

709/2009

872  
3.775

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 146745

Date : 18-03-2009 Serial No : 6,442 Denomination : 100

Purchased By :

G. VENKATESH  
S/O G.A. RAO  
SECRAID

Sub Registrar  
Ex. Office Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :

ALPINE ESTATES  
SECRAID

SALE DEED

This Sale Deed is made and executed on this 31 day of March 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 28 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 44 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 28 years, Occupation: Business, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 44 years, Occupation: Business; the partners / authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

For Alpine Estates

Partner

For Alpine Estates

Partner

1వ పుస్తకము 2009 9...వ సం పు 709...దస్తావేకాలు

మొత్తము కాగితముల సంఖ్య.....18

ఈ కాగితపు వరుస సంఖ్య.....1

2009 వ సం. ఏప్రిల్ 6...వ తేది

1930 కా.న. కె.పి. (కె.పి.) మా నము 16...వ తేది

2...వ తేది 4...వ తేది

కార్య కాలా నుండి-రెవెన్యూ వారసులను

శ్రీ K. Prabhakar Reddy

అధ్యక్షుడు కార్యము 1942 లోని గుర్తించు

అనుబంధించి, కమర్షియంట్ గా

కమర్షియంట్ గా వేతన అర్హులను

5000 /

వ్రాసి ఇచ్చినట్లు ఒక కొత్తది

ఎడమ పోతును

నవ-రిజిస్ట్రారు



Prabhakar

Prabhakar



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 attached GPA/SPA for presentation of documents, Vide GPA / SPA No. 169/6/07 dated 3.08.07 registerer at SRO, Ranga Reddy District.

నిరూపించినది

1) B.M. RAS KUNAR S/o. B.R. SWANAN RA 9-11/2 KOTHA RASTHI Bolareen RAZAN SEC.BAD. 50006

2) A. Lakshmi S/o A. Satharnas s/o: Secul A. Lakshmi Karis R/o. 12-1-1-9/13, Lalapet, Hyderabad, Secul

2009 వ సం. ఏప్రిల్ 6...వ తేది  
1930 కా.న. కె.పి. (కె.పి.) మా నము 16...వ తేది నవ-రిజిస్ట్రారు

IN FAVOUR OF

Dr. HARVINDER SINGH SAINI, SON OF Mr. PIARA SINGH, aged about 44 years, Occupation: Principal, residing at H. No: 12-13-677/43, Street No. 1, Lane 1, Keemati Colony, Tarnaka, Secunderabad, 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 luxury apartment bearing flat no. 301 on the third floor in block no. 'B' having a super built-up area of 1450 sft (i.e., 1160 sft. of built-up area & 290 sft. of common area) together with undivided share in the scheduled land to the extent of 72.50 sq. yds. and a reserved parking space for one car on the stilt floor bearing no. B-41 admeasuring about 100 sft in the building known as MAYFLOWER HEIGHTS and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.

For Alpine Estates

  
Partner

For Alpine Estates



Partner

1వ పుస్తకము 2009.....వ సం పు...709.....వేజాలు

మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు పరుస సంఖ్య.....2.....

MARKET VALUE Rs: 1000000/ —

ENCLOSURE

Consider that the following amounts have

been paid in respect of the following documents:

1. అధికారులకు: 967886... 6/4/09

సబ్-రిజిస్ట్రారు

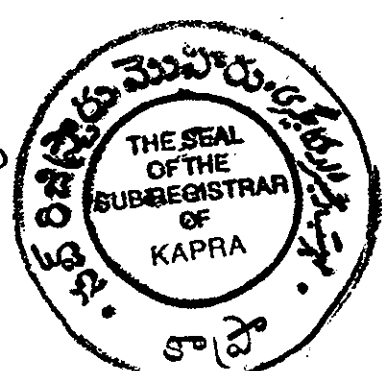
- I. Stamp duty:
  - 1. on the stamp of stamp papers / Rs. 100/ —
  - 2. on the stamp of challan / Rs. 49900/ —
  - 3. on the stamp of cash / Rs. —
  - 4. on the stamp of stamp duty / Rs. —
- II. Transfer Duty:
  - 1. on the stamp of challan / Rs. 20000/ —
  - 2. on the stamp of cash / Rs. —
- III. Registration fees:
  - 1. on the stamp of challan / Rs. 5000/ —
  - 2. on the stamp of cash / Rs. —
- IV. Other charges:
  - 1. in the stamp of challan / Rs. 100/ —
  - 2. in the stamp of cash / Rs. —

