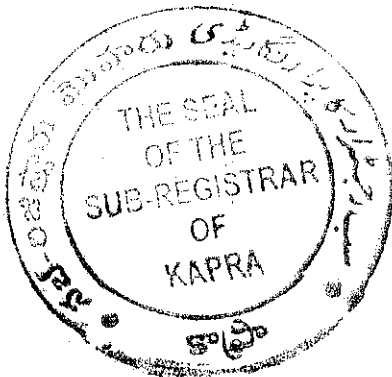
Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 23-AUG-2014	SPA TO CLAIMANT VIJAYANAND R PARSA S/O. RAMCHANDER HANUMAN PARSA FLAT NO.403 MYTHRI VIHAR GUPTHA GARDENS, RAMANTHAPUR HYD	
		<small>[1526-1-2014-1386] SPA TO CLAIMANT VIJAYANAND R</small>	<small>SPA TO CLAIMANT VIJAYANAND R [1526-1-2014-1386]</small>		
2	EX			SPA HOLDER K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	
		<small>[1526-1-2014-1386] SPA HOLDER K.PRABHAKAR REDDY</small>	<small>SPA HOLDER K.PRABHAKAR REDDY [1526-1-2014-1386]</small>		

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			P.R.SREEVALLI R/O.2-2- 1089/A,GOLNAKA,HYD.	
	<small>[1526-1-2014-1386] P.R.SREEVALLI:09/04/2014</small>	<small>P.R.SREEVALLI::09/04/2014 [1526-1-2014-1386]</small>		
2			JACHIN KOTHAPALLI R/O.2-2- 1089/A,GOLNAKA,HYD.	
	<small>[1526-1-2014-1386] JACHIN KOTHAPALLI:09/04/2014</small>	<small>JACHIN KOTHAPALLI::09/04/2014 [1526-1-2014-1386]</small>		

09th day of April, 2014

Signature of Joint SubRegistrar
Kapra

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Bk-1, CS No 1386/2014 & Doct No 1331/2014 Sheet 1 of 14

Joint SubRegistrar Kapra

IN FAVOUR OF

1. Mr. Anand Ramchander Parsa, Son of Mr. Ramchander Hanuman Parsa, aged about 46 years, and
2. Mrs. Sudharani Parsa, Wife of Mr. Anand Ramchander Parsa, aged about 43 years, both are resident of # Flat No. 403, Mythri Vihar, Guptha Gardens, Ramanthapur, Hyderabad – 500 013., hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No.1/1, (Ac.1-39 Gts.), Sy. No.191 (Ac.2-00) & Sy. No.2/1/1 (Ac.0-12 Gts.), bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, admeasuring Ac.4-11 Gts., (hereinafter the said land is referred to as "**THE SCHEDULE LAND**") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no.4591/07, duly registered at the office of the Sub-Registrar, Uppal, R. R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule A annexed to this Agreement
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos.15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of apartments in 3 blocks aggregating to about 3,97,600 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. The Buyer is desirous of purchasing a deluxe apartment bearing flat no.510 on the fifth floor, in block no.'C' 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

Deddy
Partner

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0		137620	137720
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		12520	12520
User Charges	NA	0	0		100	100
Total	100	0	0		150240	150340

Rs. 137620/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12520/- towards Registration Fees on the chargeable value of Rs. 2504000/- was paid by the party through DD No ,713 dated ,27-MAR-14 of ,HDFC BANK/SEC-BAD

Date

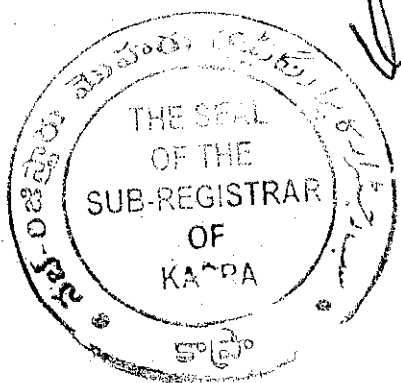
09th day of April, 2014

Signature of Registering Officer
Kapra

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Bk - 1, CS No 1386/2014 & Doct No 1331/2014 Sheet 2 of 14
Joint Sub Registrar Kapra

