

1103/2010

1217

SCANNED

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445715

S.No. 11206 Date 28/03/2010 Rs. 100  
 Sold to A Venkatesh  
 S/o. D/o. W/ A A Red  
 For Which Alpine Heights

*[Signature]*  
**K. SATISH KUMAR**  
 SVL.No.13/2000 R.No.16/2009  
 5-2-30, Premavathipet (V),  
 Rajendranagar (M), R.R. Dist.

**SALE DEED**

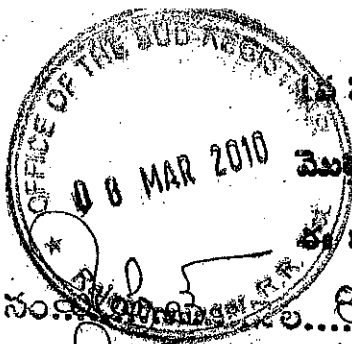
This Sale Deed is made and executed on this 8<sup>th</sup> day of April 2010 at SRO, Kapra, Ranga Reddy District by:

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 *[Signature]* For Alpine Estates *[Signature]*



పేపునకము 2010.....వ సం పు||02.....వ తేదీ

మొత్తము కాగితముల సంఖ్య..... 17

కాగితము వ్రాసిన సంఖ్య.....

2010 వ సం..... 8

1932 శా.శ. నంబర్..... 18

పగలు.....

మద్య కాపా సబ్-రిజిస్ట్రారు కార్యాలయము

శ్రీ K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 12.ఎను

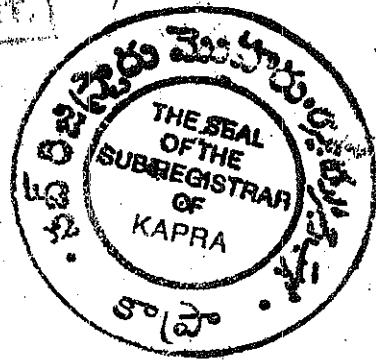
అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు

వంటివి పేటికలు ప్రతి సదా జాబితా చేసి

కాపా రూ..... 1000

వాసే ఇచ్చినట్లు ఒప్పాక్షాపి

ఎడమ బొటం ముద్ర



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/107 dated 2.08.07 registerer at SRQ, Uppur Ranga Reddy District.

విశదీకరించినది

Ch. Venkata Ramana Reddy S/o. Anji Reddy occ. Service 11-187/2 Green Hills colony, Seroornagar. And.

B. RAS KUMAR e/o. MURUND RAO, Ovi. Service - R/o. Alwal, Sec 03.

B. Ravi

2010 వ సం..... వ తేదీ  
1932 శా.శ. నంబర్..... 18 వ తేదీ

**IN FAVOUR OF**

1. MR. R. RAGHU KISHORE, SON OF MR. R. VIJAY KUMAR, aged about 27 years,  
Occupation: Service
2. MR. R. VIJAY KUMAR, SON OF MR KRISHNA MURTHY, aged about 51 years,  
Occupation: Service, both are residing at G-3-A, Surya Towers, Bhavani Nagar,  
Malkajgiri, Hyderabad - 500 047 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.

For Alpine Estates

  
Partner

For Alpine Estates



Partner

1000000 / —

MARKET VALUE Rs:

1వ పుస్తకము 20/0.....వ సం పు: 1103..చివరి

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు చదువ సంఖ్య..... 2

ENDORSEMENT

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

By challan No. 125112..... Dt. 11/10

  
సబ్-రిజిస్ట్రారు

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100 / —
- 2. in the shape of challan (చా.నం. 125112) Rs. 49900 / —
- 3. in the shape of cash (చా.నం. 125112) Rs. —
- 4. అధికారుల ద్వారా స్టాంపు డ్యూటీ అధికారి ఆఫీసులో చెల్లించినట్లయితే Rs. —

II. Transfer Tax:

- 1. in shape of challan Rs. 20000 / —
- 2. in the shape of cash Rs. —

III. Registration Fees:

- 1. in the shape of challan Rs. 5000 / —
- 2. in the shape of cash Rs. —

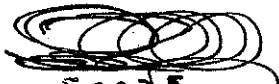
IV. User Charges:

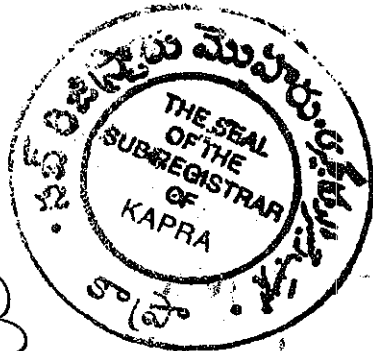
- 1. in the shape of challan Rs. 100 / —
- 2. in the shape of cash Rs. —

