

108-535

478/2009

A-611

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 144802

Date : 12-02-2009 Serial No : 3,192 Denomination : 100

Purchased By :
G. VENKATESH
S/O G.A. RAO
SECBAD

[Signature]
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O. & C&IG. Office, Hyd

For Whom :
ALPINE ESTATES
SECBAD

SALE DEED

This Sale Deed is made and executed on this 7th 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

For Alpine Estates

[Signature]
Partner

[Signature]
Partner

1వ పుస్తకము 2009.....వ సం పు. 4.7.07.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16

ఈ కాగితపు పకుల సంఖ్య.....1

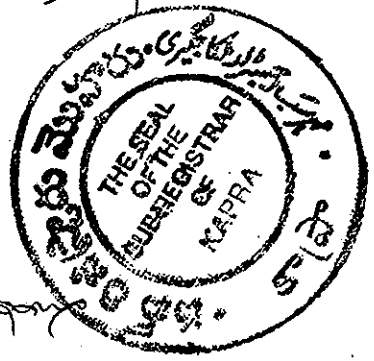


2009 వ సం. మొదటి నెల.....7.....వ తేది
1930 కా. పాల్వేలూరు.....16.....వ తేది
పేరు.....3.....వ తేది

ప్ర. క. Prabhakar Reddy
సో. క. Padma Reddy
వంటియు వేతివలులతో 1000 అంకాల వేసి
కూడగా.....03.08.07.....నెల పేర్కొందినారు

నాసి ఇచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బొకన ప్రేలు

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 attested GPA/SPA for presentation
of documents, Vide GPA / SPA No. 169/34/07
dated 03.08.07 registered at SRO, NDDP
Ranga Reddy District.

నిరూపించినది

① Rashf

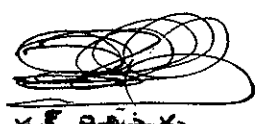
P. Raghveer S/o. Janabab occ: Service
R/o. 12-1-07, Lalapet, Sec Bad.

② B. Raji.

B RAGH KUMAR S/o. MUKUND RAO
occ: SERVICE. R/o. AVAL, SEC. Bad.

2009 వ సం. మొదటి నెల.....7.....వ తేది

1930 కా. పాల్వేలూరు పుస్తకము.....16.....వ తేది సబ్-రిజిస్ట్రారు




IN FAVOUR OF

MR. SRI KUMAR BAGRI, SON OF MR. RAJ KUMAR BAGRI, aged about 30 years, Occupation: Service, residing at Flat no. 404, Block No. F, Mayflower Park, 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 luxury apartment bearing flat no. 419 on the fourth floor in block no. 'B' having a super built-up area of 1175 sft (i.e., 940 sft. of built-up area & 235 sft. of common area) 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-85 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

1. పుస్తకము 9 478
 మొత్తము వసూలు చేయబడినది 16
 ఈ వసూలు పుస్తకము 2

MARKET VALUE Re: 1673000/ —

~~సబ్-రెజిస్ట్రారు~~

ENCLOSURE

1. The following amounts have
 been received of the document:

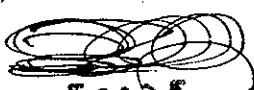
925662 — 6-3-09

- I. Stamp duty
 - 1. on the stamp papers Rs. 100/ —
 - 2. on the stamp Rs. —
 - 3. on the stamp Rs. —
 - 4. on the stamp Rs. —
- II. Registration duty
 - 1. on the stamp of the Rs. 33460/ —
 - 2. on the stamp of the Rs. —
- III. Registration fee
 - 1. on the stamp of the Rs. 8365/ —
 - 2. on the stamp of the Rs. —
- IV. Other charges
 - 1. on the stamp of the Rs. 100/ —
 - 2. on the stamp of the Rs. —

