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SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AK 605099

S.No. 52267 Date 13/11/2009 Rs 100  
 Sold To Ramesh  
 S/o. D/o. W/o Sankar Reddy  
 For Whom Alpine Estates

A. RAGHUNATH  
 S.V.L.No.15/36, R.No.2/2008  
 Shed No.2-12-85,  
 Marredpally, Secunderabad.

**SALE DEED**

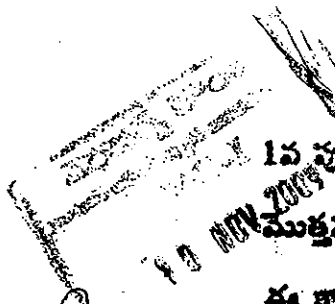
This Sale Deed is made and executed on this 10<sup>th</sup> day of December 2009 at SRO, Kapra, Ranga Reddy District by:

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).

For Alpine Estates [Signature] For Alpine Estates [Signature]  
 Partner Partner



1వ పుస్తకము 2010.....వ సం పు...140...దస్త్రపత్రాలు

ముక్తము కారితముల సంఖ్య.....15

ఈ కారితపు వరుస సంఖ్య.....

2010 వ సం... ప్రొ.న.వ.రె.ల. 22.....వ తేది

1931.కా.క. సంవేదికామాసము..... 2.....వ తేది

వగలు.....మరియు.....

మద్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ..... K. Prabhakar Reddy.....

రిజిస్ట్రేషన్ నంబరు 1908 లోని సెక్షన్ 32/ఎను

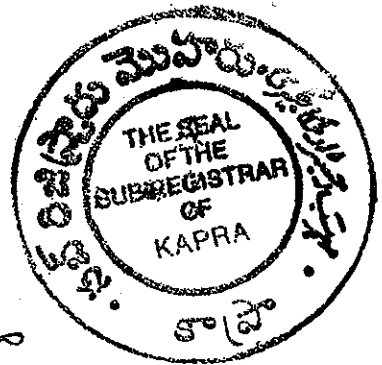
అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలు చేసి

రుసుము రూ..... 9135.....లు చెల్లించినారు

ఇచ్చినట్లు ఒప్పకొన్నది ఎడమ బొటన వేలు

~~నబ్-రిజిస్ట్రారు~~



Handwritten signature of the Sub-Registrar.



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/EKV/07 dated 3.08.07 registerer at SRO, UPT-1 Ranga Reddy District.

కూపించినది

1) శ్రీ. రామ్మి

B. RAJUMAR S/o. MUKUND RAO  
OCC: SERVICE P/o AWAL, SEC 03

2) శ్రీ. రామ్మి

A. LAKSHMI KANNA S/o A SAOHARMA  
OCC: SERVICE P/o 2-30, Lalapet, SEC 03

2010 వ సం... ప్రొ.న.వ.రె.ల. 22.....వ తేది

1931 కా.క. సంవేదికామాసము..... 2.....వ తేది

Handwritten signature and stamp at the bottom right.

**IN FAVOUR OF**

1. MRS. SUNITA BHAN, WIFE OF MR. ANIL KUMAR BHAN, aged about 52 years,
  2. MR. ANIL KUMAR BHAN, SON OF MR. GANGADHAR BHAN, aged about 56 years,
- Both are residing at 6A, HP. Apartments, 45, Napeansea Road, Mumbai - 400 036, hereinafter referred to as the "Buyers" (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. 302 on the third floor in block no. 'A' having a super built-up area of 1075 sft, together with undivided share in the scheduled land to the extent of 53.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-43 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

1829000/ —  
**MARKET VALUE Rs:**

1వ పుస్తకము 2010.....ప సం పు..140  
 మొత్తము కాగితముల సంఖ్య.....15  
 ఈ కాగితపు వరుస సంఖ్య.....2

**ENDORSEMENT**

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

By challan No. 134134... Dt. 19/1/10

**I. Stamp Duty:**

- 1. in the shape of stamp papers Rs. 100/ —
- 2. in the shape of challan (u/s. 42 of L.A. Act. 1899) Rs. —
- 3. in the shape of cash (u/s. 41 of L.A. Act. 1899) Rs. —
- 4. adjustment of stamp duty u/s. 36 of L.A. Act. 1899, if any Rs. —

**II. Transfer Duty:**

- 1. in shape of challan Rs. 36500/ —
- 2. in the shape of cash Rs. —

**III. Registration fees:**

- 1. in the shape of challan Rs. 9135/ —
- 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. 45835/ —

*[Signature]*  
 సబ్-రిజిస్ట్రారు

*[Signature]*  
**SUB REGISTRAR**  
 KAPRA

1వ పుస్తకము 2010 సం./ కా.న. 192/వ  
 పు.....140.....నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526  
 140...../2010 నా యివ్వడమైనది  
 2010 సం. 192/వ కేసు 22.....వ కేసు


*[Signature]*  
**THE SEAL OF THE SUBREGISTRAR OF KAPRA**  
 కాప్రా

- 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. 18,27,000/- (Rupees Eighteen Lakhs Twenty Seven Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

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

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 302 on third floor in block no. 'A' having a super built-up area of 1075 sft. (i.e., 860 sft. of built-up area & 215 sft. of common area) in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District, together with:
  - a. Undivided share in scheduled land to the extent of 53.75 sq. yds.
  - b. A reserved parking space for one car on the stilt floor bearing no. A-43 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. 18,27,000/- (Rupees Eighteen Lakhs Twenty Seven Thousand 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.
4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

For Alpine Estates

  
Partner

For Alpine Estates

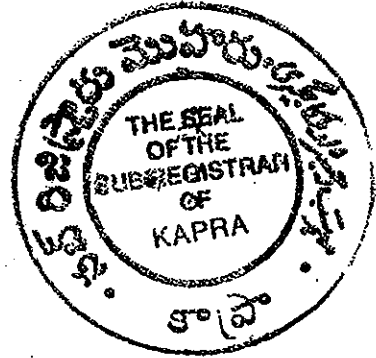
  
Partner

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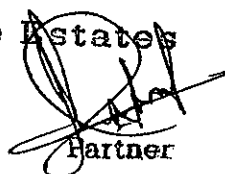
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సబ్-రజిస్ట్రారు



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



Partner

For Alpine Estates

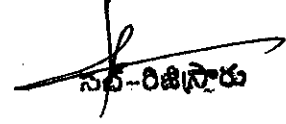


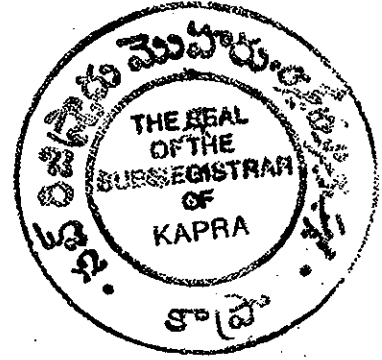
Partner

వ పుస్తకము 2010.....వ సం పు.140...దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....15.....

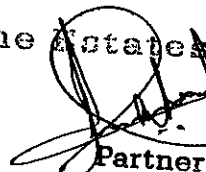
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నవ-రిజిస్ట్రారు





- 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. 45,775/- is paid by way of challan no. 534124, dated 19.01.2010, drawn on State Bank of Hyderabad, Kusaiguda Branch, Hyderabad and VAT an amount of Rs.18,270/- paid by the way of pay order No. 152938, dated 8.12.2009, HDFC Bank, S. D. Road, Secunderabad.

