

18/3489

DOCT. No. 3310/09

A-414

A-3777

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 355302

26540 DATE 07/11/2009

Ramesh

S/o. D/o. w/o. C.W. Rao

Alpine Estates

SALE DEED

K. Srinivas
K. SRINIVAS
 # V.L.No.26/98, R.No.11/2007
 CITY CIVIL COURT
 SECUNDERABAD

This Sale Deed is made and executed on this 16th day of November 2009 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 safe 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).

IN FAVOUR OF

1. MR. MANISH KUMAR, SON OF LATE. SHRI. RAJENDRA PRASAD, aged about 30 years, Occupation: - Service
2. MRS. MINATI SAHOO, WIFE OF MR. MANISH KUMAR aged about 28 years, Occupation:- Service, both are residing at Flat No. 304, Vanka Castle, Wahab Nagar, Sikh Village, Secunderabad - 500 009, 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.).

For Alpine Estates

For Alpine Estates

[Signature]
 Partner

[Signature]
 Partner

Partner

2009 వ సం. నవంబరు నెల... 16 వ తేది
 193/క.క. సర్కారు మాసము... 25 వ తేది

1వ పుస్తకము 2009.....వ సం పు.33/0...
 మొత్తము కాగితముల సంఖ్య.....15
 ఈ కాగితపు పయన సంఖ్య.....

నవ-రిజిస్ట్రారు



2009 వ సం. నవంబరు నెల... 16 వ తేది
 193/క.క. సర్కారు మాసము... 25 వ తేది
 పగలు.....మరియ.....2.....గంటల
 మద్య కాపా నబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ.....K. Prabhakar Reddy.....
 రిజిస్ట్రేషన్ చట్టము ప్రకారం సెక్షన్ 32.ఎను
 అనుసరించి నమోదించబడిన ఫోటో గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుస్తుము రూ.....5000/.....లాచెల్లించినారు
 తానె ఇచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన వ్రేలు

Prabhakar Reddy



నిరూపించినది

K. Prabhakar Reddy s/o. K.P. Reddy oc's Service
 R/o. 5-4-18/2 & 4, 2nd floor, Soham mansion,
 M.G. Road, Sec 8th, through SPA or Prabhakar Reddy &
 Documents, vide SPA No. 169/BK/1/07,
 at Sec, Uppal. R.R. Dist

Prabhakar Reddy s/o. K.P. Reddy oc's Service
 R/o. 5-4-18/2 & 4, 2nd floor, Soham mansion,
 M.G. Road, Sec 8th, through SPA or Prabhakar Reddy &
 Documents, vide SPA No. 169/BK/1/07,
 at Sec, Uppal. R.R. Dist

Venkataram Reddy s/o. Anji Reddy oc's Service
 R/o. 11-18/2, Plot No. 2, Green Hills Colony,
 Barab Nagar, Hyderabad.

2009 వ సం. నవంబరు నెల... 16 వ తేది
 193/క.క. సర్కారు మాసము... 25 వ తేది
 Anji Reddy
 నవ-రిజిస్ట్రారు

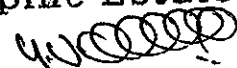
WHEREAS:

- 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 semi-finished luxury apartment bearing flat no. 414 on the fourth floor in block no. 'A' having a super built-up area of 1475 sft. together with undivided share in the scheduled land to the extent of 73.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-74 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.

For Alpine Estates


Partner

For Alpine Estates



Partner

1వ పుస్తకము 2009 వ సం పుస్తకం దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....2.....

MARKET VALUE Rs: 10 000000 / —

ENDORSEMENT

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

By challan No...536582 Dt...16/11/09

[Signature]
సబ్-రిజిస్ట్రారు

I. Stamp Duty:

- 1. in the shape of stamp papers / Rs. 1001 / —
- 2. in the shape of challan (u/s.41 of S.A. Act. 1909) / Rs. 49900 / —
- 3. in the shape of cash (u/s.41 of S.A. Act. 1909) / Rs. —
- 4. adjustment of stamp duty u/s.16 of S.A. Act. 1909, if any / 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 / —

