

2166

2006/09

2376

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 5296 Date 15/7/09 Rs. 100
 Paid To A. Ramesh
 S/o N. Rochariah
 For Whom Alpine Estates

Sec

L-G-Clue AA 316533

LEELA G CHIMALA
 STAMP VENDOR
 Licence No.1/2009
 5-4-76/A, Cellar Ranigunj,
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this 3rd day of August 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 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).

B-216.saleded.

Page - 1 -

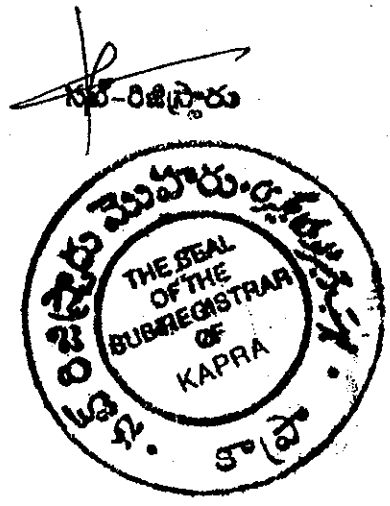
For ALPINE ESTATES For ALPINE ESTATES

Partner

Partner

1వ పుస్తకము 2009 వ సం పు 2006 వస్తామే
 VCI
 మొక్కము కౌగితముల సంఖ్య..... 16
 7 JUL 2004
 ఈ కౌగితపు పదున సంఖ్య.....

2009 వ సం...
 193/ శా.శ. సం...
 పగలు...
 మద్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ... K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32. ఎను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
 మరియు వేలిపదుద్రులతో సహా దాఖలు చేసి
 రాసుకుంటున్నాను.
 వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ జోతున ప్రేలు



Prabhakar
Prabhakar



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-18713 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 169/BSP/07
 dated 3.08.09 registrar at SRO, UPPAF,
 Ranga Reddy District.

రూపించినది

[Signature]

Ventakamona Reddy S/o. Anji Reddy occ: Service
 R/P. 11-18712, Rd no. 2, Green Hills Colony
 Panovnínagar, Hyderabad

B. Rajkumar

B. RAJ KUMAR S/o. MURUND RAO
 OO: BUSINESS- A/o. ANJAL, SEC-BAD

2009 వ సం... 10 వ తేది
 193/ శా.శ. సం... 19 వ తేది

IN FAVOUR OF

MR. GAGANAM MANNEM, SON OF LATE SHRI. RAMA CHANDRAIAH, aged about 30 years, Occupation: Business, residing at 3-13-1/16A, Suryanagar Colony, Mallapur, Hyderabad - 500 076, 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 deluxe apartment bearing flat no. 216 on the second floor in block no. 'B' having a super built-up area of 1175 sft. together with undivided share in the scheduled land to the extent of 58.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-31 admeasuring about 100 sft in the building known as MAYFLOWER HEIGHTS and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment

For ALPINE ESTATES For ALPINE ESTATES


Partner


Partner

1వ పుస్తకము 200 ఏ.నం. 2006 వ సం. 10/2/09

మొత్తము కాగితముల సంఖ్య 16

ఈ కాగితపు పరుగు సంఖ్య 2

MARKET VALUE Rs: 1379000/-

ENDORSEMENT

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

By challan No. 158602-Dt. 10/2/09

[Signature]
సబ్-రిజిస్ట్రారు

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/-
- 2. in the shape of challan (u/s.41 of Act.1899) Rs. —
- 3. in the shape of rash (u/s.41 of Act.1899) Rs. —
- 4. adjustment of stamp duty u/s.16 of Act.1899, if any Rs. —

II. Transfer Duty:

- 1. in shape of challan Rs. 22580/-
- 2. in the shape of cash Rs. —

III. Registration fees:

- 1. in the shape of challan Rs. 6895/-
- 2. in the shape of cash Rs. —

IV. User Charges

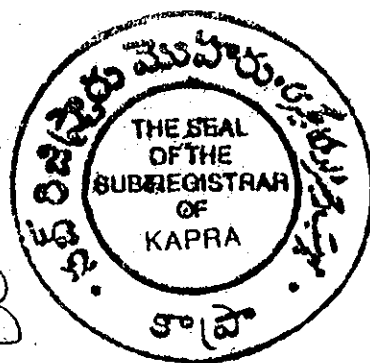
- 1. in the shape of challan Rs. 100/-
- 2. in the shape of cash Rs. —