Total Rs. 75100/ —

SUB REGISTRAR KAPRA

1వ పుస్తకము 2009 సం./ కా.న. 1020 వ పు...709...నెంబరుగా రిజిస్టరు చేయబడి స్టాంప్ నిమిత్తం గుర్తింపు నెంబరు 1526 — 709/2009... డా యివ్వబడ్డనది 2009 సం. 06/04/09 నెం...6...వ తేది

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. 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. 301 on third floor in block no. 'B' having a super built-up area of 1450 sft. (i.e., 1160 sft. of built-up area & 290 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
- Undivided share in scheduled land to the extent of 72.50 sq. yds.
  - A reserved parking space for one car on the stilt floor bearing no. B-41 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). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner.
- Rs. 5,00,000/- (Rupees Five Lakhs Only) paid by way of D.D. No. 238121, dated 17.03.2009 issued by SBI, Kharar, Mohali District.
  - Rs. 5,00,000/- (Rupees Five Lakhs Only) paid by way of D.D. No. 238122, dated 17.03.2009 issued by SBI, Kharar, Mohali District.
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

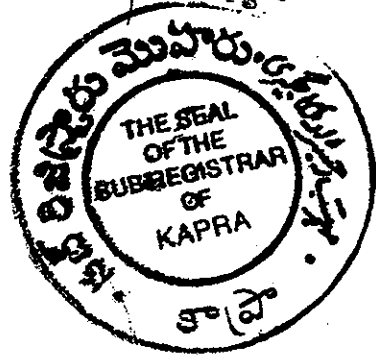
**For Alpine Estates**



Partner

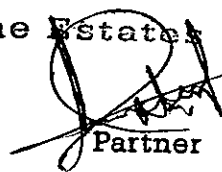
1వ సుత్తకము పుస్తకము సంపుట సంపుట 709  
మొత్తము కాగితముల సంఖ్య 18  
ఈ కాగితపు వరుస సంఖ్య 3

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

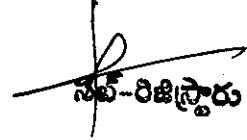


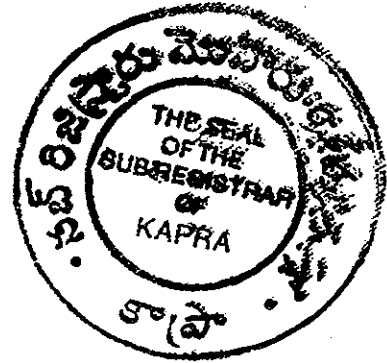
Partner

1వ పుస్తకము 2009.....క నంబరు 709.....వ్యవహారములు

మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు వరుస సంఖ్య.....4.....

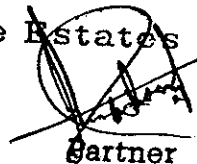
  
నవ-రిజిస్ట్రారు






- 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 230 గ...చ సం పు 709...చస్తావేదాలు  
మొత్తము కాగితముల సంఖ్య..... 18  
ఈ కాగితపు వరుస సంఖ్య..... 5

పబ్-రిజిస్ట్రారు



- 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. 967886, dated 6.4.09, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 10,000/- paid by the way of pay order No. 147885, dated 31.3.09, HDFC Bank, S. D. Road, Secunderabad.

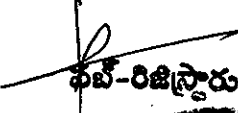
For Alpine Estates  
  
Partner

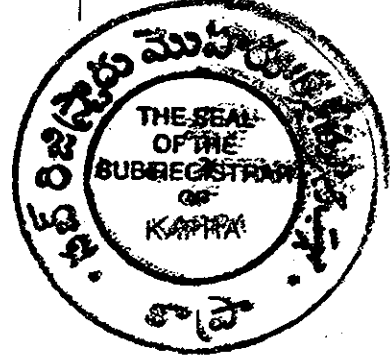
For Alpine Estates  
  
Partner

1వ పుస్తకము 2009.....వ సం.పు.709.....వస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....10.....

ఈ కాగితపు వరుస సంఖ్య.....6.....

  
ఫవ్-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. 301 on the third floor in block no. 'B' admeasuring 1450 sft. of super built-up area (i.e., 1160 sft. of built-up area & 290 sft. of common area) together with proportionate undivided share of land to the extent of 72.50 sq. yds., reserved parking space for one car bearing no. B-41, admeasuring about 100 sft. in the residential apartment named as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	6' wide corridor & Open to sky
South By	Open to sky
East By	Open to sky
West By	Flat No. 302

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. *Raj Kumar*

2. *A.L.K.R.*

**For Alpine Estates**

*[Signature]*  
Partner

**For Alpine Estates**

*[Signature]*  
Partner

VENDOR

*[Signature]*  
+

BUYER

1వ పుస్తకము 2009.....వ సం పు. 709.....దస్తావీజాలు

మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు వరుస సంఖ్య.....7.....