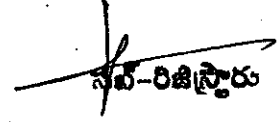
For Alpine Estates  
  
Partner

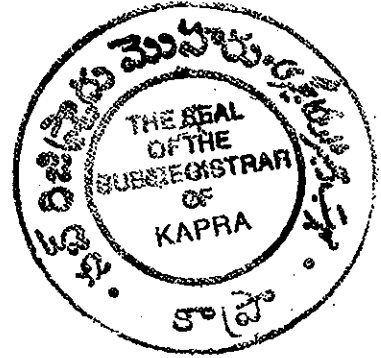
For Alpine Estates  
  
Partner

1వ పుస్తకము 2010.....వ సం పు.140.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....5.....

  
నవ-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment bearing flat no. 302 on the third floor in block no. 'A' admeasuring 1075 sft. of super built-up area (i.e., 860 sft. of built-up area & 215 sft. of common area) together with proportionate undivided share of land to the extent of 53.75 sq. yds., reserved parking space for one car bearing no. A-43, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North by	Open to sky & 6' wide corridor
South by	Open to sky
East by	Flat No. 301
West by	Flat No. 303

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. *G. Ravindra*
2. *A. Lakshmi*

**For Alpine Estates**

*[Signature]*  
Partner

**For Alpine Estates**

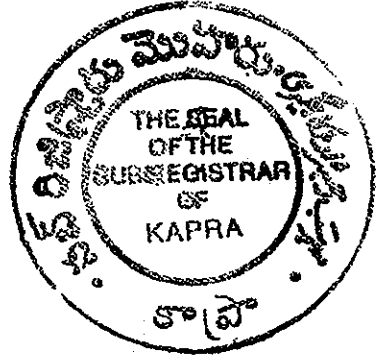
*[Signature]*  
Partner  
VENDOR

1) *[Signature]*  
BUYER

2) *[Signature]*

... పుస్తకము 2010.....వ సం పు. 140.....వేజులు  
మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితపు వరుస సంఖ్య..... 6

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**ANNEXTURE-1-A**

1. Description of the Building : Deluxe apartment bearing flat no. 302 on the third floor in block no. 'A' of "Mayflower Heights", Residential Localities, forming part of Sy. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 53.75 sq. yds., U/S Out of Ac. 4-11 Gts..
4. Built up area Particulars:
- a) In the Ground Floor : 100 sft. Parking space for One Car
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor : 1075 Sft
- 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. 18,27,000/-

For Alpine Estates

  
Partner

For Alpine Estates

  
Partner

Date: 10.12.2009

Signature of the Executants

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

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

For Alpine Estates

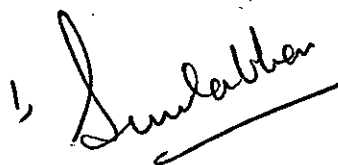
  
Partner

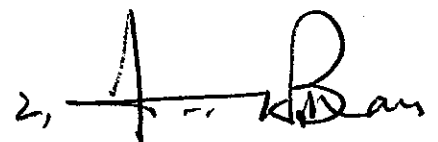
For Alpine Estates

  
Partner

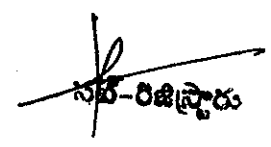
Date: 10.12.2009

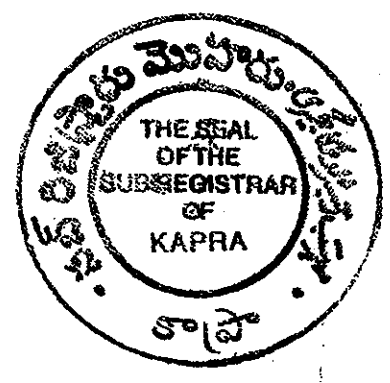
Signature of the Executants

1, 

2, 

... పుస్తకము 20/0.....వ సం పు. 140.....వేదాలు  
మొత్తము కాగితముల సంఖ్య..... 15.....  
ఈ కాగితపు వరుస సంఖ్య..... 7.....

  
నవ-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO: 302 IN BLOCK NO. "A" ON THIRD FLOOR

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

**IN SURVEY NOS.**

1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R.R. DIST.**

**VENDOR:**

M/S. ALPINE ESTATES REPRESENTED BY ITS PARTNERS

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

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

**BUYER:**

1. MRS. SUNITA BHAN, WIFE OF MR. ANIL KUMAR BHAN

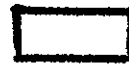
2. MR. ANIL KUMAR BHAN, SON OF MR. GANGADHAR BHAN

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

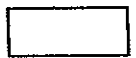
53.75

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

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



**EXCL:**



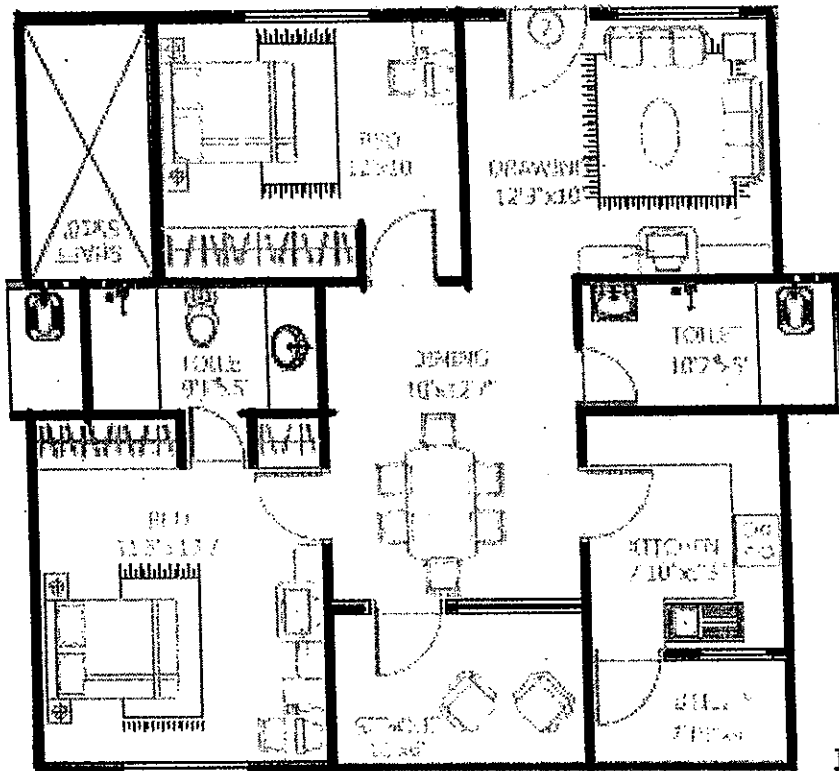
Total Built-up Area = 1075 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky & 6' wide corridor

N



Flat No. 303



Flat No. 301

For Alpine Estates

Open to Sky For Alpine Estates

Partner

Partner

SIG. OF THE VENDOR


**WITNESSES:**

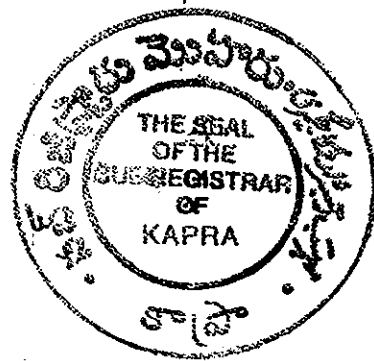
1.

