

3049

DOCT. No.

29/11/2010

3245

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

भारत INDIA INDIAN NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 856534

S.No. 41320 Date 20/11/2010 Rs. 100/-  
Sold to Santosh  
S/o. G/o. W/o. Shankar  
For Whom Alpine Estates

K. SATISH KUMAR  
SVL.No.13/2000 R.No.16/2009  
5-2-30, Premavathipet (V),  
Rajendranagar (M), R.R. Dist.

**SALE DEED**

This Sale Deed is made and executed on this 12<sup>th</sup> day of November 2010 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). /

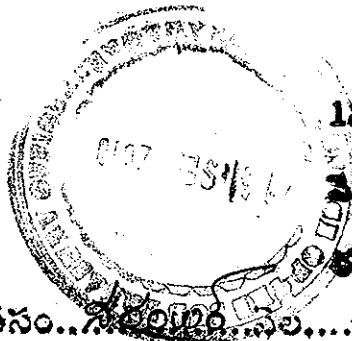
**AND**

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 For Alpine Estates

*[Signature]*  
Partner

*[Signature]*  
Partner



1వ పుస్తకము 2010.....వ సం. పు. 2010/71.....

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....

2010 వ సం. నవంబరు నెల..... 12.....వ తేదీ

1932 వ.స. సం. 1900/1 మాసము..... 21.....వ తేదీ

పగలు..... 2..... గురియు..... 3..... గంటల

మధ్య కాల్ సవరించుటకు కార్యదర్శియగుట

శ్రీ..... K. Prabhakar Reddy.....

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 23 వారు

అనుసరించి సమర్పించవలసిన పాత కాగితములు

మరియు వేతములు.....

రుసుము రూ..... 10250/..... లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

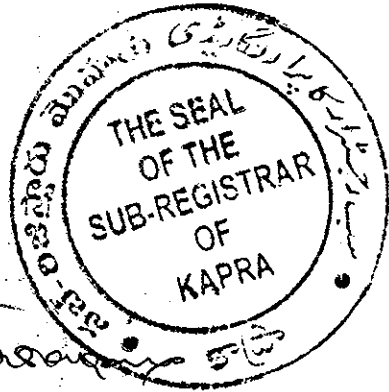
ఎడమ బొటన వ్రేలు



సంపించినది

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. 169/2010/17 dated 3.11.2010 registerer at SRO, Nanga Reddy District.

Handwritten signature of K. Prabhakar Reddy.



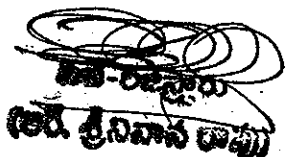
Handwritten signature above the seal.

Yentat Ramesh Reddy S/o. Anji Reddy Occ: Scribe  
R/o. 11-15/2, Road no. 2, Green Hills colony,  
Sarvanagar, Hyderabad.

B. RAJ KUMAR S/o. MURUND RAO  
Occ: Business R/o. 1-15, Atwal,  
Sec'bad.

2010 వ సం. నవంబరు నెల..... 12.....వ తేదీ

1932 వ.స. సం. 1900/1 మాసము..... 21.....వ తేదీ



**IN FAVOUR OF**

MR. INDRA MOHAN, SON OF MR. D. C. GOVIL, aged about 69 years, Occupation: Service, residing at H. No. 1-4-53/1, Street No. 8/3, Habsiguda, Hyderabad - 500 007, hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

**WHEREAS:**

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-11 Gts., (hereinafter the said land is referred to as "The SCHEDULE LAND") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R. R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule 'A' annexed to this Agreement.
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of apartments in 3 blocks aggregating to about 3,97,600 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. The Buyer is desirous of purchasing semi-finished, deluxe apartment bearing flat no. 201 on second floor in block no. 'C' having a super built-up area of 1750 sft. together with undivided share in the scheduled land to the extent of 87.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. C-13 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 2010.....వ సం. ఫి. 29/11/10

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 2

MARKET VALUE Rs: 250000/-

ENDORSEMENT

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

Challan No. 926/11/4 Dt. 12/11/10

సబ్-రిజిస్ట్రారు

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/-
- 2. in the shape of challan (u/s. 41 of I.S. Act. 1899) Rs. 107400/-
- 3. in the shape of cash (u/s. 51 of I.S. Act. 1899) Rs. —
- 4. adjustment of stamp duty u/s. 16 of I.S. Act. 1899, if any Rs. —

II. Transfer Duty:

- 1. in shape of challan Rs. 43000/-
- 2. in the shape of cash Rs. —

III. Registration fees:

- 1. in the shape of challan Rs. 10750/-
- 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 161350/-

SUB REGISTRAR KAPRA

1వ పుస్తకము 2010 సం./ కా.శ. 1931వ

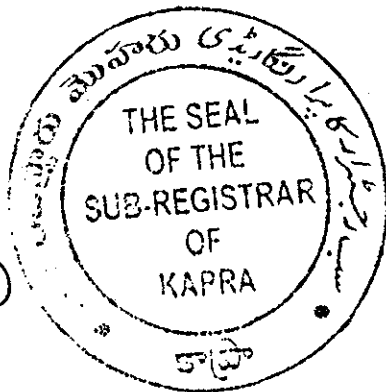
ఫి. 29/11.....నెంబరుగా రిజిస్టరు చేయబడి

స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526

ఫి. 29/11/2010 నా యివ్వబడ్డెనది

2010 సం. నవంబరు నెం. 12 వ తేది

సబ్-రిజిస్ట్రారు



- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 21,50,000/- (Rupees Twenty One Lakhs Fifty 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.

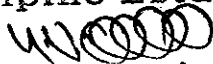
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 201 on second floor in block no. 'C' having a super built-up area of 1750 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 87.50 sq. yds.
  - b. A reserved parking space for one car on the stilt floor bearing no. C-13 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. 21,50,000/-(Rupees Twenty One Lakhs Fifty 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.