Total Rs. 34675/-

[Signature]
SUB-REGISTRAR
KAPRA

1వ పుస్తకము 2009 నం./ కా.శ. 102/ వ
పు. 2006 సెంటరుగా రిజిస్టరు చేయబడి
స్టాంపింగ్ విముక్తం గుర్తింపు నెంబరు 1526
2006/2009 నం. యివ్వబడ్డనది
2009 నం. 10/2/09 నెం. 10 వ తది

[Signature]
సబ్-రిజిస్ట్రారు



- 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. 13,79,000/- (Rupees Thirteen Lakhs Seventy Nine Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, Deluxe apartment bearing flat no. 216 on second floor in block no. 'B' having a super built-up area of 1175 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
- Undivided share in scheduled land to the extent of 58.75 sq. yds.
 - A reserved parking space for one car on the stilt floor bearing no. B-31 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. 13,79,000/-(Rupees Thirteen Lakhs Seventy Nine Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
- Rs. 8,40,000/-(Rupees Eight Lakhs Forty Thousand Only) paid by way of D. D. No. 720112, dated 31.07.2009 for being housing loan issued by The Federal Bank Limited, Service Branch, Hyderabad.
 - Rs. 2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no. 819287, dated 11.07.2007, drawn on HDFC Bank, S. D. Road, Secunderabad.
 - Rs. 2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no. 819292, dated 06.08.2007, drawn on HDFC Bank, S. D. Road, Secunderabad.
 - Rs. 1,00,000/-(Rupees One Lakh Only) paid by way of cheque no. 819281, dated 31.05.2007, drawn on HDFC Bank, S. D. Road, Secunderabad.
 - Rs. 25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no. 819276, dated 04.05.2007, drawn on HDFC Bank, S. D. Road, Secunderabad.
 - Rs. 14,000/-(Part Payment)(Rupees Fourteen Thousand Only) paid by way of cheque no. 819280, dated 15.06.2007, drawn on HDFC Bank, S. D. Road, Secunderabad

For ALPINE ESTATES For ALPINE ESTATES

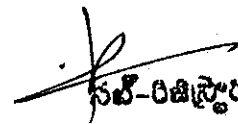
B-216.saledeed.


Partner



Partner

1వ పుస్తకము 200 స్క.....వ సం పు.....2006.....
16
మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితపు చతుస్ర సంఖ్య..... 3


సబ్-రిజిస్ట్రారు



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.
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.

For ALPINE ESTATES For ALPINE ESTATES

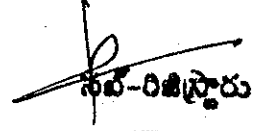

Partner

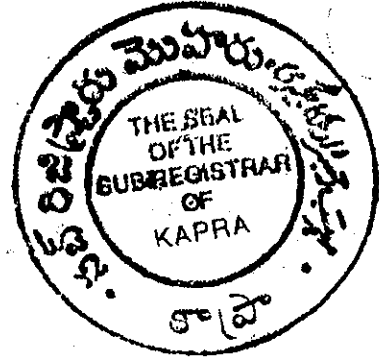

Partner

1వ పుస్తకము 200 గ్ర.....వ సం పు 2006 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వతున సంఖ్య..... 4


సబ్-రిజిస్ట్రారు



- 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.
- 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.

