

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIAN NON JUDICIAL

752

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AK 605094

S.No. 128 Date 13/11/09 Rs. 100

Sold To Ramesh

S/o. P/o. W/o. N. Sankar Reddy

for Whom Alpine Estates

A. KAGHUNATH  
S.V.L.No.15/88, R.No.2/2008  
Shed No.2-12-85,  
Marredpally, Secunderabad.

**SALE DEED**

This Sale Deed is made and executed on this 4<sup>th</sup> day of December 2009 at SRO, Kapra, Ranga Reddy District by:

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

**AND**

M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 years; Occupation: Business, the partners / authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

B-418.saledeed.

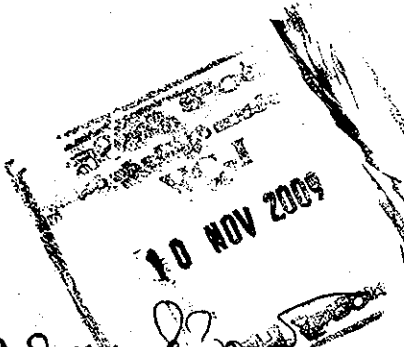
Page - 1 -

For Alpine Estates

For Alpine Estates

*[Signature]*  
Partner

*[Signature]*  
Partner



1వ స్వీకరణము 2009 వ సం 357/2009

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 1

2009 వ సం. డిసెంబరు నెల..... వ తేది

193 | కా.క. నల్గొండ జిల్లా నమూ..... వ తేది

పగలు..... గంటల

మద్య కాపా సబ్-డివిజన్ లోని కార్యాలయములో

శ్రీ. Prahkalyan Reddy

డివిజన్ లోని సెక్షన్ కి.ఎస్.ఎస్.ఎస్.ఎస్.

అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు

పరిశీలించి వేలిముద్రలతో సహా దాఖలు చేసి

రూ. 5000/- లు చెల్లించినారు

వాని ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన వ్రేలు



Handwritten signature



నిరూపించినది

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. 169/2009/07 dated 3-08-09 registerer at SRO Ranga Reddy District.

1) Krishna

P.V.S.R. Krishna s/o P.V. Ranga Rao, Business. 4-1-15/35, 1st Floor 1st No:6, Sri Raghavendra Nagar, Nacharam, Hyderabad-76

2) Venkataram Reddy

Venkataram Reddy s/o. Anji Reddy o.c. Service - R/o. 11-187/2, Rd No.2 Green Hills colony, Saroornagar, Hyderabad.

2009 వ సం. డిసెంబరు నెల..... వ తేది

193 | కా.క. నల్గొండ జిల్లా నమూ..... వ తేది



**IN FAVOUR OF**

MR. IRFAN BASHA SHAIK, SON OF MR. S. MD. ISHAQUE, aged about 32 years, Occupation: Service, residing at S 11, Ballad Estate, Opp: David Memorial High School, Tarnaka, Secunderabad - 500 017, hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

**WHEREAS:**

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-11 Gts., (hereinafter the said land is referred to as "The SCHEDULE LAND") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R.R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule 'A' annexed to this Agreement.
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of apartments in 3 blocks aggregating to about 3,97,600 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. The Buyer is desirous of purchasing deluxe apartment bearing flat no. 418 on the fourth 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-84 admeasuring about 100 sft in the building known as MAYFLOWER HEIGHTS and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment

**For Alpine Estates**

  
Partner

**For Alpine Estates**



Partner

1వ పుస్తకము 2009 సం. పు. 357/16 దస్తావేజులు  
 మొత్తము కాగితముల సంఖ్య.....  
 ఈ కాగితపు పయన సంఖ్య..... 2

MARKET VALUE Rs: 1000000/

ENDORSEMENT

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


By challan No. 136609 Dt. 11/11/09

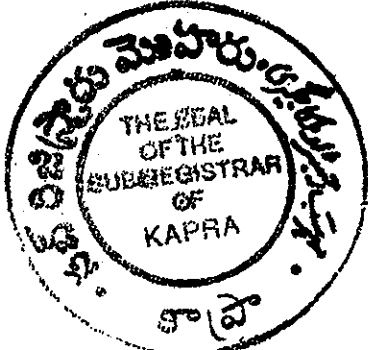
- I. Stamp Duty:
    - 1. in the shape of stamp papers Rs. 100/
    - 2. in the shape of challan (u/s.41 of Ins. Act. 1999) Rs. 49900/
    - 3. in the shape of cash (u/s.42 of Ins. Act. 1999) Rs. /
    - 4. adjustment of stamp duty u/s.16 of Ins. Act. 1999, if any Rs. /
  - II. Transfer Duty:
    - 1. in shape of challan Rs. 20000/
    - 2. in the shape of cash Rs. /
  - III. Registration fees:
    - 1. in the shape of challan Rs. 5000/
    - 2. in the shape of cash Rs. /
  - IV. User Charges
    - 1. in the shape of challan Rs. 100/
    - 2. in the shape of cash Rs. /
- Total Rs. 75100/

~~సబ్-రెజిస్ట్రారు~~

  
 SUB REGISTRAR  
 KAPRA

1వ పుస్తకము 2009 సం./ కా.శ. 102/ వ  
 పు. 357/16 నెంబరుగా రిజిస్టరు చేయబడి  
 స్క్వావింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526  
 357/2009 గా యివ్వబడ్డెనది  
 2009 సం. ఏ. ఏ. ఏ. ఏ. నెం. వ తది

  
 సబ్ రిజిస్ట్రారు



- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 10,00,000/- (Rupees Ten Lakhs Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 418 on fourth 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-84 admeasuring about 100 sftForming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,00,000/- (Rupees Ten Lakhs Only) paid by way of D. D. No. 443882, dated 01.12.2009, issued by Axis Bank Ltd., Service Branch, Hyderabad. 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**

  
**Partner**

**For Alpine Estates**

  
**Partner**

1వ పుస్తకము 2009 వ సం వృత్తి దస్తావేజులు

మొత్తము కాగితముల సంఖ్య 16

ర: కాగితపు విదాన సంఖ్య 3

-రిజిస్ట్రారు



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.

B-418.saledeed.

Page - 4 -

**For Alpine Estates**

**For Alpine Estates**

  
**Partner**

  
**Partner**

1వ పుస్తకము 200 గ్ర.....వ సం పు 257/.....దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య..... 16  
ఈ కాగితపు వరుస సంఖ్య..... 4

~~సం-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. 536609, dated 04.12.2009, 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. 15267, dated 03.12.2009, drawn on HDFC Bank, S. D. Road, Secunderabad.

B-418.saledeed.

Page - 5 -

**For Alpine Estates**

  
**Partner**

**For Alpine Estates**

  
**Partner**

1వ పుస్తకము 200 గ్ర.....వ సం పు 357/.....వ పేజీలు  
మొత్తము కాగితముల సంఖ్య.....16.....  
ఈ కాగితపు పుస్తక సంఖ్య.....5.....

  
కె.వి.సి.సి.సి.