For Alpine Estates

  
Partner

For Alpine Estates



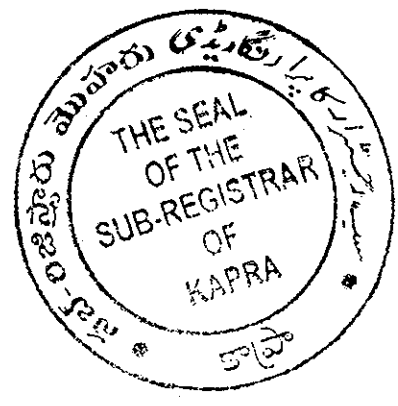
Partner

1వ పుస్తకము 2010.....వ సం పు.2971.దస్తవజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....3.....

~~సబ్-రజిస్ట్రారు~~



4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Heights as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in MAYFLOWER HEIGHTS.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Mayflower Heights Owners Association that has been / shall be formed by the Owners of the apartments in MAYFLOWER HEIGHTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc. The Buyer shall pay a sum of Rs. 10,000/- & Rs. 15,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.

For Alpine Estates

  
Partner

For Alpine Estates

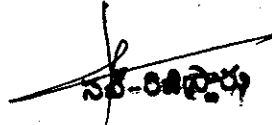


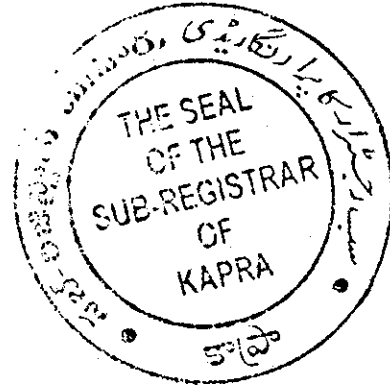
Partner

1వ పుస్తకము 2010.....వ సం పు. 2971. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 4

  
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. 1,61,250/- is paid by way of challan no. 926114, dated 12.11.10, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 21,500/- paid by the way of pay order no. 158830 dated 09.11.2010, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

  
Partner

For Alpine Estates

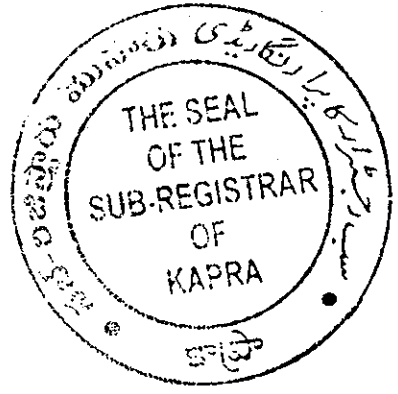
  
Partner

1వ పుస్తకము 2010.....వ సం పు. 29/7/11.....వేజాలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....5.....

~~న. 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. 201 on second floor in block no. 'C' admeasuring 1750 sft. of super built-up area (i.e., 1400 sft. of built-up area & 350 sft. of common area) together with proportionate undivided share of land to the extent of 87.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. C-13, 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
South By	Flat No.202
East By	Open to Sky
West By	6' wide corridor & 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



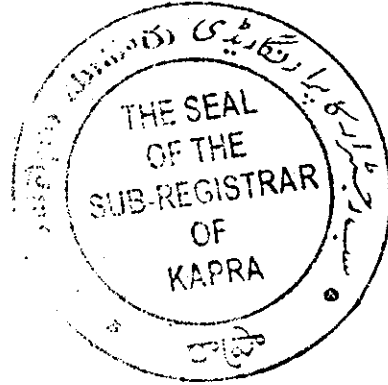
VENDOR Partner



BUYER

వ పుస్తకము ఖరీదీ.....వ సం పు. 29.7.1971 దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితపు వరుస సంఖ్య..... 6


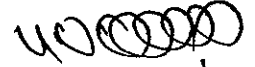
~~న. రిజిస్ట్రారు~~



ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no 201 on second floor in block no. 'C' 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 : 87.50 sq. yds, U/S Out of Ac. 4-11 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor : 100 sft. Parking space for One Car
- b) In the First Floor :
- c) In the Second Floor : 1750 Sft
- d) In the Third Floor :
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 21,50,000/-



Date: 12.11.2010

**For Alpine Estates**      **For Alpine Estates**  
        
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.

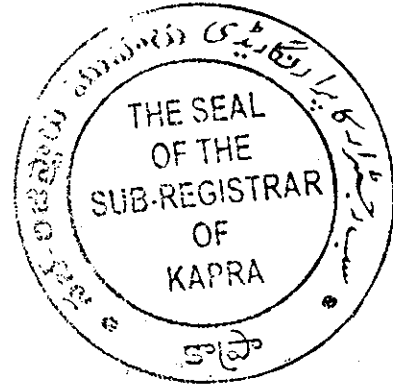
Date: 12.11.2010

**For Alpine Estates**      **For Alpine Estates**  
        
Partner      Signature of the Executants      Partner



పుస్తకము 2010.....వ సంపు. 2971.....స్తావనలు  
మొత్తము కాగితముల సంఖ్య.....15.....  
ఈ కాగితపు వరుస సంఖ్య.....7.....

~~న.వి.స్వ.ర.~~



**REGISTRATION PLAN SHOWING**

FLAT NO. 201 IN BLOCK NO. 'C' ON SECOND FLOOR

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

**IN SURVEY NOS.**

1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

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

**VENDOR:**

M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

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

2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAI AH

**BUYER:**

MR. INDRA MOHAN, SON OF MR. D. C. GOVIL

**REFERENCE:**

AREA: 87.50

SCALE: SQ. YDS. OR

INCL: SQ. MTRS.



EXCL:



Total Built-up Area = 1750 sft.  
 Out of U/S of Land = Ac. 4-11 Gts.