ANNEXTURE - 1 - A

1. Description of the Building : Luxury apartment bearing flat no. 301 on the third 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 Old Village, Mallapur, 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 : 72.50 sq. yds., U/S Out of Ac. 4-11 Gts..
4. Built up area Particulars:
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 100 sft. Parking space for One Car
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor : 1450 Sft
- (f) In the Fourth Floor :
- (g) 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

**For Alpine Estates**



Date: 31.03.09

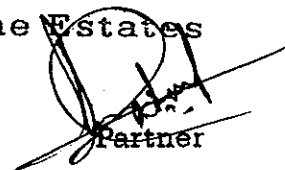
Signature of the Executants

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**

  
Partner

**For Alpine Estates**



Partner


Date: 31.03.09

Signature of the Executants

1వ పుస్తకము 200 గ్ర.....వ పం పు. 709 .....వేటాలు

మొత్తము కాగితముల సంఖ్య..... 18 .....

ఈ కాగితపు పకున సంఖ్య..... 8 .....

  
కవ-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 301 IN BLOCK NO. 'B' ON THIRD 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. SHANKARAIHA

**BUYER:** Dr. HARVINDER SINGH SAINI, SON OF Mr. PIARA SINGH

**REFERENCE:**  
**AREA:** 72.50

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

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



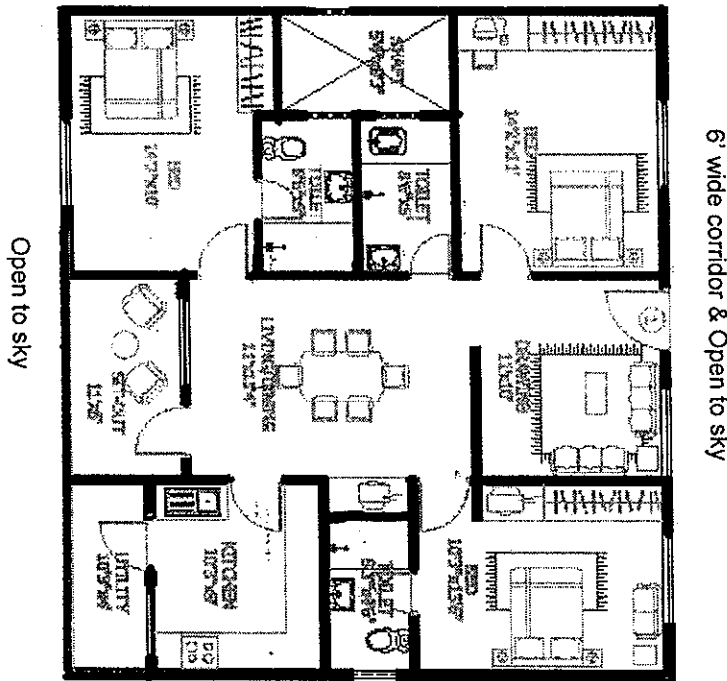
**EXCL:**



Total Built-up Area = 1450 Sft.  
Out of U/S of Land = Ac. 4-11 Gts.



Flat No. 302



Open to sky

For Alpine Estates

For Alpine Estates

**WITNESSES:**

1. Roy/keem
2. A. L. K. U.

*[Signature]*  
Partner

*[Signature]*  
Partner  
SIG. OF THE BUILDER

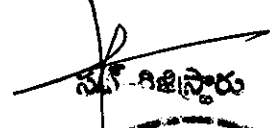
*[Signature]*  
X

SIGN. OF THE BUYER

1వ పుస్తకము 2009.....వ సం పు.709.....దస్తావేజులు




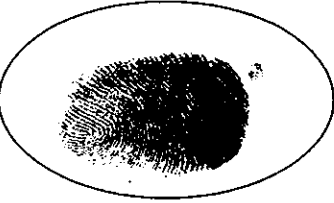
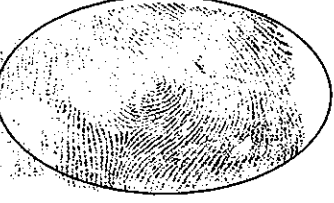
మొత్తము కాగితముల సంఖ్య.....18

ఈ కాగితపు వరుస సంఖ్య.....9

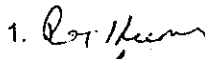
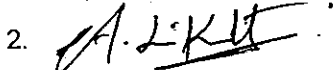
  
