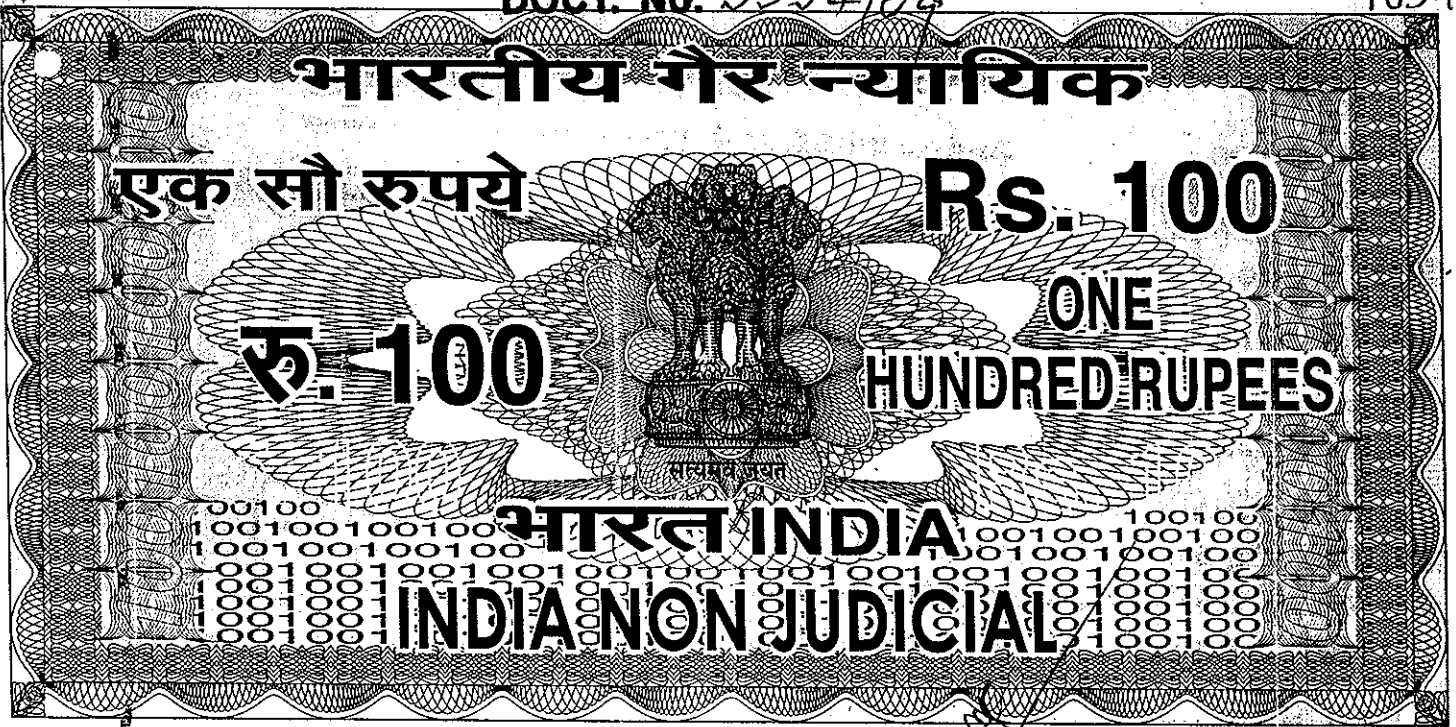


755
SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 010906

No. 24714 Date 15/10/2009
 Sold to Ramesh
 S/o. D/o. W/o. Narasim Rao
 For Whom Alpine Estates

Handwritten signature
K. SRINIVAS
 S.V.L.No.26/98, R.No.11/2007
 CITY CIVIL COURT
 SECUNDERABAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 13th day of November 2009 at SRO, Kapra, Ranga Reddy District by and between:

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 "Builder" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

AND

1. MR. JAYANT DESAI, SON OF MR. LATE BHIM RAO DESAI, aged about 62 years, Occupation: Service
2. MRS. MEENA DESAI, WIFE OF MR. JAYANT DESAI, aged about 55 years, Occupation: Housewife, both are residing at Flat No. A-13, Ambika Palace, Tandon Road, Dombivali (E), Thane, Maharashtra, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Alpine Estates
Handwritten signature
 Partner

For Alpine Estates
Handwritten signature
 Partner

Page 1 of 7
Handwritten signature
 Mrs. Meena Desai

1వ పుస్తకము 2009 వ సం. వై. 14
 మొత్తము కాగితముల సంఖ్య.....

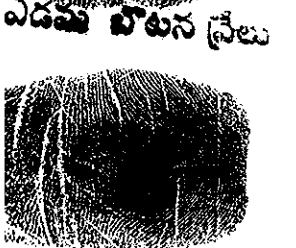
ఈ కాగితపు వరుస సంఖ్య.....

2009 వ సం. మై. 4 వ తేది
 193 కా. క. సె. 13 వ తేది

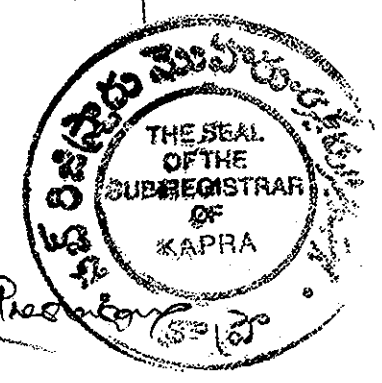
పగలు..... 12 మురియ..... గంటల
 మద్య కాప్రా నల్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ తల్లిము 1903 లోని సెక్షన్ 23.ఎను
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు
 మరియు వేరిముద్రలతో సహా దాఖలు చేసి

మొత్తము రూ. 1000/- ల పేర్కొనబడిన
 వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన వ్రేలు



నిరూపించినది



నల్-రిజిస్ట్రారు

Prabhakar

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: S
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G.
 Secunderabad-03, through attested GPA/SPA for present
 documents, Vide GPA / SPA No. 169/2007
 dated 3.08.07, registered at SRO, U.P.P.
 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 present
 documents, Vide GPA / SPA No. 169/2007
 dated 3.08.07, registered at SRO, U.P.P.
 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 present
 documents, Vide GPA / SPA No. 169/2007
 dated 3.08.07, registered at SRO, U.P.P.

Jayant

Jayant Desai S/o. Late Bhim Rao Desai
 R/o. A-13, Ambika Palace, Tandon Road,
 Dombivoli (E), Thane, Maharashtra.

Mrs. Meena Desai

Meena Desai, W/o. Jayant Desai
 Occ: Housewife R/o. A-13, Ambika Palace,
 Tandon Road, Dombivoli (E), Thane, Maharashtra.

Venkatramang Reddy S/o. Anji Reddy Occ: Service
 R/o. 11-13/2, Rd No. 2, Green Hill Colony,
 Saroorpoger. And.

RAJ KUMAR S/o. MUKUND RAO Occ: Business
 R/o. Atwal. Sec Road.