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

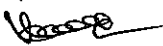
SCHEDULE OF APARTMENT

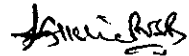
All that portion forming semi-finished deluxe apartment bearing flat no. 418 on the fourth floor in block no. 'B' admeasuring 1475 sft. of super built-up area (i.e., 1180 sft. of built-up area & 295 sft. of common area) together with proportionate undivided share of land to the extent of 73.75 sq. yds., and reserved parking space for one car on the stilt floor bearing no. B-84, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky & Flat No. 419
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**

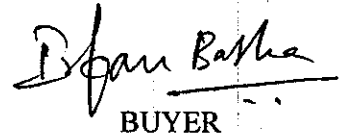
  
**Partner**

**For Alpine Estates**



**VENDOR**

**Partner**

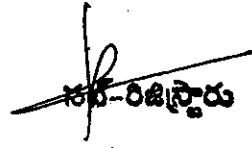


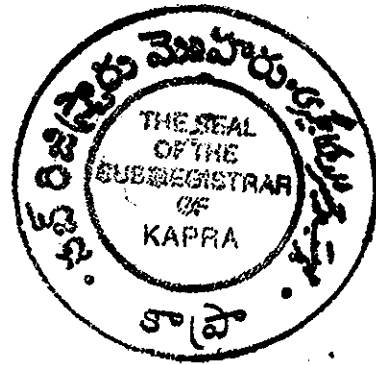
**BUYER**

1వ పుస్తకము 200 గ్రీ.....వ సం పు 357/.....స్తావేదాలు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 6

  
నర-రజిస్ట్రారు



**ANNEXTURE-1-A**

1. Description of the Building : deluxe apartment bearing flat no 418 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 Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 73.75 sq. yds., U/S Out of Ac. 4-11 Gts.
4. Built up area Particulars:
- a) In the Ground Floor : 100 sft for car parking space
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 1475 sft
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,00,000/-

**For Alpine Estates**

**For Alpine Estates**

Date: 04.12.2009

**Partner** Signature of the Executants

**Partner**

**C E R T I F I C A T E**

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

**For Alpine Estates**

**For Alpine Estates**

Date: 04.12.2009

**Partner** Signature of the Executants

**Partner**

*Dipam Basra*

1వ పుస్తకము 200 గీ.....వ సం పు 3571 దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య..... 16  
ఈ కాగితపు వరుస సంఖ్య..... 2



**REGISTRATION PLAN SHOWING**

FLAT NO. 418 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, SON OF LATE MR. BHARAT U. MEHTA

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

**BUYER:**

MR. IRFAN BASHA SHAIK, SON OF S. MD. ISHAQUE

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

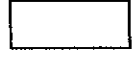
73.75

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

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



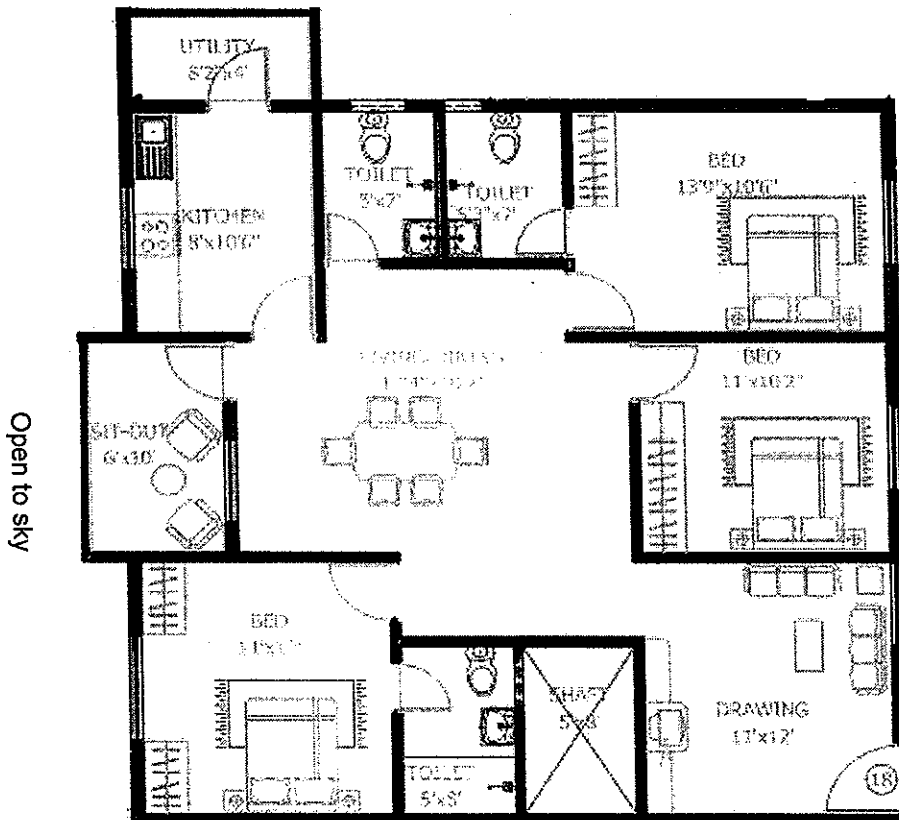
**EXCL:**



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

Open to sky & Flat No. 419

N



6' wide corridor

**For Alpine Estates**

**For Alpine Estates**

**WITNESSES:**

- 1.
- 2.

Partner

Partner  
SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

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

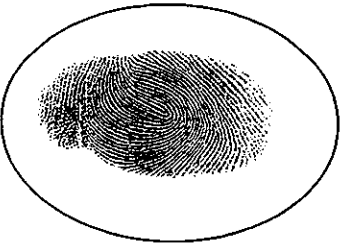
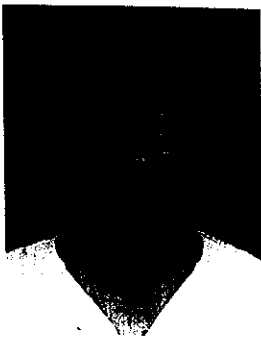

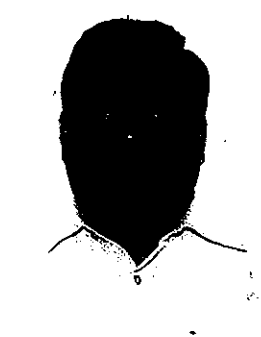
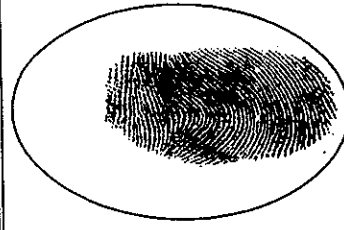

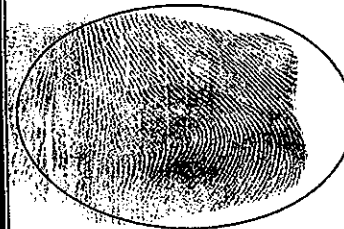

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పకూస సంఖ్య.....0.....


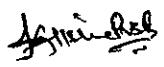




**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>VENDOR:</b>  <b>M/S. ALPINE ESATES</b> A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNERS 1. 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.  2. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.  <b>SPA FOR PRESENTING DOCUMENTS</b> <b>VIDE DOCUMENT NO. 169/VI/2007:</b>  MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD – 500 003.  <b>BUYER:</b>  MR. IRFAN BASHA SHAIK S/O. MR. S. MD. ISHAQUE R/O. S. 11, BALLAD ESTATE OPP. DAVID MEMORIAL HIGH SCHOOL TARNAKA, SECUNDERABAD – 500 017.
			
			
			

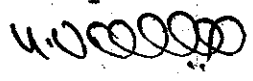
SIGNATURE OF WITNESSES:

1. 
2. 

**For Alpine Estates**

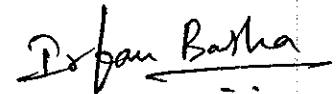
  
Partner

**For Alpine Estates**



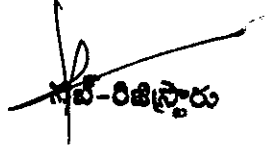
Partner

SIGNATURE OF EXECUTANTS



SIGNATURE OF BUYER(S)

సంవత్సరము 2009 వ సం వ 3591 నెంబరు  
మొత్తము కాగితముల సంఖ్య..... 16  
ఈ కాగితపు వరుస సంఖ్య..... 9



  
సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 003752/2009 of SRO: 1526(KAPRA)

05/12/2009 11:22:58

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) IRFAN BASHA SHAIK S11, BALLAD ESTATE, OPP.DAVID MEMORIALHIGH SCHOOL, TARNAKA, SECBAD.	<i>Irfan Basha</i>
2	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
5	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

*[Signature]*  
Witness  
Signatures  
*[Signature]*

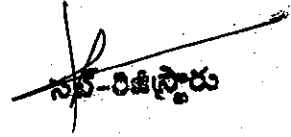
*[Signature]*  
Operator  
Signature

*[Signature]*  
Subregistrar  
Signature

1వ పుస్తకము 200 రూ.....వ సం పు 3571 చిన్నవేతాలు

మొత్తము కాగితముల సంఖ్య..... 16 .....