[Signature]
SUB REGISTRAR
KAPRA

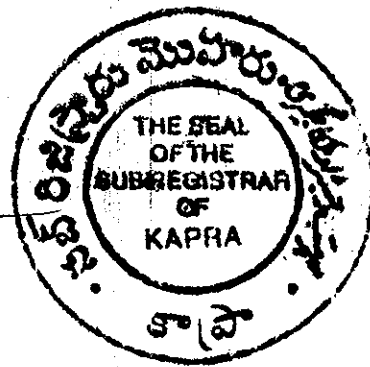
1వ పుస్తకము 2009 సం./ కా.క. 192) వ

పుస్తకము సంఖ్య 3310 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ విమర్శం గుర్తింపు నెంబరు 1526

పుస్తకము సంఖ్య 3310 / 2009 గా యివ్వబడ్డనది

2009 సం. నవంబరు నెం. 16 వ తేది

[Signature]
సబ్-రిజిస్ట్రారు



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 semi-finished, Luxury apartment bearing flat no. 414 on fourth floor in block no. 'A' having a super built-up area of 1475 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 73.75 sq. yds.

b. A reserved parking space for one car on the stilt floor bearing no. A-74 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 way of cheque no. 867966, dated 12.11.2009, drawn on HDFC Bank Ltd., Lakdikapul Branch, for being Housing Loan issued by LIC Housing Finance Ltd. The Vendor hereby admit and acknowledge the receipt for said consideration

2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.

3. The Vendor further covenants that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.

4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

For Alpine Estates

Partner


For Alpine Estates

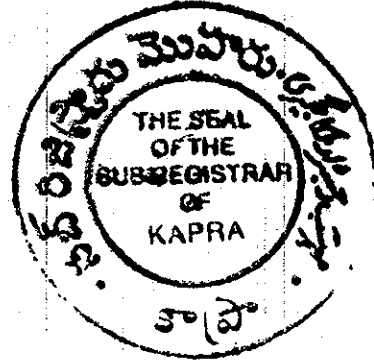
Partner

1వ వుస్తకము ఖర్చు.....వ సం వ.33610.దస్తవేలులు

మొత్తము కాగితముల సంఖ్య.....15.....


ఈ కాగితపు వరుస సంఖ్య.....3.....


సబ్-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



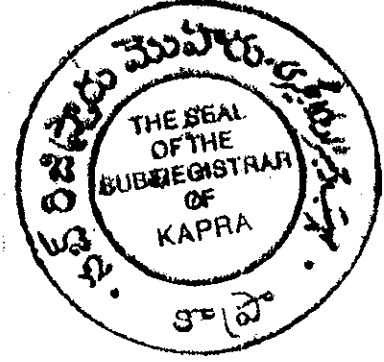
Partner

1వ పుస్తకము 2009.....వ సం పు.బె.కె.డి.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....4.....


సహ-రజిస్ట్రారు



- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called MAYFLOWER HEIGHTS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.

10. Stamp duty and Registration amount of Rs. 75,000/- is paid by way of challan no. 536537, dated 16.11.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and an amount of Rs.10,000/- paid by the way of pay order No. _____ dated 16.11.2009, HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates


Partner

For Alpine Estates



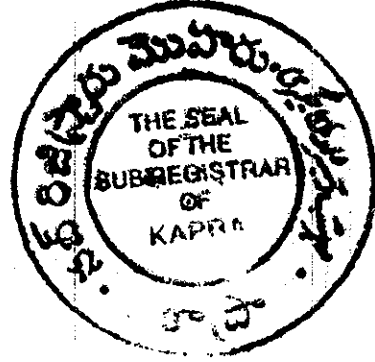
Partner

1వ పుస్తకము 2009.....వ సం పు.డి.డి.10.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....5.....

సబ్ రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-11 Gts., forming part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.) , bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, are bounded as under:

North By	Sy. No. 2/1/2 (road)
South By	Village
East By	Village
West By	Sy. No. 2/1/1(part), Sy. No. 189, Sy. No. 190 & Sy. No. 191(part)

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished luxury apartment bearing flat no. 414 on the fourth floor in block no. 'A' admeasuring 1475 sft. of super built-up area (i.e., 1180 sft. of built-up area & 295 sft. of common area) together with proportionate undivided share of land to the extent of 73.75 sq. yds., and reserved parking space for one car bearing no. A-74, 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. 413
South By	Flat No. 415 & 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:

WITNESSES:

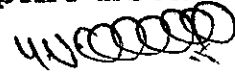
1. 

2. 

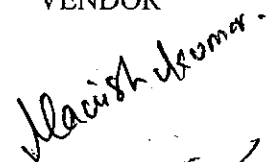
For Alpine Estates

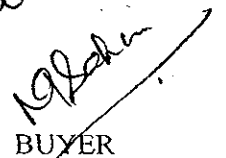

Partner

For Alpine Estates



Partner
VENDOR




BUYER

1వ పుస్తకము 2009.....వ సం పు.డెడె.డి.దస్త్రవేటలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వయస్ సంఖ్య.....6.....