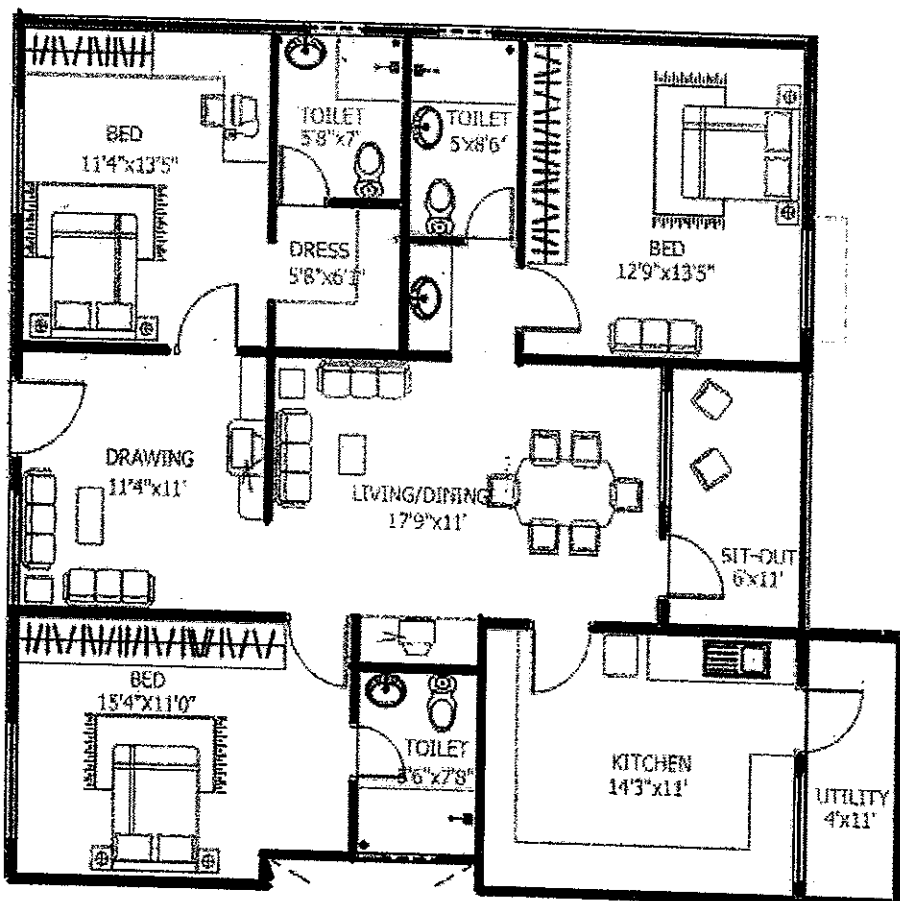
Open to Sky

N



6' wide corridor & Open to Sky

Open to Sky



Flat No. 202

For Alpine Estates

*[Signature]*

Partner

For Alpine Estates

*[Signature]*

Partner

SIGNATURE OF THE VENDOR

*[Signature]*

SIGNATURE OF THE BUYER

**WITNESSES:**

1. *[Signature]*
2. *[Signature]*

1వ పుస్తకము 2010.....వ సం పు.29.71.దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య.....15.....  
ఈ కాగితపు వరుస సంఖ్య.....8.....

~~నవ-రజిస్ట్రారు~~





**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

**VENDOR:**

**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:  
1. MR. RAHUL B. MEHTA  
S/O. LATE BHARAT U. MEHTA  
R/O. PLOT NO. 2-3-577, UTTAM TOWERS  
D. V. COLONY, MINISTER ROAD  
SECUNDERABAD - 500 003.

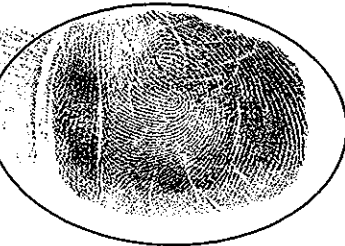
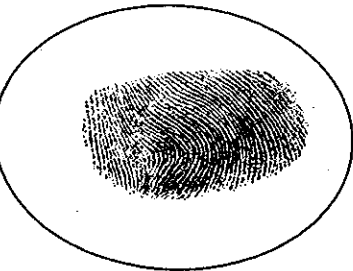
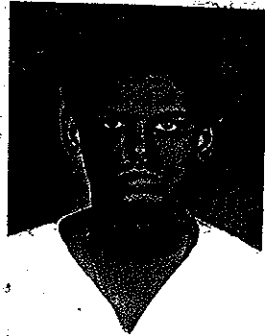
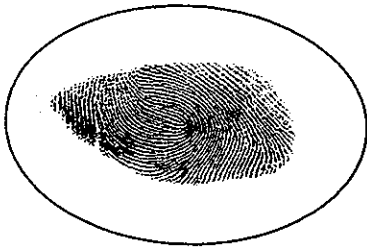
2. MR. YERRAM VIJAY KUMAR  
SON OF SRI YERRAM SHANKARAIHAH  
R/O. PLOT NO. 14 & 15  
KARTHIK ENCLAVE  
DIAMOND POINT  
SECUNDERABAD.

**SPA FOR PRESENTING DOCUMENTS**  
**VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07**

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. INDRA MOHAN  
S/O. MR. D. C. GOVIL  
R/O. H. NO. 1-4-53/1  
STREET NO. 8/3  
HABSIGUDA  
HYDERABAD - 500 007



**SIGNATURE OF WITNESSES:**

1.

2.

For Alpine Estates

Partner

For Alpine Estates

Partner

SIGNATURE OF EXECUTANTS

1వ పుస్తకము 2010.....వ సం పు 29.71.0స్తావేళలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....9.....




~~సబ్-రిజిస్ట్రారు~~



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

C.S.No./Year: 3049/2010 of SRO: 1526(KAPRA)

12/11/2010 14:17:23

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) INDRA MOHAN 1-4-53/1, ST.NO.8/3, HABSIGUDA, HYD.	
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.	

Witness  
Signatures

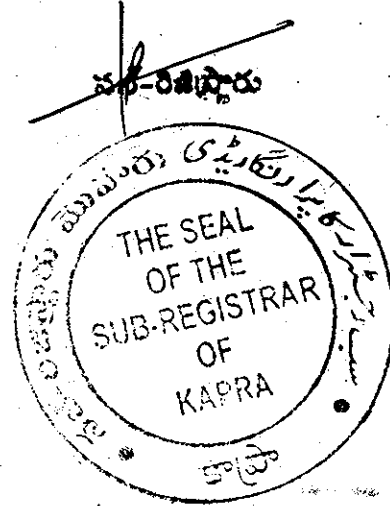
  
Operator  
Signature

  
Subregistrar  
Signature

1వ పుస్తకము 2010.....వ సం పు 2971 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....