ఈ కాగితపు వరుస సంఖ్య..... 10 .....



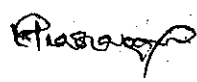
  
నర-రిజిస్ట్రారు

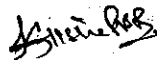


**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 003752/2009 of SRO: 1526(KAPRA)

05/12/2009 11:22:58

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6			(EX) K.PRABHAKAR REDDY (SPA HOLDER) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	



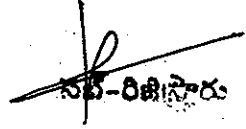
Witness  
Signatures



  
Operator  
Signature

  
Subregistrar  
Signature

1వ పుస్తకము 200 గి.....వ సం వ 3571 దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య..... 16  
ఈ కాగితపు పరుస సంఖ్య..... 11

  
సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLRAP01044992006  
VIJAYA BHARAT  
SHANKARAJAH  
2-2-23  
PAN BAZAR  
SECUNDRABAD

Issued on: 10-02-2005

Issuing Authority  
RTA, SECUNDRABAD



**Family Members Details**

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

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

110653195/06 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



**HOUSEHOLD CARD**

Card No : PAP167881501086  
F.P Shop No : 815  
Name of Head of Household : Mchta. Rahul  
Father/Husband name : Bharat  
Date of Birth : 04/12/1959  
Age : 26  
Occupation : Own Business  
House No. : 2-3-577, 491, UTTAM TOWERS  
Street : MINISTER ROAD  
Colony : D V COLONY  
Ward : Ward-2  
Circle : Circle VIII  
District : Hyderabad

(Rs.) : 100,000  
No. (1) : 453394 (Double)  
No. (2) : /  
No. (3) : /

आयकर विभाग INCOME TAX DEPARTMENT  
भारत सरकार GOVT OF INDIA  
PRABHAKAR REDDY K  
PADMA REDDY KANDI  
15011974  
Permanent Account Number  
AWSPP8104E  
Signature

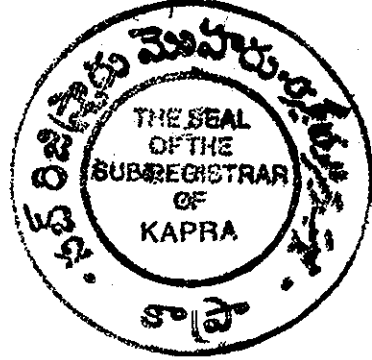
*Prabakar*

1వ పుస్తకము 2009.....వ సం పు 35౯1.....వేజాలు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 12

నర్-రిజిస్ట్రారు

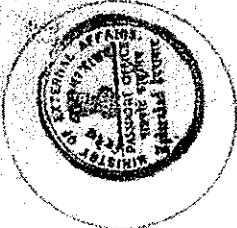




१. या यात्रेसाठी आपण कोणत्या देशात जाणार आहात?   
 २. आपण कोणत्या प्रकारचा उद्योग चालवता आहात?   
 ३. आपण कोणत्या प्रकारचा व्यापार चालवता आहात?   
 ४. आपण कोणत्या प्रकारचा व्यवसाय चालवता आहात?   
 ५. आपण कोणत्या प्रकारचा काम करत आहात?   
 ६. आपण कोणत्या प्रकारचा पेशा करत आहात?   
 ७. आपण कोणत्या प्रकारचा शिक्षण घेत आहात?   
 ८. आपण कोणत्या प्रकारचा अभ्यास करत आहात?   
 ९. आपण कोणत्या प्रकारचा शोध करत आहात?   
 १०. आपण कोणत्या प्रकारचा प्रयोग करत आहात?

११. आपण कोणत्या प्रकारचा वाहन चालवता आहात?   
 १२. आपण कोणत्या प्रकारचा वाहन चालवण्याची परवानगी घेत आहात?   
 १३. आपण कोणत्या प्रकारचा वाहन चालवण्याची परवानगी घेतल्याची तारीख?   
 १४. आपण कोणत्या प्रकारचा वाहन चालवण्याची परवानगी घेतल्याची ठिकाणे?   
 १५. आपण कोणत्या प्रकारचा वाहन चालवण्याची परवानगी घेतल्याची शर्त?

१६. आपण कोणत्या प्रकारचा वाहन चालवण्याची परवानगी घेतल्याची शर्त?   
 १७. आपण कोणत्या प्रकारचा वाहन चालवण्याची परवानगी घेतल्याची शर्त?   
 १८. आपण कोणत्या प्रकारचा वाहन चालवण्याची परवानगी घेतल्याची शर्त?   
 १९. आपण कोणत्या प्रकारचा वाहन चालवण्याची परवानगी घेतल्याची शर्त?   
 २०. आपण कोणत्या प्रकारचा वाहन चालवण्याची परवानगी घेतल्याची शर्त?



भारत गणराज्य REPUBLIC OF INDIA



INDIA B 2235880  
 IIRAN BASHA SHAIK  
 INDIAN MALE 6.4.1976  
 KANEKAL AP  
 POLYDERABAD  
 23.6.2000 22.6.2010

Irfan Basha

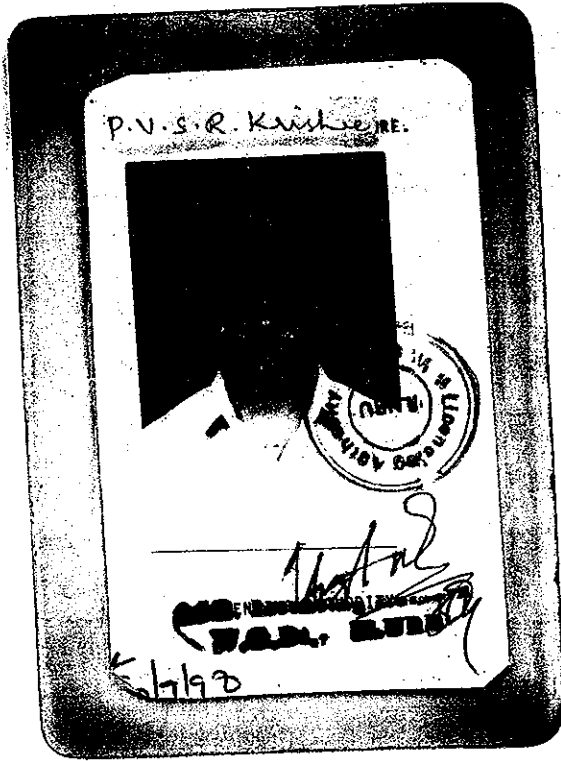
Irfan Basha

1వ పుస్తకము 200 రూ.....వ సం వ 357/.....దస్తవేజులు  
మొత్తము కాగితముల సంఖ్య..... 16  
ఈ కాగితపు పదున సంఖ్య..... 13