2.

SIG. OF THE BUYER







1వ పుస్తకము 2010.....వ సం పు...140...దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య.....15.....  
ఈ కాగితపు వరుస సంఖ్య.....8.....

  
నవ-రిజిస్ట్రారు

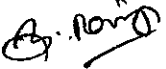


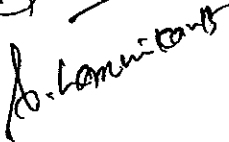


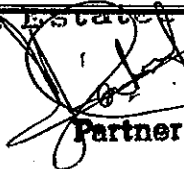
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**


SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p><b>M/S. ALPINE ESATES</b>                      A REGISTERED PARTNERSHIP FIRM                      HAVING ITS OFFICE AT 5-4-187/3 &amp; 4                      II FLOOR, SOHAM MANSION                      M. G. ROAD, SECUNDERABAD – 500 003.                      REPRESENTED BY ITS PARTNERS</p> <p>1. SRI. RAHUL B. MEHTA                      S/O. LATE SRI. BHARAT U. MEHTA                      R/O. PLOT NO. 2-3-577, UTTAM TOWERS                      D. V. COLONY, MINISTER ROAD                      SECUNDERABAD – 500 003.</p>
			<p>2. SRI. YERRAM VIJAY KUMAR                      S/O. SRI YERRAM SHANKARAIHAH                      R/O. PLOT NO. 14 &amp; 15                      KARTHIK ENCLAVE                      DIAMOND POINT                      SECUNDERABAD.</p>
			<p><u>SPA FOR PRESENTING DOCUMENTS</u>  <u>VIDE DOCUMENT NO. 169/IV/2007:</u></p> <p>MR. K. PRABHAKAR REDDY                      S/O. MR. K. PADMA REDDY                      (O). 5-4-187/3 &amp; 4, II FLOOR                      SOHAM MANSION, M. G. ROAD                      SECUNDERABAD – 500 003.</p>

SIGNATURE OF WITNESSES:

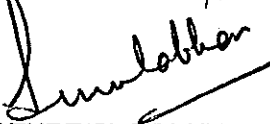
1. 

2. 

**For Alpine Estates**  
  
 Partner

**For Alpine Estates**  
  
 Partner

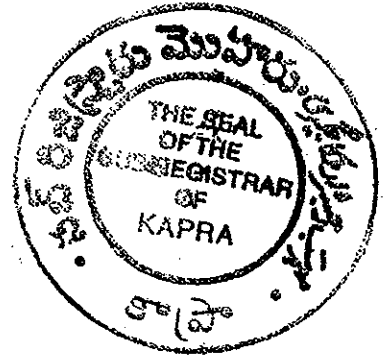
SIGNATURE OF EXECUTANTS

1.   
 SIGNATURE(S) OF BUYER(S)

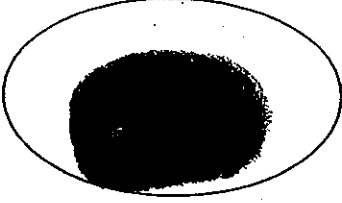

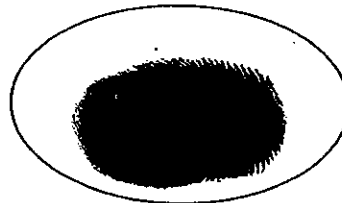

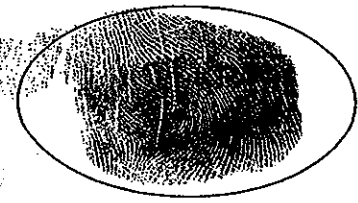

2. 

వ స్వయంకము జి00.....వ సం పు. 140 వ స్త్రావేజులు  
మొత్తము కాగితముల సంఖ్య.....15.....  
ఈ కాగితపు వరుస సంఖ్య.....9.....

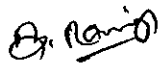
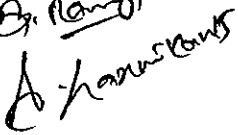
  
నవ-రిజిస్ట్రారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUYERS:</b> 1. MRS. SUNITA BHAN W/O. MR. ANIL KUMAR BHAN R/O. 6A, HP APARTMENTS 45 NAPEANSEA ROAD MUMBAI - 400 036.
			2. MR. ANIL KUMAR BHAN S/O. MR. GANGADHAR BHAN R/O. 6A, HP APARTMENTS 45 NAPEANSEA ROAD MUMBAI - 400 036.
			<b>REPRESENTATIVE:</b> MR. CH. VENKARAMANA REDDY S/O. MR. LATE CH. ANJI REDDY R/O. 11-187/2, ROAD No. 2 GREENHILLS COLONY SAROOR NAGAR, HYDERABAD.

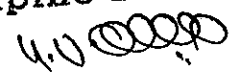
SIGNATURE OF WITNESSES:

- 
- 

**For Alpine Estates**

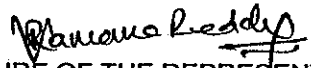
  
Partner

**For Alpine Estates**

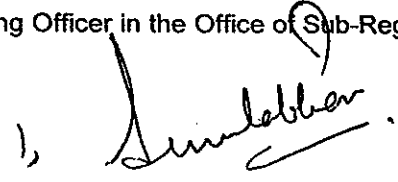
  
Partner

SIGNATURE OF EXECUTANTS

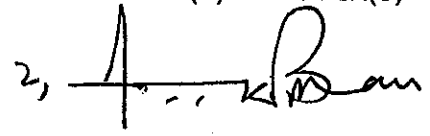
I stand herewith my/our photograph and finger prints in the form prescribed, through my representative, Mr. CH. V. R. REDDY, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE

1, 

SIGNATURE(S) OF BUYER(S)

2, 

.....వ సం. 140.....

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....10.....


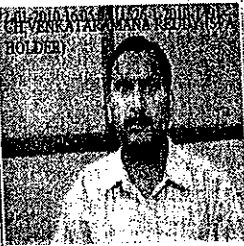
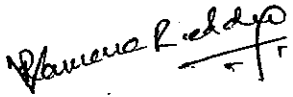
~~నల్-రిజిస్ట్రారు~~


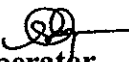



**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 149/2010 of SRO: 1526(KAPRA)

22/01/2010 16:12:38

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1	Manual Enclosure	Manual Enclosure	(CL) SUNITA BHAN 6A, HP.APARTMENTS, 45,NAPEANSEA ROAD, MUMBAI	
2	Manual Enclosure	Manual Enclosure	(CL) ANIL KUMAR BHAN 6A, HP.APARTMENTS, 45,NAPEANSEA ROAD, MUMBAI	
3			(CL) CH.VENKATARAMANA REDDY (SPA HOLDER) 11-187/2, RD.NO.2, GREEN HILLS CLY, SAROOR NAGAR, HYD.	
4	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.	
5	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.	

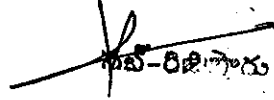
Witness Signatures   
Operator Signature 

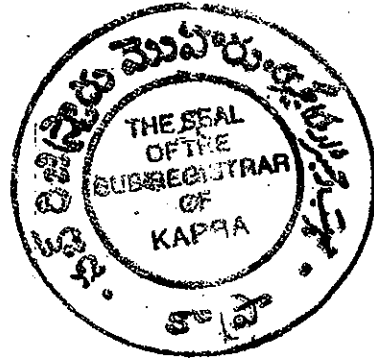
  
Subregistrar  
Signature

1వ పుస్తకము 2010.....వ సం.పు...140...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....11.....