2009 వ సం. మై. 4 వ తేది
 193 కా. క. సె. 13 వ తేది నల్-రిజిస్ట్రారు

WHEREAS:

- A. The Buyer under a Sale Deed dated 13.11.2009 has purchased a semi-finished, luxury apartment bearing flat no. 218 on the second floor in block no. 'B' admeasuring 1475 sft. of super built up area in residential apartments styled 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:
- Proportionate undivided share of land to the extent of 73.75 sq. yds.
 - A reserved parking for one car on the stilt floor bearing no. B-33 admeasuring 100 sft.

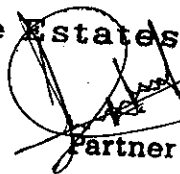
This Sale Deed is registered as document no. 3552/9 in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.

- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished Luxury apartment bearing flat no. 218 on the second floor in block no. 'B' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

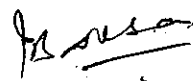
- The Builder shall complete the construction for the Buyer a semi-finished Luxury apartment bearing flat no.218 on the second floor in block no. 'B' admeasuring 1475 sft. of super built up area and undivided share of land to the extent of 73.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-33, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 28,66,000/- (Rupees Twenty Eight Lakhs Sixty Six Thousand Only).
- The Buyer has already paid an amount of Rs. 28,66,000/- (Rupees Twenty Eight Lakhs Sixty Six Thousand Only) which was admitted and acknowledged by the Builder.

For Alpine Estates


Partner

For Alpine Estates


Partner



Mrs. Meera Desai

1వ పుస్తకము 2009 సం. పు. 3554/2009 వ సం. పు. 3554/2009

మొత్తము కాగితముల సంఖ్య 4

ఈ కాగితపు వరుస సంఖ్య 1

MARKET VALUE Rs: 2866000/-

ENDORSEMENT

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

By challan No. 526536 Dt. 16/11/09

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/-
- 2. in the shape of challan (u/s. 41 of Act No. 18/79) Rs. 28660/-
- 3. in the shape of cash (u/s. 41 of Act No. 18/79) Rs. -
- 4. adjuvment duty (u/s. 15 of Act No. 18/79, if any) Rs. -

II. Transfer Tax:

- 1. in shape of challan Rs. -
- 2. in the shape of cash Rs. -

III. Registration Tax:

- 1. in the shape of challan Rs. 1000/-
- 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. 29760/-

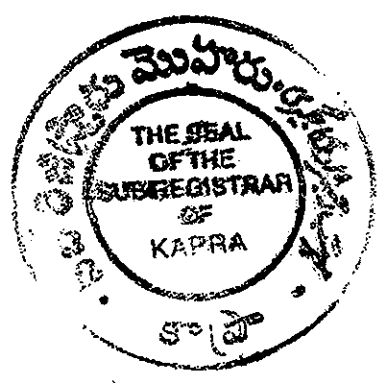
సబ్-రిజిస్ట్రారు

SUB REGISTRAR KAPRA

1వ పుస్తకము 2009 సం. / చా.క. 192 వ పు. 3554/2009 నెంబరుగా రిజిస్టరు చేయబడి స్టాంప్ నిమిత్తం గుర్తింపు నెంబరు 1526

3554/2009 గా యివ్వబడ్డనది 2009 సం. 11 నవంబరు 2009 వ తేది

సబ్-రిజిస్ట్రారు



3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Builder as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished luxury apartment bearing flat no. 218 on the second floor in block no. 'B' to the Builder for the purposes of completion of construction of the apartment.
7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 25.12.09, with a further period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

For Alpine Estates

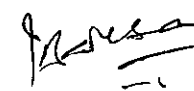


Partner

For Alpine Estates



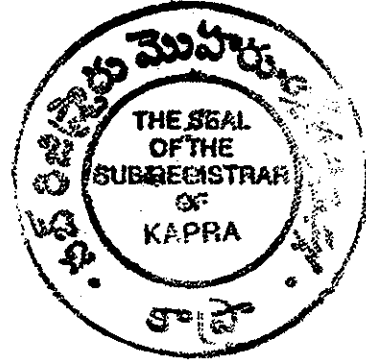
Partner



Mrs. Meena Desai

1వ పుస్తకము 200 గే.....వ సం పు 3555 స్వస్థాపనలు
మొత్తము కాగితముల సంఖ్య..... 14
ఈ కాగితపు వరుస సంఖ్య..... 3

~~శా. రజిస్ట్రారు~~




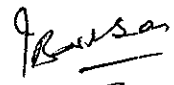
10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Mayflower Heights project.
15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Mayflower Heights project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.

For Alpine Estates


Partner

For Alpine Estates


Partner



Mrs. Meena Desai

1వ పుస్తకము 200 గ్రా.....వ సం వ్రా.....వేళలు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 4


నవ-రిజిస్ట్రారు

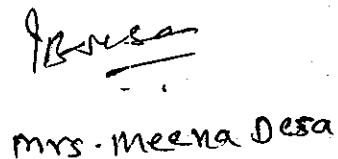


17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
23. Stamp duty and Registration amount of Rs. 29,660/- is paid by way of challan no. 536536, dated 13.11.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 28,660/- paid by the way of pay order No. 152374 dated 12.11.2009, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates For Alpine Estates


Partner


Partner


Mrs. Meena Desai

వ పుస్తకము 200 గ్రీ.....వ సం ప 3554 కస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 14
ఈ కాగితపు వరుస సంఖ్య..... 1
K. L. S. R.



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-11 Gts., forming part of Sy. Nos. 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 'B'

SCHEDULE OF APARTMENT

All that portion forming luxury apartment bearing flat no. 218 on the second floor in block no. 'B' admeasuring 1475 sft. of super built up area together with proportionate undivided share of land to the extent of 73.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-33, 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	Flat No. 219 & & Open to Sky
South By	6' wide corridor
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:

WITNESS:

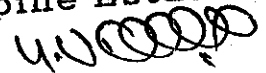
1. 

2. 

For Alpine Estates


Partner

For Alpine Estates


Partner
BUILDER


BUYER

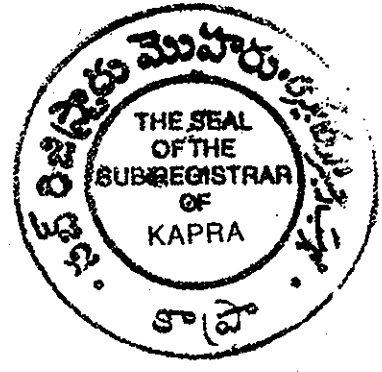
Mrs. Meena D. S.

1వ పుస్తకము 2009 వ సం పుస్తకము దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 6


సబ్-రీజిస్ట్రారు

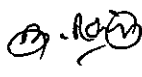


<u>SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION</u>		
Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	
Walls	4"/6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Vitrified tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Panel doors with branded hardware	
Electrical	Copper wiring with modular switches	
Windows	Aluminum sliding windows with grills	
Bathroom	Designer ceramic tiles with 7' dado	Superior designer ceramic tiles with 7' dado with bathtub in one bathroom.
Sanitary	Branded sanitary ware	Branded sanitary ware with counter top basins.
C P fittings	Branded CP Fittings	Superior Branded CP Fittings
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft granite tiles dado, SS sink with drain board.
Plumbing	GI & PVC pipes	
Lofts	Lofts in each bedroom & kitchen	
<p><u>Note:</u></p> <ol style="list-style-type: none"> Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided. Change of colour or fixing of grills & gates to the main door / balcony shall not be permitted. Changes in walls, door positions or other structural changes shall not be permitted. Only select alterations shall be permitted at extra cost. Specifications / plans subject to change without prior notice. 		