For ALPINE ESTATES


Partner

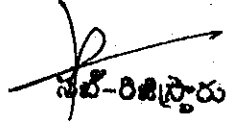
For ALPINE ESTATES

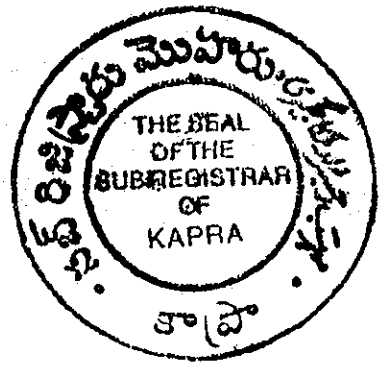

Partner

వ పుస్తకము 2009.....వ సం పు 2006.....విస్తావేజులు

పత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 5


సబ్-రిజిస్ట్రారు

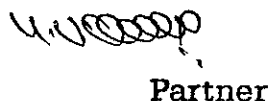


- g. That the blocks of residential apartments shall always be called MAYFLOWER HEIGHTS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or 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. 34,575/- is paid by way of challan no. 758402, dated 03.08.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and an amount of Rs.13,790/- paid by the way of pay order No. 150380 dated 03.08.2009, HDFC Bank, S. D. Road, Secunderabad.

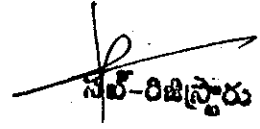
FOR ALPINE ESTATES


Partner

FOR ALPINE ESTATES


Partner

పుస్తకము 200 గ్ర.....వ సం పు.2006 వేణులు
మొత్తము కాగితముల సంఖ్య.....16
ఈ కాగితపు పదున సంఖ్య.....6


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

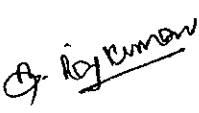
All that portion forming semi finished deluxe apartment bearing flat no. 216 on the second floor, in block no. 'B', admeasuring 1175 sft. of super built up area together with proportionate undivided share of land to the extent of 58.75 sq. yds., reserved parking space for one car bearing no. B-31, admeasuring 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	Lift, Open to Sky & Flat No. 215
South By	Flat No. 217 & Open to sky
East By	Open to sky
West By	Stair case, Open to sky & 6' wide corridor

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

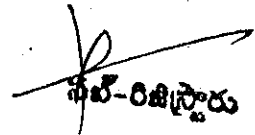

Partner

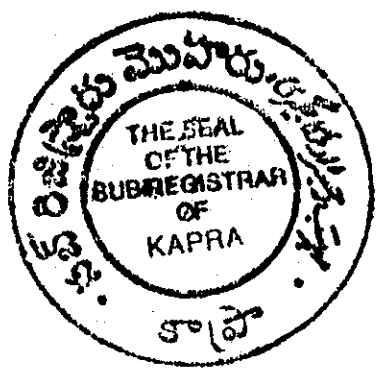
For ALPINE ESTATES


Partner
VENDOR


BUYER

పుస్తకము 2009.....వ సం పు 2006.....వస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 16.....
ఈ కాగితపు వరుస సంఖ్య..... 7.....


నల్-రిజిస్ట్రారు




ANNEXTURE - 1 - A

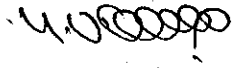
1. Description of the Building : Deluxe apartment bearing flat no 216 on the second floor in block no. 'B' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure-(semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 58.75 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 Car.
- b) In the First Floor :
- c) In the Second Floor : 1175 Sft
- d) In the Third Floor :
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 13,79,000/-

For ALPINE ESTATES

For ALPINE ESTATES

Date: 03.08.2009


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: 03.08.2009


Partner

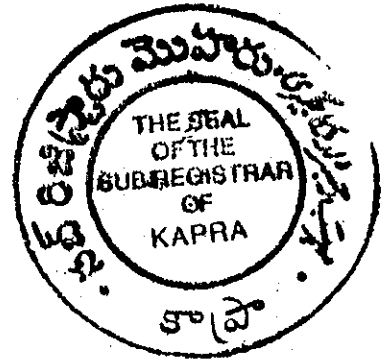

Signature of the Executants Partner

1. పుస్తకము 200 గ.....వ సం వ్ర.....దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు సమక సంఖ్య.....8.....