Total Rs. 42025/ —


 SUB REGISTRAR
 KAPRA

పుస్తకము నంబర్ 1020వ
 పుస్తకము నంబర్ 478 నంబరుగా రిజిస్ట్రారు చేయబడి
 స్టాంపు విలువ రూ. 1526 —
 478/1009 నంబరుగా రిజిస్ట్రారు చేయబడినది
 2009 నంబరు 7వ తేదీ


 సబ్-రెజిస్ట్రారు



- 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. 16,73,000/- (Rupees Sixteen Lakhs Seventy Three 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 luxury apartment bearing flat no. 419 on fourth floor in block no. 'B' having a super built-up area of 1175 sft. (i.e., 940 sft. of built-up area & 235 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 58.75 sq. yds.
 - A reserved parking space for one car on the stilt floor bearing no. B-85 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. 16,73,000/- (Rupees Sixteen Lakhs Seventy Three Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
- Rs. 1,23,000/- (Rupees One Lakh Twenty Three Thousand Only) Paid by way of cash.
 - Rs. 8,04,000/- (Rupees Eight Lakhs Four Thousand only) paid by way of cheque no. 847323, dated 28.02.2009 drawn on HDFC Bank Ltd., Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
 - Rs. 7,46,000/- (Rupees Seven Lakhs Forty Six Thousand only) paid by way of cheque no. 847324, dated 28.02.2009 drawn on HDFC Bank Ltd., Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
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 Estate


Partner

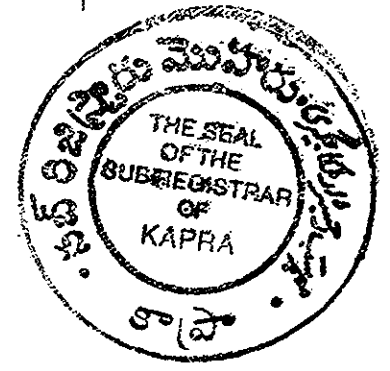
For Alpine Estate



Partner

1. ... 9 ... 478
... 16
... 3

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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

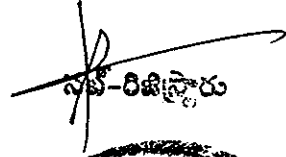


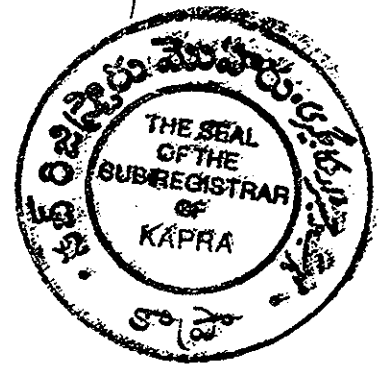
Partner

15 పుస్తకము నెంబ్ర 9 నుంచి 478 వరకు

మొత్తము వారసునియందు 16

ఈ వారసునియందు 4


నవ-విజయవరం



- 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

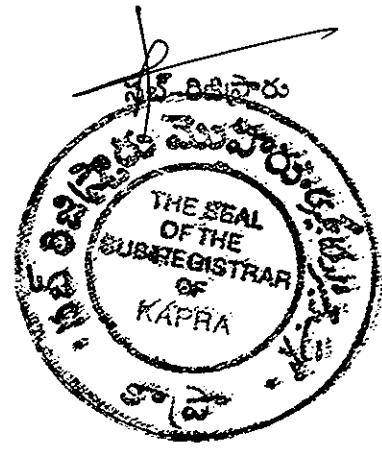


Partner

1వ పుస్తకము పేజీ 9..... 478.....

మొత్తము వారితముల సంఖ్య..... 16.....

ఈ కారితపు పత్రుల సంఖ్య..... 5.....