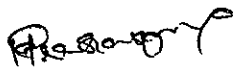
  
సచివ-రిజిస్ట్రారు



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

C.S.No./Year: 149/2010 of SRO: 1526(KAPRA)

22/01/2010 16:12:38

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
6	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.	
7	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.	
8			(EX) K.PRABHKAR REDDY (SPA HOLDER) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

Witness  
Signatures

*B. Naidu*  
*A. Laxmi Devi*

Operator  
Signature

*[Handwritten Signature]*

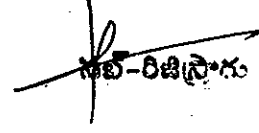
Subregistrar  
Signature

*[Handwritten Signature]*

1వ పుస్తకము 20 (2).....వ సంపు...140...దస్తావీజాలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....12.....

  
సబ్-రిజిస్ట్రారు





**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE

DLRAP01044992005

VIJAYA KUMAR  
SHANKARAJAH  
2-2-23  
PAN BAZAR

SECUNDRABAD

Signature  
Issued on: 10-02-2005

Licensing Authority,  
RTA-SECUNDRABAD

110653195/06	Class Of Vehicle	Validity
Non-Transport Transport	LMV,MCWG	16-12-2014
Hazardous Validity Badge No.		
Reference No.	202931983	
Original LA	RTA SECUNDRABAD	
DOB	17-12-1984	
Blood Gr.		
Date of 1st Issue	13-09-1993	



Family Members Details

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

**HOUSEHOLD CARD**

Card No : PAF167881501086  
 F.P. Shop No : 815  
 Name of Head of Household : Mehta, Rahul  
 Father/Husband name : Bharat  
 Date of Birth : 04/12/1980  
 Age : 26  
 Occupation : Own Business  
 House No. : 2-3-577,401, JITTAM TOWERS  
 Street : MINISTER ROAD  
 Colony : D V COLONY  
 Ward : 2  
 Circle : VIII  
 District : Hyderabad

(Rs.) : 100,000  
 No. (1) : 45339 (Double)  
 Name (1) : Navratna Enterprises JOC  
 No. (2) : /  
 Name (2) : /

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  
 AWSFE8104E


1. పుస్తకము 2010.....వ సంపు...140...పన్నవేటలు  
మొత్తము కాగితముల సంఖ్య.....15.....  
ఈ కాగితపు వరుస సంఖ్య.....13.....

~~న.శ. రిజిస్ట్రారు~~




**REPRESENTATIVE:**

Customer Relations Division



**M.G. INVESTMENTS PVT. LTD.**



Name : Ch.Venkata Ramana Reddy  
 Designation : Customer Relations Executive  
 Signature : *[Signature]*  
 Valid upto : 30 April 2009  
 Issuing Authority : *[Signature]*  
 Blood Group : O +ve  
 Address:  
 5-1-187/854, 11th Floor,  
 M.G Road, Secunderabad-500003.  
 Ph: 9993381666, 9246165561

Resi. Add.:  
 # 11-187/2, Road No.2,  
 Green Hills Colony,  
 Saroor Nagar,  
 Hyderabad.  
 Ph: 9993381666, 9246165561

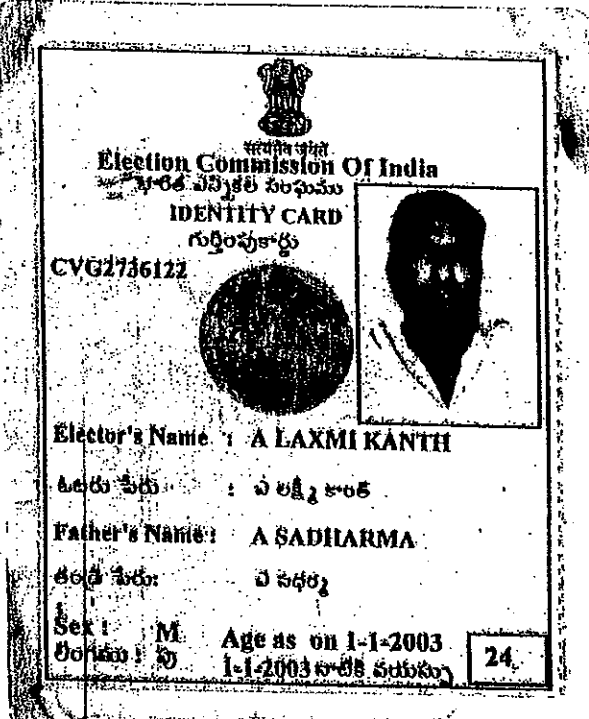
**In case of Emergency Call**


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. 1**

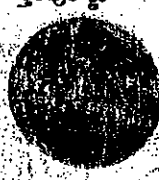



**WITNESSES NO.2**



  
**Election Commission Of India**  
 भारतीय निर्वाचन आयोग  
**IDENTITY CARD**  
 గుర్తింపు కార్డు

CVG2736122

Elector's Name : A LAXMI KANTH  
 ఆయన పేరు : ఎ లక్ష్మి కంఠ  
 Father's Name: A SADIHARMA  
 తండ్రి పేరు: ఎ సదిహరి  
 Sex : M Age as on 1-1-2003  
 పులిగం : పు 1-1-2003 వరకు వయస్సు 24