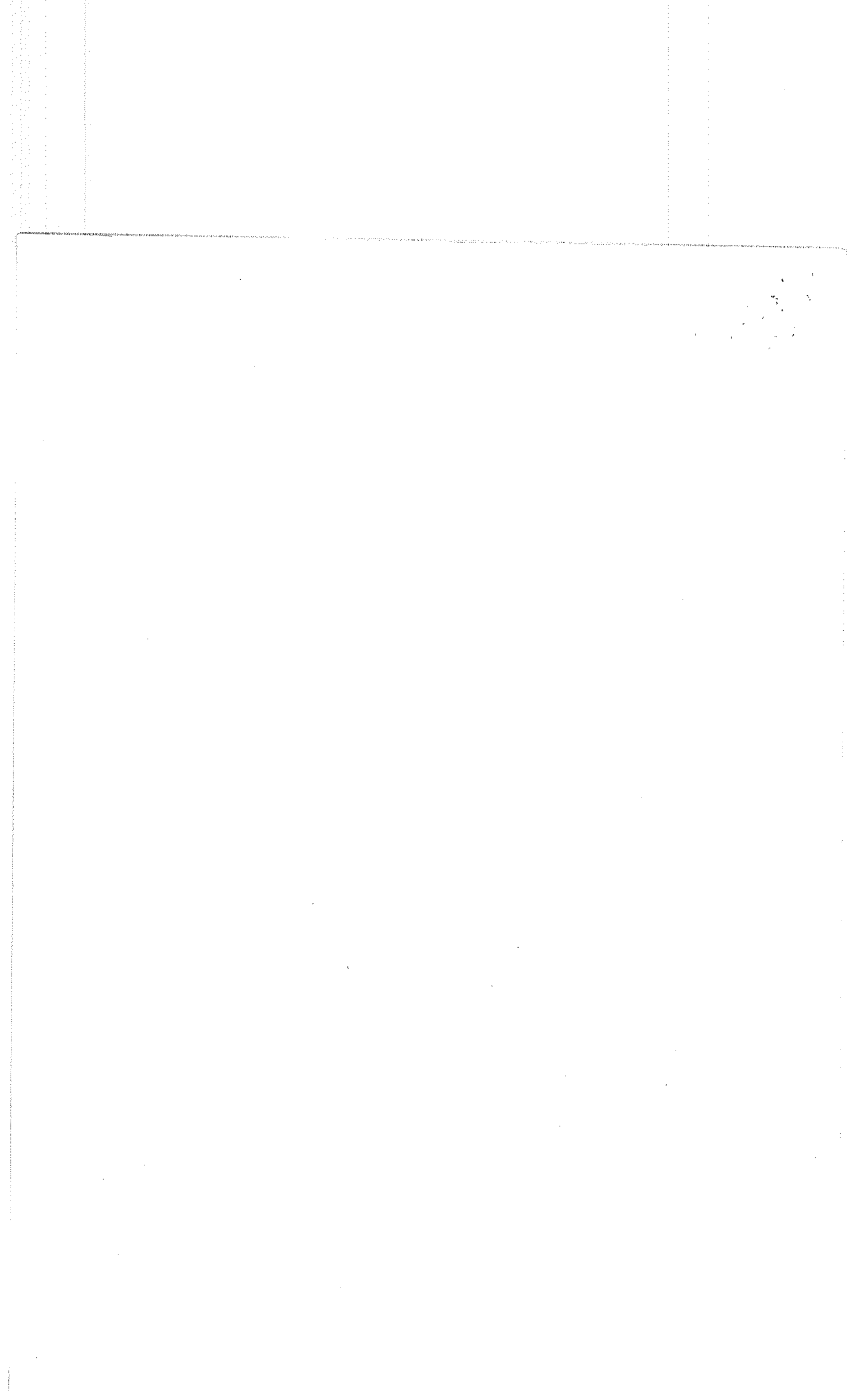
  
సబ్-రిజిస్ట్రారు

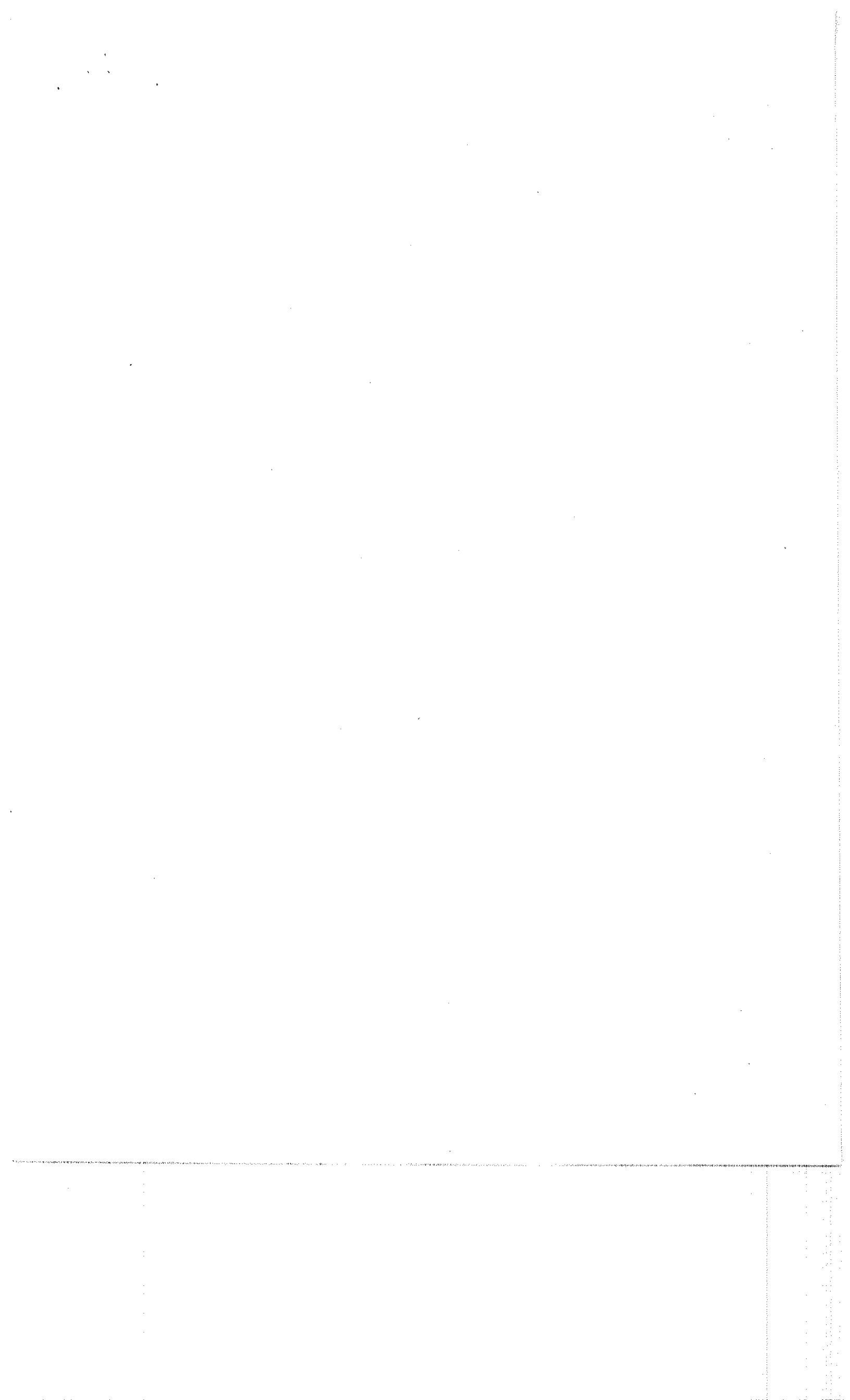


WITNESS: 000-1



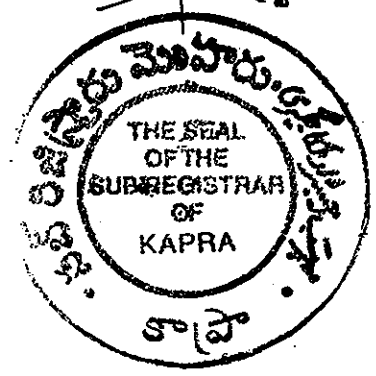
TR. NO.	195/TPG/91 C.No.5106/B2/98
VALIDITY	16-02-91 24-06-2012
NAME	P.V.S.R. KRISHNA
DATE OF BIRTH	25-06-1972
PLD. D. SRINIVAS	S/O. RANGA RAO
ADDRESS	SARIPALLI, GANAPAVARAM (M) W.G.Dt.,
ISSUED BY	ELURU






1వ పుస్తకము 200 గ్ర.....వ సం పు 357/.....వేటాలు  
మొత్తము కాగితముల సంఖ్య..... 16  
ఈ కాగితపు వరుస సంఖ్య..... 14