నల్ గిజిస్ట్రారు



**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
		<p><u>VENDOR:</u></p> <p><b>M/S. ALPINE ESATES</b> A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNERS</p> <p>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.</p> <p>2. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 &amp; 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p> <p><u>SPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC. NO. 169/VBKIV/2007 Dt: 03/08/2007:</u></p> <p>SRI. K. PRABHAKAR REDDY S/O. SRI. K. PADMA REDDY (O). 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.</p> <p><u>BUYER:</u></p> <p>Dr. HARVINDER SINGH SAINI S/O. Mr. PIARA SINGH R/O. H. NO: 12-13-677/43 STREET NO. 1, LANE 1 KEEMATI COLONY TARNAKA SECUNDERABAD.</p> <p><u>REPRESENTATIVE:</u></p> <p>MR. RAVI KISHORE SINGH S/O. MR. RAJ KISHORE SINGH R/O. PLOT NO. 229 PHASE – 1 SAKET – KAPRA HYDERABAD.</p>
		
		
		
		


SIGNATURE OF WITNESSES:

- 
- 

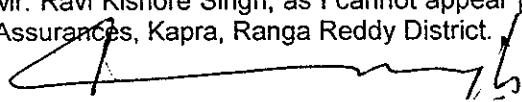
**For Alpine Estates**

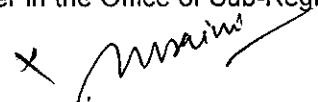
  
Partner

**For Alpine Estates**

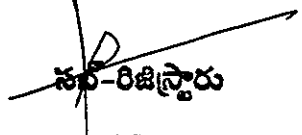
  
SIGNATURE OF EXECUTIVE PARTNER

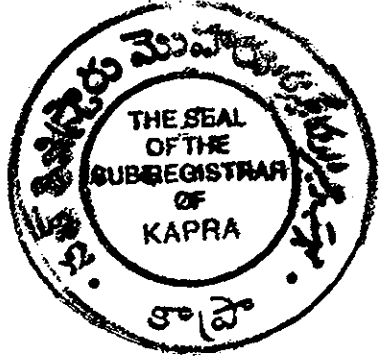
I stand herewith my/our photograph and finger prints in the form prescribed, through my representative, Mr. Ravi Kishore Singh, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.





ప పుస్తకము జిరిక్.....చ సం పు 709.....వీజాలు  
మొత్తము కాగితముల సంఖ్య.....18.....  
ఈ కాగితపు వరుస సంఖ్య.....10.....




  
సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 000775/2009 of SRO: 1526(KAPRA)

06/04/2009 16:18:56

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1	Manual Enclosure	Manual Enclosure	(CL) HARVINDER SINGH SAINI 12-13-677/43,ST.NO.1 KEEMATI COLONYTARANAKA,SECBAD.	
2			(CL) RAVI KISHORE SINGH(REP TO CLAIMANT) P.NO.229,SAKET KAPRAHYD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3&4IIInd FLRSHOHAM MANSION,M.G.ROAD,SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIAJAY KUMAR 5-4-187/3&4IIInd FLRSHOHAM MANSION,M.G.ROAD,SECBAD.	
5	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY REP BY RAHUL B. MEHTA 5-4-187/3&4IIInd FLRSHOHAM MANSION,M.G.ROAD,SECBAD.	

Witness Signatures

*Raj Kumar*  
*A. J. ...*

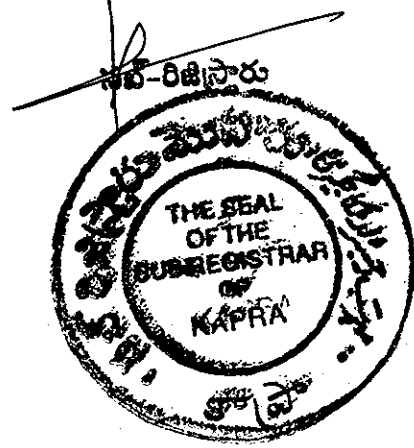
Operator Signature



Subregistrar Signature





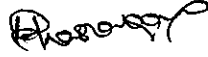
1వ పుస్తకము 2009 వ సం పు. 709 .....వేదాంశాలు  
మొత్తము కాగితముల సంఖ్య..... 18  
ఈ కాగితపు వరుస సంఖ్య..... 11




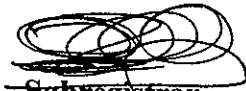
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 000775/2009 of SRO: 1526(KAPRA)

06/04/2009 16:18:56

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

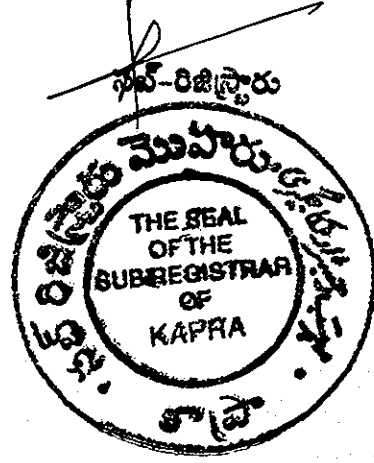
Witness Signatures *By Kumar*   
*A. G. Srinivas* Operator Signature

  
 Subregistrar Signature

1వ పుస్తకము 2009.....వ సం పు...709.....వస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు వరుస సంఖ్య.....12.....