ಇ ಪುಸ್ತಕದ ಸಂಖ್ಯೆ 1331/2014 ಸಂ. 1 ರಾ.ನ. 1935
ಇ ಪುಸ್ತಕದ ಮೊತ್ತವು ರೂ. 1526
ಇ ಪುಸ್ತಕದ ಮೊತ್ತವು ರೂ. 1526
2014 ನಲ್ಲಿ ಸಲ್ಲಿಸಿದ ಸಂಖ್ಯೆ 9



- 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.25,03,575/-(Rupees Twenty Five Lakhs Three Thousand Five Hundred and Seventy Five Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.510 on the fifth floor, in block no. 'C' 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.25,03,575/-(Rupees Twenty Five Lakhs Three Thousand Five Hundred and Seventy Five 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.
4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

FOR ALPINE ESTATES

FOR ALPINE ESTATES

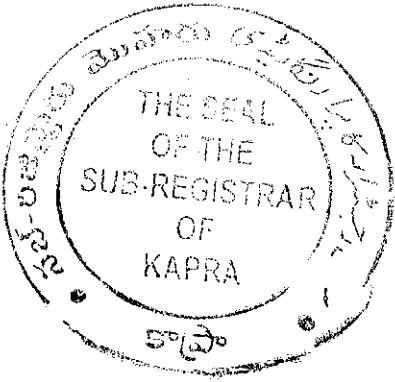
Page - 3 -

Seddy
Partner

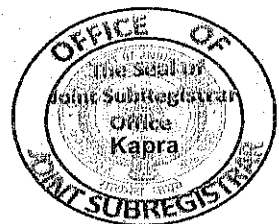
Bk - 1, CS No 1386/2014 & Doct No

1335/2014 Sheet 3 of 14

Joint Sub Registrar
Kapra

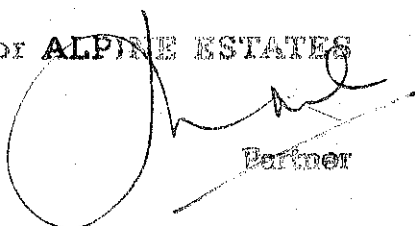


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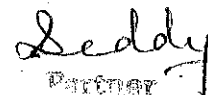
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further 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

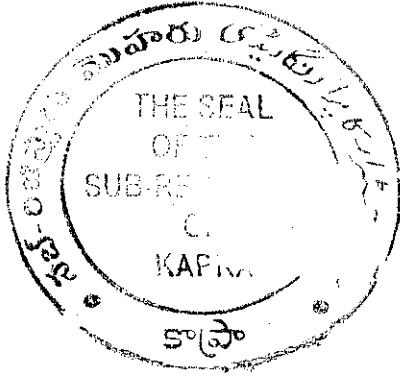
For ALPINE ESTATES



Partner

Bk - 1, CS No 1386/2014 & Doct No
1386/2014 Sheet 4 of 14

Joint Sub Registrar
Kapra



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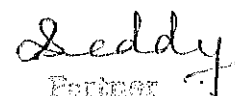
- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, shall vest jointly with the owners of the various tenements/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

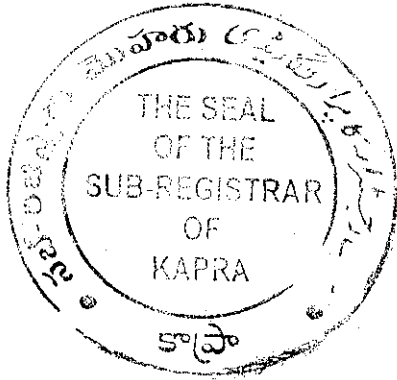
For ALPINE ESTATES



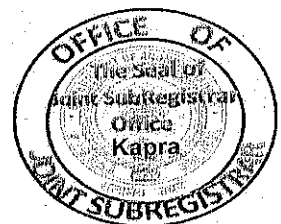
Partner

Bk - 1 CS No 1386/2014 & Doct No
1335/2014

Joint Sub Registrar
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)