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

WITNESS:

1. 


2. 

For Alpine Estates


Partner

For Alpine Estates


BUILDER Partner

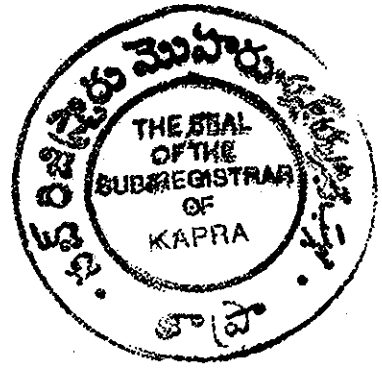

BUYER.
Mrs. Meena Desai

1వ వృద్ధకము 2009.....వ. సం. 3554.....వెలు

మొత్తము కాగితముల సంఖ్య..... 14.....

ఈ కాగితపు వరుస సంఖ్య..... 9.....


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 218 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.

BUILDER:

M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

1. SRI RAHUL B. MEHTA, SON OF LATE MR. BHARAT U. MEHTA

2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAIHAH

BUYER:

1. MR. JAYANT DESAI, SON OF MR. LATE BHIM RAO DESAI

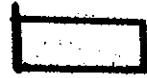
2. MRS. MEENA DESAI, WIFE OF MR. JAYANT DESAI

REFERENCE:
AREA:

73.75

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

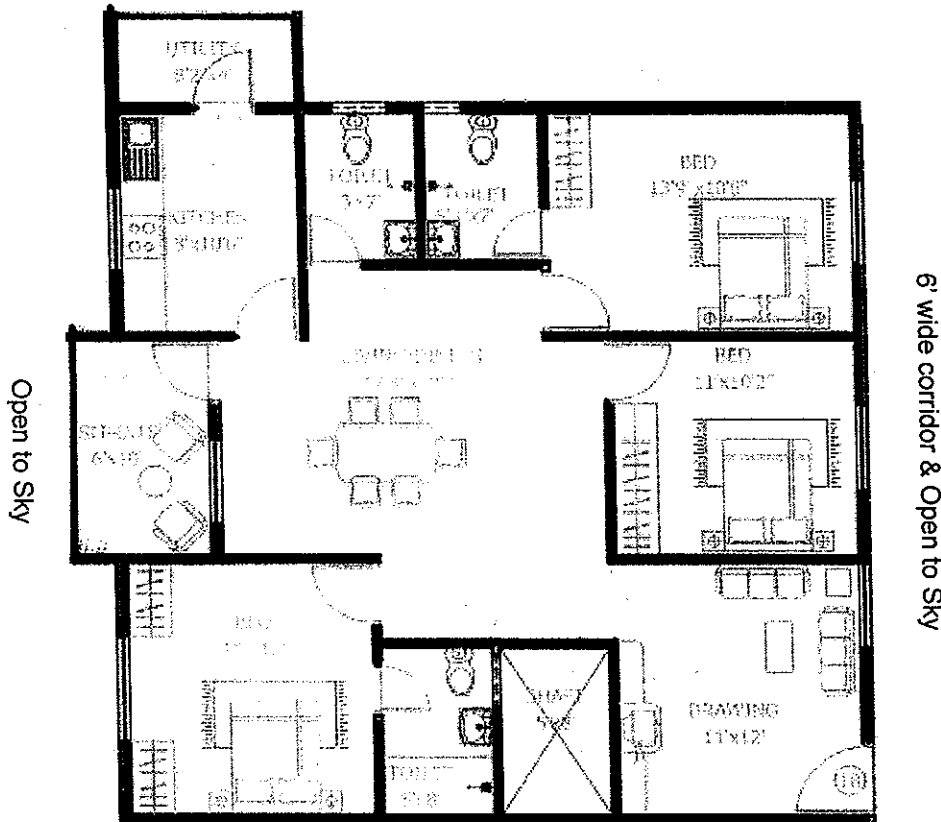


Total Built-up Area = 1475 sft.
Out of U/S of Land = Ac. 4-11 Gts.

N



Flat No. 219 & Open to Sky



6' wide corridor

For Alpine Estates

For Alpine Estates

WITNESSES:

- 1.
- 2.

Partner

Mrs. Meena Desai

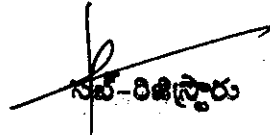
SIGNATURE OF THE BUILDER

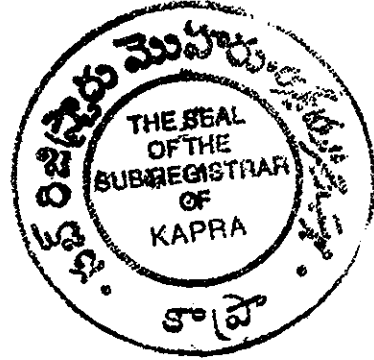
SIGNATURE OF THE BUYER

1వ పుస్తకము 200 శీ.....వ సం వ్రాసినట్లు వ్రాసినట్లు

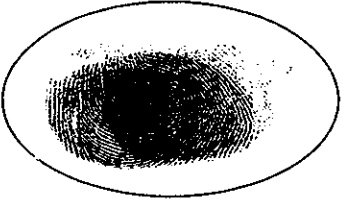
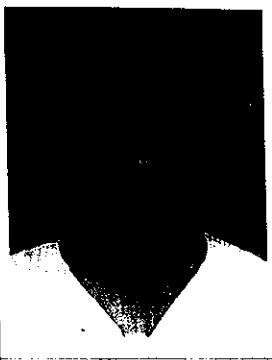





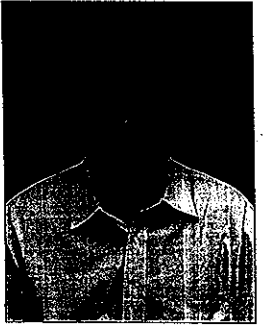
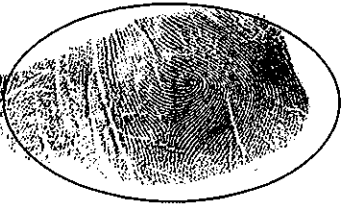
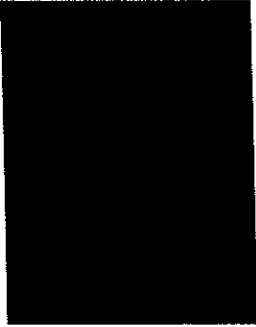
మొత్తము కాగితముల సంఖ్య..... 4

ఈ కాగితపు పరుస సంఖ్య..... 2

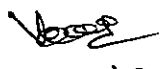
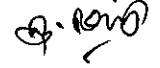

సబ్-రిజిస్ట్రారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUILDER:</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>SPA FOR PRESENTING DOCUMENTS <u>VIDE DOC. NO. 1/2007 Dt: 11/01/2007:</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>BUYER:</p> <p>1. MR. JAYANT DESAI S/O. LATE BHIM RAO DESAI R/O. FLAT NO. A-13, AMBIKA PALACE, TANDON ROAD, DOMBIVALI (E), THANE, MAHARASTRA.</p> <p>2. MRS. MEENA DESAI W/O. JAYANT DESAI R/O. FLAT NO. A-13, AMBIKA PALACE, TANDON ROAD, DOMBIVALI (E), THANE, MAHARASTRA</p>
			
			
			
			

SIGNATURE OF WITNESSES:


1. 
2. 