Total Rs. 75100 / —

  
SUB REGISTRAR  
KAPRA

1వ పుస్తకము 20/0 సం./ కా.నం. 125112 వ  
పు: 1103... నెంబరుగా రిజిస్టరు చేయబడి  
స్కానింగ్ విమిక్తం గుర్తింపు నెంబరు 1526  
1103... 20/0... గా యివ్వబడినది  
20/0 సం. 11/10... వ తేది

  
రిజిస్ట్రారు



- E. The Buyer is desirous of purchasing semi-finished, luxury apartment bearing flat no. 412 on the fourth floor in block no. 'A' having a super built-up area of 1460 sft (i.e., 1168 sft. of built-up area & 292 sft. of common area) together with undivided share in the scheduled land to the extent of 73.00 sq. yds. and a reserved parking space for one car on the stilt floor bearing no. A-72 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
- 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. 10,00,000/- (Rupees Ten 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 luxury apartment bearing flat no. 412 on fourth floor in block no. 'A' having a super built-up area of 1460 sft. (i.e., 1168 sft. of built-up area & 292 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 73.00 sq. yds.
  - b. A reserved parking space for one car on the stilt floor bearing no. A-72 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. 10,00,000/- (Rupees Ten Lakhs Only) paid by the way of D. D. No. 442903, dated 08.04.2010, issued by Canara Bank, Kanchanbagh branch, Hyderabad.. 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.

For Alpine Estates

  
Partner

For Alpine Estates



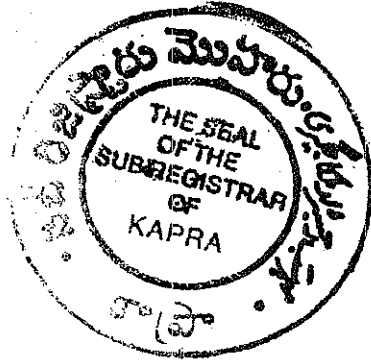
Partner

1వ పుస్తకము 2010.....వ సం వృ.103.....

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....3.....

  
సబ్-రిజిస్ట్రారు




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.
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.

**For Alpine Estates**

  
Partner

**For Alpine Estates**



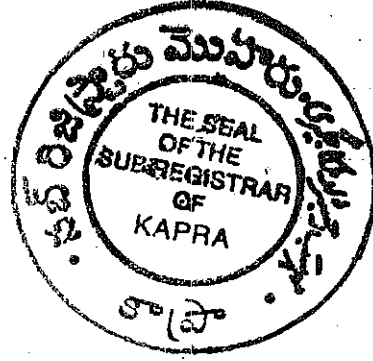
Partner

1వ పుస్తకము 2010.....వ సం పు||02...దస్తవీఖలు

మొత్తము కాగితముల సంఖ్య.....17.....

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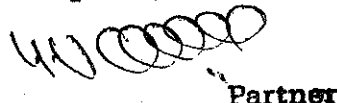
- c. That the Buyer shall become a member of the Mayflower Heights Owners Association that has been / shall be formed by the Owners of the apartments in MAYFLOWER HEIGHTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which 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.
- 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.

For Alpine Estates



Partner

For Alpine Estates



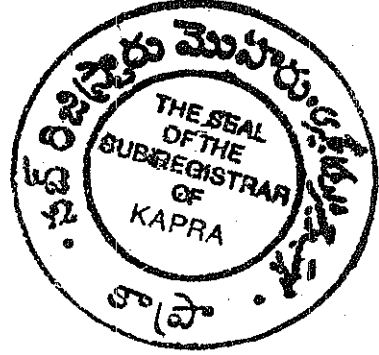
Partner

1వ పుస్తకము 20/0.....వ సం పు.1103..దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....5.....

~~సబ్-రజిస్ట్రారు~~



- 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.75,000/- is paid by way of challan no. S3S113, dated 08.4.2010, drawn on State Bank of Hyderabad, Kusaiguda Branch, Hyderabad and VAT an amount of Rs.10,000/- paid by the way of pay order No. 155249, dated 08.4.2010, HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates For Alpine Estates:

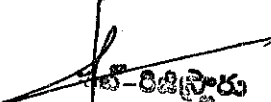
  
Partner

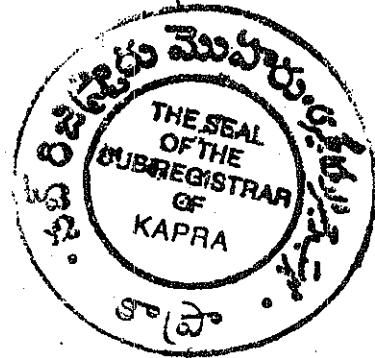
  
Partner

1వ పుస్తకము 20/0.....వ సం పు 1103.....వీజులు

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 6

  
హ-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 semi-finished luxury apartment bearing flat no. 412 on the fourth floor in block no. 'A' admeasuring 1460 sft. of super built-up area (i.e., 1168 sft. of built-up area & 292 sft. of common area) together with proportionate undivided share of land to the extent of 73.00 sq. yds. and reserved parking space for one car bearing no. A-72, 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
South By	Flat No. 413 & Open to Sky
East By	Open to Sky
West By	6' wide corridor & Open to Sky

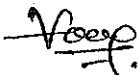
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For Alpine Estates

For Alpine Estates

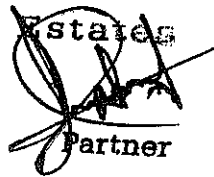
WITNESSES:

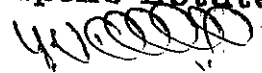
1.



2.



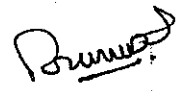
  
Partner



Partner

VENDOR





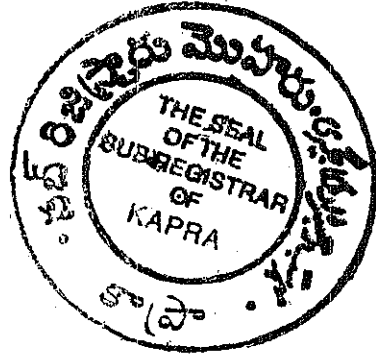
BUYER

1వ పుస్తకము 20/0.....వ సం పు..102.....వేజాలు

మొత్తము కానితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 7

~~క-రిజిస్ట్రారు~~



ANNEXTURE-1-A

1. Description of the Building : Luxury apartment bearing flat no: 412 on the fourth floor in block no. 'A' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 73.00 sq. yds, U/S Out of Ac. 4-11 Gts.
4. Built up area Particulars:
- a) In the Ground Floor : 100 sft. Parking space for One Car
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 1460 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. 10,00,000/-

For Alpine Estates

  
Partner

Date: 08.04.2010

For Alpine Estates




Partner

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

Date: 08.04.2010

For Alpine Estates



Partner

Signature of the Executants



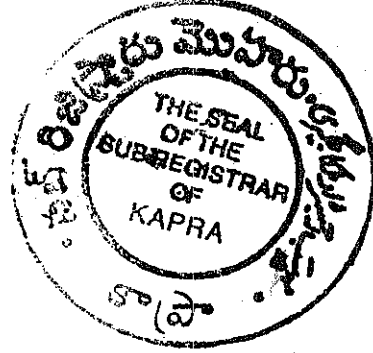


1వ పుస్తకము 2010.....వ సం పు 11.0.3...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....8.....