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 216 IN BLOCK NO. 'B' ON SECOND FLOOR

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

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

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

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

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

2. SRI. YERRAM VIJAY KUMAR S/O. SRI. Y. SHANKARAI AH

BUYER: MR. GAGANAM MANNEM, SON OF LATE RAMA CHANDRAIAH

REFERENCE:
AREA: 58.75

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

EXCL:

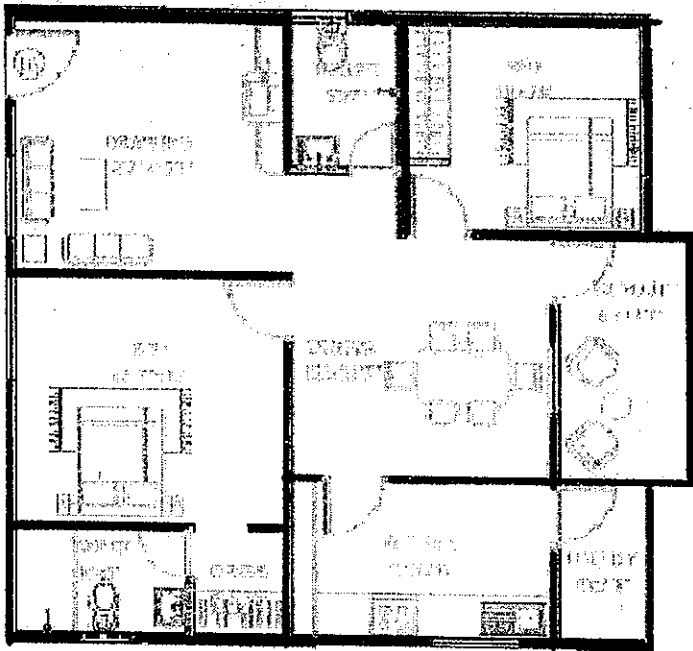
Total Built-up Area = 1175 Sft.
Out of U/S of Land = Ac. 4-11 Gts.

N



Lift, Flat No. 215 & Open to sky

6' wide corridor, Staircase & Open to sky



Open to sky

Flat No. 217 & Open to sky

WITNESSES:

- 1.
- 2.

For ALPINE ESTATES

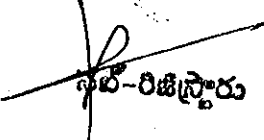
Partner

For ALPINE ESTATES

Partner
SIG. OF THE VENDOR

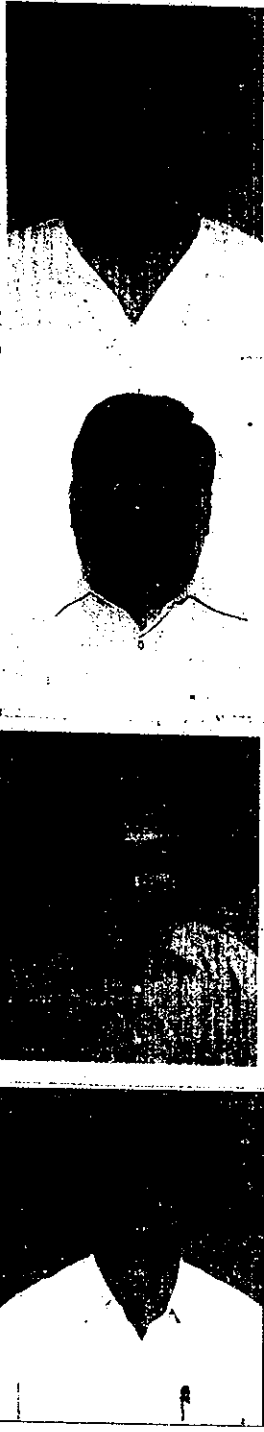
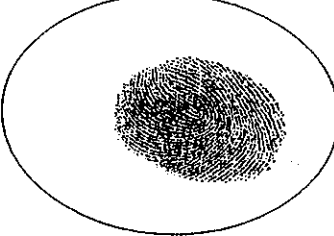

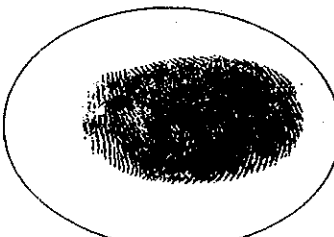
SIGN. OF THE BUYER

సంవత్సరము 2005 నవంబరు 2005 దస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 16
ఈ కాగితపు చతుర గుంట్లు..... 9


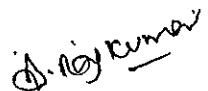

అ.బి.రిజిస్ట్రారు



**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
			<u>VENDOR:</u> 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. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD
			<u>SPA FOR PRESENTING DOCUMENTS VIDE DOCUMENT NO. 169/IV/2007:</u> 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.
			<u>BUYER:</u> MR. GAGANAM MANNEM S/O. LATE. SHRI. RAMA CHANDRAIAH R/O. 3-13-1/16A SURYANAGAR COLONY MALLAPUR HYDERABAD - 500 076 .