నవ-రిజిస్ట్రారు



ANNEXTURE - 1 - A

1. Description of the Building : Luxury apartment bearing flat no 414 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 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 : 73.75 sq. yds., U/S Out of Ac. 4-11 Gts.
4. Built up area Particulars:
- a) In the Ground Floor : 100 sft for Car Parking Space
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 1475 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

For Alpine Estates

Date: 16.11.2009

Partner

Signature of the Executants

Partner

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

Date: 16.11.2009

Partner

Signature of the Executant **Partner**

Navish Kumar

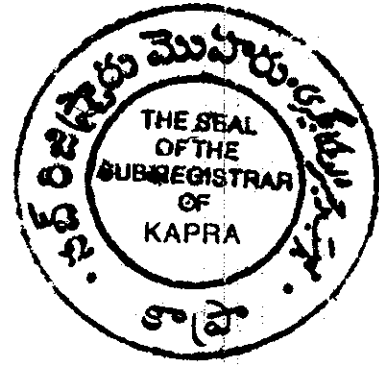
Page 7

1వ పుస్తకము 2009.....వ సం పు.3310.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....7.....


సబ్-రెజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 414 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, SON OF LATE MR. BHARAT U. MEHTA
- 2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAIHAH

BUYER:

- 1. MR. MANISH KUMAR, SON OF LATE. SHRI. RAJENDRA PRASAD
- 2. MRS. MINATI SAHOO, WIFE OF MR. MANISH KUMAR

REFERENCE:
AREA:

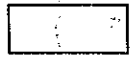
73.75

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:



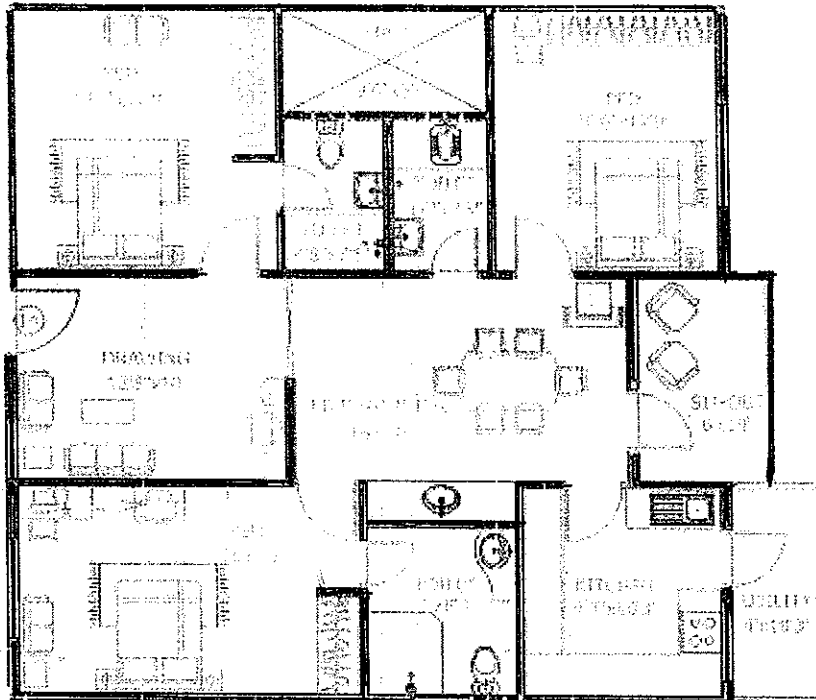
Total Built-up Area = 1475 sft.
Out of U/S of Land = Ac. 4-11 Gts.

Open to sky & Flat No. 413

N



6' wide corridor & Open to sky



Open to sky

For Alpine Estates
[Signature]
Partner

Flat No. 415 & Open to Sky

For Alpine Estates

[Signature]

Partner

SIGNATURE OF THE VENDOR

*Manish Komar
Nabhan*

SIGNATURE OF THE BUYER

WITNESSES:

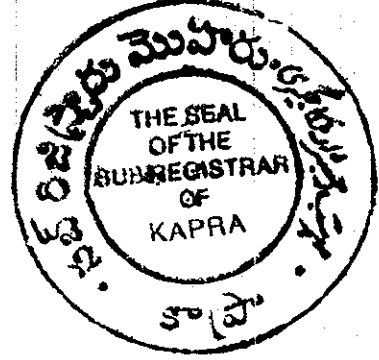
- 1. *[Signature]*
- 2. *[Signature]*

1వ పుస్తకము 2009.....వ సం పునెనే. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 1

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**

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. MR. 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. MR. YERRAM VIJAY KUMAR
SON OF SRI YERRAM SHANKARAIHAH
R/O. PLOT NO. 14 & 15
KARTHIK ENCLAVE
DIAMOND POINT
SECUNDERABAD.