~~సబ్-రిజిస్ట్రారు~~





**REGISTRATION PLAN SHOWING**

FLAT NO. 412 IN BLOCK NO. 'A' ON FOURTH FLOOR

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

**IN SURVEY NOS.** 1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R. R. DIST.**

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

1. SRI RAHUL B. MEHTA, S/O. LATE MR. BHARAT U. MEHTA

2. SRI YERRAM VIJAY KUMAR, S/O. SRI YERRAM SHANKARAIHAH

**BUYER:** 1. MR. R. RAGHU KISHORE, SON OF MR. R. VIJAY KUMAR

2. MR. R. VIJAY KUMAR, SON OF MR KRISHNA MURTHY

**REFERENCE:**  
**AREA:** 73.00

**SCALE:**  
**SQ. YDS. OR.**

**INCL:**   
**SQ. MTRS.**

**EXCL:**

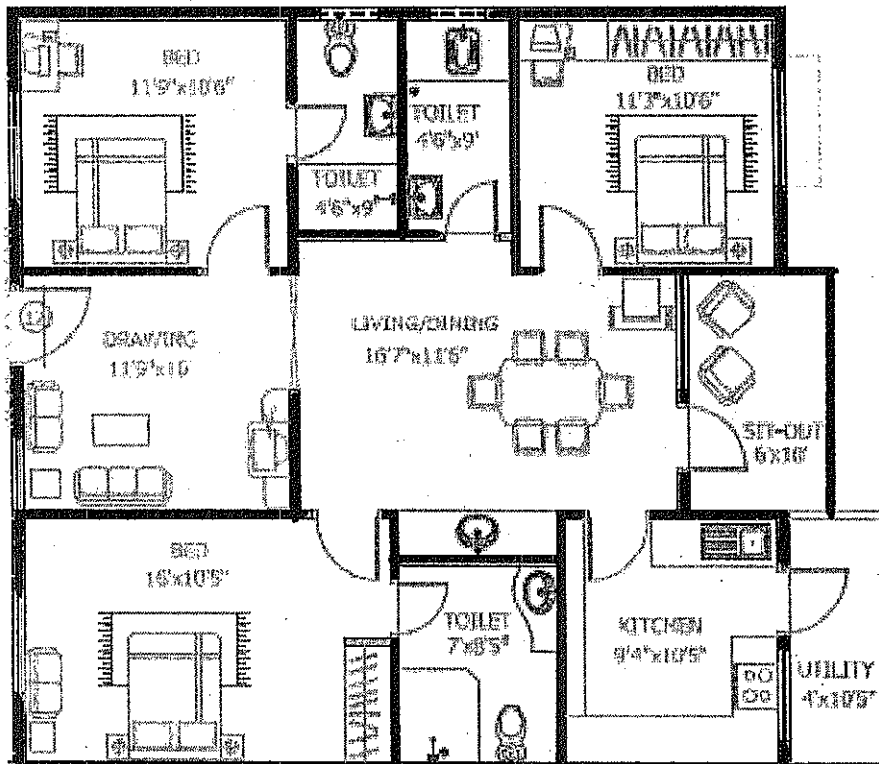
Total Built-up Area = 1460 sft.  
Out of U/S of Land = Ac. 4.11 Gts.

N



Open to Sky

6' wide corridor & Open to Sky



Open to Sky

Flat no.413 & Open to Sky

**For Alpine Estates**

**For Alpine Estates**

**WITNESSES:**

1. *[Signature]*

2. *[Signature]*

*[Signature]*  
Partner

*[Signature]*

Partner

SIG. OF THE VENDOR

*[Signature]*

*[Signature]*

SIG. OF THE BUYER

1వ పుస్తకము 2010.....వ సం పు. 1102. దస్తావేజులు

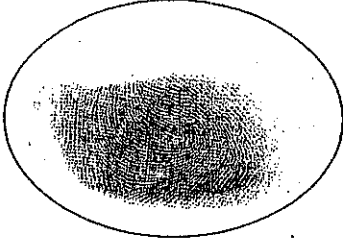
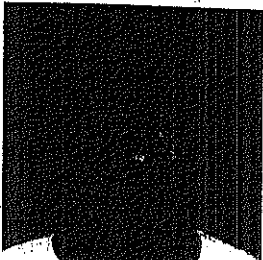


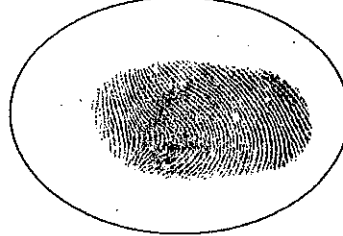

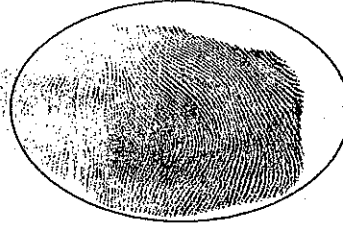

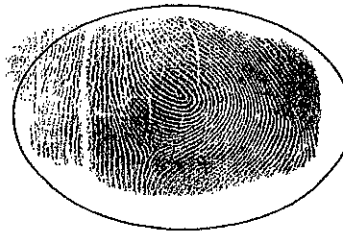
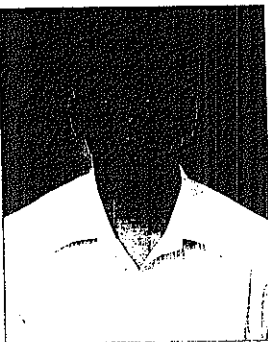
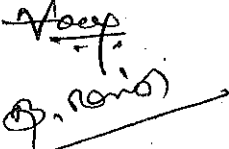
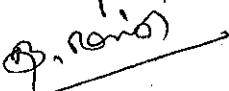
మొత్తము కానితముల సంఖ్య..... 17

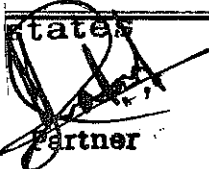
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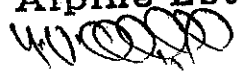
 సబ్-రిజిస్ట్రారు



**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
			<b>VENDOR:</b>  <b>M/S. ALPINE ESTATES</b> 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 SRI. BHARAT U. MEHTA R/O. PLOT NO. 2-3-577, UTTAM TOWERS D. V. COLONY, MINISTER ROAD SECUNDERABAD – 500 003.  2. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.
			