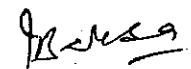
For Alpine Estates


Partner

Mrs. Meena Desai

For Alpine Estates


SIGNATURE OF EXECUTANTS
Partner


SIGNATURE OF THE RIVER

1వ పుస్తకము 200 శ్రీ.....వ సం పు 3554 దస్తావేజులు:

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు పఠన సంఖ్య..... 9



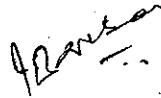



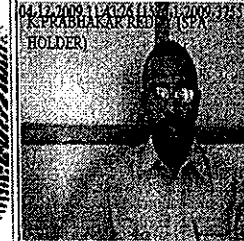
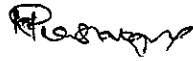

శా.వి.రెజిస్ట్రారు




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

C.S.No./Year: 003755/2009 of SRO: 1526(KAPRA)

04/12/2009 11:46:20

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) JAYANT DESAI F.NO.A-13, AMBIKA PALACE, TANDON RD.DOMBIVALI	
2			(CL) MEENA DESAI F.NO.A-13, AMBIKA PALACE, TANDON RD.DOMBIVALI	Mrs. Meena Desai
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4- 187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
5			(EX) K.PRABHAKAR REDDY (SPA HOLDER) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

Witness Signatures


G. Rao

Operator Signature



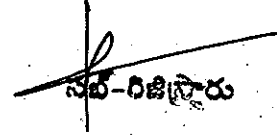
Subregistrar Signature



1వ పుస్తకము 2009.....వ సం వృ 2554 స్త్రీవేదాలు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు పనుల సంఖ్య..... 10


సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992006

VIJAYA KURATH
SHANKARAJAH
2-2-23
PAN BAPAR

SECUNDRABAD

Signature
dated on 19-02-2006

Issuing Authority
RTA, SECUNDRABAD

10053195/05 Class Of Vehicle Validity

Non-transport LMV,MCWG 16-12-2014
Transport:
Hazardous Validity
Badge No.
Reference No. 202931983
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	23

HOUSEHOLD CARD

Card No : PAP167881501086
F.P Shop No : 815
Name of Head of Household : Mehta, Rahul
Date of Birth : 04/12/1933
Age : 26
Occupation : Own Business
House No. : 2-3-577,40,UTTAM TOWERS
Street : MINISTER ROAD
Colony : D V COLONY
Ward : 2
Circle : VIII
District : Hyderabad

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

D.P.L. No. 114
BHARAT SCOUTS & GUIDES

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

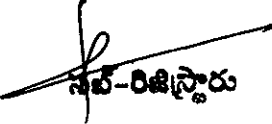
Permanent Account Number
AWSPP8104E

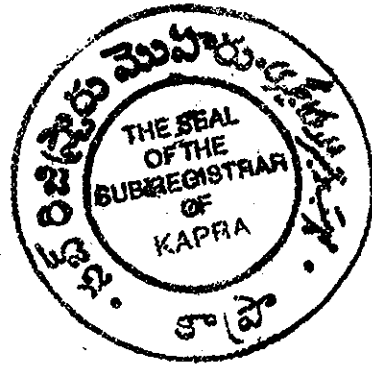
Signature



Signature

1వ పుస్తకము 200 రూపాయల సంఖ్య 3557/దస్తావేజులు
మొత్తము కాగితముల సంఖ్య 14
ఈ కాగితపు వరుస సంఖ్య 11


సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABBD7648F



नाम / NAME

JAYANT BHIMRAO DESAI

पिता का नाम / FATHER'S NAME

BHIMRAO KRISHNARAO DESAI

जन्म तिथि / DATE OF BIRTH

08-10-1948

हस्ताक्षर / SIGNATURE

PCO

आयकर आयुक्त (कम्प्यूटर केन्द्र)


Commissioner of Income-tax (Computer Operations)

J. Bhimrao

1వ పుస్తకము 200 ర్క.....వ సం వ 3555 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 12

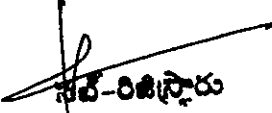

నవ-రిజిస్ట్రారు

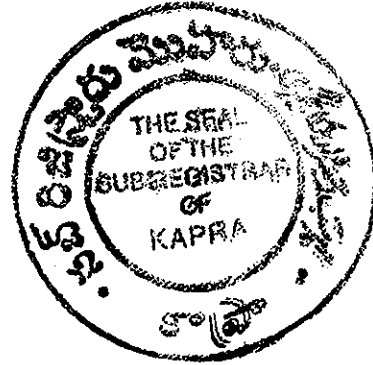


1వ పుస్తకము 200 రూ.....వ సం పు 3556 ప్రస్తావనలు

మొత్తము కాగితముల సంఖ్య..... 14


ఈ కాగితపు వరుస సంఖ్య..... 13



సబ్-రిజిస్ట్రారు


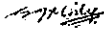


WITNESSES NO. 1

Customer Relations Division

 **MODI**
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : 
Valid upto : 30 April 2009
Issuing Authority : 
Blood Group : O +ve
Address:
5-4-187/3&4, IInd Floor,
M.G Road, Secunderabad-500003.
Ph:040-56335551, 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

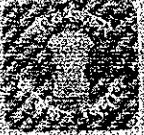

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

B.M.RAU.KUMAR
MUKUND RAO

037011978
Permanent Account Number
AIOPR9833L


Signature

20022006

इस कार्ड के खो जाने पर या किसी द्वारा कार्ड खोना या
किसी को सौंपित करने / लौटाने
आयकर सेवा विभाग, एन एस डी यू
तीसरी मंजिल, 3rd फ्लोर, ए सिंग, कामला मिल्स कंपौण्ड
एस.बी. मार्ग, लोअर पैरल, मुंबई - 400 013

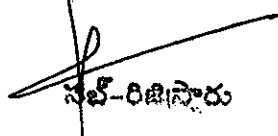
If this card is lost / someone else lost card is found
please inform / return to
Income Tax PAN Services Unit NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013

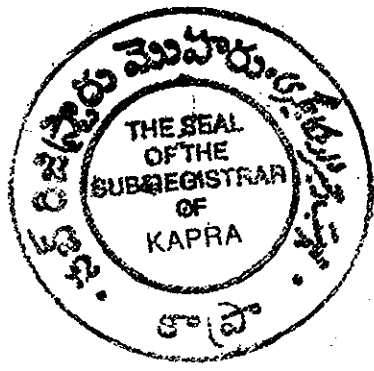
Tel: 91-22-2499 4650 Fax: 91-22-2499 4664
email: itinfo@nsdlco.in