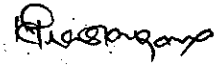
ఈ కాగితపు వరుస సంఖ్య.....10.....



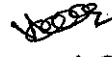

**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 3049/2010 of SRO: 1526(KAPRA)

12/11/2010 14:17:23

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
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 2010.....వ సం పు 2971...చివరివేళలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....11.....

~~సబ్-రెజిస్ట్రారు~~



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



DRIVING LICENCE  
DLRAP01044992006  
VIJAYA KUMAR  
SHANKARAIHAH  
2-2-29  
PAN BAZAR  
SECUNDRABAD

Signature  
issued on: 10.02.2008

Issuing Authority  
RTA, SECUNDRABAD

10063195/06	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	



Family Members Details

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

**HOUSEHOLD CARD**

Card No : PAPI67881501086  
 F.P Shop No : 815  
 Name of Head of Household : Mehta, Rahul  
 Father/Husband name : Bharat  
 Date of Birth : 04/12/1980  
 Age : 26  
 Occupation : Own Business  
 House No. : 2-3-577,401,UTTAM TOWERS  
 Street : MINISTER ROAD  
 Colony : D V COLONY  
 Ward : Ward-2  
 Circle : Circle VIII  
 District : Hyderabad  
 (Rs.) : 100,000  
 No. (1) : 45339/(Double)  
 No. (1) : Navratna Enterprises PXC  
 No. (2) : /  
 No. (2) : /

*[Signature]*  
Socio/Edu.

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

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY (K)  
PADMA REDDY (KAND)  
15/01/1974  
PAN: AWSPP8104E

*[Signature]*

*[Signature]*

For Alpine Estates

For Alpine Estates

*[Signature]*  
Partner

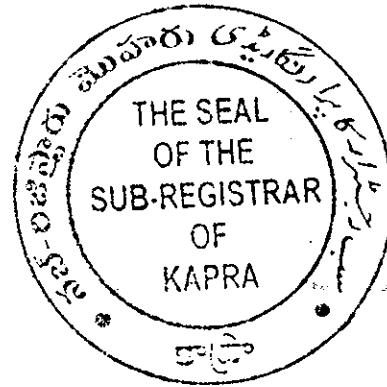
*[Signature]*  
Partner

1వ పుస్తకము 20 10.....చ సం పు. 29.71.....స్తావేదాలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....12.....

~~చ-రతిస్థారు~~



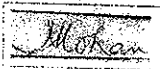


स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AAGPI9775C**

नाम /NAME  
**MOHAN INDRA**

पिता का नाम /FATHER'S NAME  
**DEBI CHARAN GOVIL**

जन्म-तिथि /DATE OF BIRTH  
**31-12-1941**

हस्ताक्षर /SIGNATURE  


मुख्य आयकर जांचक, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

*Mohan*

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

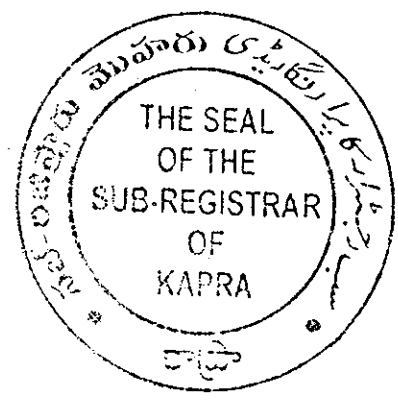
In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Chief Commissioner of Income-tax,  
Aayakar Bhavan,  
Basheerbagh,  
Hyderabad - 500 004.

1. పుస్తకము 2010.....వ సం పు...29.7.13 స్వీకారము

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....13.....

~~సబ్-రజిస్ట్రారు~~



## WITNESSES NO. 1

Customer Relations Division



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



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address  
5-4-187/3&4, IInd Floor,  
M G Road, Secunderabad-500003.  
Ph:040-66335551, 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

## WITNESSES NO. 2

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

B M RAJ KUMAR

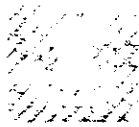
MUKUND RAO

03/01/1978

Permanent Account Number

AIOPR9833L

Signature



22022006

इस कार्ड के खो जाने पर - खोया हुआ कार्ड मिलने पर  
तुरन्त सूचित करें - लौटावें -  
आयकर विभाग मुंबई, एम एस डी ब्लॉक  
कमला मिल्स कंपाउंड, ट्रेड वर्ल्ड, ए विंग, कान्हा मिल्स  
कंपाउंड, न.बी. मार्ग, लोअर पार्सल, मुंबई - 400 013.

If this card is lost - someone's lost card is found,  
please inform - return to -

Income Tax PAN Services Unit, NSDL,  
3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
N. B. Marg, Lower Parcel, Mumbai - 400 013

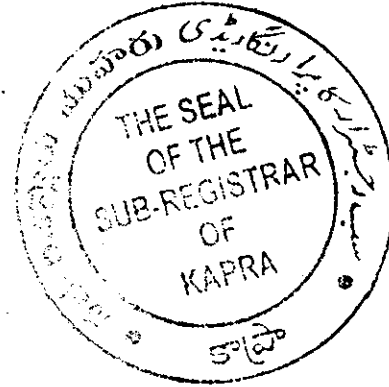
Tel: 91-22-2499 4650, Fax: 91-22-2495 0604,  
email: [bmrb@nsdl.co.in](mailto:bmrb@nsdl.co.in)