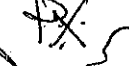

SCHEDULE 'B'
SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no.510 on the fifth floor, in block no. 'C' admeasuring 1425 sft., of super built-up area (i.e., 1140 sft. of built-up area & 285 sft. of common area) together with proportionate undivided share of land to the extent of 71.25 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

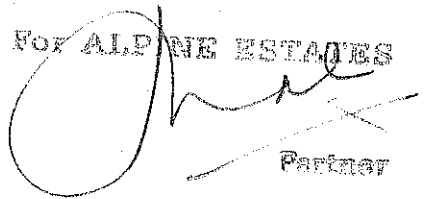
North by	Flat No. 511
South by	Open to Sky & Staircase
East by	Open to Sky & 6' wide corridor
West by	Open to Sky

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. 

For ALPINE ESTATES


Partner

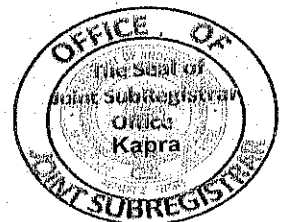
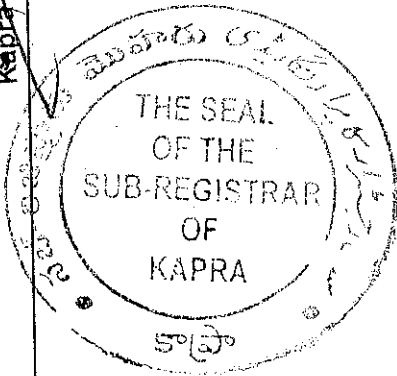
For ALPINE ESTATES


Partner

VENDOR

Bk - 1 CS No 1386/2014 & Doct No
1386/2014 Sheet 6 of 14


Joint Sub Registrar
Kapra

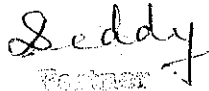


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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.510 on the fifth floor, in block no. 'C' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos.1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 71.25 sq. yds., U/S Out of Ac. 4-11 Gts.
4. **Built up area particulars:**
- a) In the Ground / Stilt Floor : 100 sft. Parking space for one car
- b) In the Fifth Floor : 1425 sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 25,03,575/-

FOR ALPINE ESTATES

Partner


FOR ALPINE ESTATES

Partner

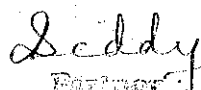
Date: 20.03.2014

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

Partner

FOR ALPINE ESTATES

Partner

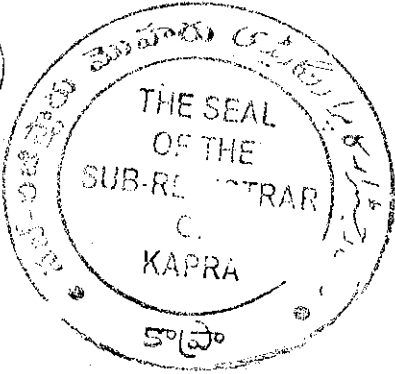
Date: 20.03.2014

Signature of the Executants

Bk - 1. CS No 1386/2014 & Doct No

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Joint Sub Registrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 510 IN BLOCK NO. 'C' ON FIFTH 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.