			
			
			
<b>SIGNATURE OF WITNESSES:</b>			<b>SPA FOR PRESENTING DOCUMENTS VIDE DOCUMENT NO. 169/IV/2007:</b>
1.			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.
2.			<b>BUYERS:</b>
			1. MR. R. RAGHU KISHORE S/O. MR. R. VIJAY KUMAR R/O.G-3-A, SURYA TOWERS BHAVANI NAGAR MALKAJGIRI HYDERABAD - 500 047
			2. MR. R. VIJAY KUMAR S/O. MR. KRISHNA MURTHY R/O.G-3-A, SURYA TOWERS BHAVANI NAGAR MALKAJGIRI HYDERABAD - 500 047

  
Partner

**For Alpine Estates**  
  
SIGNATURE OF EXECUTANT

1వ పుస్తకము 2010.....వ సం పు.1103.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....10.....





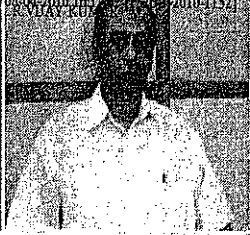
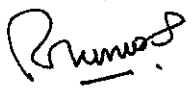
~~సబ్-రిజిస్ట్రారు~~



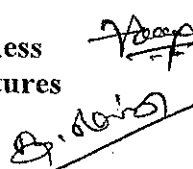
**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 001152/2010 of SRO: 1526(KAPRA)

08/04/2010 16:17:53

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) R.RAGHU KISHORE G-3-A, SURYA TOWERS, BHAVANI NAGAR,MALKAJGIRI, HYD.	
2			(CL) R.VIJAY KUMAR G-3-A, SURYA TOWERS, BHAVANI NAGAR,MALKAJGIRI, HYD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
5	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

Witness Signatures



Operator Signature



Subregistrars Signature

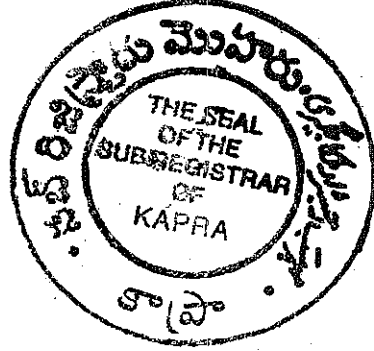


1వ పుస్తకము 20/0.....వ సం పు.1103.....వేళలు

మొత్తము కానితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....11.....



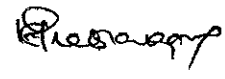
~~సభ-రిజిస్ట్రారు~~



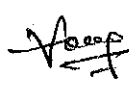

**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 001152/2010 of SRO: 1526(KAPRA)

08/04/2010 16:17:53

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
6	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION, M.G.ROAD, SECBAD.	
7			(EX) K.PRABHAKAR REDDY 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION, M.G.ROAD, SECBAD.	

Witness  
Signatures

Operator  
Signature

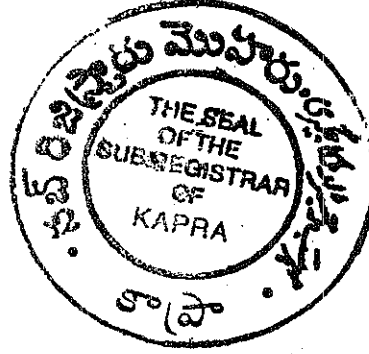
  
Subregistrar  
Signature

1వ పుస్తకము 2010.....వ సం పు.1103.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....12.....

~~కల-రిజిస్ట్రారు~~





**INDIAN UNION DRIVING LICENCE**  
**ANDHRA PRADESH**

DRIVING LICENCE  
DLRAP01044992006

VIJAYA KUMAR  
SHANKARAJAH  
2-7-23  
PAN BHARAT  
SECUNDERABAD

Signature  
Issued on: 19-02-2006

Issuing Authority  
RTA-SECUNDERABAD

10053196/06 Class Of Vehicle Validity

Non-Transport LMV,MCWG 19-12-2016

Transport

Hazardous Validity

Badge No.

Reference No. 202931983

Original LA RTA SECUNDERABAD

DOB 17-12-1964

Blood Gr.

Date of 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 : PAP167881501086

F.P Shop No : 815

Name of Head of Household : Mehta, Rahul

Father/ Husband name : Bharat

Date of Birth : 04/12/1939

Age : 26

Occupation : Own Business

House No. : 2-3-577,401,UTAM TOWERS

Street : MINISTER ROAD

Colony : D V COLONY

Ward : Ward-2

Circle : Circle VIII

District : Hyderabad

(Rs.) : 100,000

No. (1) : 45339/(Double)