**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLRAP01044992006



VIJAYA KUMAR  
SHANKAR PRADESH  
2-2-23  
PAN BATOR

SECUNDRABAD

12-02-2005

Issue Date

20653195/06      Class Of Vehicle      Validity

Non-Transport      LMV,MCWG      16.12.2014

Transport

Hazardous Validity

Badge No.

Reference No.      202931283

Original LA      RTA SECUNDRABAD

DOB      17.12.1964

Blood Gr.

Date of 1st issue      13.09.1993



Family Members Details

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

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

**HOUSEHOLD CARD**

Card No : PAPI67881501086

F.P Shop No : 815

Name of Head of Household : Mohita. Rahul

Father/Husband name : Bharat

Date of Birth : 04/12/1989

Age : 26

Occupation : Own Business

House No. : 2-2-571,401,UTTAM TOWERS

Street : MINISTER ROAD

Colony : DV COLONY

Ward : Ward-2

Circle : Circle VIII

District : Hyderabad

(Rs.) : 100,000

No. (1) : 453394(Double)

No. (2) : /

Occupation : Navratna Enterprises,IOC

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

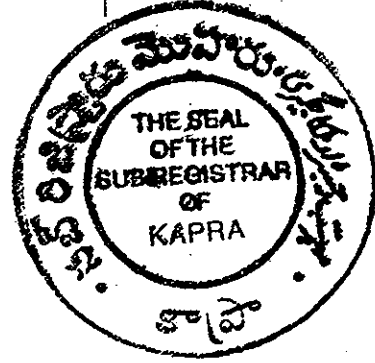
Permanent Account Number  
AWSP8104E

*[Signature]*  
Signature



1వ పుస్తకము 2009.....వ సంపు. 709.....పాఠశాలలు  
ముత్తము కాగితముల సంఖ్య.....18.....  
ఈ కాగితపు వరుస సంఖ్య.....13.....

సబ్-రిజిస్ట్రారు

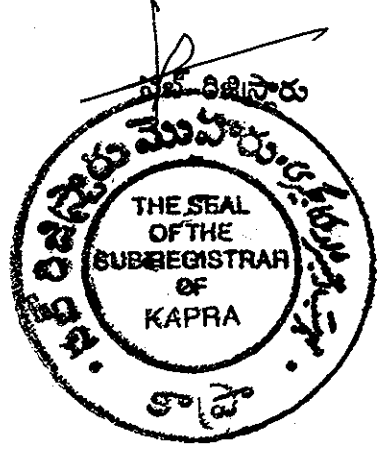




1వ పుస్తకము 200 గ్ర.....వ సం పు 70 గ్ర.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 18 .....

ఈ కాగితపు వరుస సంఖ్య..... 14 .....



IAH0000062005  
 1977/78  
 01/05/1995  
**TALANDHAR**  
**SECUNDERABAD AP 12**  
**KERNATI COLONY TARAKA**  
**INDO 12-13-07/143**  
**KUNJAN KANT**  
**KUNJAN SINGH**  
**PRABA SINGH**  
 Name of holder of passport / Name of Guardian

**पंजीकरण**

दिवसों में रक्ने वाले भारतीय नागरिकों को वहां की बारी है कि वे अपने को निरक्षण भारतीय  
 विमान / बहिरी पर पंजीकृत करावा हैं।

**चेतावनी**

यह पासपोर्ट प्राप्त करके की समाप्ति है। पासपोर्ट अधिकारी से इस पासपोर्ट के संबंध में कोई  
 सूचना मिलने पर निमित्त रहे, सूचित करा जायगा है, उसका मुक्त अनुदान दिया जाए।  
 यह पासपोर्ट एक छात हिस्सी की डेन से बाहर न भेजा जाए। यह पासपोर्ट पाक या उसके  
 छात अधिकारी अधिकार के क्षेत्र में ही रखा जाय। इसमें किसी भी प्रकार के परिवर्तन या लिखत नहीं  
 किया जाना चाहिए।