SIGNATURE OF WITNESSES:

- 
- 

For ALPINE ESTATES


Partner

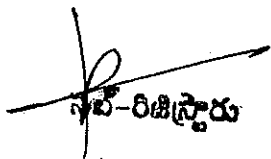
For ALPINE ESTATES


Partner

SIGNATURE OF EXECUTANTS


SIGNATURE OF BUYER

న పుస్తకము నింకొక సంపుట 2006 వస్తావేజాలు
ముక్తము కాగితముల సంఖ్య..... 16
ఈ కాగితపు పుటల సంఖ్య..... 10



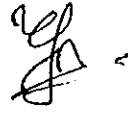

సబ్-రిజిస్ట్రారు





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

C.S.No./Year: 2166/2009 of SRO: 1526(KAPRA)

10/08/2009 16:16:34

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) GAGANAM MANNEM 3-13-1/16A, SURYANAGAR,MALLAPU R, HYD	
2	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	
3	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	
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 YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	

Witness Signatures  Operator Signature 

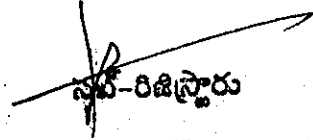
By Duvoy


Subregistrar
Signature

పుస్తకము 2009.....వ సంపు 2006.....వస్తానెడల.

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....11.....



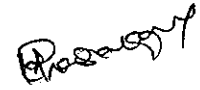
 నర-రిజిస్ట్రారు




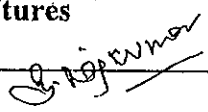
**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 2166/2009 of SRO: 1526(KAPRA)

10/08/2009 16:16:34

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6			(EX) PRABHKAR REDDY 5-4-187/3 & 4 11FLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	

Witness
Signatures

Operator
Signature



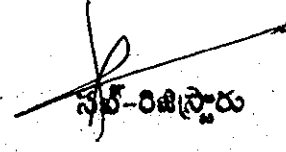
Subregistrar
Signature



1వ పుస్తకము 200 ఏ.నం. పు. 2006 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 12


నో-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DLRAP01044992006
VIJAYA KUMAR
SHANKARAJIAH
2-2-23
FAN BAZAR
SECUNDRABAD

Valid till: 10-02-2006

Issuing Authority:
RTA SECUNDRABAD



Family Members Details

No.	Name	Relation	Date of Birth	Age
1	Vijaya Kumar	Wife	08/02/84	22

[Signature]
D.P.L. No. 114
BHARAT SCOUTS & GUIDES

10053195/06 Class Of Vehicle Validity

Non-Transport Transport : LMV,MCWG 18.12.2016
Hazardous Validity :
Badge No. :
Reference No. : 202931983
Original LA : RTA SECUNDRABAD
DOB : 17-12-1964
Blood Gr. :
Date of 1st Issue : 13.09.1993



HOUSEHOLD CARD

Card No : PAP167881501086
F.P Shop No : 815
Name of Head of Household : Mehta, Rahul
Father/Husband name : Bharat
Date of Birth : 04/12/1989
Age : 26
Occupation : Own Business
House No. : 2-5-577,49,UTTAM TOWERS
St/Street : MINISTER ROAD
Colony : D.V. COLONY
Ward : 2
Circle : VII
District : Hyderabad
No. (1) : 453397 (Double)
No. (2) : /
No. (3) : /

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E

[Signature]
Signature



10053195

౧. పుస్తకము 2009.....వ సంపు 2006 దస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 16
ఈ కాగితపు వరుస సంఖ్య..... 13


నో-రిజిస్ట్రారు






आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GAGANAM MANNEM
RAMCHANDRIAH GAGANAM
12/03/1979
Permanent Account Number
AGXPG1430B