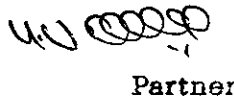
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations 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. 41,925/- is paid by way of challan no. 3-925647, dated 06-3-07, drawn on State Bank of Hyderabad, Kusaiguda Branch, Hyderabad and VAT an amount of Rs. 16,730/- paid by the way of pay order No. 147346, dated 06.03.07, HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates


Partner

For Alpine Estates

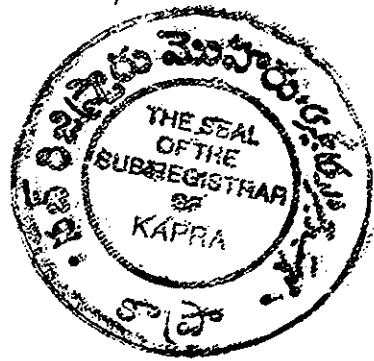

Partner

పేపర్ నంబరు 2019 478

మొత్తము కాగితములు 16

ఈ కాగితపు పనుల సంఖ్య 6

~~నవ-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. 419 on the fourth floor in block no. 'B' admeasuring 1175 sft. of of super built-up area (i.e., 940 sft. of built-up area & 235 sft. of common 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-85, 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	Open to sky & Flat no. 420
South by	Flat No. 418 & Open to sky
East by	6' wide corridor & Open to sky
West by	Open to sky

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

WITNESSES:

1. Rashy
2. B. Revji

For Alpine Estates

Partner

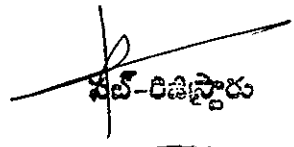
For Alpine Estates

Partner
VENDOR


BUYER

1వ పుస్తకము 1009.....వ పంపు 478.....ప్రకటనలు

మొత్తము కాలిఫార్నియా..... 16.....

ఈ కాలిఫార్నియా పుస్తకము..... 7.....


సబ్-రిజిస్ట్రారు

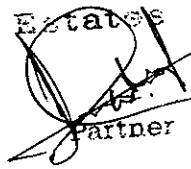


ANNEXTURE - 1 - A

1. Description of the Building : Luxury apartment bearing flat no. 419 on the fourth 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 : 58.75 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 :
- (f) In the Fourth Floor : 1175 Sft
- (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. 16,73,000/-

For Alpine Estates

For Alpine Estates


Partner



Partner

Date: 07.03.2009

Signature of the Executants

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Alpine Estates

For Alpine Estates


Partner



Partner

Date: 07.03.2009

Signature of the Executants



1వ పుస్తకము నెంబెర్ 9 నకు ధ. 478 మార్చివేలా

మొత్తము వాగింగులు 16

ఈ లాంగువేలము వాగింగులు 8



REGISTRATION PLAN SHOWING

FLAT NO. 419 IN BLOCK NO. 'B' ON FOURTH FLOOR

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

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

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

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

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

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

BUYER: MR. SRI KUMAR BAGRI SON OF MR. RAJ KUMAR BAGRI

REFERENCE:
AREA: 58.75

SCALE:
SQ. YDS. OR

INCL: 
SQ. MTRS.

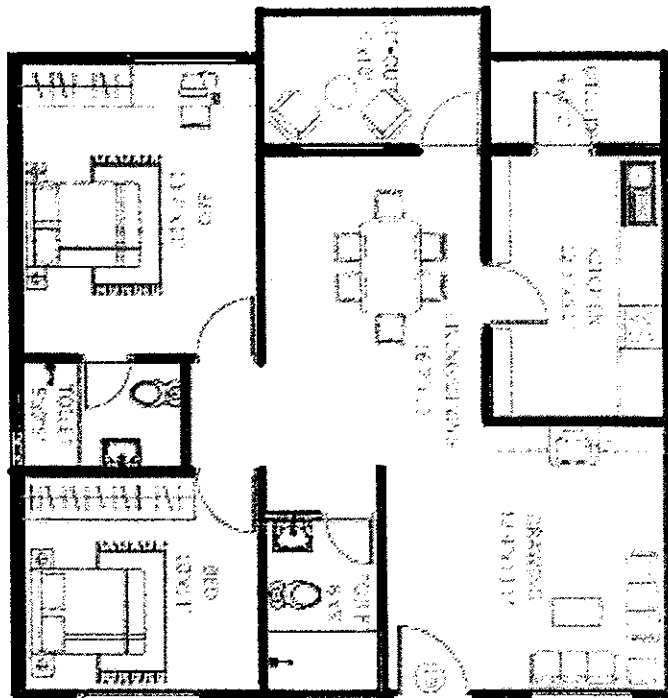
EXCL: 