पासपोर्ट गुप्त रखा, बारी को जान या नद को जाने पर उसके रिपोर्ट लगाया जाया में निरक्षण  
 पासपोर्ट अधिकारी को (तथा यदि पाक विमान में हो) निरक्षण भारतीय विमान की और  
 भारतीय पुलिस को भी बारी चाहिए। निरीक्षण सुलभ के अनुसार ही प्रत्येक पासपोर्ट जारी  
 किया जाएगा।

**REGISTRATION**

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGIS-  
 TER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

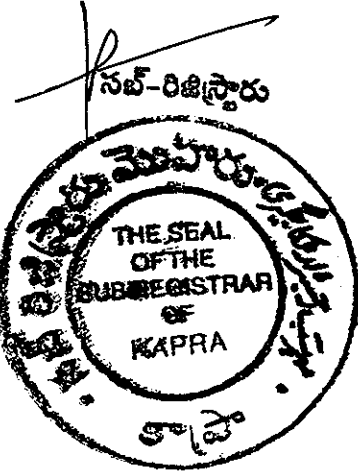
**CAUTION**

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF  
 INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE  
 PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING  
 DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IM-  
 MEDIATELY.  
 PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST.  
 IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF  
 A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTE-  
 RED OR MUTILATED IN ANY WAY.

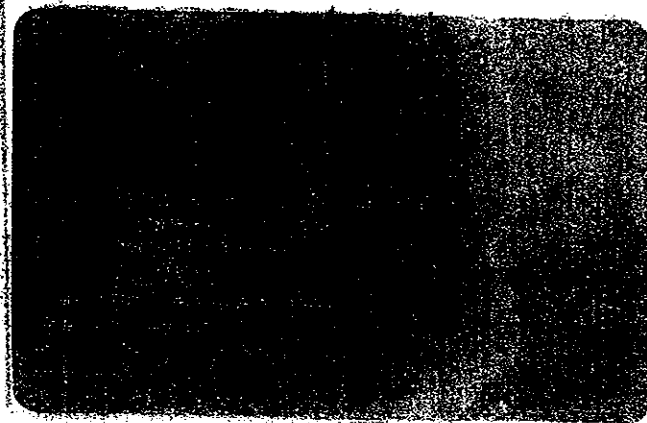
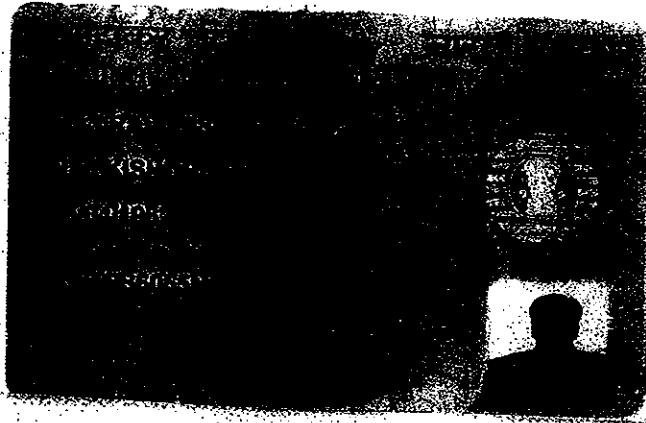
LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMME-  
 DIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN  
 INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN  
 MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE  
 ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

*Maim*

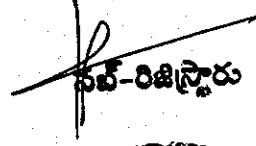
1వ సుబ్లక్షము 200 గ్ర.....వ సం పు...709...వేజాలు  
మొత్తము కాగితముల సంఖ్య.....18  
ఈ కాగితపు వదున సంఖ్య.....15



Representative




1వ పుస్తకము 2009 సంపు. 709...  
మొత్తము కాగితముల సంఖ్య..... 18  
ఈ కాగితపు వరుస సంఖ్య..... 16

  
సబ్-రిజిస్ట్రారు







WITNESS: 1

  
सत्यमेव जयते  
**Election Commission Of India**  
భారత ఎన్నికల సంఘము  
**IDENTITY CARD**  
గుర్తింపుకార్డు

CVG2736122


 