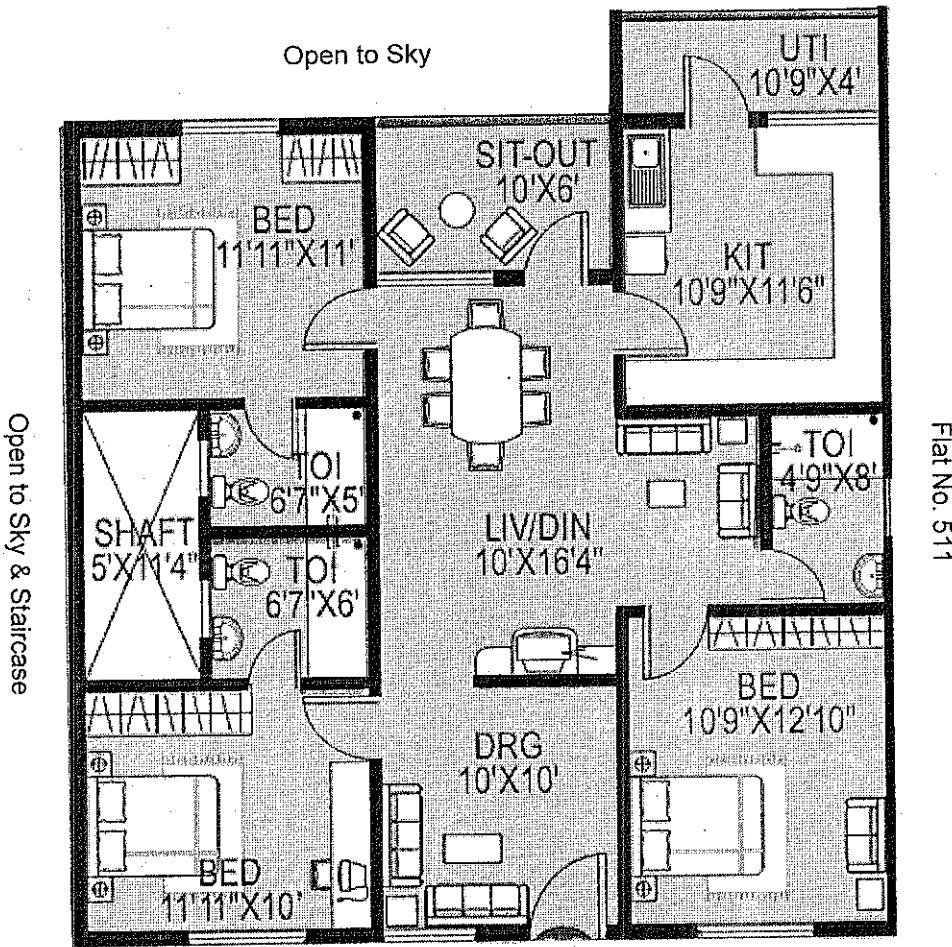
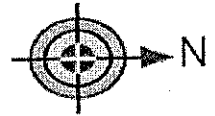
VENDOR: M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

- 1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI
- 2. SMT. K. SRIDEVI WIFE OF SHRI K. V. S. REDDY

BUYER: 1. MR. ANAND RAMCHANDER PARSA, SON OF MR. RAMCHANDER HANUMAN PARSA
 2. MRS. SUDHARANI PARSA, WIFE OF MR. ANAND RAMCHANDER PARSA

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.



FOR ALPINE ESTATES

FOR ALPINE ESTATES
 Partner
 SIGNATURE OF THE VENDOR

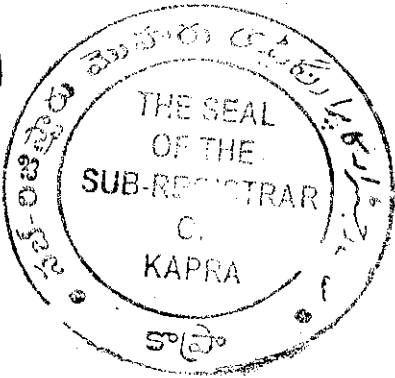
Seddy
 Partner

WITNESSES:

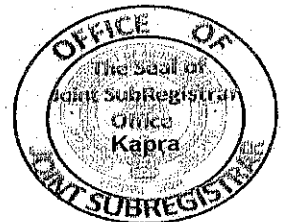
- 1. *[Signature]*
- 2. *[Signature]*

Bk. 1, CS No 1386/2014 & Doct No
13512014

Joint Sub Registrar
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)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

M/S. ALPINE ESTATES

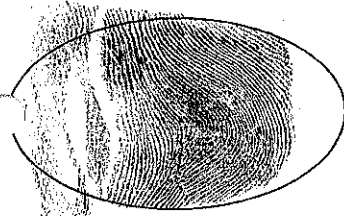
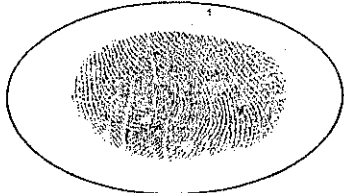
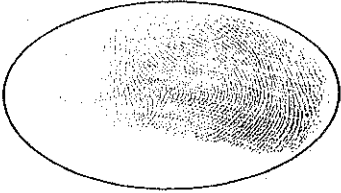
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.
REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI
S/O. MR. SATISH MODI
R/O. PLOT No. 280, ROAD No. 25
JUBILEE HILLS, HYDERABAD.