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

Open to sky



Flat No. 418 & Open to sky



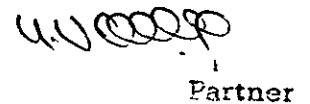
Open to sky & Flat No. 420

6' wide corridor & Open to sky

For Alpine Estates

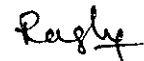


Partner

For Alpine Estates


Partner

SIG. OF THE VENDOR

WITNESSES:

1. 
2. 

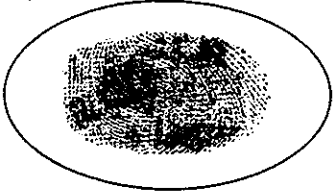
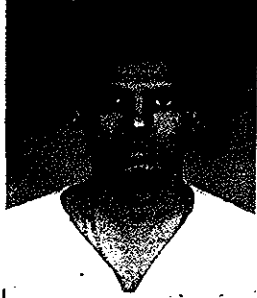


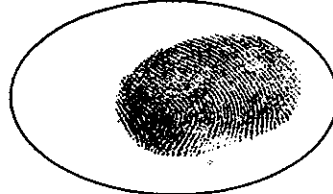





X 
SIGN. OF THE BUYER

1వ పుస్తకం నంబరు 478 పేజీలు
మొత్తము పేజీల సంఖ్య 16
ఈ పుస్తకం విలువ రూ. 9

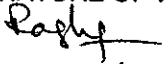
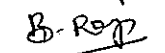
~~శ్రీ. రిజిస్ట్రారు~~



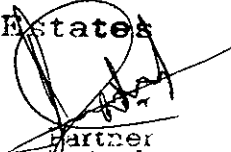
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>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</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 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p> <p><u>SPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC. NO.19/2007 Dt: 03/08/2007:</u></p> <p>SRI. K. PRABHAKAR REDDY S/O. SRI. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.</p> <p><u>BUYER:</u></p> <p>MR. SRI KUMAR BAGRI S/O. MR. RAJ KUMAR BAGRI R/O. FLAT NO. 404, BLOCK NO. F, MAYFLOWER PARK, MALLAPUR, HYDERABAD - 500 076.</p> <p><u>REPRESENTATIVE:</u></p> <p>MR. CH. VENKATA RAMANA REDDY S/O. MR. CH. ANJI REDDY 11-187/2, ROAD NO. 2, GREEN HILLS COLONY, SAROORNAGAR, HYDERABAD.</p>
			
			
			
			


SIGNATURE OF WITNESSES:

1. 
2. 

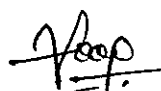
For Alpine Estates

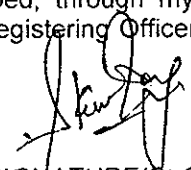

Partner

For Alpine Estates


SIGNATURE OF EXECUTANTS
Partner

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. CH. Venkata Ramana Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

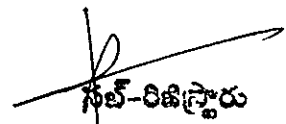

SIGNATURE OF THE REPRESENTATIVE

x 
SIGNATURE(S) OF BUYER(S)