**Elector's Name : A LAXMI KANTH**  
ఓటరు పేరు : ఎ లక్ష్మీ కాంత్

**Father's Name : A SADHARMA**  
తండ్రి పేరు: ఎ సధర్మ



**Sex : M**      **Age as on 1-1-2003**  
లింగము : పు      1-1-2003 నాటికి వయస్సు 24

WITNESSES NO. 2

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

**B M RAJ KUMAR**  
**MUKUND HAO**

**03/01/1978**  
Permanent Account Number  
**AIOPR9833L**

*Raj Kumar*  
Signature

22/02/2003

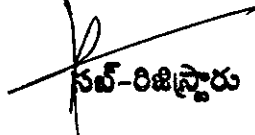
इस कार्ड के साथ आने वाले पत्र / लोगों द्वारा कोई मिलने पर  
कृपया सूचित करें / सूचित करें  
आयकर विभाग (आयकर) एवं एन.टी.डी.  
सीलघी मंडल, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कंपाउंड  
एन.बी. मार्ग, लोअर पैरल, मुंबई - 400 013

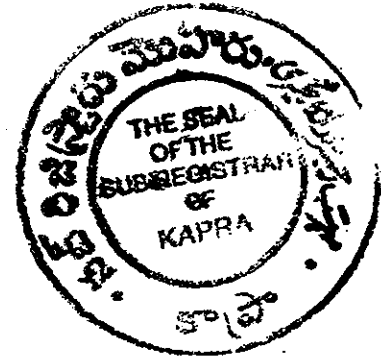
If this card is lost / someone's lost card is found,  
Please inform / return to:  
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2499 4650; Fax: 91-22-2495 0664  
email: tininfo@nsdl.co.in

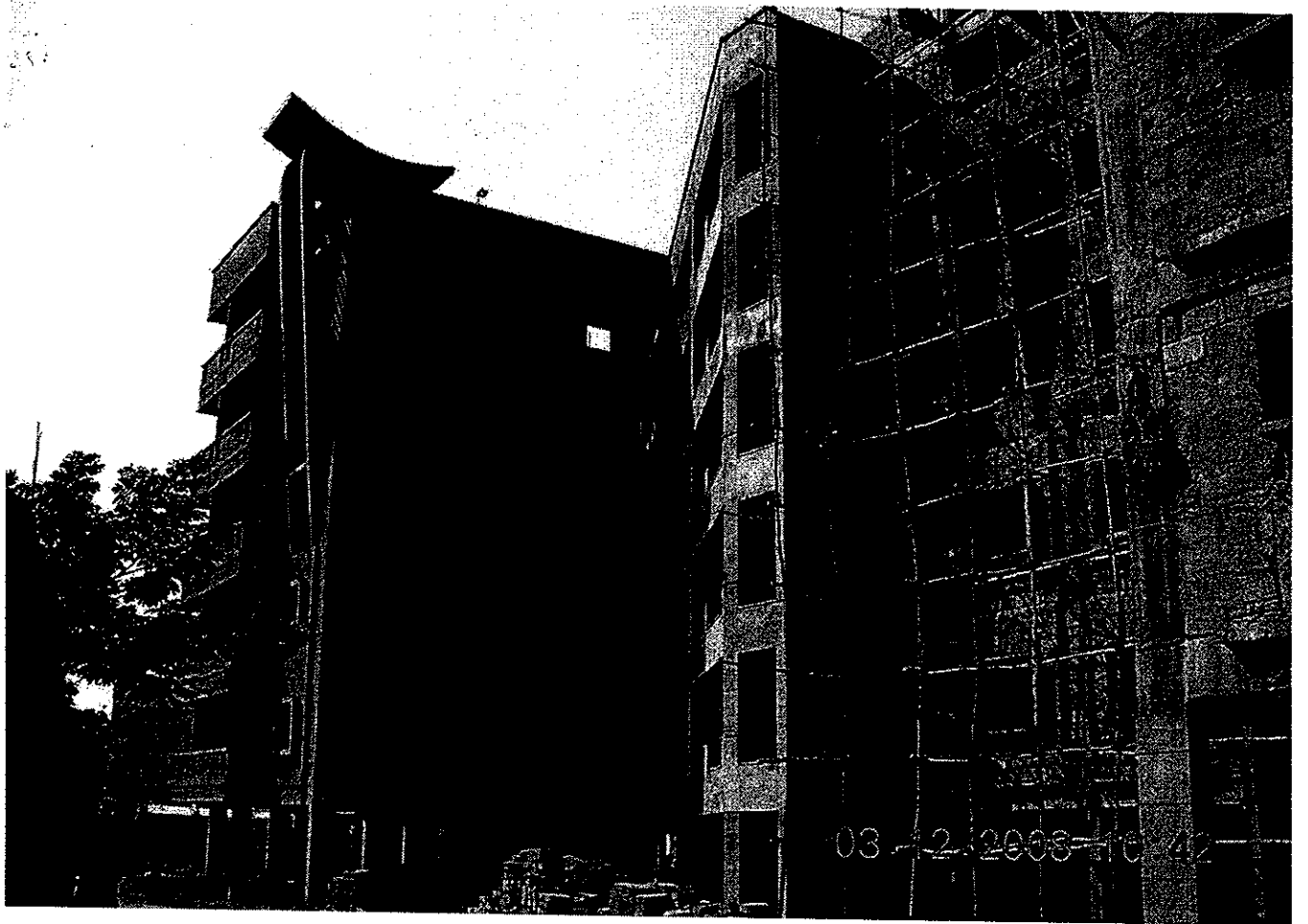
1వ పుస్తకము 2009 వ సం పు. 709 వ పుస్తకములు