[Signature]
Signature

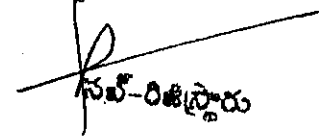


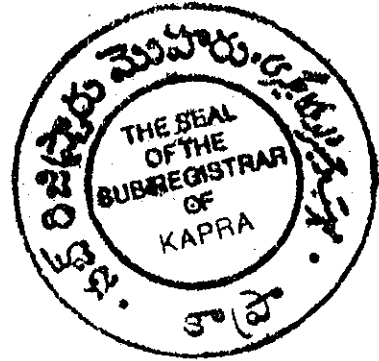
[Handwritten signature]

1వ పుస్తకము 2009 వ సం పు. 2006 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వతున సంఖ్య..... 14


సబ్-రిజిస్ట్రారు



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature : *[Handwritten Signature]*

Valid upto : 30 April 2009

Issuing Authority : *[Handwritten Signature]*

Blood Group : O +ve

Address:
5-4-187/3&4, 11nd 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 RAJ KUMAR

MUKUND RAO

03/01/1978

Permanent Account Number

AIOPR9833L

[Handwritten Signature]
Signature



22032006

इस कार्ड के लो जाने पर / खोया हुआ कार्ड मिलने पर
तुरन्त सूचित करें / लौटाएं
आयकर विभाग, इलाहाबाद, एन एस सी ब्लॉक
सीनियर मॉडल, ट्रेड वर्ल्ड, ए विंग, कान्हा गिल्स कंपाउंड
एस डी मार्ग, लोअर पैरल, मुंबई - 400 013

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


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

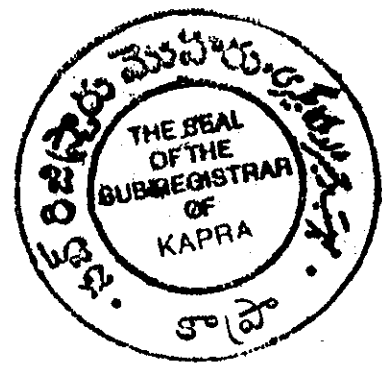
Tel: 91-22-2499 4650; Fax: 91-22-2495 0664
email: info@nsdl.co.in

వ పుస్తకము 2009 వ సం పు 2006 వ సంవేషాలు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వతున సంఖ్య..... 15


సబ్-రిజిస్ట్రారు

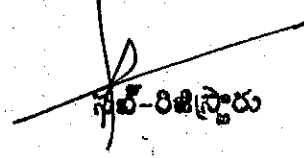




1వ పుస్తకము 200వ సం పు 2006 వస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....16.....


శా. రిజిస్ట్రారు





REGISTRATION AND STAMPS DEPARTMENT/ರಜಿಸ್ಟ್ರೇಷನ್ ಮತ್ತು ಸ್ಟಾಂಪ್ ವಿಭಾಗ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ಆಸ್ತಿ ಮೇಲೆ ಅಡ್ಡಪಟ್ಟು ಭಾರ ಭವಿಷ್ಯದ ವಿಚಾರ
CARD

SRO/ ಸ.ರ.ಸ. **KAPRA** Certificate No/ ದೃಢೀಕರಣ ಸಂಖ್ಯೆ: **3778** Application No/ ದಾಖಲಾತಿ ಸಂಖ್ಯೆ: **5298** Date/ ತೆರಿ: **19-08-2009** Page/ ಪುಟ: **1 / 1**

Sr/Smt **G. MANNEK** having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.
 (ಶ್ರೀ/ಶ್ರೀಮತಿ **ವಿಲ್ಲ/ಕೊಲ: MALLAPUR MALLAPUR OLD VILLAGE W-H: 3-3 SURVEY: 1/1/PART 191/PART 2/1/1/PART 2/16** / HOUSE: 3-3-27/1 FLOOR:#PA,02.# FLAT: 216 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 58.75 SQ.Yds BUILT: 1275 Sq.ft Boundaries: (N): 6' OPEN TO SKY (E): OPEN TO SKY (W): STAIRCASE, OPEN TO SKY & 6' WIDE CORRIDOR

DATE & TIME of Application of EC: **19-08-2009 00:00:00** DATE & TIME of Generation of EC: **19-08-2009 12:03:54**

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for **S. R. O. KAPRA** for **3** years from **01-10-2007** to **18-08-2009** for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear.