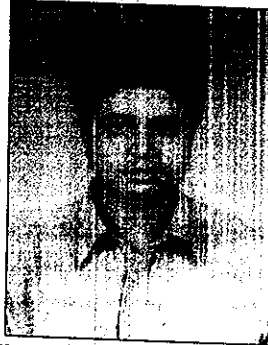
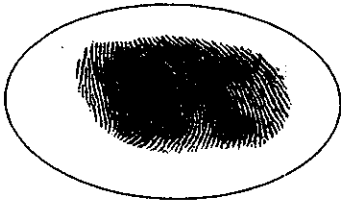
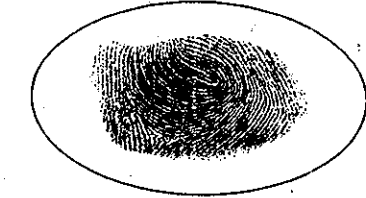
**SPA FOR PRESENTING DOCUMENTS
VIDE DOCUMENT NO. 169/ IV/ 2007:**

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

BUYERS:

1. MR. MANISH KUMAR
S/O. LATE. SHRI. RAJENDRA PRASAD
R/O. FLAT NO. 304, VANKA CASTLE
WAHAN NAGAR, SIKH VILLAGE
SECUNDERABAD - 500 009.

2. MRS. MINATI SAHOO
W/O. MR. MANISH KUMAR,
R/O. FLAT NO. 304, VANKA CASTLE
WAHAN NAGAR, SIKH VILLAGE
SECUNDERABAD - 500 009.



SIGNATURE OF WITNESSES:

- 1.
- 2.

Manish Kumar,
Minati Sahoo

Alpine Esates

Partner

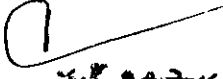
For Alpine Esates

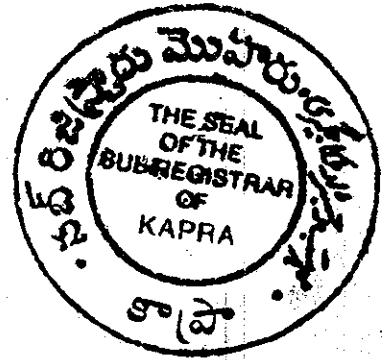
SIGNATURE OF EXECUTANTS
Partner

1వ పుస్తకము 2009.....వ సం పుకె3310...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15

ఈ కాగితపు వరుస సంఖ్య.....9



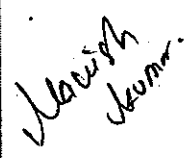


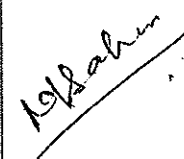

సబ్-రిజిస్ట్రారు





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

C.S.No./Year: 003489/2009 of SRO: 1526(KAPRA)

16/11/2009 12:27:58

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1		 16-11-2009 12:24:52 (1526-1-2009-348) MANISH KUMAR	(CL) MANISH KUMAR F.NO.304. VANKA CASTLE, WAHABNAGAR,SI KH VILLAGE,SECBAD.	
2		 16-11-2009 12:27:58 MINATI SAHOO	(CL) MINATI SAHOO F.NO.304. VANKA CASTLE, WAHABNAGAR,SI KH VILLAGE,SECBAD.	
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 ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
5	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.	

Witness Signatures


Operator Signature


Subregistrar Signature


1వ పుస్తకము 2007.....వ సం పు 2310..దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....10.....



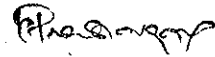
నల్ల-రిజిస్ట్రారు



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

C.S.No./Year: 003489/2009 of SRO: 1526(KAPRA)

16/11/2009 12:27:58

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(SPA FOR PRESENTING DOCT.) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

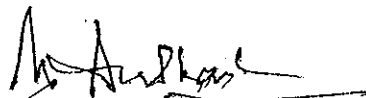
Witness Signatures



Operator Signature



Subregistrar Signature



1వ పుస్తకము 2009.....వ సం పు.23.10.....వేళ:

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....11.....


సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DLRAP01044992006
VIJAYA KUMAR
SHANKARAJIAH
2-2-23
PAN BHARAT
SECUNDRABAD

Signature
10.02.2005

Issuing Authority
RTA, SECUNDRABAD

10053195/06 Class Of Vehicle Validity:
Non-transport L.V.M.C.W.G. 18.12.2014
Transport
Hazardous Validity
Badge No.
Reference No. 202931983
Original LA. RTA SECUNDRABAD
DOB 17-12-1964
Blood Gr.
Date of Issuance 13.09.1993



Family Members Details

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

HOUSEHOLD CARD

Card No : PAP1678S1501086
F.P Shop No : 815
Name of Head of Household : Mehta, Rahul
Father/Husband name : Bharat
Date of Birth : 04/12/1937
Age : 26
Occupation : Own Business
House No. : 2-3-577, 401, JITTAM TOWERS
Street : MINISTER ROAD
Colony : D.V. COLONY
Ward : 2
Circle : VIII
District : Hyderabad

(Rs.) : 100,000
No. (1) : 45339 (Double)
No. (2) : /
No. (3) : /

D.P.L. No. 114
BHARAT SCHOITS & ...

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E
भारत सरकार
GOVT OF INDIA

For Alpine Estates

(Signature)
Partner

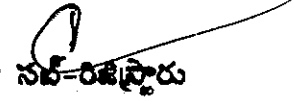
For Alpine Estates

(Signature)
Partner

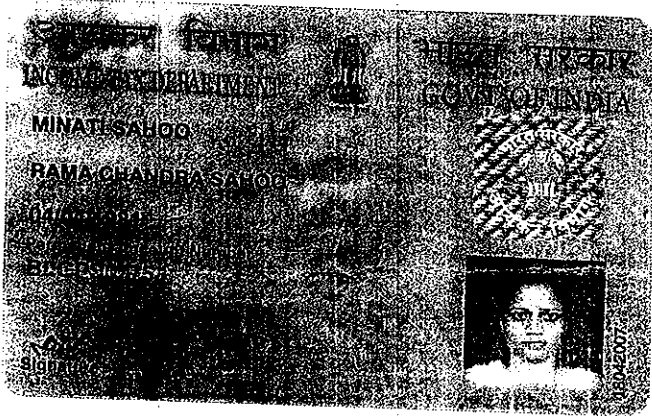
1వ పుస్తకము 2007.....వ సం పు.కె.సె.డి.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

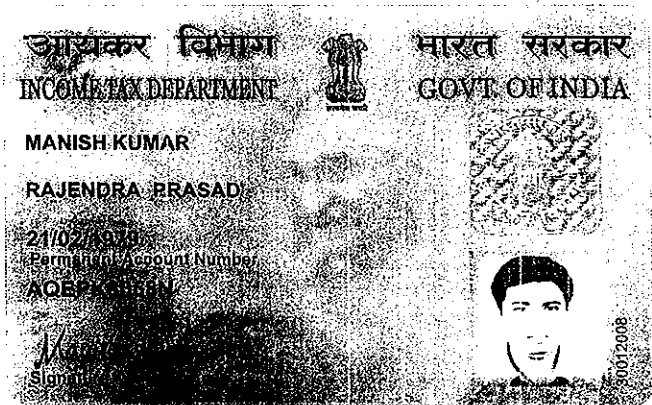
ఈ కాగితపు వరుస సంఖ్య.....12.....


నల్-రజిస్ట్రారు





Ngahm




Manish Kumar

1వ పుస్తకము 2009.....వ సం పుస్తకము...చస్తావేదలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....13.....


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

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.RAJIKUMAR
MUKUND RAO

03/01/1978
Permanent Account Number
AIOPR9833L

Signature

22022005

इस कार्ड के लो जाने पर / क्वीन इसा कार्ड मिलने पर
कृपया सूचित करें / लौटायें
आधिकारिक भी सेवा इकाई, एन एस डी यू
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पैटेल, मुंबई - 400 013.

If this card is lost / someone's lost card is 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.