మొత్తము కాగితముల సంఖ్య.....18

ఈ కాగితపు వరుస సంఖ్య.....17

  
సబ్-రిజిస్ట్రారు





1వ పుస్తకము 2007.....వ సం పు.....709.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు వరుస సంఖ్య.....18.....

నల్-రిజిస్ట్రారు





**GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం**  
**REGISTRATION AND STAMPS DEPARTMENT/రెజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ**  
**CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై ఆక్టెట్టు భార ధృవీకరణ ప్రత్యమ్ము**



SRO/స.ఓ.ఓ.ఓ. KAPRA

DR. HARVINDER SINGH SAINI

VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/PART PILOT / HOUSE: 3-3-27/1 FLOOR:#03,PA.# FLAT: 301

APARTMENT: MAYFLOWER HEIGHTS EXTENT: 72.5 SQ.Yds BUILT: 1550 Sq.ft

BOUNDARIES: (N): 6' WIDE CORRIDOR & OPEN TO SKY (S) OPEN TO SKY (E): OPEN TO SKY (W): FLAT NO 302

LINK DOCT: 1507,4591/2007#

1507,14056/2006# 1507,15639/2006#

1567/09

1 / 1

Application No/ దరఖాస్తు సంఖ్య: 1608

Date/ తేదీ: 18-04-2009

Application No/ దరఖాస్తు సంఖ్య: 2004

Date/ తేదీ: 01-10-2007

17-04-2009

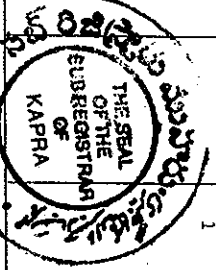
having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.

DATE & TIME of Application of EC: 18-04-2009 00:00:00

DATE & TIME of Generation of EC: 18-04-2009 11:15:15

I hereby certify that a search has been made in Book I and in the Indexes relating thereto for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl.No. సంఖ్య (1)	(a) Description of Property అడ్లీ వివరములు (2)	Date of (E)xecution (R)egistration దస్తావేజు రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్తావేజు విలువ (4)	Names of Parties / పార్టీల పేర్లు Executants (EX) and Chaitants (CI) (వారీ కల్పించిన వారి పాళ్ళు/దాదారులు) (5) (6)	Ref. to Document Entry దస్తావేజు కారీ వివరాలు	
					Vol.No./Page No. వాల్యూం/పేజీలు (7) (8)	Document No/Year దస్తావేజు సం/సం. (9) (10)
1	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/PART PILOT / HOUSE: 3-3-27/1 FLOOR:#03,PA.# FLAT: 301 APARTMENT: MAYFLOWER HEIGHTS EXTENT: 0 SQ.Yds BUILT: 1550 Sq.ft Boundaries: (N): 6' WIDE CORRIDOR & OPEN TO SKY (S) OPEN TO SKY (E): OPEN TO SKY (W): FLAT NO 302 LINK DOCT: 1526, 709/2009#	(R) 06-04-2009	0109 Sale	1 (CI) HARVINDER SINGH SAINI 1 (EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 2 (EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR	0/0	710 / 2009 OF SRO OF KAPRA
2	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/PART PILOT / HOUSE: 3-3-27/1 FLOOR:#03,PA.# FLAT: 301 APARTMENT: MAYFLOWER HEIGHTS EXTENT: 72.5 SQ.Yds BUILT: 1550 Sq.ft Boundaries: (N): 6' WIDE CORRIDOR & OPEN TO SKY (S) OPEN TO SKY (E): OPEN TO SKY (W): FLAT NO 302 LINK DOCT: 1507,4591/2007# 1507,14056/2006# 1507,15639/2006#	(R) 06-04-2009	0101 Sale	1 (CI) HARVINDER SINGH SAINI 1 (EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 2 (EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 3 (EX) M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 4 (EX) M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR	0/0	709 / 2009 OF SRO OF KAPRA



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

Received Rs. 100 +20 towards EC-Fee against Receipt No. 241