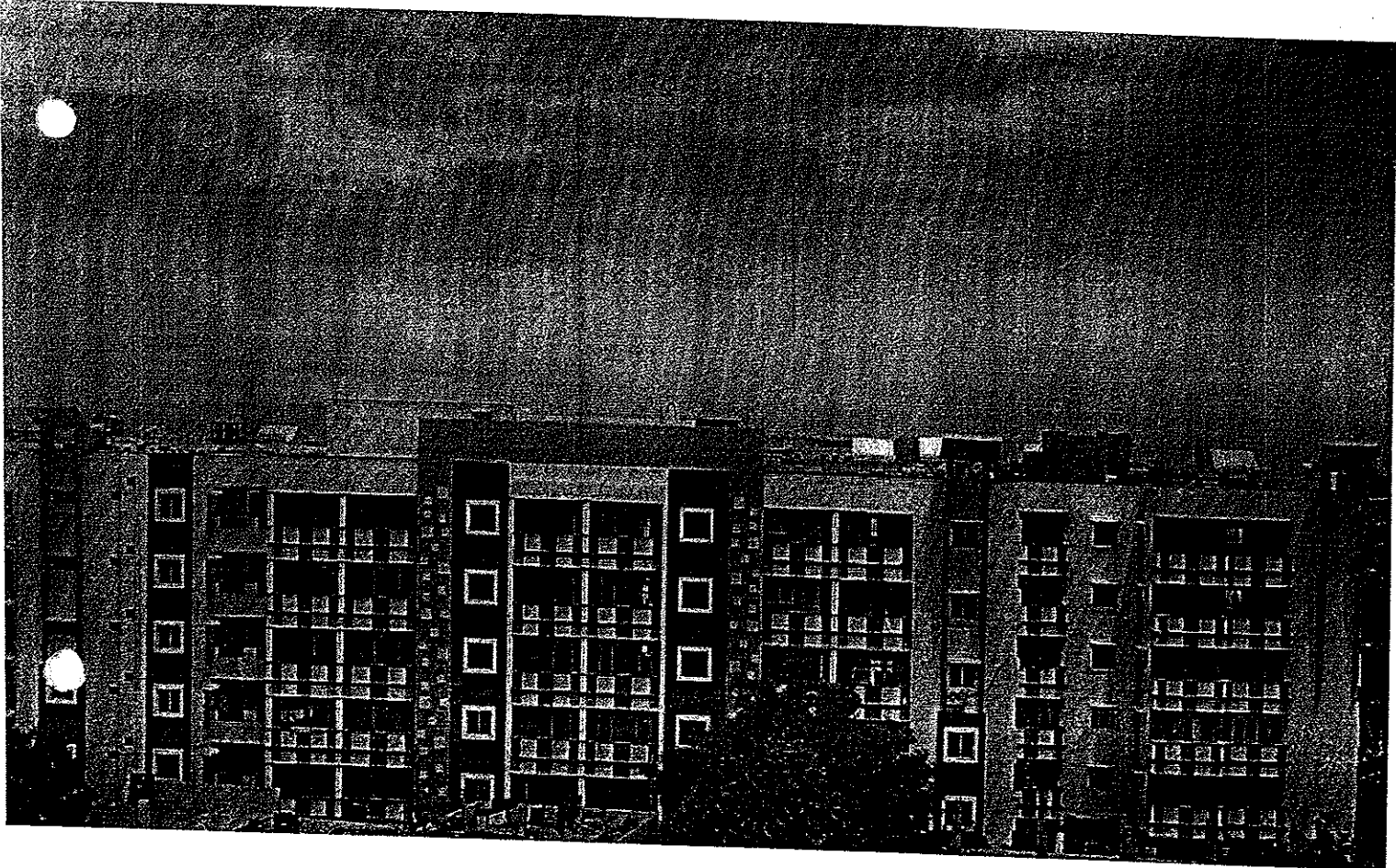
1వ పుస్తకము 2010.....వ సం పు. 2971. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 14

~~శశ-రెజిస్ట్రారు~~





For Alpine Estates

A handwritten signature in black ink, consisting of several overlapping loops and lines, positioned over the text "For Alpine Estates".

Partner

For Alpine Estates

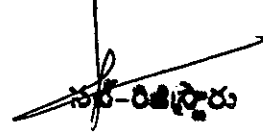
A handwritten signature in black ink, featuring a series of connected loops and a long horizontal stroke, positioned over the text "For Alpine Estates".

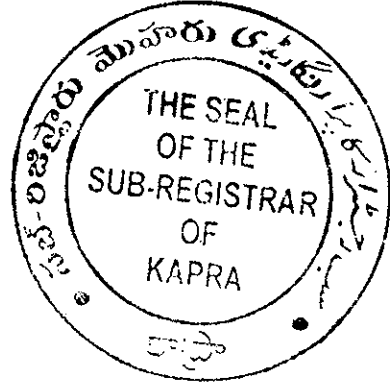
Partner

పుస్తకము 2010.....వ సం పు 2971.....

మొత్తము కాగితముల సంఖ్య..... 15.....

ఈ కాగితపు వరుస సంఖ్య..... 15.....

  
సబ్-రిజిస్ట్రారు





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 856533

S.No. 11119 Date 20/10/2010 Rs. 100/-  
 Sold to Santosh  
 S/o. B/o. W/o. Shanket  
 For Whom ALPINE ESTATES

K. SATISH KUMAR  
 SVL.No.13/2000 R.No.16/2009  
 5-2-30, Premavathipat (V),  
 Rajendranagar (M), R.R. Dist.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 12<sup>th</sup> day of November 2010 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. INDRA MOHAN, SON OF MR. D. C. GOVIL, aged about 69 years, Occupation: Service, residing at H. No. 1-4-53/1, Street No. 8/3, Habsiguda, Hyderabad - 500 007, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

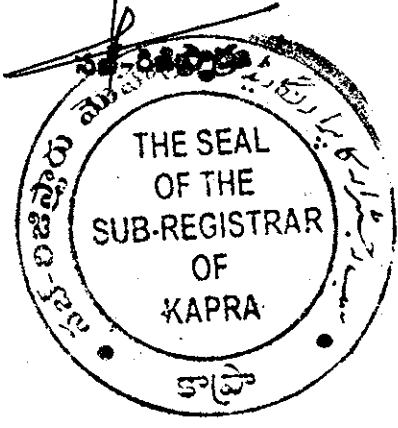
For Alpine Estates  
  
 Partner

For Alpine Estates  
  
 Partner

Mohan



1వ పుస్తకము 2010.....వ సం.పు. 2072  
 మొదటిము కాగితముల సంఖ్య..... 12  
 ఈ కాగితపు వరుస సంఖ్య.....