me (1) : Navratna Enterprises JOC

No. (2) : /

re (2) : /

D.P.L. No. 114

BHARAT SCHOOLS & COLLEGES

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 For Alpine Estates

Partner

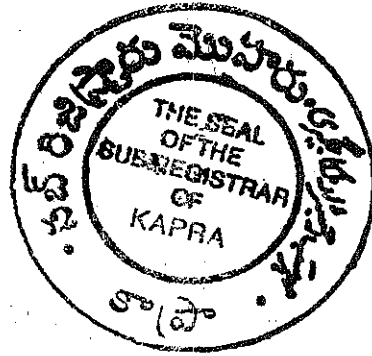
Partner

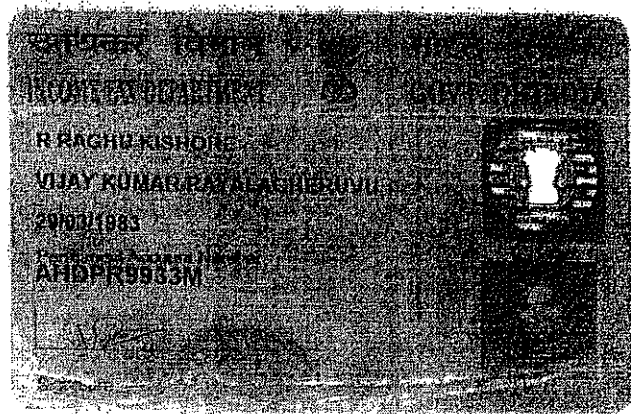
1వ పుస్తకము 2010.....వ సంపు 1103.....దస్తావేజులు

మొత్తము కానికముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....13.....

  
సబ్-రిజిస్ట్రారు





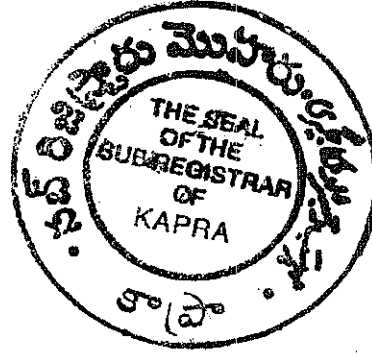
*Handwritten signature*

1వ పుస్తకము 2010.....వ సం పు.10.2..దస్తావేజులు

మొత్తము కానికముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....14.....

  
నవ-రిజిస్ట్రారు

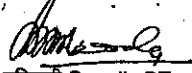




इंटरनेशनल एडवांस्ड रिसर्च सेंटर फॉर पाउडर मेटलर्जी  
एंड न्यू मेटिरियल्स (ए.आर.सी.आई), हैदराबाद  
International Advanced Research Centre for Powder  
Metallurgy & New Materials (ARCI), Hyderabad  
( विज्ञान एवं प्रौद्योगिकी विभाग, भारत सरकार का स्वयं शासित अनुसंधान एवं विकास केन्द्र )  
(An Autonomous R&D Centre of Department of Science & Technology, Government of India)

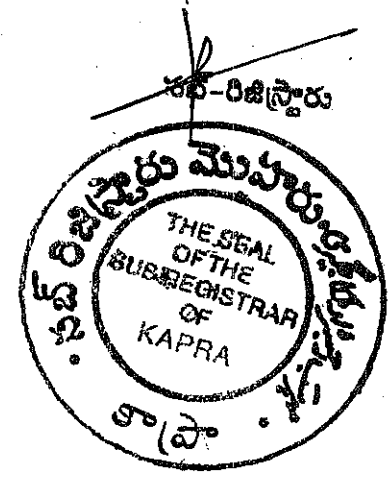


नाम  
Name : R Vijay Kumar  
पदनाम  
Desig. : Finance & Accounts Officer  
ई.सी.नं.  
E C No : 168

  
सुरक्षा अधिकारी Security Officer


*Pruned*


1వ పుస్తకము 2010.....వ సం పు.1103...దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య.....17  
ఈ కాగితపు వరుస సంఖ్య.....15


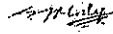


## WITNESSES NO. 1

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](http://www.modiproperties.com)

Resi.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



20022005

यदि कार्ड को खोया जाये / कार्ड खोया जाये मिले तो  
कृपया सूचना देना / सूचना  
आयकर विभाग को देना / सूचना देना  
तीसरी मंजिल, ई.ई. बिल्डिंग, ए.वि.एम. कॉम्पाउंड, मुंबई  
एच.बी.सी. कॉम्पाउंड, मुंबई - 400 013

If this card is lost / someone has card found  
please inform / return to

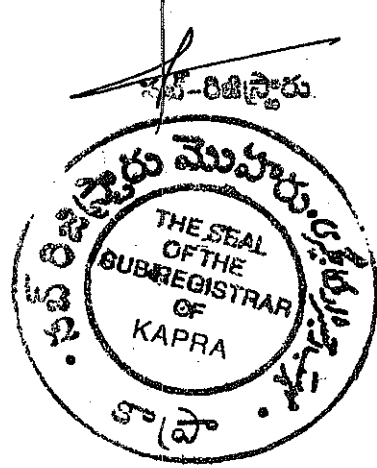
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91 22 2499 4650; Fax: 91 22 2493 0664  
email: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)