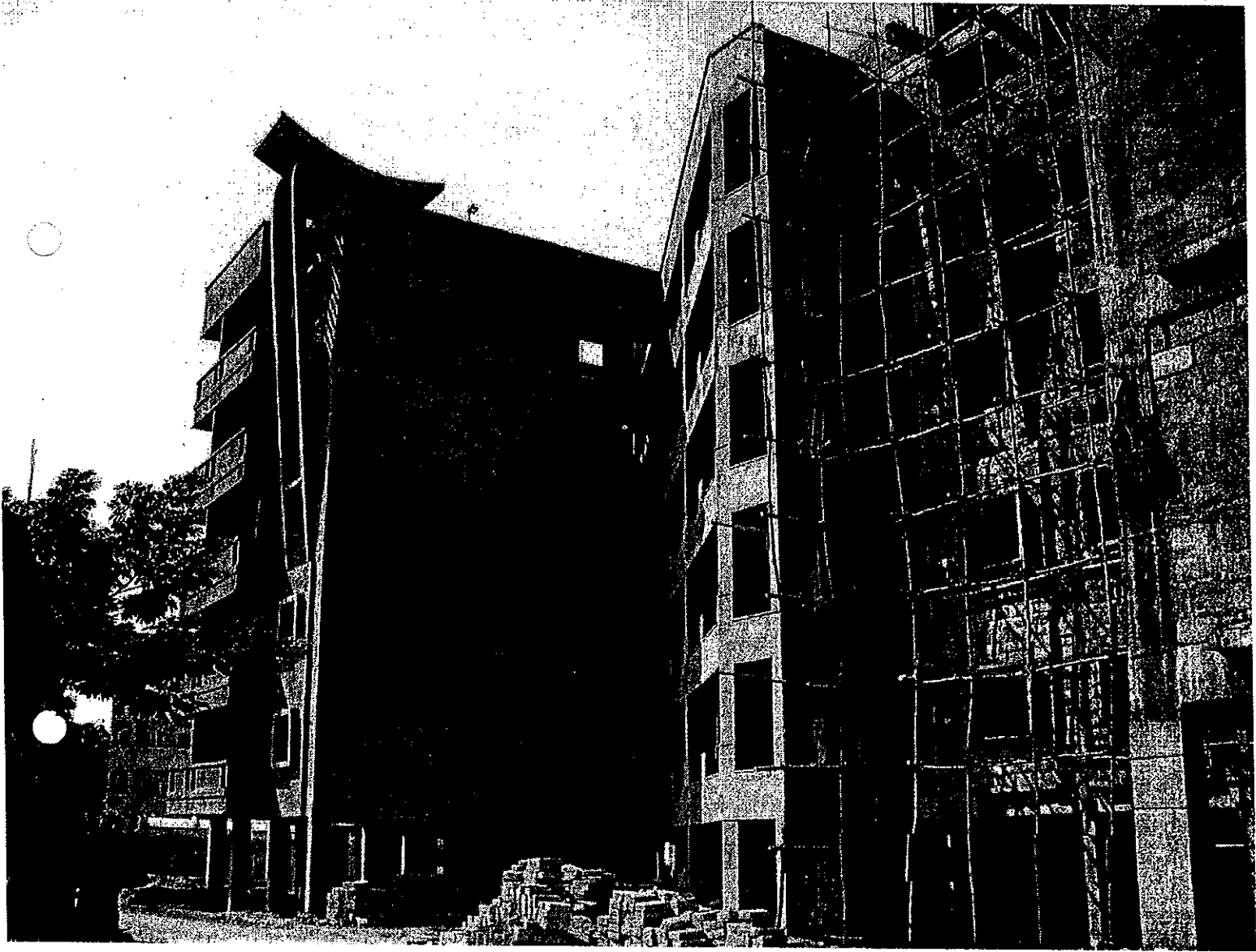
1వ పుస్తకము 2012.....వ సం పు. 140..... ప్రతిబాలు

మొత్తము కాగితముల సంఖ్య.....15.....


ఈ కాగితపు వరుస సంఖ్య.....14.....

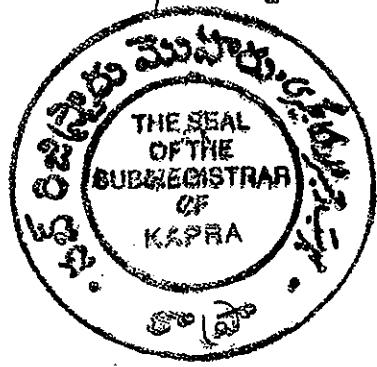
  
నవ-రిజిస్ట్రారు





..... సుప్రకము 2010.....వ సం పు.....140.....  
మొత్తము కాగితముల సంఖ్య.....15.....  
ఈ కాగితపు పనుల సంఖ్య.....15.....

  
నవ-రిజిస్ట్రారు



SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 52286 Date: 13/11/2009  
 Sold To: Ramesh  
 S/o. D/o. W/o. *[Signature]*  
 for Whom: Alpine Estates

AK 605098  
 A. BAGHUNATH  
 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 10<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).

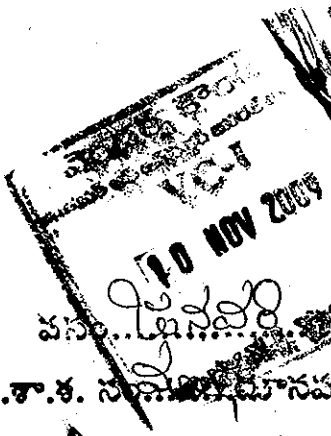
**AND**

- MRS. SUNITA BHAN, WIFE OF MR. ANIL KUMAR BHAN, aged about 52 years,
  - MR. ANIL KUMAR BHAN, SON OF MR. GANGADHAR BHAN, aged about 56 years,
- Both are residing at 6A, HP. Apartments, 45, Napeansea Road, Mumbai - 400 036, 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  
*[Signature]*  
 Partner

For Alpine Estates  
*[Signature]*  
 Partner

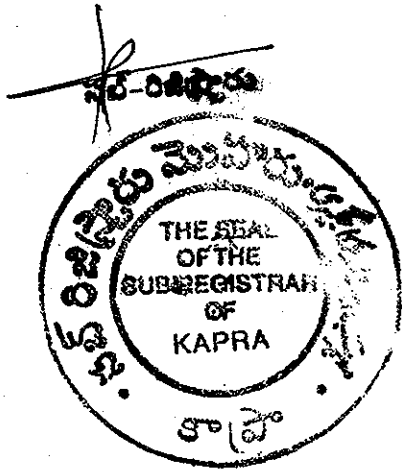
- [Signature]*
- [Signature]*



1వ సర్దుకము 2010.....వ సం పు 14.....వ తేదీ  
 మొత్తము కాగితముల సంఖ్య.....14.....  
 ఈ కాగితపు వరుస సంఖ్య.....1.....

2010 వ సం. డిసెంబరు 22 వ తేదీ  
 1931 శా.క. సబ్-రెజిస్ట్రారు మాసము.....2.....వ తేదీ  
 పగలు.....2.....మరియు.....3.....గంటల  
 మద్య కాప్రా సబ్-రెజిస్ట్రారు కార్యాలయములో

శ్రీ.....K. Prabhakar Reddy.....  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 33.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ.....1000/.....



Prabhakar  
 Prabhakar

ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎదమ బొటన ప్రేలు



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. 169/22/10  
 dated 3.08.09 registerer at SRO, U.P.P.  
 Ranga Reddy District.

నిరూపించినది

- ① భి. రావు B. RASIKUMAR S/o. MUKUND RAO  
 O.C. SERVICE R/o. ALWAL, SECCABAD
- ② A. Lakshmi A. LAXMI KANTH S/o. A. JADHARMA  
 O.C. SERVICE R/o. 2-30, Lalapet, SecBad

2010 వ సం. డిసెంబరు 22 వ తేదీ  
 1931 శా.క. సబ్-రెజిస్ట్రారు మాసము.....2.....వ తేదీ సబ్-రెజిస్ట్రారు



**WHEREAS:**

A. The Buyer under a Sale Deed dated 10.12.2009 has purchased a semi-finished, deluxe apartment bearing flat no. 302, on the third floor in block no. 'A' admeasuring 1075 sft. (i.e., 860 sft. of built-up area & 215 sft. of common area) of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. 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 53.75 sq. yds.
- b. A reserved parking for One Car bearing no. A-43, admeasuring 100 sft.

This Sale Deed is registered as document no. 140/10, 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.

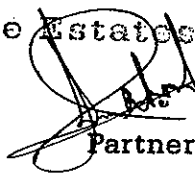
C. The Buyer as stated above had already purchased the semi-finished deluxe apartment bearing flat no. 302 on the third floor in block no. 'A' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing 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.

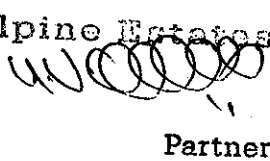
**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

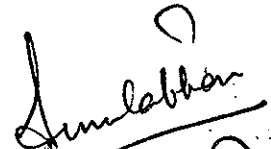

1. The Builder shall complete the construction for the Buyer a deluxe apartment bearing flat no. 302 on the third floor in block no. 'A', admeasuring 1075 sft. of super built up area (i.e., 860 sft. of built-up area & 215 sft. of common area) and undivided share of land to the extent of 53.75 sq. yds. A reserved parking space for one car on the stilt floor bearing no. A-43, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 8,35,000/- (Rupees Eight Lakhs Thirty Five Thousand only).
2. The Buyer has paid to the builder the said amount of Rs. 8,35,000/- (Rupees Eight Lakhs Thirty Five Thousand Only) which was admitted and acknowledged by the Builder.