110 వ సం. నే. వ. యి. ది. నెల. 12.....వ తేది  
 1932 శా. సం. 1000/.....వ తేది  
 కలు..... 2..... కురియి..... 3..... కుంటల  
 ద్య కాస్తా కుటీ-రివిస్టారు కార్యాలయములో  
 K. Prabhakar Reddy  
 జి.స్టేషన్ చిట్టము 1908 లోని గెజట్ 32. ఎను  
 ను సంతకం సమర్పించుటనకు కోరబడినట్లు  
 పరిశోధించి వేరిఫై చేసి సహా కాబట్టినది  
 ముందు రూ..... 1000/-..... లు చెల్లించినారు  
 వాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన నేలు

*Prabhakar*  
*Prabhakar*



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/SPA for presentation  
 of documents, Vide GPA /SPA No. 169/BC/107  
 dated 3.08.07 registerer at SRO, Y.P.Pal  
 and Reddy District.

*Mohan*



Indra Mohan s/o. D.C. Govil, Occ: Service  
 R/o. 1-4-53/1, St. No. 8/3, Habisiguda, Hyderabad-07

గవించినది

*Venkataraman*

Venkataraman Reddy s/o. Anji Reddy Occ: Service  
 R/o. 11-187/2, Road No. 2, Green Hills colony,  
 Secornagar, Hyderabad,

*B. Raj Kumar*

B. RAJ KUMAR s/o. MURUND RAO  
 Occ: Business R/o. 1-15/1, Almal,  
 Sec'bad.

*Sub-Registrar*  
 Kapra

2010 వ సం. నే. వ. యి. ది. నెల. 12.....వ తేది  
 1932 శా. సం. 1000/.....వ తేది



**WHEREAS:**

- A. The Buyer under a Sale Deed dated 12.11.2010 has purchased a semi-finished, deluxe apartment bearing flat no. 201 on second floor in block no. 'C' admeasuring 1750 sft. of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District together with:
- Proportionate undivided share of land to the extent of 87.50 sq. yds.
  - A reserved parking for one car on the stilt floor bearing no. C-13 admeasuring 100 sft.

This Sale Deed is registered as document no. 2971/10 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. 201 on second floor in block no. 'C' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

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

- The Builder shall complete the construction for the Buyer a deluxe apartment bearing flat no.201 on the second floor in block no. 'C' admeasuring 1750 sft. of super built up area and undivided share of land to the extent of 87.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. C-13, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 19,50,000/- (Rupees Nineteen Lakhs Fifty Thousand Only).
- The Buyer already paid the above said amount of Rs. 19,50,000/- (Rupees Nineteen Lakhs Fifty Thousand Only) before entering this agreement which is admitted and acknowledged by the builder
- 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.

For Alpine Estates

Partner

For Alpine Estates

Partner

1వ పుస్తకము 2010.....న సం. 2972 వస్తవాలి

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 2

MARKET VALUE Rs: 1950000/ -

ENDORSEMENT

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

in challan No. 926115... Dt. 12/11/10

~~సబ్-రిజిస్ట్రారు~~

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/-
- 2. in the shape of challan (u/s. 41 of I.S. Act. 1899) Rs. 97400/-
- 3. in the shape of cash (u/s. 41 of I.S. Act. 1899) Rs. —
- 4. adjustment of stamp duty u/s. 16 of I.S. Act. 1899, 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 98600/-

  
SUB REGISTRAR  
KAPRA


1వ పుస్తకము 2010 సం./ కా.న. 193, వ

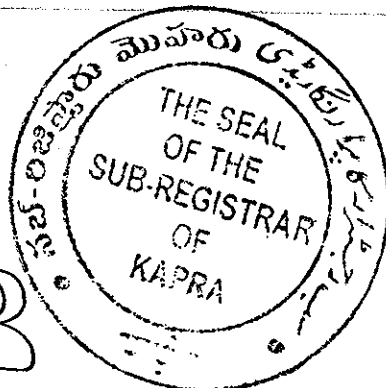
పు. 2972 నెంబరుగా రిజిస్టరు చేయబడి

స్టాంప్ నిమిత్తం గుర్తింపు నెంబరు 1526

2972 / 2010 నా యివ్వబడ్డది

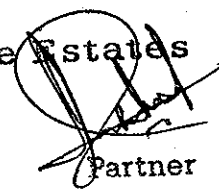
2010 సం. నవంబరు నెం. 12 వ తేది

  
సబ్-రిజిస్ట్రారు



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 deluxe apartment bearing flat no. 201 on the second floor in block no. 'C' 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 31<sup>st</sup> November 2010 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.
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.

For Alpine Estates For Alpine Estates

  
Partner



Partner

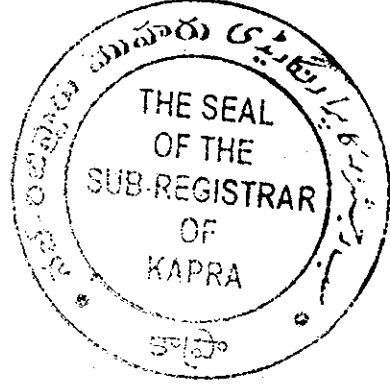


పుస్తకము 2010.....వ సం పు 2972.....దస్తవజాబు

మొత్తము కాగితముల సంఖ్య..... 12.....

ఈ కాగితపు వరుస పదిభ్యు..... 3.....

~~నర-శిష్యులు~~



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.
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.

For Alpine Estates For Alpine Estates

  
Partner

  
Partner

Partner

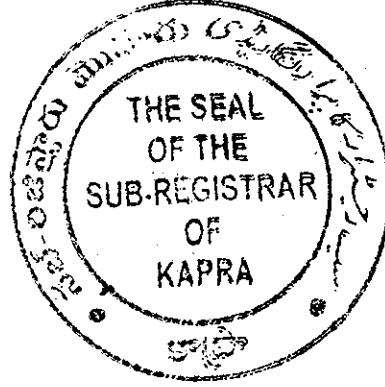


1వ పుస్తకము 2010.....వ సంపు. 2972వ స్తావేదాలు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు చరుస సంఖ్య.....4.....