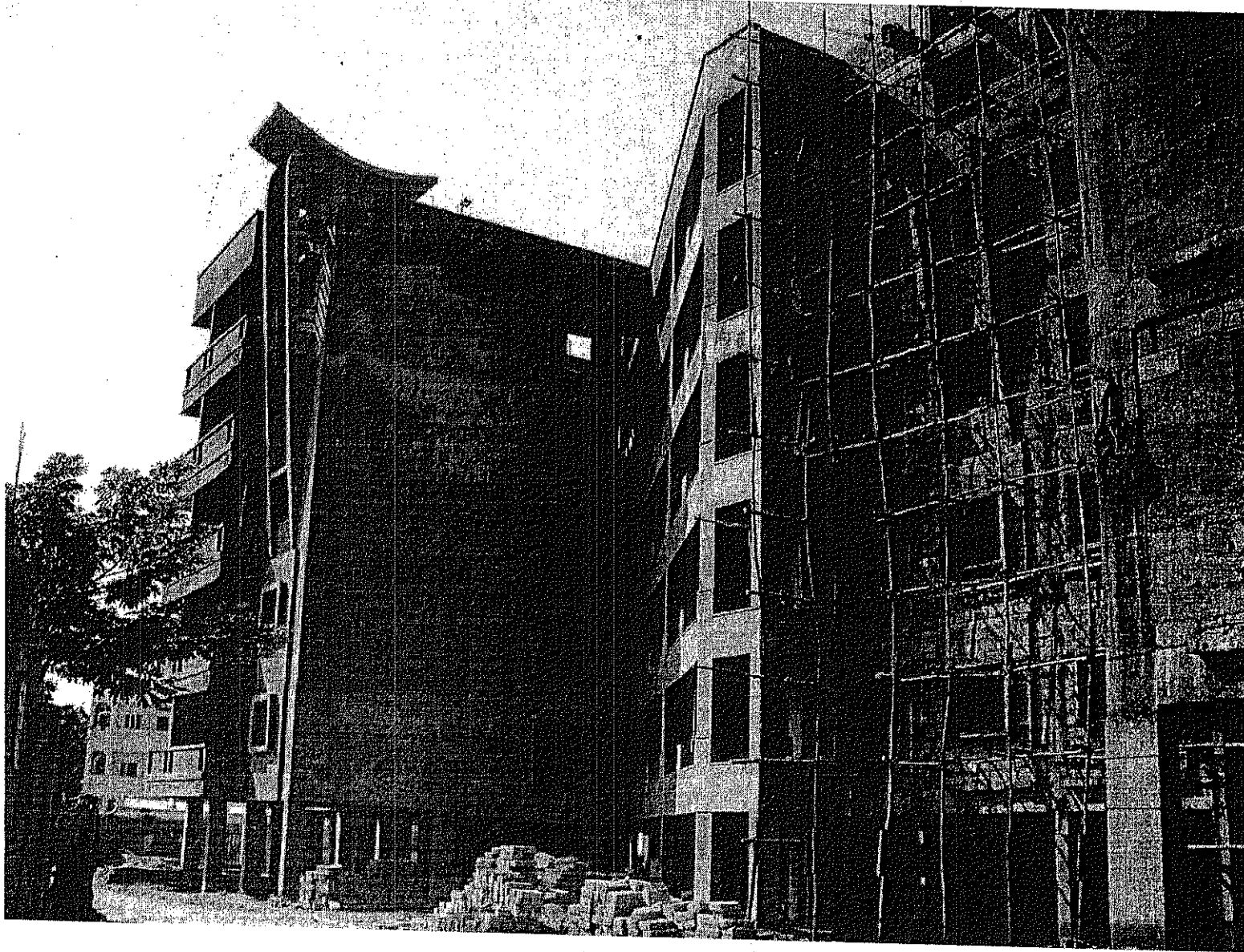
1వ పుస్తకము 2010.....వ సంపు. 1103.....వేజాలు

మొత్తము కాగితముల సంఖ్య.....17.....