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 DOCUMENT NO. 169/IV/2007:**

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.



SIGNATURE OF WITNESSES:

1.

2.

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

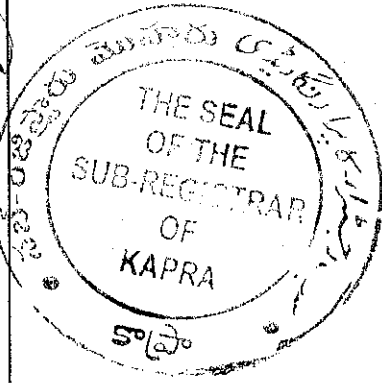
SIGNATURE OF EXECUTANTS

Bk - 1, CS No 1386/2014 & Doct No

13312014 Sheet 9 of 14

Joint Sub Registrar

Kapra

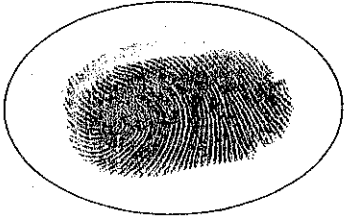


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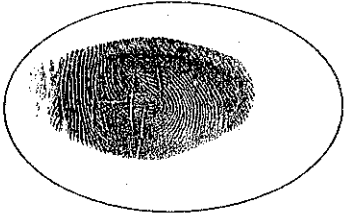
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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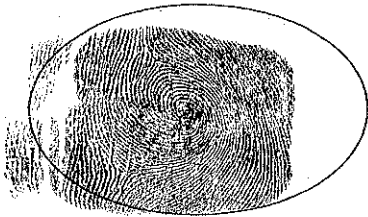


BUYERS:

1. MR. ANAND RAMCHANDER PARSA
S/O. MR. RAMCHANDER HANUMAN PARSA
R/O. FLAT NO: 403
MYTHRI VIHAR
GUPTHA GARDENS
RAMANTHAPUR
HYDERABAD – 500 013.



2. MRS. SUDHARANI PARSA
W/O. MR. ANAND RAMCHANDER PARSA
R/O. FLAT NO: 403
MYTHRI VIHAR
GUPTHA GARDENS
RAMANTHAPUR
HYDERABAD – 500 013.



REPRESENTATIVE:

MR. VIJAYANAND R PARSA
S/O: MR. RAMCHANDER HANUMAN PARSA
R/O. FLAT NO: 403
MYTHRI VIHAR
GUPTHA GARDENS
RAMANTHAPUR
HYDERABAD – 500 013.

SIGNATURE OF WITNESSES:

1.

2.

FOR ALPINE ESTATES

Partner

FOR ALPINE ESTATES

Partner

SIGNATURE OF EXECUTANTS

We stand here with our photograph(s) and finger prints in the form prescribed, through our representative, Mr. Vijayanand R Parsa, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

1.

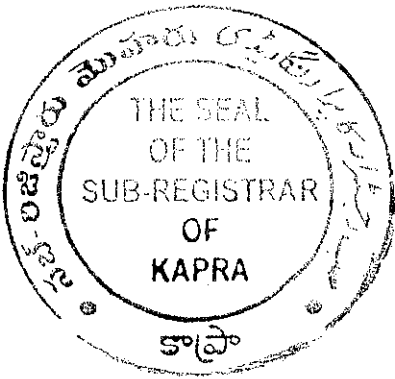
2.

SIGNATURE OF THE BUYER

Bk - 1, CS No 1386/2014 & Doct No

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Joint Sub Registrar
Kapura



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ALPINE ESTATES

17/01/2007
Permanent Account Number
AANFAS250F

1000-2015

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMFM6725H

नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1989

हस्ताक्षर /SIGNATURE
Soham Modi

मुख्य आयकर अधिकारी, अहमदाबाद
Chief Commissioner of Income Tax, Ahmedabad

For ALPINE ESTATES

[Signature]

Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK208BF

नाम /NAME
SRIDEVI KALCHETI

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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE
Sridevi