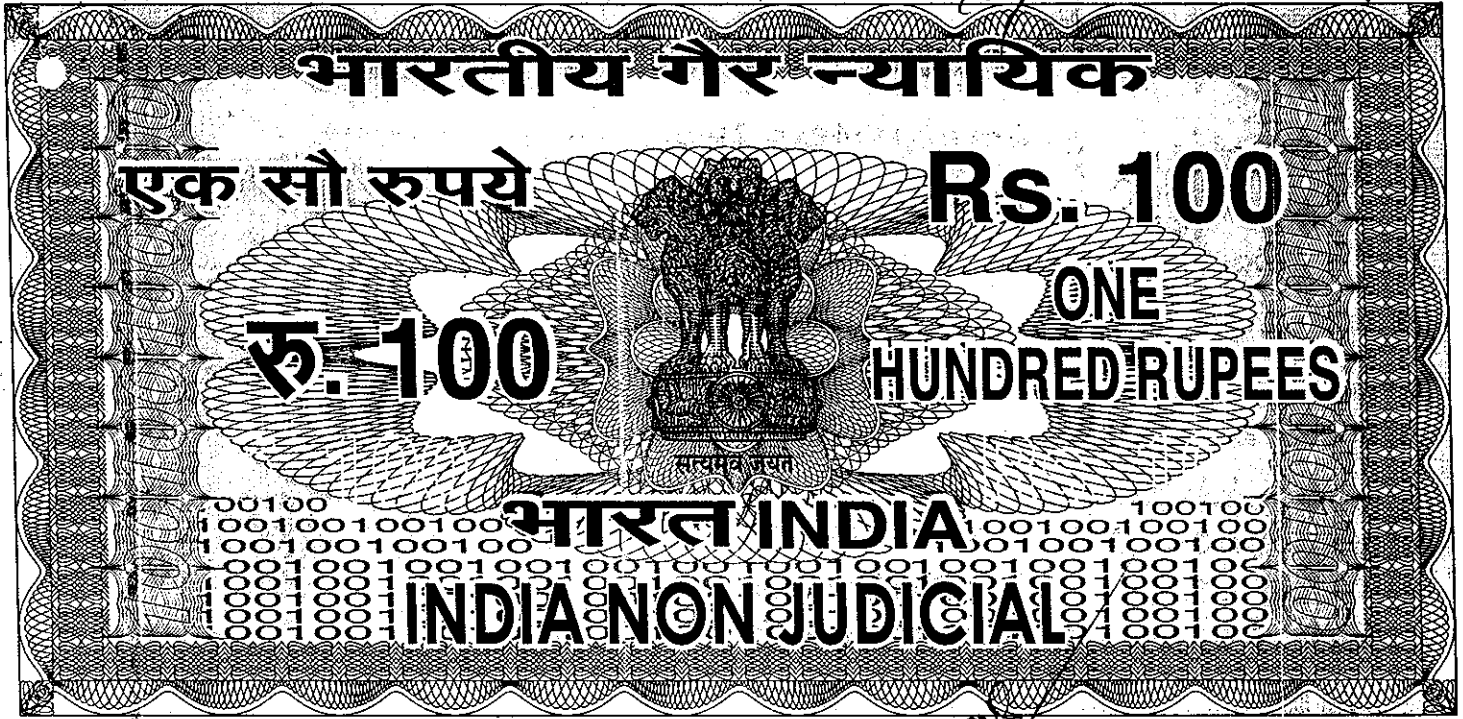
1వ పుస్తకము 200వ సం వృత్తి 2554 పుస్తకాలు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 14


సబ్-రిజిస్ట్రారు





754
SCANNED

ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 010905

24713
 No. 24713 Date 15/10/2009
 Sold to Ramas
 S/o. D. No. Narasimha Rao
 For Whom Alpine Estates

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

SALE DEED

This Sale Deed is made and executed on this 13th day of November 2009 at SRO, Kapra, Ranga Reddy District by:

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners / duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 years, Occupation: Business., hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

AND

M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 years; Occupation: Business, the partners / authorized representatives of M/s. Alpine Estates who are the agreement of 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

10 జనవరి 2009
VC-1

2009 వ సంవత్సరము 200 వ నంబరు 3552

మొత్తము కాగితముల సంఖ్య 66

ఈ కాగితపు వరుస సంఖ్య 1

2009 వ సంవత్సరము 200 వ తేది

1931 క.న. సంవత్సరము 13 వ తేది

పగలు 11 మురియ 12 గంటల

మధ్య కాస్తా నల్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ K. Prabhakar Reddy

రిజిస్ట్రారు వద్దను 1902 లోని సెక్షన్ 33.ఎను

అనుబంధించి సమర్పించబడిన ఫోటో గ్రాఫులు

వారణసు వేలిముద్రలతో సహా దాఖలు చేసి

అనుబంధముగా 5000 లు చెల్లించినారు

కాని ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన మ్రోలు

నిరూపించినది



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (P). 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. 169/2009/07 dated 3-08-09 registerer at SRO, U.P.P.R Ranga Reddy District.

1 Venkat Ramang Reddy

Occ: Service No. Green Hills Colony,

S/o. Anir Reddy 11-187/2, Rd No. 2 Saroornagar, Hyderabad.

2 B. RAJKUMAR

Occ: BUSINESS.

S/o. MUKUND RAO No. Anand, Sec Bad.

2009 వ సంవత్సరము 200 వ తేది
1931 క.న. సంవత్సరము 13 వ తేది
పగలు 11 మురియ 12 గంటల
మధ్య కాస్తా నల్-రిజిస్ట్రారు కార్యాలయములో

IN FAVOUR OF

1. MR. JAYANT DESAI, SON OF MR. LATE BHIM RAO DESAI, aged about 62 years, Occupation: Service
2. MRS. MEENA DESAI, WIFE OF MR. JAYANT DESAI, aged about 55 years, Occupation: Housewife, both are residing at Flat No. A-13, Ambika Palace, Tandon Road, Dombivali (E), Thane, Maharashtra, 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 semi-finished luxury apartment bearing flat no. 218 on the second floor in block no. 'B' having a super built-up area of 1475 sft. together with undivided share in the scheduled land to the extent of 73.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-33 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 గ్రా. సం. 3553 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

1000000/ -

ఈ కాగితపు వరుస సంఖ్య.....2.....

MARKET VALUE Rs:

ENDORSEMENT

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

By challan No. 26192 Dt. 20/11/09

[Signature]
A. P. Rao

I. Stamp Duty:

- 1. in the shape of stamp papers
- 2. in the shape of challan (u/s.41 of Act. 1894)
- 3. in the shape of cash (u/s.42 of Act. 1894)
- 4. adjustment of stamp duty u/s.16 of Act. 1894, if any

Rs. 100/ -

Rs. 49900/ -

Rs. -

Rs. -

II. Transfer Tax:

- 1. in shape of challan
- 2. in the shape of cash

Rs. 20000/ -

Rs. -

III. Registration fees:

- 1. in the shape of challan
- 2. in the shape of cash

Rs. 5000/ -

Rs. -

IV. User Charges

- 1. in the shape of challan
- 2. in the shape of cash

Rs. 100/ -

Rs. -

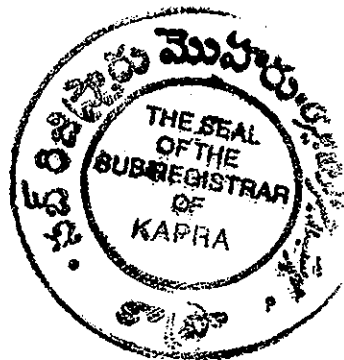
Total Rs. 75100/ -

[Signature]
SUB REGISTRAR
KAPRA

4వ పుస్తకము 200 గ్రా. సం. / ఛా. నం. 192 / వ
ఫ. 3553 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంప్ విమిక్తం గుర్తింపు నెంబరు 1526

3553/200 గ్రా. యివ్వడమైనది
2009 సం. 11 నెంబరు 4 వ తేది

[Signature]
సబ్-రిజిస్ట్రార్




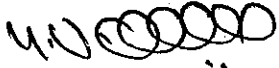
- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire 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 semi-finished, Luxury apartment bearing flat no. 218 on second floor in block no. 'B' having a super built-up area of 1475 sft. in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, together with:
 - a. Undivided share in scheduled land to the extent of 73.75 sq. yds.
 - b. A reserved parking space for one car on the stilt floor bearing no. B-33 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.