ಇಲ್ಲಿನ ಇದರಂತೆಯೇ ಸಹ ದೃಢೀಕರಣಮಾಡುತ್ತೇನೆ. **ಸ. ರ. ಸ.ರ. 15** ಶ್ರವಣ 15 ನೇ ದಿನದಿಂದ 18-08-2009 ವರೆಗೆ ದಾಖಲಾತಿ ಮತ್ತು ಸ್ಟಾಂಪ್ ವಿಭಾಗದಲ್ಲಿ ದಾಖಲಾದ ಮತ್ತು ದಾಖಲಾಗದ ಯಾವುದೇ ಆಡಳಿತ ಮತ್ತು ಅಡ್ಡಪಟ್ಟುಗಳನ್ನು ಕುರಿತು ನೋಡುವ ವಿಷಯ ಈ ಕೆಳಗೆ ನಮೂದಿಸಲಾಗಿದೆ.

Sr.No.	(a) Description of Property	Date of (E) Execution (Registration)	(b) Nature & Value of Document	Name of Parties / ಪಾಲಕರು ಮತ್ತು ಅಡ್ಡಪಟ್ಟು (C)	Vol.No/Page No. ದಾಖಲೆ/ಪುಟ	Document No/Year of SRO
1	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-H: 3-3 SURVEY: 1/1/PART 191/PART 2/1/1/PART 2/16 / HOUSE: 3-3-27/1 FLOOR:#PA,02.# FLAT: 216 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 58.75 SQ.Yds BUILT: 1275 Sq.ft Boundaries: (N): 6' OPEN TO SKY (E): OPEN TO SKY (W): STAIRCASE, OPEN TO SKY & 6' WIDE CORRIDOR LINK DOCT: 1526/2006/2009#	(R) 10-08-2009 (P) 10-08-2009 (E) 10-08-2009	0109 Sale Mkt. Value:Rs. 589313 Cons. Value:Rs. 910000	1 (EX)/M/S ALPINE ESTATES REP BY RAHUL B. MEHTA 3 (EX)/M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 9 (CL) GAGANNA MANNEN	0/0	2007 / 2009 of SRO KAPRA
2	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-H: 3-3 SURVEY: 1/1/PART 191/PART 2/1/1/PART 2/16 / HOUSE: 3-3-27/1 FLOOR:#PA,02.# FLAT: 216 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 58.75 SQ.Yds BUILT: 1275 Sq.ft Boundaries: (N): 6' OPEN TO SKY (E): OPEN TO SKY (W): STAIRCASE, OPEN TO SKY & 6' WIDE CORRIDOR LINK DOCT: 1507_4591/2007# 1507_14056/2006# 1507_15639/2006#	(R) 10-08-2009 (P) 10-08-2009 (E) 10-08-2009	0101 Sale Mkt. Value:Rs. 753813 Cons. Value:Rs. 1378000	1 (EX)/M/S ALPINE ESTATES REP BY RAHUL B. MEHTA 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 9 (CL) GAGANNA MANNEN	0/0	2006 / 2009 of SRO KAPRA



I also certify that except the above acts and encumbrances no other act and encumbrances affecting the said property have been found.

Search made and certificate prepared by/ ದೃಢೀಕರಣ ಮಾಡಿದ ಮತ್ತು ದಾಖಲಾತಿ ಮಾಡಿದ **GAREDDY**

Search verified and certificate examined by/ ಸಂಪರ್ಕಿಸಿ ದೃಢೀಕರಣ ಮಾಡಿದ ಮತ್ತು ದಾಖಲಾತಿ ಮಾಡಿದ **OFFICE SEAL & D...**

Page: 2/151

Received Rs. 100 +20 towards EC-Fee against Cash Receipt No. 591

Signature of the Officer/ ಅಧಿಕಾರಿಯ ಸಹಿ