मुख्य आयकर अधिकारी, अहमदाबाद
Chief Commissioner of Income Tax, Ahmedabad

For ALPINE ESTATES

Seddy

Partner

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
Prabhaagmo

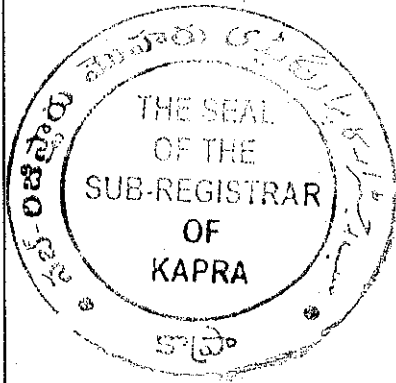
1000-2015

Prabhaagmo

BK-1 CS No 1386/2014 & Doct No
1386/2014

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Joint Sub Registrar
Kapra



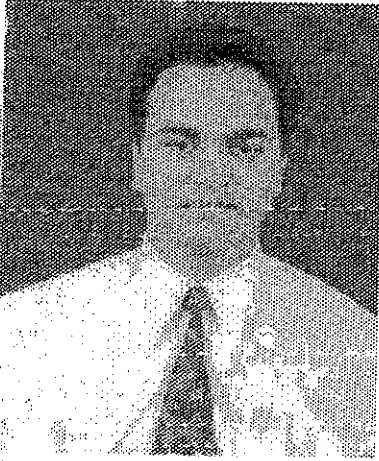
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BUYER:

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AJBPP8405E

नाम /NAME

ANAND RAMCHANDER PARSA

पिता का नाम /FATHER'S NAME

RAMCHANDER HANUMAN PARSA

जन्म तिथि /DATE OF BIRTH

10-05-1967

हस्ताक्षर /SIGNATURE



Anand Ramchander Parsa

मुख्य आयकर आयुक्त, आन्ध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

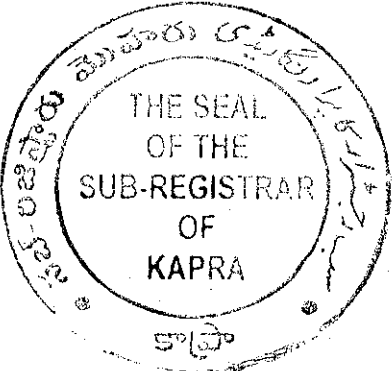
Anand

10/5/67

Bk - 1, CS No 1386/2014 & Doct No
1325/2014

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Joint SubRegistrar
Kapra



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KOTHAPALLI SUDHARANI

ISHAKER JOSEPH KOTHAPALLI

18/04/1971

Permanent Account Number

ATUPK6488K



R. Sudharani

Signature

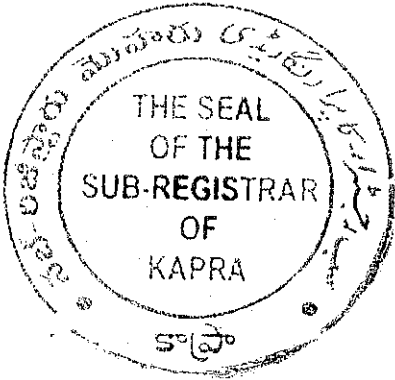
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Sudharani

Bk-1 CS No 1386/2014 & Doct No
1331/2014

Sheet 13 of 14

Joint SubRegistrar
Kapra



WITNESS :

भारत सरकार / PERMANENT ACCOUNT NUMBER
AHGPK6839G

नाम / NAME
JAGHIN KOTHAPALLI

पिता का नाम / FATHER'S NAME
JOSHUA KOTHAPALLI

जन्म तिथि / DATE OF BIRTH
14-02-1967

हस्ताक्षर / SIGNATURE

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

WITNESS

आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT. OF INDIA

P R SREEVALLI
RAMCHANDER PARSIA
04/08/1974
 Permanent Account Number
ALVPP0029L

Signature

REPRESENTATIVE :-

आयकर विभाग / INCOME TAX DEPARTMENT

P R VIJAY ANAND
RAMCHANDER HANUMAN PARSIA
23/04/1973
 Permanent Account Number
AMAPP5132E

Signature