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.

For Alpine Estates For Alpine Estates
 Partner  Partner

పట్టణము 2009 వ సం పు 3553

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 3

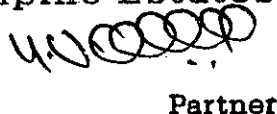
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4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer 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.
 - c. That the Buyer shall become a member of the Mayflower Heights Owners Association that has been / shall be formed by the Owners of the apartments in MAYFLOWER HEIGHTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc. The Buyer shall pay a sum of Rs. 10,000/- & Rs. 15,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.

For Alpine Estates For Alpine Estates


Partner

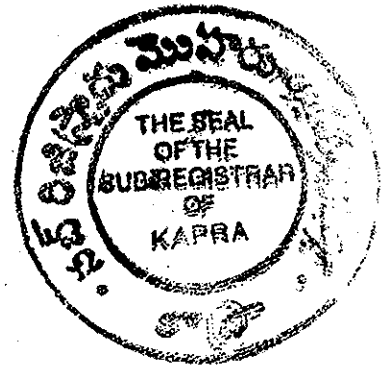

Partner

చ పుస్తకము 200 గి.....వ సం 3553

మొత్తము కాగితముల సంఖ్య..... 46

ఈ కాగితపు వరుస సంఖ్య..... 4


~~సబ్-రిజిస్ట్రారు~~



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

10. Stamp duty and Registration amount of Rs. 75,000/- is paid by way of challan no. 536597, dated 13.11.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 10,000/- paid by the way of pay order No. 15235, dated 12.11.2009, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates


Partner

For Alpine Estates

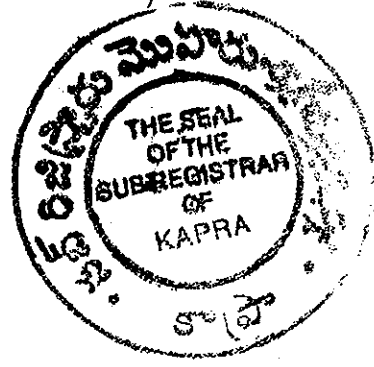

Partner

1వ పుస్తకము 200 రీ.....వ సం ప్న 3553

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 5

~~కన-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

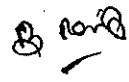
All that portion forming semi finished Luxury apartment bearing flat no. 218 on the second floor in block no. 'B' admeasuring 1475 sft. of super built-up area (i.e., 1180 sft. of built-up area & 295 sft. of common area) together with proportionate undivided share of land to the extent of 73.75 sq. yds., and reserved parking space for one car on the stilt floor bearing no. B-33, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights" f, 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	Flat No. 219 & Open to Sky
South By	6' wide corridor
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. 

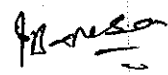
2. 

For Alpine Estates

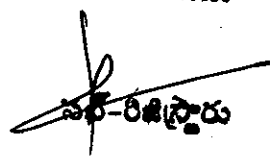

Partner

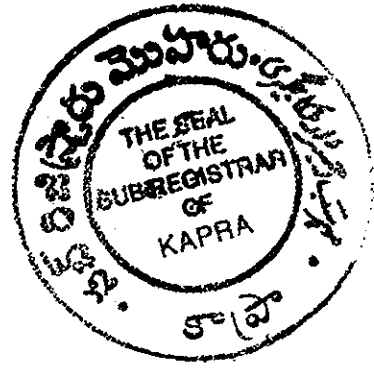
For Alpine Estates


Partner
VENDOR


BUYER
Mrs. Meena Desai

1వ పుస్తకము యొక్క.....వ సంఖ్య 3553 జూలై
మొత్తము కాగితముల సంఖ్య 16
ఈ కాగితపు వరుస సంఖ్య 6


సబ్-రిజిస్ట్రారు



ANNEXTURE-1-A

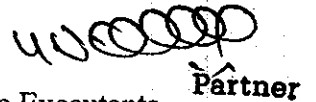
1. Description of the Building : Luxury apartment bearing flat no 218 on the second floor in block no. 'B' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construciton
3. Total Extent of Site : 73.75 sq. yds., U/S Out of Ac. 4-11 Gts..
4. Built up area Particulars:
- a) In the Ground Floor : 100 Sft for car parking space
- b) In the First Floor :
- c) In the Second Floor : 1475 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. 10,00,000/-

Date: 13.11.2009

For Alpine Estates


Partner

For Alpine Estates


Partner

Signature of the Executants

C E R T I F I C A T E

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

For Alpine Estates

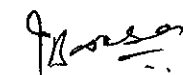

Partner

For Alpine Estates


Partner

Date: 13.11.2009

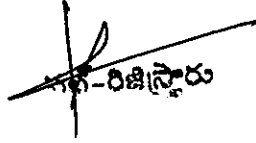
Signature of the Executants

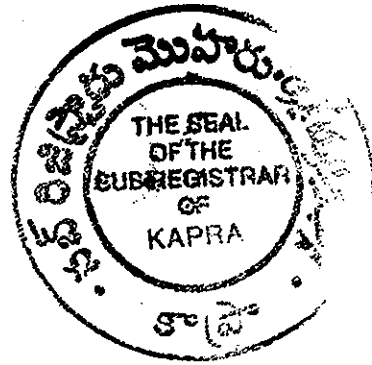

Mrs. Meena Desai

1వ పుస్తకము 2009 వ సం ³⁵⁵³ వస్త్రవేటలు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వదున సంఖ్య..... 9


శాసన-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 218 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, SON OF LATE MR. BHARAT U. MEHTA

2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAIHAH

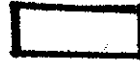
BUYER: 1. MR. JAYANT DESAI, SON OF MR. LATE BHIM RAO DESAI