For Alpine Estates

  
Partner

For Alpine Estates

  
Partner

1   
2 

92500/-  
**MARKET VALUE Rs:**

1వ పుస్తకము 2010.....వ సం. పు. 141.....వ స్టాంపు  
 మొత్తము కారీకముల సంఖ్య.....14.....  
 ఈ కారీకపు వరుస సంఖ్య.....2.....

**ENDORSEMENT**

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

By challan No. 524133 Dt. 18-7-10  
 Excise Duty: 530111

~~సబ్-రిజిస్ట్రారు~~

- I. In the shape of stamp papers Rs. 100/-
  - 2. In the shape of challan (Section 189A) Rs. 9250/-
  - 3. In the shape of cash (Section 189A) Rs. —
  - 4. In the shape of Excise duty (Section 189A, if any) Rs. —
  - E. Transfer Duty:
    - 1. In the shape of challan Rs. —
    - 2. In the shape of cash Rs. —
  - II. 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. 9450/-

  
 SUB REGISTRAR  
 KAPRA

1వ పుస్తకము 2010 సం./ కా.శ. 193/వ  
 పు. 141.....నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526 —  
 141...../2010 ..గా యివ్వబడ్డెనది  
 2010 సం. రిజిస్ట్రేషన్ నెం. 22.....వ తేది

  
 SUB REGISTRAR



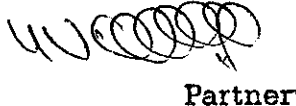
3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer 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 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.
5. The Buyer has handed over the vacant and peaceful possession of the semi-finished Deluxe apartment bearing no. 302 on the third floor in block no. 'A' to the Builder for the purposes of completion of construction of the apartment.
6. 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.
7. 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.
8. The Builder shall complete the construction of the Apartment and handover possession of the same by 25<sup>th</sup> Feb 2010, with a grace 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



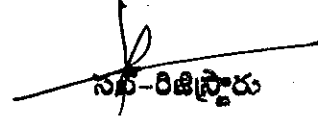
Partner

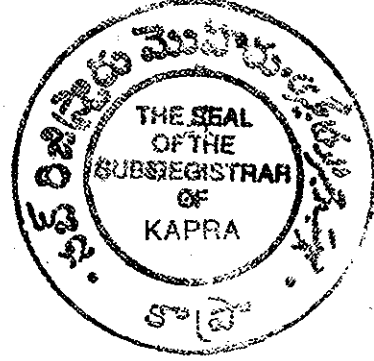
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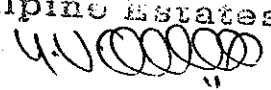
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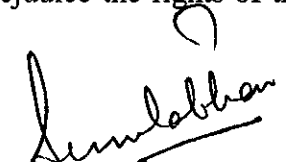
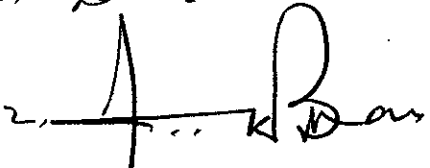
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సబ్-రిజిస్ట్రారు



9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.

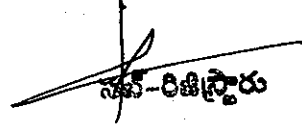
For Alpine Estates For Alpine Estates  
 Partner  
 Partner

1,   
2, 

1వ పుస్తకము 2010.....వ సం పు..141.....వస్తావేళలు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....4.....

  
నవ-రిజిస్ట్రారు



17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. Stamp duty and Registration amount of Rs. 9,350/- is paid by way of challan no. <sup>(6225+3125/-)</sup> 534133 dated <sup>19.1.10</sup> 23.12.09, drawn on State Bank of Hyderabad, Kusaiguda Branch, Hyderabad and VAT an amount of Rs.8,350/- paid by the way of pay order No. 152939 dated 08.12.09 HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates



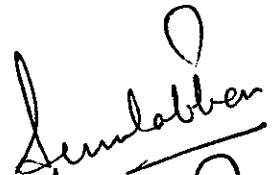
Partner

For Alpine Estates

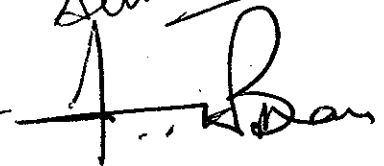


Partner

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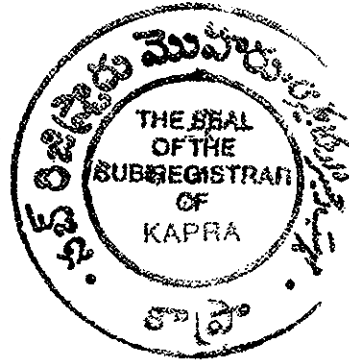


1వ పుస్తకము 2010.....వ సం పు. 141.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....5.....

  
నవ-రిజిస్ట్రారు





SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

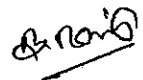
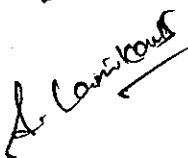
SCHEDULE OF APARTMENT

All that portion forming deluxe apartment bearing flat no. 302 on the third floor in block no. 'A' admeasuring 1075 sft. of super built-up area (i.e., 860 sft. of built-up area & 215 sft. of common area) together with proportionate undivided share of land to the extent of 53.75 sq. yds., reserved parking space for one car bearing no. A-43, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Open to sky & 6' wide Corridor
South By	Open to sky
East By	Flat No. 301
West By	Flat No. 303

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


WITNESSES:

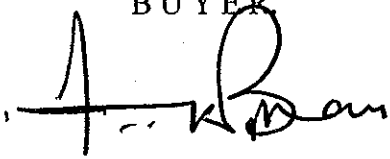
1. 
2. 

For Alpine Estates

  
Partner

For Alpine Estates

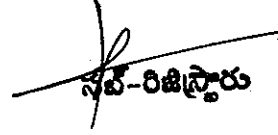
  
BUYER

BUYER  
2. 

1వ పుస్తకము 2010.....వ సం పు...14!...వస్త్రవేణులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....6.....

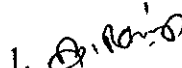
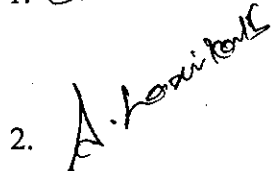
  
నవ-రిజిస్ట్రారు

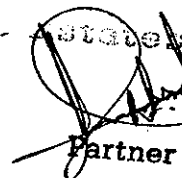


<b>SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION</b>		
<b>Item</b>	<b>Deluxe Apartment</b>	<b>Luxury Apartment</b>
Structure	RCC	
Walls	4"/6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Vitrified tiles	Marble slabs
Door frames	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>Note:</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>		


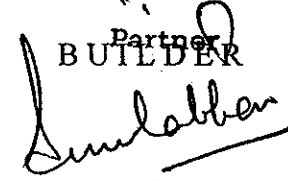

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

- 
- 

FOR ALPINE ESTATES  
  
 Partner

FOR ALPINE ESTATES

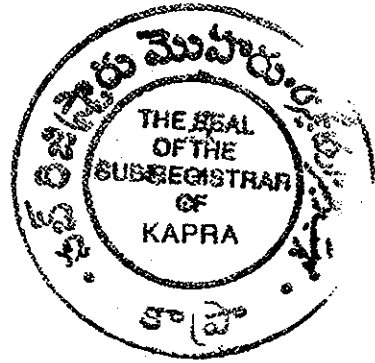
  
 Partner  
 BUTLER  
 1.   
 BUYER  
 2. 