సబ్-రిజిస్ట్రారు


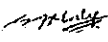


**WITNESSES NO. 9**

Customer Relations Division

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



Name : Ch.Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature :   
Valid upto : 30 April 2009  
Issuing Authority :   
Blood Group : O +ve  
Address:  
5-4-187/3&4, IInd Floor,  
M.G Road, Secunderabad-500003.  
Ph:040-66335551; 040-27544958  
www.modiproperties.com

Resi.Add.:  
# 11-187/2, Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393381666, 9246165561

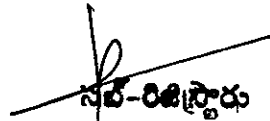
In case of Emergency Call

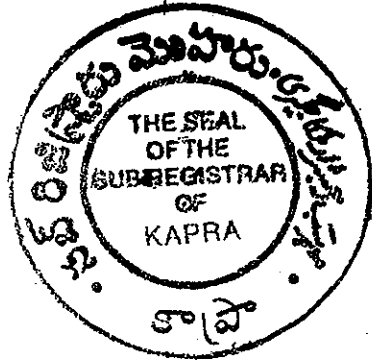
1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

1వ పుస్తకము 200 గే.....వ సం పు. 359 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 15

  
నర-రిజిస్ట్రారు





f53

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AK 605093

S.No. 2281 Date. 13/11/2009 Rs. 100  
 Sold To... Ramesh  
 S/o. D/o. W/o. Narsimha Reddy  
 or Whom Alpine Estates

A. RAGHUNATH  
 S.V.L.No.15/88, R.No.2/2008  
 Shed No.2-12-85,  
 Marredpally, Secunderabad.

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 4<sup>th</sup> day of December 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**

MR. IRFAN BASHA SHAIK, SON OF MR. S. MD. ISHAQUE, aged about 32 years, Occupation: Service, residing at S 11, Ballad Estate, Opp: David Memorial High School, Tarnaka, Secunderabad - 500 017, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

B-418.const.agr.

Page 1 of 7

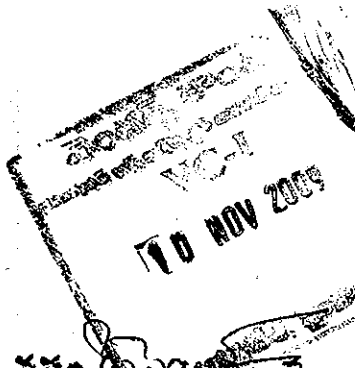
**For Alpine Estates**

**For Alpine Estates**

*[Signature]*  
 Partner

*[Signature]*  
 Partner

*[Signature]*  
 Irfan Basha

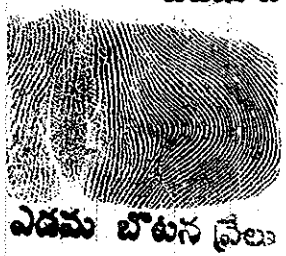


1వ పుస్తకము 2009 వ సం 3572 వ సంఖ్య  
 మొత్తము కాగితముల సంఖ్య: 14  
 ఈ కాగితపు వరుస సంఖ్య: 14

2009 వ సం. 11 నవంబరు 10 నెల 5 వ తేది  
 193 కా.క. నం. 14 నమూనా 14 వ తేది  
 పగలు 11 గంటల నుండి 2 గంటల  
 మధ్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ. K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ పత్రము 1000 చొప్పున సెక్షన్ 32/ఎను  
 అనుసరించి సమర్పించిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ. 1000/- లా చెల్లించినారు  
 వ్రాసే ఇచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ బొటన వ్రేలు



సబ్-రిజిస్ట్రారు



ఎడమ బొటన వ్రేలు

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/ak/10  
 dated 3.08.09, registerer at SRO, UPP-1  
 Ranga Reddy District.

Irfan Basha

Mr. Irfan Basha Shaik  
 S/o. S. Md. Isaque, Occ: Service  
 R/o. S-11, Ballard Estate  
 Opp: Deend Memorial High School, Tarnaka  
 Hyderabad.



నిరూపించినది

① K. Ravi Reddy P.V.S.R. Krishna s/o R.V. Ranga Rao, Business  
 4-7-15/25, 1st Floor,  
 St. No. 6, Sri Raghavendra Nagar, Neecharam, Hyderabad-76

② Venkatesh Reddy S/o. Ranga Reddy  
 Occ: Service, R/o. 11-15/2, Rd no. 2  
 Green Hills Colony, Saroornagar, Hyderabad.

2009 వ సం. 11 నవంబరు 10 నెల 5 వ తేది  
 193 కా.క. నం. 14 నమూనా 14 వ తేది సబ్-రిజిస్ట్రారు

**WHEREAS:**

A. The Buyer under a Sale Deed dated 04.12.2009 has purchased a semi-finished deluxe apartment bearing flat no. 418 on the fourth 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:

- a. Proportionate undivided share of land to the extent of 73.75 sq. yds.
- b. A reserved parking for one car on the stilt floor bearing no. B-84 admeasuring 100 sft.

This Sale Deed is registered as document no. 3571/09 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.

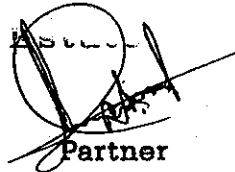
C. The Buyer as stated above had already purchased the semi-finished deluxe apartment bearing flat no. 418 on the fourth floor in block no. 'B' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and 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:**

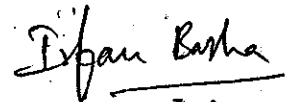
1. The Builder shall complete the construction for the Buyer a deluxe apartment bearing flat no.418 on the fourth floor in block no. 'B' admeasuring 1475 sft. of super built up area and undivided share of land to the extent of 73.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-84, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 28,60,000/- (Rupees Twenty Eight Lakhs Sixty Thousand Only).
2. The Buyer has already paid an amount of Rs. 25,49,639/- (Rupees Twnety Five Lakhs Forty Nine Thousand Six Hundred and Thirty Nine Only) which was admitted and acknowledged by the Builder.
3. The Buyer shall pay the balance amount of Rs. 3,10,361/- (Rupees Three Lakhs Ten Thousand Three Hundred and Sixty One Only) payable on or before 20<sup>th</sup> December 2009.

For Alpine

  
Partner

For Alpine Estates.

  
Partner



1వ పుస్తకము 200 గ్రా.....వ సం పు 3572 చస్తావేజులు  
 మొత్తము కాగితముల సంఖ్య..... 14 .....  
 ఈ కాగితపు వరుస సంఖ్య..... 2 .....

MARKET VALUE Rs: 2860000/ —

*[Signature]*  
 సబ్-రిజిస్ట్రారు

ENDORSEMENT

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

Challan No. 36610 Dt. 4/11/09

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/ —
- 2. in the shape of challan (o/s. 47 of L.A. Act. 1879) Rs. 28500/ —
- 3. in the shape of cash (u/s. 41 of L.A. Act. 1879) Rs. —
- 4. adjustment of stamp duty u/s. 16 of L.A. Act. 1879, if any Rs. —

II. Transfer Duty

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

III. Registration fees:

- 1. in the shape of challan Rs. 1000/ —
- 2. in the shape of cash Rs. —

IV. User Charges

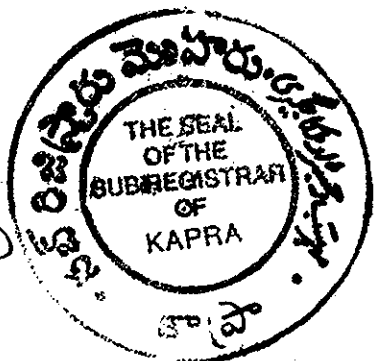
- 1. in the shape of challan Rs. 100/ —
- 2. in the shape of cash Rs. —