~~చ. రెడ్డి~~



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. 98,500/- is paid by way of challan no. 926115, dated 12.11.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 19,500/- paid by the way of pay order no. 158831 dated 09.11.2010, drawn on HDFC Bank, S. D. Road, Secunderabad.

**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 OF APARTMENT**

All that portion forming deluxe apartment bearing flat no. 201 on the second floor in block no. 'C' admeasuring 1750 sft. of super built up area together with proportionate undivided share of land to the extent of 87.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. C-13, 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
South By	Flat No. 202
East By	Open to Sky
West By	6' wide corridor & 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.

*[Signature]*

2.

*[Signature]*

For Alpine Estates

*[Signature]*  
Partner

For Alpine Estates

*[Signature]*

BUILDER Partner

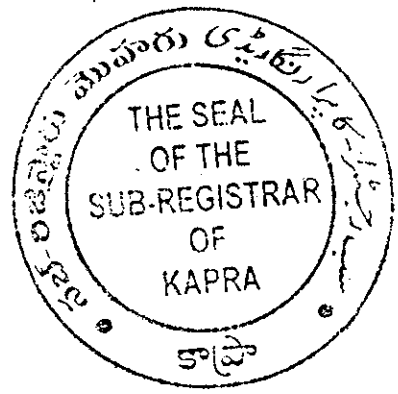
*[Signature]*

1వ పుస్తకము 2010.....వ సం పు.2972వస్తావేజాల

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....5.....

~~సబ్-రజిస్ట్రారు~~





**SCHEDULE OF SPECIFICATION FOR  
COMPLETION OF CONSTRUCTION**

Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	
Walls	4 1/2" 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	

**Note:**

1. Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided.
2. Change of colour or fixing of grills & gates to the main door / balcony shall not be permitted.
3. Changes in walls, door positions or other structural changes shall not be permitted.
4. Only select alterations shall be permitted at extra cost.
5. Specifications / plans subject to change without prior notice.

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

**WITNESS:**

1.

*[Signature]*

2.

*[Signature]*

For Alpine Estates

*[Signature]*  
Partner

For Alpine Estates

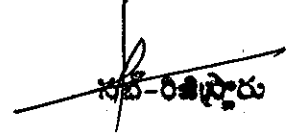
*[Signature]*  
BUILDER  
Partner

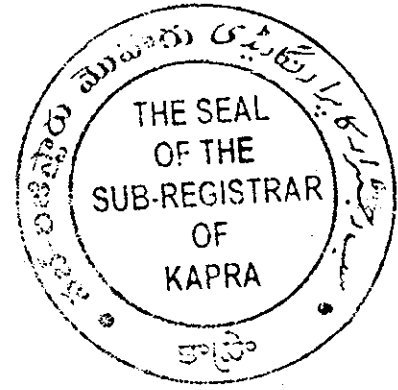
*[Signature]*  
BUYER.

1వ పుస్తకము 2010.....వ సం పు..29.7.2010.....వ తేదీ

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....6.....

  
సబ్-రెజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 201 IN BLOCK NO. 'C' ON SECOND FLOOR

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

**IN SURVEY NOS.**

1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE,

UPPAL

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

**BUILDER:**

M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

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

2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAI AH

**BUYER:**

MR. INDRA MOHAN, SON OF MR. D. C. GOVIL

**REFERENCE:**

AREA: 87.50

**SCALE:**

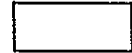
SQ. YDS. OR

**INCL:**

SQ. MTRS.



**EXCL:**



Total Built-up Area = 1750 sft.

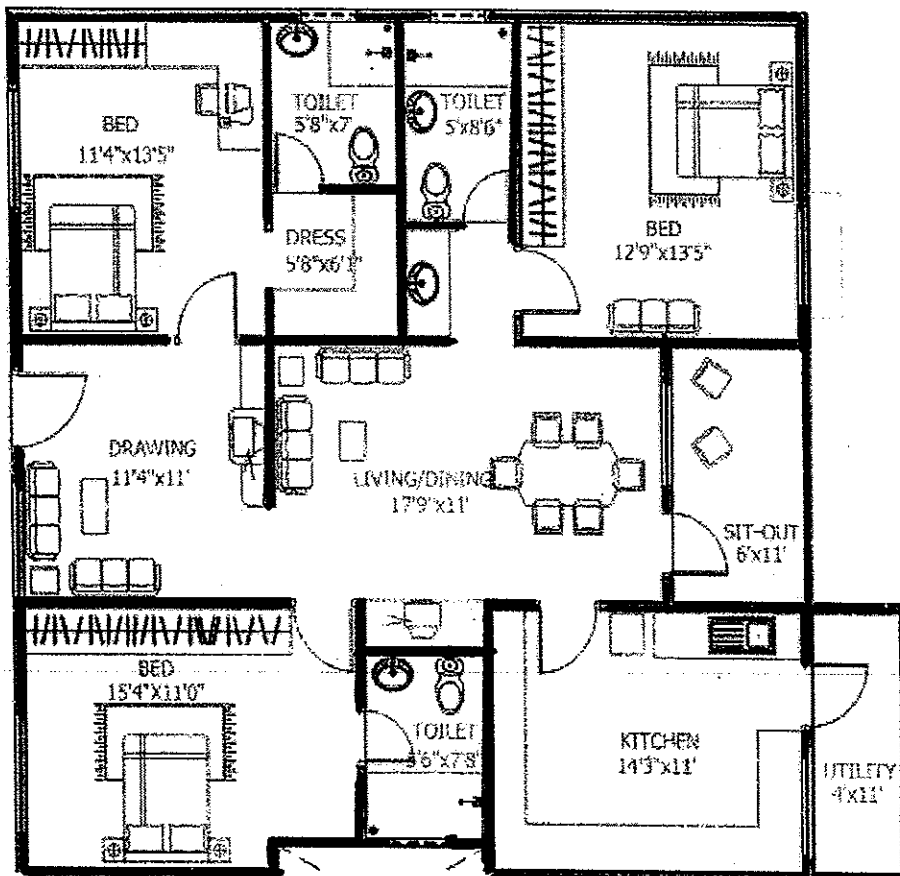
Of U/S of Land = Ac. 4-11 Gts.