1వ ప్రకటనము 209.....న సంఖ్య 478

మొత్తము వారితో 16

ఈ వారితో 10





సబ్-రిజిస్ట్రారు

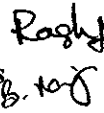



**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 000535/2009 of SRO: 1526(KAPRA)

07/03/2009 16:02:00

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1	Manual Enclosure	Manual Enclosure	(CL) SRI KUMAR BAGRI F.NO.404,MAYFLOWER PARK,MALLAPUR,HYD.	
2			(CL) CH.VENKATA RAMANA REDDY (REP TO CLAIMENT) H.NO.11- 187/2, GREEN HILLS COLONY, SAROOR NAGAR, HYD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4- 187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	
4	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 5-4- 187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	
5	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	

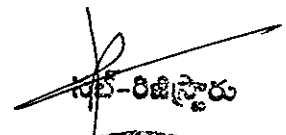
Witness Signatures 
Operator Signature 

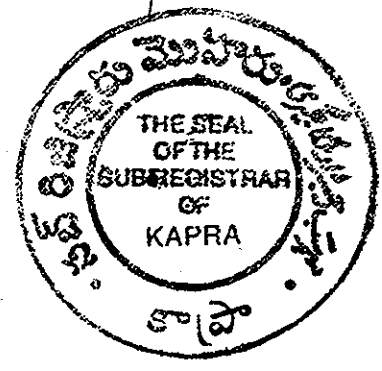

Subregistrar Signature

1వ పుస్తకము 2009.....వ సం. పు. 4.78..... పేజీలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పనుల సంఖ్య.....11.....



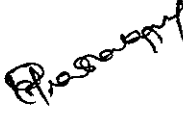

సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 000535/2009 of SRO: 1526(KAPRA)

07/03/2009 16:02:00

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
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 REP BY (SPA FOR PRASENTING DOCT) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	

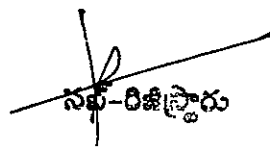
Witness Signatures *Rashy* Operator Signature *[Signature]*

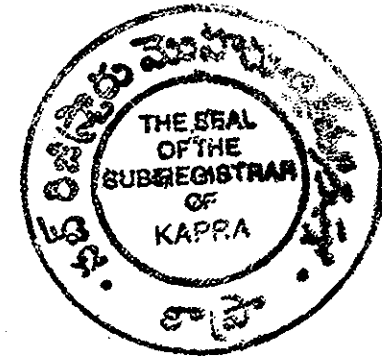
[Signature]
Subregistrar
Signature

1వ పుస్తకము పేజీ.....వ సం పు. 478 పేజీలు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు పనుల సంఖ్య..... 12


సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992006

VIJAYA KURATH
SHANKARAIAH
2-7-23
PAN BAZAR

SECUNDRABAD



13.02.2005

RTA, SECUNDRABAD

00653195/06 Class Of Vehicle Validity

Non-Transport Transport
Hazardous Vehicle
Reference No. 202931983
Original LA. RTA SECUNDRABAD
DOB 17.12.1954
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

D.P.L. No. 114

आयकर विभाग
INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

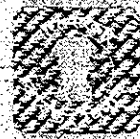
PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSP8104E

Signature

भारत सरकार
GOVT. OF INDIA



HOUSEHOLD CARD

Card No. : PAPI67881501086
F.P Shop No : 815
Name of Head of Household : Mehta. Rahul
Father/Husband name : Bharat
Date of Birth : 04/12/1980
Age : 26
Occupation : Own Business
House No. : 2-3-577, 401,UTTAM TOWERS
Street : MINISTERS ROAD
Colony : D.V. COLONY
Ward : Ward-2
Circle : Circle VIII
District : Hyderabad

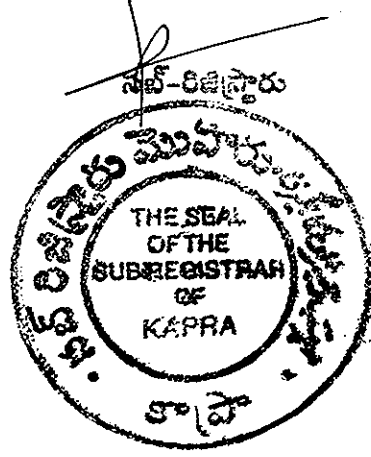
(Rs.) : 100,000
No. (1) : 453389 (Double)
No. (1) : Navratna Enterprises JOC
No. (2) : /
No. (2) :