Total Rs. 29700/ —

*[Signature]*  
 SUB REGISTRAR  
 KAPRA

1వ పుస్తకము 200 గ్రా సం./ కా.శ. 1981వ  
 పు..... 3572.....నెంబరుగా రిజిస్టరు చేయబడి  
 స్క్వావింగ్ విమిక్తం గుర్తింపు నెంబరు 1526  
 3572/200 గ్రా యివ్వబడ్డనది  
 200 గ్రా సం.....నెంబరు.....వ తేది

*[Signature]*  
 సబ్-రిజిస్ట్రారు



4. 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.
5. 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.
6. 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.
7. The Buyer has handed over the vacant and peaceful possession of the deluxe apartment bearing flat no. 418 on the fourth floor in block no. 'B' to the Builder for the purposes of completion of construction of the apartment.
8. 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.
9. 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.
10. The Builder shall complete the construction of the Apartment and handover possession of the same by 30<sup>th</sup> December 2009 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**

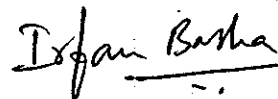


**Partner**

**For Alpine Estates**



**Partner**

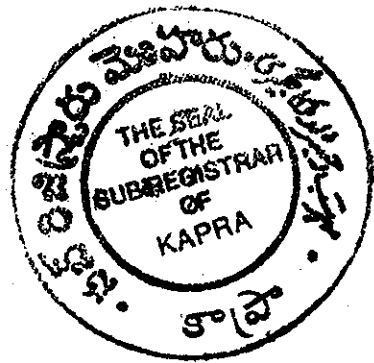


సంపుట నంబరు 2009 వ సంపుట 3572 వస్త్రవేటలు

మొత్తము కాగితముల సంఖ్య 14


ఈ కాగితపు వరుస సంఖ్య 3

~~సబ్-రిజిస్ట్రారు~~



11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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

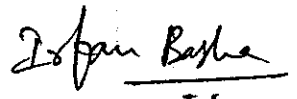


Partner

For Alpine Estates



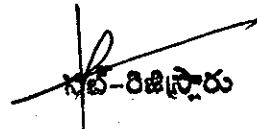
Partner

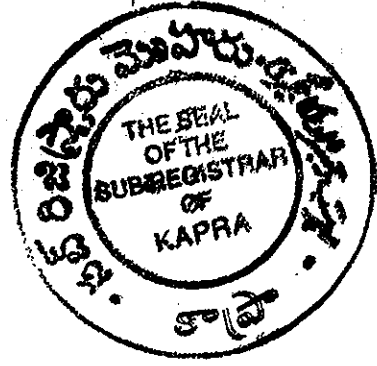


1వ పుస్తకము 200 గి.....వ సం వ 3500.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14 .....

ఈ కాగితపు వరుస సంఖ్య..... 4 .....

  
సబ్-రిజిస్ట్రారు





18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. Stamp duty and Registration amount of Rs. 29,600/- is paid by way of challan no. 536610, dated 04.12.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 28,600/- paid by the way of pay order No. 152698 dated 03.12.2009, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

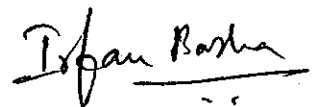


Partner

For Alpine Estates



Partner



1వ పుస్తకము 200 శా. ....వ సం. పు. 2572 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16 .....

ఈ కాగితపు పరుస సంఖ్య..... 1 .....

సబ్-రిజిస్ట్రారు



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'


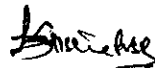
SCHEDULE OF APARTMENT

All that portion forming deluxe apartment bearing flat no. 418 on the fourth 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-84, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky & Flat No. 419
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

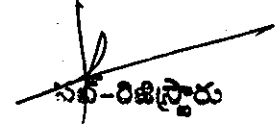
  
BUILDER Partner

  
BUYER

1వ పుస్తకము 2009.....వ సం. 3572.....వేటాలు

మొత్తము కాగితముల సంఖ్య..... 14.....

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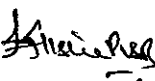
  
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SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION		
Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	
Walls	4"/6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Vitrified tiles	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><b>Note:</b></p> <ol style="list-style-type: none"> <li>Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles &amp; sanitary fittings shall be provided.</li> <li>Change of colour or fixing of grills &amp; gates to the main door / balcony shall not be permitted.</li> <li>Changes in walls, door positions or other structural changes shall not be permitted.</li> <li>Only select alterations shall be permitted at extra cost.</li> <li>Specifications / plans subject to change without prior notice.</li> </ol>		

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:

- 
- 

**For Alpine Estates**

  
Partner

**For Alpine Estates**

  
BUILDER Partner

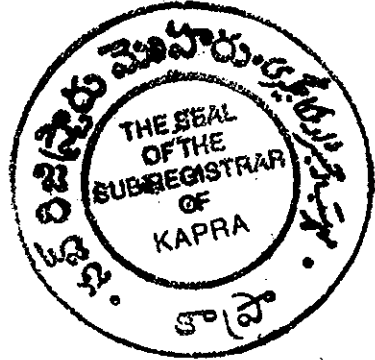
  
BUYER.

ఎ పుస్తకము 2009 వ సం పు 3511 చట్టవేటలు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 7

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**REGISTRATION PLAN SHOWING**

FLAT NO. 418 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.**

**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 SHANKARAI AH

**BUYER:** MR. IRFAN BASHA SHAIK, SON OF S. MD. ISHAQUE

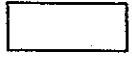
**REFERENCE:**  
**AREA:** 73.75

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.

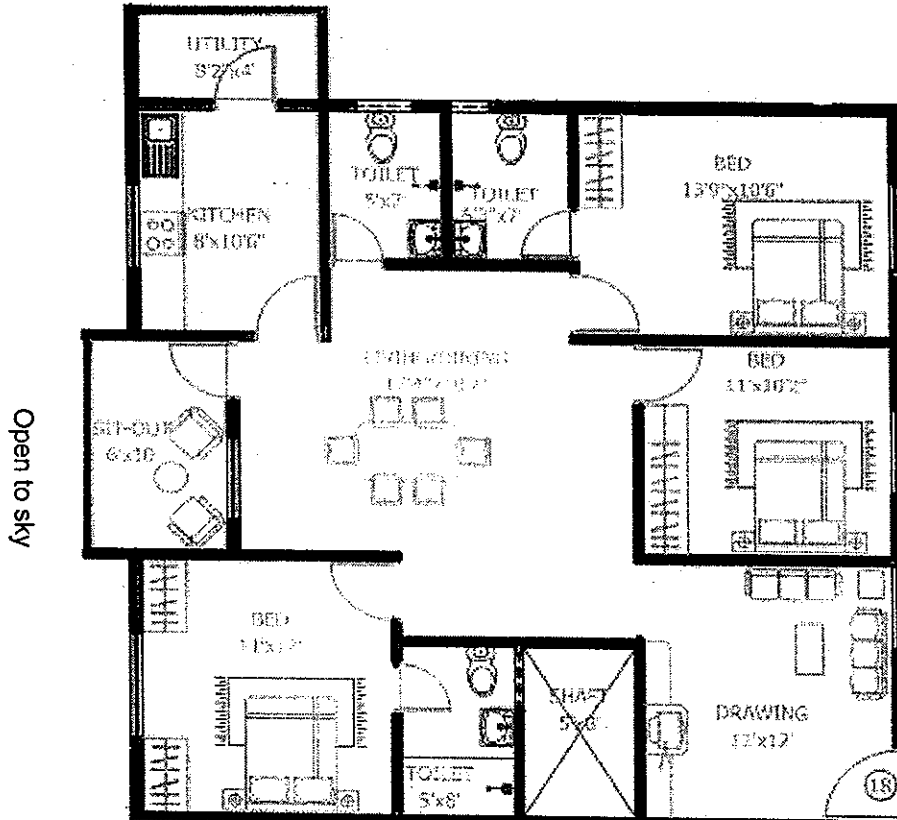


**EXCL:**



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

Open to sky & Flat No. 419



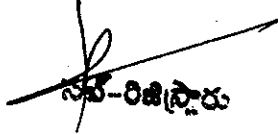
6' wide corridor For Alpine Estates For Alpine Estates