2. MRS. MEENA DESAI, WIFE OF MR. JAYANT DESAI

REFERENCE:
AREA: 73.75

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

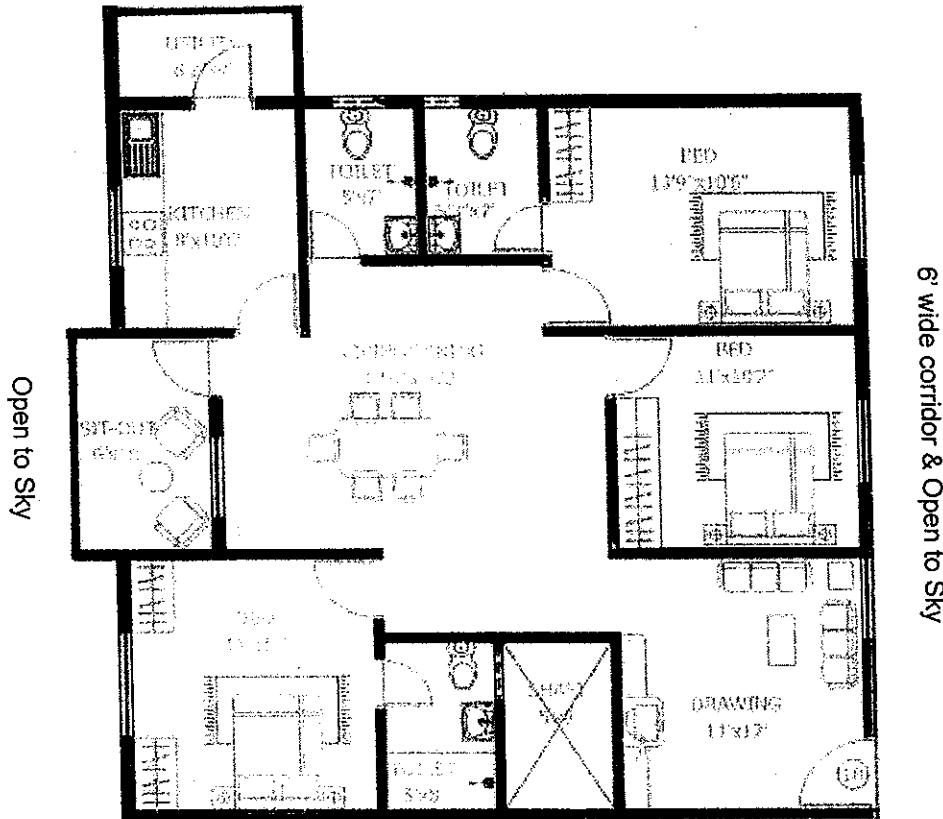


Total Built-up Area = 1475 sft.
Out of U/S of Land = Ac. 4-11 Gts.

N



Flat No. 219 & Open to Sky



6' wide corridor

6' wide corridor & Open to Sky

For Alpine Estates

For Alpine Estates

WITNESSES:

- 1.
- 2.

Partner

Mrs. Meena Desai

Partner
SIGNATURE OF THE VENDOR

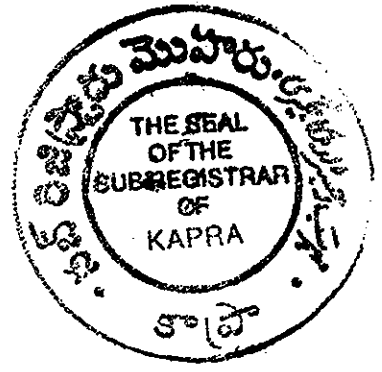
SIGNATURE OF THE BUYER

1వ పుస్తకము 2009.....వ సం. పుస్తకముల స్వేచ్ఛలు


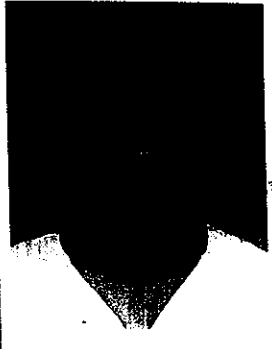
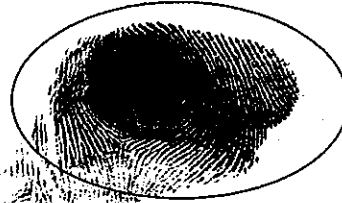
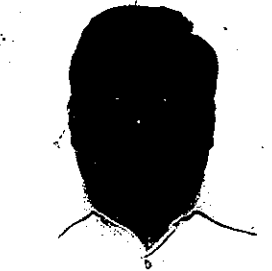
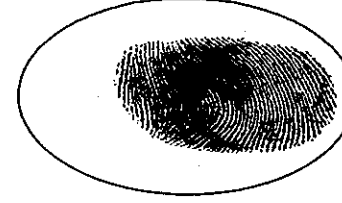
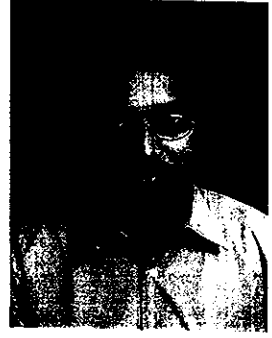

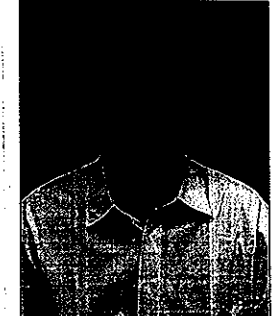

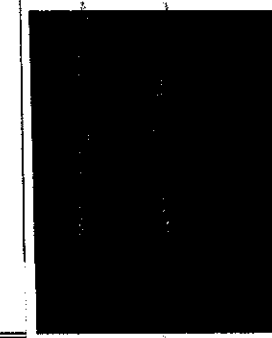
మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పనుల సంఖ్య.....8.....

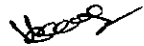
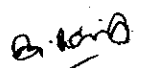
~~నర-రిజిస్ట్రారు~~



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
			<p>VENDOR:</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> <ol style="list-style-type: none"> 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. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD. <p>SPA FOR PRESENTING DOCUMENTS <u>VIDE DOC. NO. 1/2007 Dt: 11/01/2007:</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>BUYER:</p> <ol style="list-style-type: none"> MR. JAYANT DESAI S/O. LATE BHIM RAO DESAI R/O. FLAT NO. A-13, AMBIKA PALACE, TANDON ROAD, DOMBIVALI (E), THANE, MAHARASTRA. MRS. MEENA DESAI W/O. JAYANT DESAI R/O. FLAT NO. A-13, AMBIKA PALACE, TANDON ROAD, DOMBIVALI (E), THANE, MAHARASTRA
			
			
			
			


SIGNATURE OF WITNESSES:

- 
- 

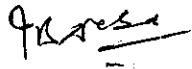
For Alpine Estates


Partner

For Alpine Estates


SIGNATURE OF EXECUTANTS Partner

Mrs. Meena Desai

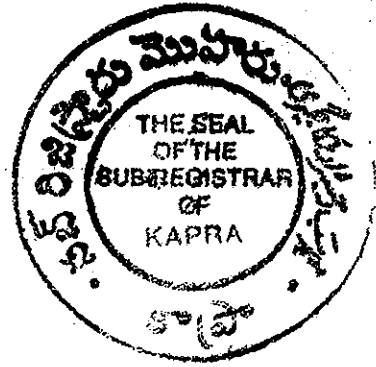

SIGNATURE OF THE DRIVER

1వ పుస్తకము 200 శ్రీ.....వ సం పు.....దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య..... 11.....

ఈ కాగితపు పదున సంఖ్య..... 9.....