1వ పుస్తకము 2010.....వ సం పు..14)..దస్తావీజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు పరుస సంఖ్య.....7.....

  
నవ-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 302 IN BLOCK NO. "A" ON THIRD FLOOR

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

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

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R.R. DIST.**

**BUILDER:** M/S. ALPINE ESTATES REPRESENTED BY ITS PARTNERS

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

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

**BUYER:** 1. MRS. SUNITA BHAN, WIFE OF MR. ANIL KUMAR BHAN

2. MR. ANIL KUMAR BHAN, SON OF MR. GANGADHAR BHAN

**REFERENCE:**  
**AREA:** 53.75

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

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

**EXCL:**

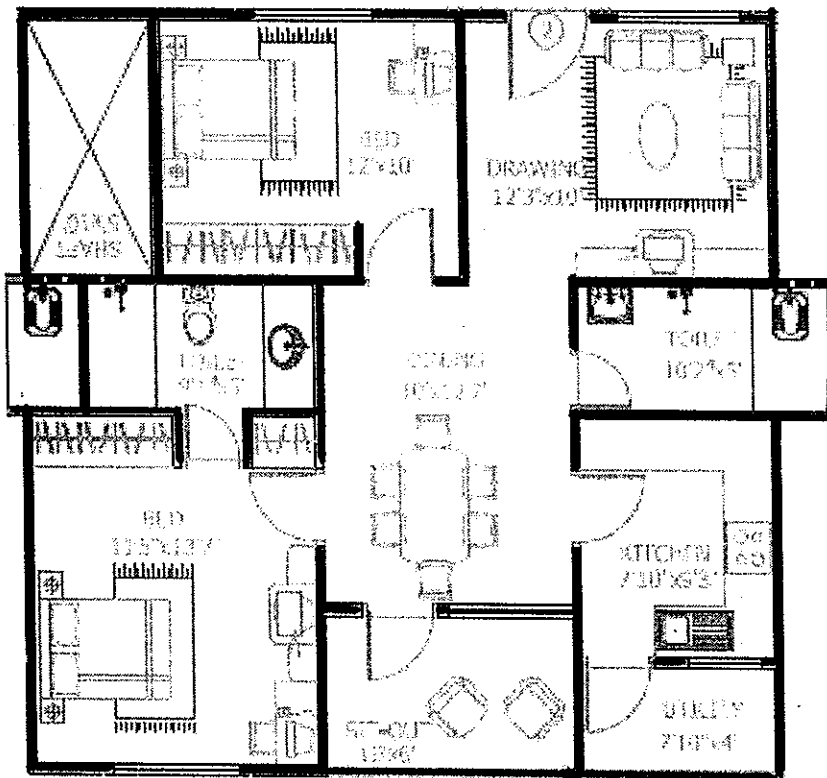
Total Built-up Area = 1075 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

N



Open to Sky & 6' wide corridor

Flat No. 303



Flat No. 301

Open to Sky

**WITNESSES:**

- [Handwritten signature]*
- [Handwritten signature]*

For Alpine Estates

*[Handwritten signature]*  
Partner


For Alpine Estates

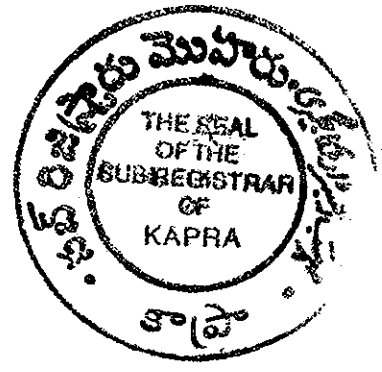
*[Handwritten signature]*  
Partner  
SIG. OF THE BUILDER

SIG. OF THE BUYER

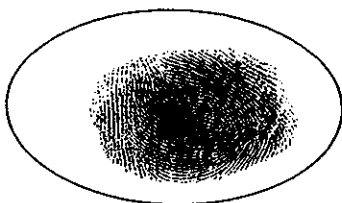
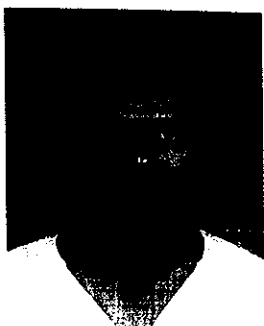

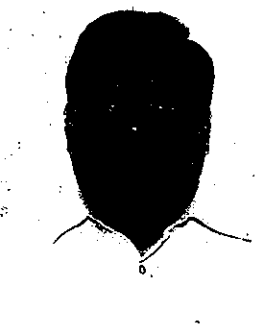


1, *[Handwritten signature]*  
2, *[Handwritten signature]*

వ పుస్తకము 201౦.....వ సం పు.14/.....వేదాలు  
మొత్తము కాగితముల సంఖ్య.....14.....  
ఈ కాగితపు వరుస సంఖ్య.....8.....

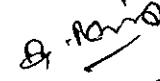
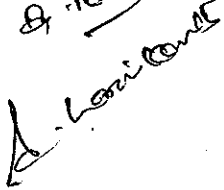
  
సబ్-రిజిస్ట్రారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	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 SHANKARAIHAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.
			
			
			<b>SPA FOR PRESENTING DOCUMENTS</b> <b>VIDE DOCUMENT NO. 169/IV/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.

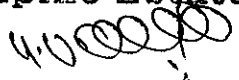
SIGNATURE OF WITNESSES:

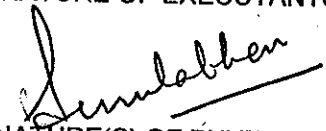
1. 
2. 

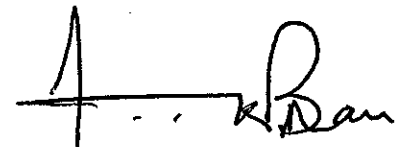
**For Alpine Estates**

  
Partner

**For Alpine Estates**

  
Partner  
SIGNATURE OF EXECUTANTS

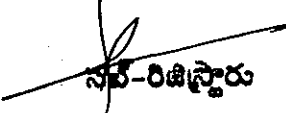
1,   
SIGNATURE(S) OF BUYER(S)

2, 

1వ పుస్తకము 2010.....వ సం పు...141.....వేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

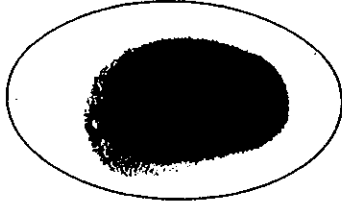

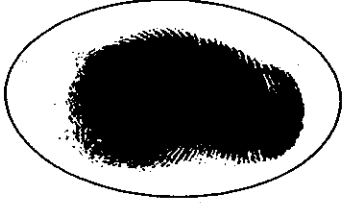
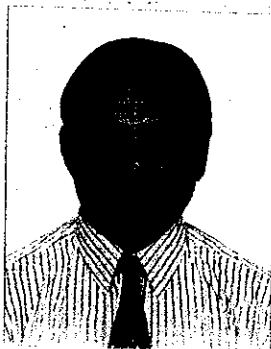
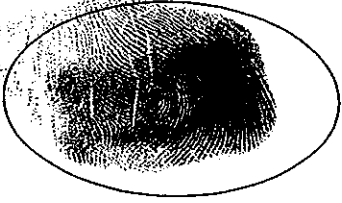

ఈ కాగితపు వరుస సంఖ్య.....9.....