1వ పుస్తకము 2009.....నం. పు. 4.4.8 వేజులు

మొత్తము కారితముల సంఖ్య..... 16

ఈ కారితపు పేజీల సంఖ్య..... 13



धरम संका संका

/PERMANENT ACCOUNT NUMBER

AFXPB2848B



नाम /NAME

SRI KUMAR BAGRI

पिता का नाम /FATHER'S NAME

RAJ KUMAR BAGRI

जन्म तिथि /DATE OF BIRTH

06-03-1979

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड को खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to

issuing authority :

Chief Commissioner of Income-tax,

Aayakar Bhavan,

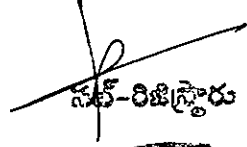
Basheerbagh,

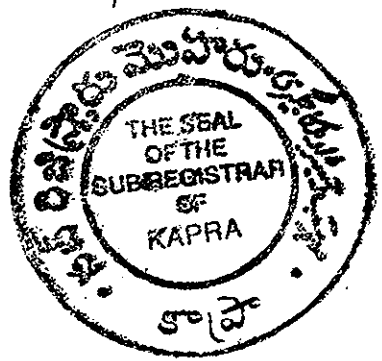
Hyderabad - 500 004.

1వ పుస్తకము పేజీ.....వ సంపుట.....డి.ఎస్.వేణులు

మొత్తము తానివ్వడం సంఖ్య.....15.....


ఈ కారితప్ప మూల సంఖ్య.....16.....


నల్-రిజిస్ట్రారు





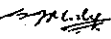
WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.




Name : P. Raghveer
 Designation : Customer Relations Executive
 Signature : 
 Valid upto : 30 April 2009
 Issuing Authority : 
 Blood Group : A +ve
 Address:
 5-4-187/3&4, IInd Floor,
 M.C. Road, Secunderabad-500003.
 Ph:040-66335551, 040-27544058
 www.modiproperties.com

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

B M RAJ KUMAR
MUKUND RAO

03/01/1978
Father of Account Number:
AIOPFI9833L


Signature

भारत सरकार
GOVT. OF INDIA



22022005

इस कार्य के दायरे में आने वाले व्यक्तियों द्वारा कार्य के लिये पर
कुशल सुनिश्चित कर लेना है।
आपका पता: 5-4-187/3&4, 2nd Floor, M.C. Road, Secunderabad-500003.
मिशन: मिशन, ट्रेडिंग, एंड प्रोपर्टी, क्लबहाउस मिशन कॉम्प्लेक्स
एन बी रोड, सी 4 ए 187/3&4, पुणे-400 013.

*If this card is lost or its income's last card is found,
Please inform us immediately.*

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

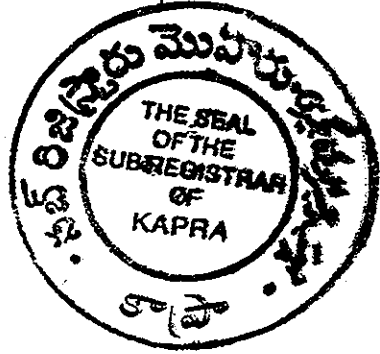
Tel: 91-22-2499 0650, Fax: 91-22-2499 0664,
email: transfusion@icc.in

1వ పుస్తకము 2029.....చ సం పు. 478.....వేజులు

మొత్తము కాగితములు 16.....

ఈ కాగితపు 15.....

నల్-రిజిస్ట్రారు





1వ పుస్తకము 2009...న సం పు...4.78...నేజులు

మొత్తము కాగితములు...16

ఈ కాగితము...16

~~సబ్-రిజిస్ట్రారు~~