*[Signature]*  
Partner  
SIGNATURE OF THE BUILDER

**WITNESSES:**  
1. *[Signature]*  
2. *[Signature]*

*[Signature]*  
SIGNATURE OF THE BUYER

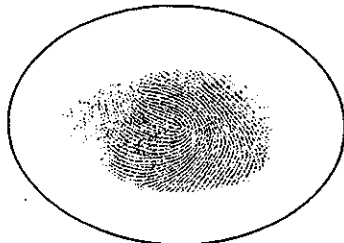
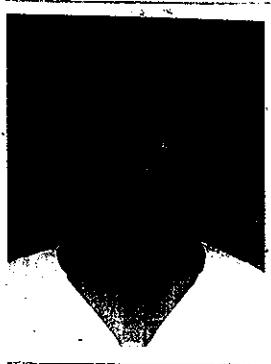

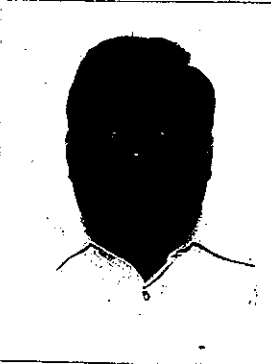
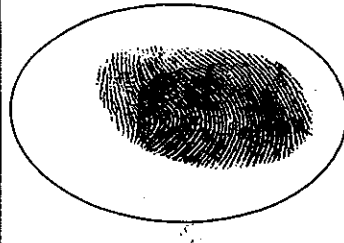

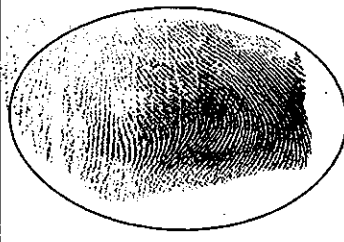

ప పుస్తకము 200 ర్శ.....వ సం పు 3592 వేటలు  
మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితపు వరుస సంఖ్య..... 8

  
సబ్-రిజిస్ట్రారు





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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUILDER:</b>  <b>M/S. ALPINE ESATES</b> A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNERS 1. 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.  2. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.
			
			
			



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

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

BUYER:

MR. IRFAN BASHA SHAIK  
S/O. MR. S. MD. ISHAQUE  
R/O. S. 11, BALLAD ESTATE  
OPP. DAVID MEMORIAL HIGH SCHOOL  
TARNAKA,  
SECUNDERABAD – 500 017.


SIGNATURE OF WITNESSES:

1. 
2. 

For Alpine Estates

  
Partner

For Alpine Estates

  
Partner

SIGNATURE OF EXECUTANTS

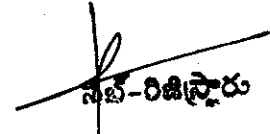


SIGNATURE OF BUYER(S)

1వ పుస్తకము 200 గే.....వ సం పు 359 2వ పుస్తకము

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు పరుస సంఖ్య..... 9

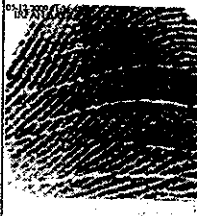




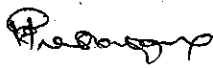
  
నల్-రిజిస్ట్రారు



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

C.S.No./Year: 003753/2009 of SRO: 1526(KAPRA)

05/12/2009 11:22:07

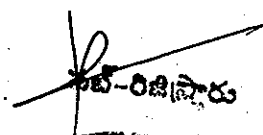
SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) IRFAN BASHA SHAIK S11, BALLAD ESTATE, OPP.DAVID MEMORIALHIGH SCHOOL, TARNAKA, SECBAD.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4- 187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
4			(EX) K.PRABHAKAR REDDY (SPA HOLDER) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

  
Witness  
Signatures

  
Operator  
Signature

  
Subregistrar  
Signature

పన్నుకము 200 గా.....వ సం పు 3572 దస్తావేజులు  
మొత్తము కారితముల సంఖ్య..... 14  
ఈ కారితపు పరుస సంఖ్య..... 10

 రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLRAP01044992006  
VIJAYA KUMAR  
SHANKARAI AH  
27-23  
PAN BAZAR  
SECUNDERABAD

Issued on: 10-02-2005  
Licensing Authority,  
P.O. SECUNDERABAD

Signature  
Issued on: 10-02-2005

Licensing Authority,  
P.O. SECUNDERABAD



Family Members Details

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

*[Signature]*  
Signature

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

NO053195/06      Class Of Vehicle      Validity

Non-Transport      LMV,MCWG      18-12-2016  
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



**HOUSEHOLD CARD**

Card No : PAPI67881501086  
F.P Shop No : 815  
Name of Head of Household : Mehta, Rahul  
Father/Husband name : Bharat  
Date of Birth : 04/12/1993  
Age : 26  
Occupation : Own Business  
House No. : 2-3-577,401,UTTAM TOWERS  
Street : MINISTER ROAD  
Colony : D V COLONY  
Ward : 2  
Circle : VIII  
District : Hyderabad  
(Rs.) : 100,000  
No. (1) : 45539 (Double)  
Name (1) : Navratna Enterprises, JOC  
No. (2) : /  
Name (2) : /

आयकर विभाग      भारत सरकार  
INCOME TAX DEPARTMENT      GOVERNMENT OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI  
15/01/1974  
Permanent Account Number  
AWSP8104E

*[Signature]*  
Signature

*[Signature]*

1వ పుస్తకము 200 రూ.....వ సం పు 3572 వేజులు  
మొత్తము కాగితముల సంఖ్య..... 14  
ఈ కాగితపు చరున సంఖ్య..... 11

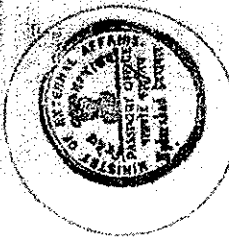




पत्रे, यातून अशा प्रकारे प्रत्येक वेळी ही प्रत तयार करावी. या प्रतलावरील कोणत्याही अडथळीसह या प्रतलावर स्वाक्षरी करावी. या प्रतलावर कोणत्याही अडथळीसह या प्रतलावर स्वाक्षरी करावी.

मार्गदर्शक प्रत  
 कोणत्याही प्रकारचे अडथळे  
 येऊ नयेत. या प्रतलावर  
 कोणत्याही अडथळीसह  
 या प्रतलावर स्वाक्षरी करावी.

DR. Irfan Basha  
 & PRAMEELA KUMARI  
 400 4th floor above  
 For Passport Offices  
 Hyderabad



भारत गणराज्य REPUBLIC OF INDIA



नामांक	IND	पत्रांक	B 2235880
नाम	IRFAN BASHA SHAIK		
धर्म	INDIAN	लिंग	MALE
जन्म तारीख	6-4-1976		
जन्म स्थान	KANEKAL	राज्य	AP
वैधता	POLYDERABNS		
वैधता तारीख	23.6.2000	वैधता समाप्त तारीख	22.6.2010