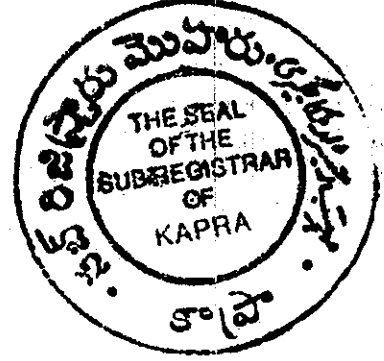
Tel: 91-22-2499 4650; Fax: 91-22-2495 0664.
email: tininfo@nsdl.co.in

1వ పుస్తకము 2009.....వ సం పు.23/10...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....14.....

సబ్-రిజిస్ట్రారు





For Alpine Estates

[Handwritten signature]
Partner

For Alpine Estates

[Handwritten signature]

Partner

1వ పుస్తకము 2009.....వ సం పు.సె.సి.డి.రస్ట్రావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....15.....



నల్-రిజిస్ట్రారు





GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై ఆక్యు భార భవనరణ పత్రము

55-28/69. **CARD**
 Register and Land Revenue Department
 Visit us at : http://www.ap.gov.in
 http://www.ap.gov.in

SRO/స.ఆ.కా. **KAPPA** Certificate No/ భవనరణ పత్రము సంఖ్య : **5411** Application No/ భవనరణ సంఖ్య : **9242** Date/ తేదీ : **20-11-2009** Page/ పుట : **1 / 1**

Having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property, I have issued this certificate in accordance with the provisions of the Andhra Registration Act, 1957 and the Andhra Stamp Act, 1957. The details of the registered acts and encumbrances are as follows:
 గావిస్తున్నదిగా ఆస్తిపై ఆక్యు భార భవనరణ పత్రము ఇవ్వమని అభ్యర్థించిన ఇంటెస్టాంట్ నుండి ఆస్తిపై నోటిఫై చేసిన నిబంధనలను ఆధారముగా ఈ క్రింది వివరాలను ఇచ్చి ఆక్యు భారమును తెలియజేస్తున్నాను.

DATE & TIME of Application of EC: **20-11-2009 00:00:00** DATE & TIME of Generation of EC: **20-11-2009 14:05:06**
 Hereby certify that a search has been made in Book I and in the indexes relating thereto for **S.R.O. KAPPA Ec- 3** Years from **01-10-2007** to **19-11-2009**
 అందుకు అనుగుణంగా ఈ దృవీకరణను ఇస్తున్నాను.

Sl.No.	(a) Description of Property	Date of Execution (Registration)	(b) Nature & Value of Document	Names of Parties / పార్టీల వివరములు	Ref. to Document Entry	
					Vol.No./Page No. వాల్యం/పుట	Document No./Year దస్తావేజు నెం./సం.
1	VILL/COIL: MALLAPUR MALLAPUR OLD VILLAGE W-B-3-3 SURVEY: 1/PART 191/PART 2/1/PART. PLOT: 7 HOUSE: 3-3-27/1 FLOOR: #04, PA, # FLAT: 414 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 73.75 SQ-YDS BUILT: 1575 Sq. ft Boundaries: [N]: OPEN TO SKY & FLAT NO 413 [S] FLAT NO 415 & OPEN TO SKY [E]: OPEN TO SKY [W]: 6' WIDE CORRIDOR & OPEN TO SKY LINK DOCT: 1507_4591/2007# 1507_14066/2006# 1507_15639/2006#	(R) 16-11-2009 Of 0414/14 (P) 16-11-2009 (B) 16-11-2009	దస్తావేజు వివరములు దస్తావేజు విలువ	1(EX) W/S ALPINE ESTATES REP BY RAHUL B. NEHTA 15 (EX) M/S MAYFLOWER HEIGHTS REP BY RAHUL B. NEHTA 16 (EX) M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 19 (CD) MANISH KUMAR 20 (CD) MINAVI SAROO 3 (EX) W/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR	0/0	3310 / 2009 of SRO KAPPA 1

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found.
 ఇంకా ఈ ఆస్తిపై అందుకు అనుగుణంగా ఈ దృవీకరణను ఇచ్చి ఆక్యు భారమును తెలియజేస్తున్నాను.
 Search made and certificate prepared by/ భవనరణ పత్రము తయారు చేసిన వారు **శా.శ్రీ. గణపతి**
 Search verified and certificate examined by/ సరిచూచిన భవనరణ పత్రము తనిఖీచేసిన వారు **శా.శ్రీ. గణపతి**
 Received Rs. 100 + 20 towards EC-Fee against Cash Receipt No. 894
 Office Seal & Date of Issuance: **20/11/2009**
 Signature of Registering Officer: **[Signature]**