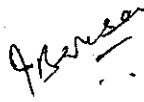


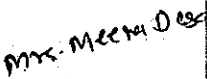
~~నవ-రిజిస్ట్రారు~~




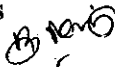
**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 003754/2009 of SRO: 1526(KAPRA)

04/12/2009 11:45:13

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) JAYANT DESAI F.NO.A-13, AMBIKA PALACE, TANDON RD.DOMBIVALI	
2			(CL) MEENA DESAI F.NO.A-13, AMBIKA PALACE, TANDON RD.DOMBIVALI	
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 200 రూపాయల సంఖ్య 3552 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 10


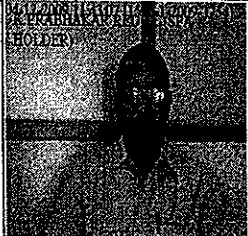
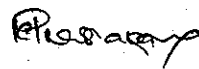
~~నవ-రిజిస్ట్రారు~~




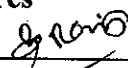
**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 003754/2009 of SRO: 1526(KAPRA)

04/12/2009 11:45:13

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

Witness
Signatures

Operator
Signature

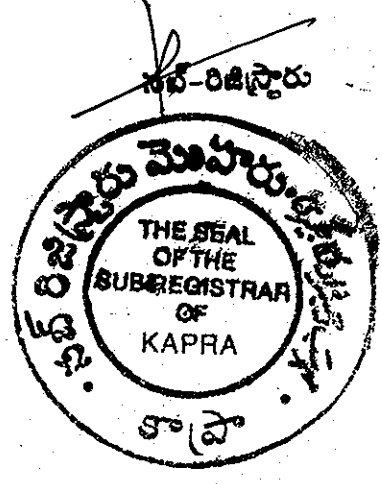



Subregistrar
Signature

1వ పుస్తకము 200 గ్వి.....వ సం పు 3552 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 1/



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DLRAP01044992006

VIJAYA BHARATI
SHANKARAJAH
2-2-29
PAN BAZAR

SECUNDRABAD

Signature
Issued on: 10.02.2006

Licensing Authority
RTA, SECUNDRABAD

MOCE3195/05 Class Of Vehicle Validity
Non-Transport LMV,MCWG 16-12-2014
Transport
Hazardous Validity
Badge No.
Reference No. 202931983
Original LA RTA SECUNDRABAD
DOB 17-12-1964
Blood Gr.
Date of 1st Issue 13.09.1993



Family Members Details

No	Name	Relation	Date of Birth	Age
1	Shiba	Wife	08/02/84	22

HOUSEHOLD CARD

Card No : PAPI67881501086
 F.P Shop No : 815
 పేరు : భారత సాయి
 Name of Head of Household : Mehta, Rahul
 పుట్టిన తేదీ : 04/12/1980
 వయస్సు / Age : 26
 వృత్తి / Occupation : Own Business
 ఇంట్లోని నెంబరు / House No. : 2-3-572,401,UTTAM TOWERS
 రోడ్ / Street : MINISTER ROAD
 Colony : D V COLONY
 Ward : 2
 Circle : Circle VIII
 జిల్లా / District : Secunderabad / Hyderabad
 (Rs.) : 100,000
 No. (1) : 45339/(Double)
 నెంబరు (1) : Navratna Enterprises JOC
 No. (2) : /
 నెంబరు (2) : /

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

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

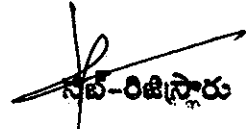
PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSPP8104E

Signature



Signature

1వ పుస్తకము 200 గే.....వ సం పు 3553 స్తవేజాలు
మొత్తము కాగితముల సంఖ్య..... 16
ఈ కాగితపు పరుస సంఖ్య..... 12


నవ-రిజిస్ట్రారు



स्थायी सेवा संख्या /PERMANENT ACCOUNT NUMBER

ABBPD7648F



नाम /NAME

JAYANT BHIMRAO DESAI

पिता का नाम /FATHER'S NAME

BHIMRAO KRISHNARAO DESAI

जन्म तिथि /DATE OF BIRTH

08-10-1948

हस्ताक्षर /SIGNATURE

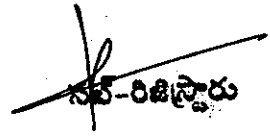
आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

1వ పుస్తకము 2009.....వ సం పు 3552వస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 13


నవ-రిజిస్ట్రారు

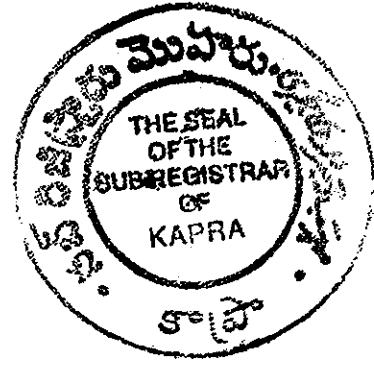


1వ పుస్తకము 200 గ్రా.నం పుస్తకము 200 గ్రా.నం పుస్తకము

మొత్తము కాగితముల సంఖ్య.....16.....



ఈ కాగితపు వరుస సంఖ్య.....14.....


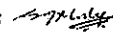
~~న.వి.సి.సి.సి.~~



WITNESSES NO. 1

Customer Relations Division



Name : Ch.Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : 
Valid upto : 30 April 2009
Issuing Authority : 
Blood Group : O +ve
Address:
5-4-187/3&4, IInd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66338851, 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



Signature



2202306

यदि इस कार्ड के खो जाने पर / Someone's lost card if found
कृपया सूचित करें / कोलपुत्र
आयकर विभाग, सेवा सभाग, 3rd फ्लोर, ट्रेड वर्ल्ड,
कामला मिल्स कॉम्पाउंड, 3rd फ्लोर, ट्रेड वर्ल्ड, ए.विंग, कामला मिल्स कॉम्पाउंड,
एस.बी. मार्ग, लोअर पैरल, मुंबई - 400 013

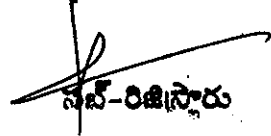
If this card is lost / someone's lost card if found
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

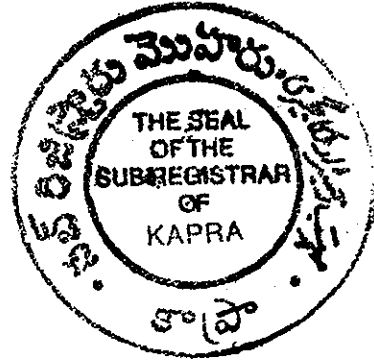
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

1వ పుస్తకము 2009.....వ సం ఫైన్లెన్డింగ్ వేతాలు

మొత్తము కాగితముల సంఖ్య..... 16

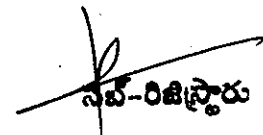
ఈ కాగితపు వరుస సంఖ్య..... 15


నల్-రిజిస్ట్రారు





అ పుస్తకము 200 గ...వ సం పు 355 ప్తావళులు
మొత్తము కాగితముల సంఖ్య..... 16
ఈ కాగితపు వరుస సంఖ్య..... 16


నవ-రిజిస్ట్రారు