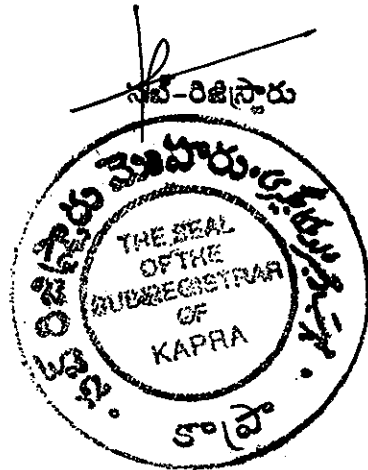
Irfan Basha

Irfan Basha

1వ పుస్తకము 200 గ...వ సం... 2012...దస్తావేజాలు

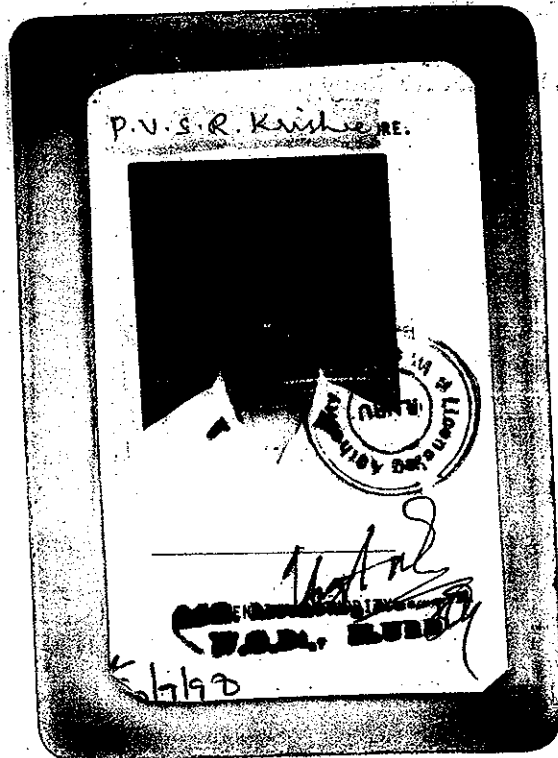
మొత్తము కాగితముల సంఖ్య..... 14 .....

ఈ కాగితపు వరుస సంఖ్య..... 12 .....





11111111111111111111



REGISTRATION NO.	195/TPG/91 C.No.5106/B2/98
VALIDITY	16-02-91 24-06-2012
NAME	P.V.S.R. KRISHNA
DATE OF BIRTH	25-06-1972
BLOOD GROUP	S/O. RANGA RAO
ADDRESS	SARIPALLI, GANAPAVARAM (M) W.G.Dt.,
ISSUED BY	ELURU

1వ పుస్తకము 200 డి.....వ సం వృ.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....13.....

~~నవ-రిజిస్ట్రారు~~



**WITNESSES NO. 9**

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, 11nd Floor,  
M.G Road, Secunderabad-500003.  
Ph:040-66335551, 040-27544058

[www.modiproperties.com](http://www.modiproperties.com)

Resi.Add.:  
# 11-187/2, Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393381666, 9246165561

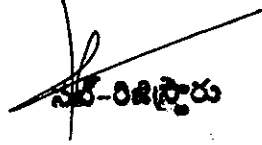
In case of Emergency Call

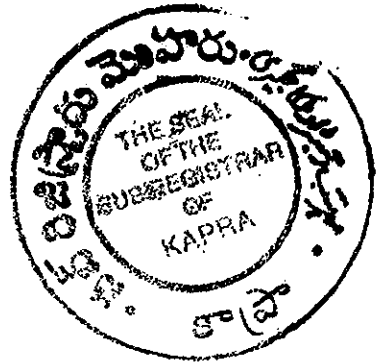
1. Employee must display this card while on duty:
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

పుస్తకము 200 ...వ సంవత్సరమునందున్న పేజీలు

ముత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు పరుస సంఖ్య.....14.....

  
సబ్-రజిస్ట్రారు





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

556409 **CARD**  
 THE REGISTRAR OF THE REGISTRATION DEPARTMENT  
 KAPRA

SRO/ వ.ఓ.స. KAPRA

Certificate No/ ధృవీకరణ పత్రము సంఖ్య : 5685

Application No/ పత్రాన్ని సంఖ్య : 9966

Date/ తేది : 09-12-2009

Page/ పుట : 1 / 1

St/Smt IIRAN BASHA SHAIK  
 Vill/Col : MALLAPURMALLAPUR SURVEY: 1/1,191/2/1/1, HOUSE: 3-3-27/1 APARTMENT: MAY FLOWER HEIGHTS FLAT: 418  
 CORRIDOR EAST: 6' WIDE CORRIDOR & OPEN TO SKY WEST: OPEN TO SKY

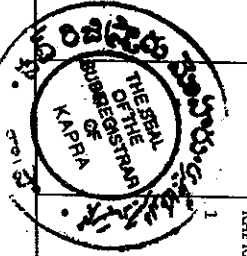
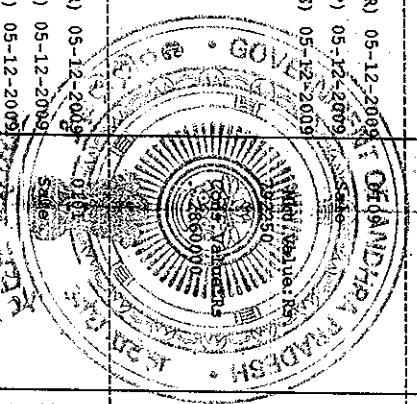
having applied for me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.

DATE & TIME of Application of EC: 09-12-2009 00:00:00

DATE & TIME of Generation of EC: 09-12-2009 13:34:32  
 Years from 01-10-2007 to 08-12-2009

I hereby certify that a search has been made in Book I and in the indexes relating thereto for S. R. O. KAPRA For 3 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl.No. వరుస సంఖ్య	(a) Description of Property ఆస్తి వివరములు	Date of (E)xecution (R)egistration దస్తవేజు నామమాదిత తేది రిజిస్ట్రేషన్ తేది	(D) Nature & Value of Document దస్తవేజు వివరములు	Names of Parties / పాల్గొని వ్యక్తులు Executants (EX) and Claimants (CI) దాని ఇచ్చిన వారు వాక్యం దారులు	Ref. to Document Entry దస్తవేజు కాలి వివరాలు	
					Vol.No/Page No. వాల్యూం/పుట	Document No/Year దస్తవేజు సం./సం.
1	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#PA,04, # FLAT: 418 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 0 SQ.Yds BUILT: 1575 Sq.ft Boundaries: [N]: OPEN TO SKY & FLAT NO 419 [S] 6' WIDE CORRIDOR [E]: 6' WIDE CORRIDOR & OPEN TO SKY [W]: OPEN TO SKY <b>LINK DOCT: 1526,3571/2009#</b>	(R) 05-12-2009 (P) 05-12-2009 (E) 05-12-2009	దస్తవేజు వివరములు	1(EX)/M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 11 (CI) IIRAN BASHA SHAIK 3(EX)/M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR	0/0	3572 / 2009 OF SRO KAPRA 1
2	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#PA,04, # FLAT: 418 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 73.75 SQ.Yds BUILT: 1575 Sq.ft Boundaries: [N]: OPEN TO SKY & FLAT NO 419 [S] 6' WIDE CORRIDOR [E]: 6' WIDE CORRIDOR & OPEN TO SKY [W]: OPEN TO SKY <b>LINK DOCT: 1507,4891/2007#</b> <b>1507,14086/2006# 1507,15689/2006#</b>	(R) 05-12-2009 (P) 05-12-2009 (E) 05-12-2009	దస్తవేజు వివరములు	1(EX)/M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 11 (CI) IIRAN BASHA SHAIK 2(EX)/M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 3(EX)/M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5(EX)/M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR	0/0	3571 / 2009 OF SRO KAPRA 1



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found  
 ఈ ఆస్తి సంబంధించి పైన పేర్కొన్న వాటికంటే మరే ఏదైనా ఆస్తిపై ఆక్టివ్ భారాలు లేదా ఆస్తిపై ఆక్టివ్ భారాలు ఉన్నాయి.  
 Search made and certificate prepared by ద్వారా పత్రము తయారు చేసిన వారు **GEERUDY**  
 Search verified and certificate examined by సహాయ ద్వారా పత్రము పరిశీలించిన వారు **GEERUDY**  
 Received Rs. 100 +20 towards EC-Fee against Cash Receipt No. 94:  
 సర్-రిజిస్ట్రేషన్ శాఖకు చెల్లించిన మొత్తం / తేది  
 OFFICE SEAL & DATES  
 Signature of Registrar