  
నవ-రిజిస్ట్రారు


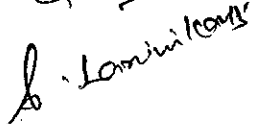




**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUYERS:</b> 1. MRS. SUNITA BHAN W/O. MR. ANIL KUMAR BHAN R/O. 6A, HP APARTMENTS 45 NAPEANSEA ROAD MUMBAI - 400 036.
			2. MR. ANIL KUMAR BHAN S/O. MR. GANGADHAR BHAN R/O. 6A, HP APARTMENTS 45 NAPEANSEA ROAD MUMBAI - 400 036.
			<b>REPRESENTATIVE:</b> MR. CH. VENKATARAMANA REDDY S/O. LATE CH. ANJI REDDY R/O. 11-18/2, ROAD No.2 GREENHILLS COLONY SAROOR NAGAR HYDERABAD.

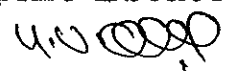
**SIGNATURE OF WITNESSES:**

- 
- 

**For Alpine Estates**

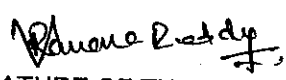
  
Partner

**For Alpine Estates**

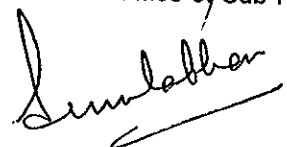
  
Partner

**SIGNATURE OF EXECUTANTS**

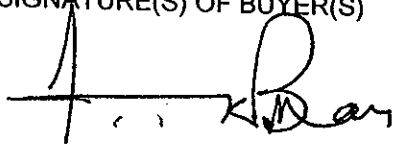
I stand herewith my/our photograph and finger prints in the form prescribed, through my representative, Mr. CH. V. R. REDDY, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE

1, 

SIGNATURE(S) OF BUYER(S)

2, 



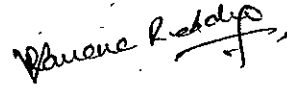
దేవ స్వస్థకము 2010.....వ సం పు...141 వేజులు  
మొత్తము కాగితముల సంఖ్య.....14  
ఈ కాగితపు వస్తువ సంఖ్య.....10



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

C.S.No./Year: 150/2010 of SRO: 1526(KAPRA)

22/01/2010 16:13:31

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1	Manual Enclosure	Manual Enclosure	(CL) SUNITA BHAN 6A, HP.APARTMENTS, 45,NAPEANSEA ROAD, MUMBAI	
2	Manual Enclosure	Manual Enclosure	(CL) ANIL KUMAR BHAN 6A, HP.APARTMENTS, 45,NAPEANSEA ROAD, MUMBAI	
3			(CL) CH.VENKATRAMANA REDDY (SPA HOLDER) 11-187/2, RD.NO.2, GREEN HILLS CLY,SAROOR NAGAR, HYD.	
4	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.	
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

*G. Narayana*  
*A. Laminata*

Operator  
Signature



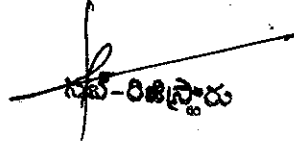
Subregistrar  
Signature



1వ పుస్తకము 2010.....వ సం పు 14.....వేళాలు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....11.....



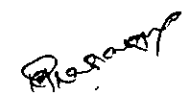
  
నవ-రిజిస్ట్రారు



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

C.S.No./Year: 150/2010 of SRO: 1526(KAPRA)

22/01/2010 16:13:31

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

Witness  
Signatures

*[Handwritten signature]*  
*[Handwritten signature]*

Operator  
Signature

*[Handwritten signature]*

Subregistrar  
Signature

*[Handwritten signature]*

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1వ పుస్తకము 2010.....వ సం పు. 141.....దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు పనుల సంఖ్య.....12.....

~~సహ-రిజిస్ట్రారు~~



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLRAP01044992006  
VIJAYA KUMAR  
SHANKARAJAH  
2-2-23  
PAN BATOR  
SECUNDRABAD

Signature  
Issued on: 12-02-2005

Licensing Authority,  
RTA-SECUNDRABAD

100653196:05      Class Of Vehicle      Validity  
Non-Transport      LMV,MCWG      18-12-2014  
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	ishu	Wife	08/02/84	22

D.P.L. No. 114  
BHARAT SQUITE

**HOUSEHOLD CARD**

Card No : PAP167981501086  
F.P Shop No : 815  
Name of Head of Household : Mehta. Rahul  
Father/Husband name : Bharat  
Date of Birth : 04/12/1950  
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) : 45339/(Double)  
No. (2) : /  
No. (2) : /

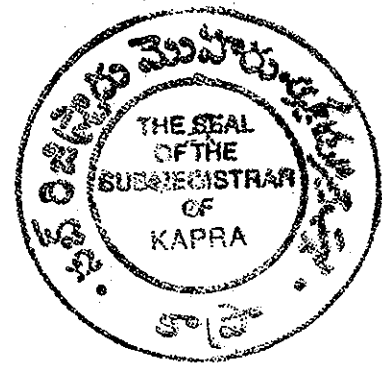
आयकर विभाग      भारत सरकार  
INCOME TAX DEPARTMENT      GOVT. OF INDIA

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

Signature

న పుస్తకము 2010.....వ సం పు. 14).....వేదాలు  
మొత్తము కాగితముల సంఖ్య..... 14.....  
ఈ కాగితపు పరుస సంఖ్య..... 13.....


~~న. రిజిస్ట్రారు~~






**REPRESENTATIVE:**

Customer Relations Division



**MCI**  
PROPERTY  
INVESTMENTS PVT. LTD.



Name : Ch. Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature : *[Signature]*  
Valid upto : 30 April 2009  
Leaving Authority : *[Signature]*  
Blood Group : O +ve  
Address:  
5-4-187/8A4, 11th Floor,  
M.G Road, Secunderabad-500003.  
Ph: 040-88335561, 846-2724888  
www.mciinvestments.com

Resl. 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. 1**




**WITNESSES NO.2**



**Election Commission Of India**  
ఆంధ్ర ప్రదేశ్ ఎన్నికల సంఘం  
**IDENTITY CARD**  
గుర్తింపు కార్డు

CVG2736122

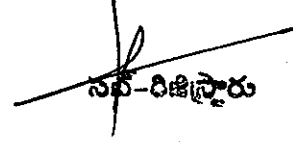


Elector's Name : A LAXMI KANTH  
అలక్ష్మి కంఠ : ఎ లక్ష్మి కంఠ  
Father's Name : A SADIHARMA  
తండ్రి పేరు : ఎ సదిహర్మ  
Sex : M Age as on 1-1-2003  
లింగము : పు 1-1-2003 తేదీకి వయసు 24

1వ పుస్తకము 20 .....వ సం పు...141...పాఠావళిలు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు పనుల సంఖ్య.....14.....

  
నవ-రిజిస్ట్రారు