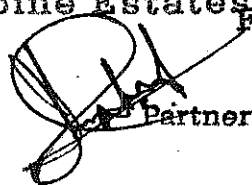
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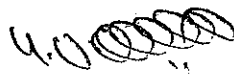






For Alpine Estates For Alpine Estates

  
Partner

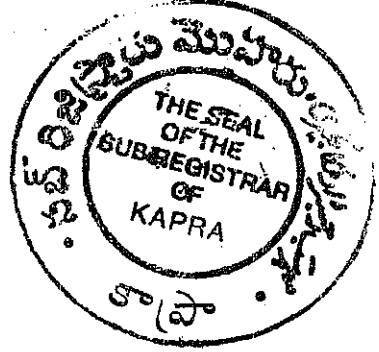
  
Partner

1వ పుస్తకము 2010.....వ సం పు 1103.....వేజాలు

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వరుస సంఖ్య..... 17.....

~~సబ్-రిజిస్ట్రారు~~



1732/10

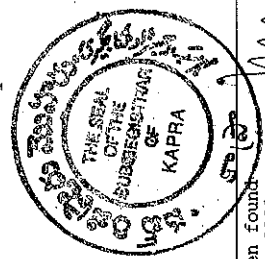
GOVERNMENT OF ANDHRA PRADESI  
REGISTRATION AND STAMPS DEPARTMENT  
**CERTIFICATE OF ENCUMBRANCE ON PROPERTY**

Sub Registrar Office: KAPRA Certificate No. 1752 Application No. 3997 Date: 13-04-2010 Page: 1/1

Sri/Smt. R. RAGHU KISHORE having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of VILL/COL : MALLAPURMALLAPUR SURVEY: 1/1, 191, 2/1/1, House: 3-3-27/1 APARTMENT: MAYFLOWER HEIGHTS FLAT: 412 NORTH: OPEN TO SKY SOUTH: FLAT NO 413 & OPEN TO SKY EAST: OPEN TO SKY WEST: 6' WIDE CORRIDOR AND OPEN TO SKY

DATE & TIME of Application of EC: 13-04-2010 00:00:00  
I hereby certify that a search has been made in Book I and in the indexes of S.R.O.KAPRA for 4 Years from 01-10-2007 to 12-04-2010 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl. No.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
	(a)	Description of Property	(R) Registration	(b) Nature & Value of Document	Executants (Ex) and Claimants (Cl)	Names of Parties	Ref. to Document Entry	Vol.No/Pg.No	Doct.No./Year	
1	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1PART 191/PART 2/1/1PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#01,04,# FLAT: 412 APARTMENT: MAYFLOWER HEIGHTS EXTENT: 73 SQ.Yds BUILT: 1560 Sq.ft Boundaries: [N]: OPEN TO SKY [S] FLAT NO 413 & OPEN TO SKY [E]: OPEN TO SKY [W]: 6' WIDE CORRIDOR AND OPEN TO SKY	(R) 08-04-2010 (P) 08-04-2010 (E) 08-04-2010	0208 Mortgage Cons.Value:Rs. 3342000 Mkt.Value:Rs. 0	1 (ME) CANARA BANK 1 (MR) R. RAGHU KISHORE 2 (MR) R. VIJAY KUMAR			1105 2010 of SRO KAPRA 1	0/0		
2	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1PART 191/PART 2/1/1PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#04,PA,# FLAT: 412 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 0 SQ.Yds BUILT: 1560 Sq.ft Boundaries: [N]: OPEN TO SKY [S] FLAT NO 413 & OPEN TO SKY [E]: OPEN TO SKY [W]: 6' WIDE CORRIDOR & OPEN TO SKY	(R) 08-04-2010 (P) 08-04-2010 (E) 08-04-2010	0109 Sale Cons.Value:Rs. 2905000 Mkt.Value:Rs. 784600	1 (EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 15 (CL)R. RAGHU KISHORE 16 (CL)R. VIJAY KUMAR 3 (EX)M/S ALPINE ESTATES REP BY YERRAMVIJAY KUMAR			1104 2010 of SRO KAPRA 1	0/0		
3	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1PART 191/PART 2/1/1PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#04,PA,# FLAT: 412 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 73 SQ.Yds BUILT: 1560 Sq.ft Boundaries: [N]: OPEN TO SKY [S] FLAT NO 413 & OPEN TO SKY [E]: OPEN TO SKY [W]: 6' WIDE CORRIDOR & OPEN TO SKY	(R) 08-04-2010 (P) 08-04-2010 (E) 08-04-2010	0101 Sale Cons.Value:Rs. 1000000 Mkt.Value:Rs. 989000	1 (EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 15 (CL)R. RAGHU KISHORE 16 (CL)R. VIJAY KUMAR 2 (EX)M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 3 (EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5 (EX)M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR			1103 2010 of SRO KAPRA 1	0/0		



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found Search made and certified prepared by GREGORY Search verified and certified examined by [Signature] Date: 3/2/07 Received Rs. 100 + 20 towards EC-Fee against Cash Receipt No. 2930 OFFICE SEAL & DATE Signature of Registrar of Kapra