Open to Sky

N



6' wide corridor & Open to Sky



Flat No. 202

For Alpine Estates

Partner

For Alpine Estates

Partner

**WITNESSES:**

- 1.
- 2.

SIGNATURE OF THE BUILDER

SIGNATURE OF THE BUYER

1వ పుస్తకము 2010.....వ సం పు.2972వస్తావెజారు

మొత్తము కాగితముల సంఖ్య.....12.....

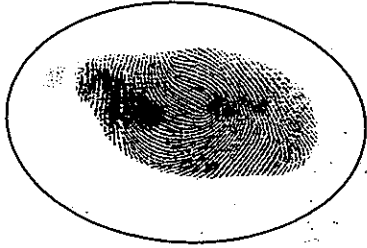
ఈ కాగితపు వరుస సంఖ్య.....7.....

~~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
--------	------------------------------------------	----------------------------------------------	----------------------------------------------------------------------

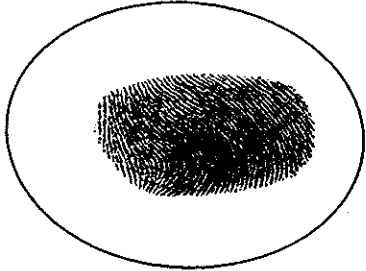


**BUILDER:**

**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:  
1. MR. RAHUL B. MEHTA  
S/O. LATE BHARAT U. MEHTA  
R/O. PLOT NO. 2-3-577, UTTAM TOWERS  
D. V. COLONY, MINISTER ROAD  
SECUNDERABAD - 500 003.

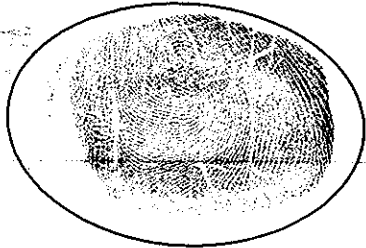


2. MR. YERRAM VIJAY KUMAR  
SON OF SRI YERRAM SHANKARAI AH  
R/O. PLOT NO. 14 & 15  
KARTHIK ENCLAVE  
DIAMOND POINT  
SECUNDERABAD.



**SPA FOR PRESENTING DOCUMENTS  
VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07**

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. INDRA MOHAN  
S/O. MR. D. C. GOVIL  
R/O. H. NO. 1-4-53/1  
STREET NO. 8/3  
HABSIGUDA  
HYDERABAD - 500 007

**SIGNATURE OF WITNESSES:**

*[Handwritten signature]*  
f. King

For Alpine Estates

*[Handwritten signature]*  
Partner

For Alpine Estates

*[Handwritten signature]*  
Partner

SIGNATURE OF EXECUTANTS

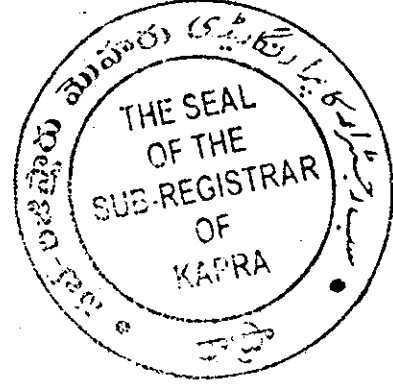
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1వ పుస్తకము 2010.....వ సం పు. 2972 చస్తావెజులు

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 8





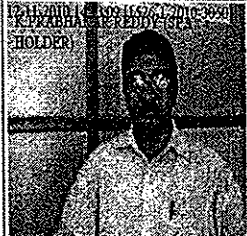
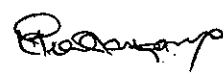
~~స. రెడ్డి~~



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

C.S.No./Year: 3050/2010 of SRO: 1526(KAPRA)

12/11/2010 14:18:18

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) INDRA MOHAN 1-4-53/1, ST.NO.8/3, HABSIGUDA, HYD.	
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.	

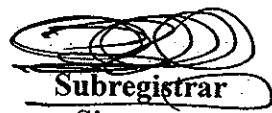
Witness  
Signatures

  
A. Pring

Operator  
Signature



Subregistrar  
Signature



1వ పుస్తకము 2010.....వ సం పు 2872 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....9.....

~~న.ప. రిజిస్ట్రారు~~





**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

**DRIVING LICENCE**  
DLRAP01044992006  
VIJAYA BHARAT  
SHANKARAIAH  
2-2-23  
PAN BHARAT  
SECUNDERABAD

Signature: \_\_\_\_\_  
Issued on: 10-02-2005  
Issuing Authority: RFA, SECUNDERABAD

10053135/05  
Class Of Vehicle: LMV.MCWG  
Validity: 16-12-2014

Non-Transport  
Transport  
Hazardous Validity  
Badge No.  
Reference No. 202931983  
Original LA. RTA SECUNDERABAD  
DOB 17-12-1964  
Blood Gr.  
Date of 1st Issue 13-09-1993



**Family Members Details**

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

**HOUSEHOLD CARD**

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

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

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

आयकर विभाग  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
PADMA REDDY KANDI  
13/01/074  
AWSPP8104E

भारत सरकार  
GOVT OF INDIA

For Alpine Estates Partner  
For Alpine Estates Partner

1వ పుస్తకము 2010.....వ సం పు. 29.7.25న స్వీకరించబడినది

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 10

~~సబ్-రజిస్ట్రారు~~



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAGPI9775C



नाम /NAME

MOHAN INDRA

पिता का नाम /FATHER'S NAME

DEBI CHARAN GOVIL

जन्म तिथि /DATE OF BIRTH

31-12-1941

हस्ताक्षर /SIGNATURE

*Mohan*

*Edy*  
मुख्य आयकर आयुक्त, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

*Mohan*

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

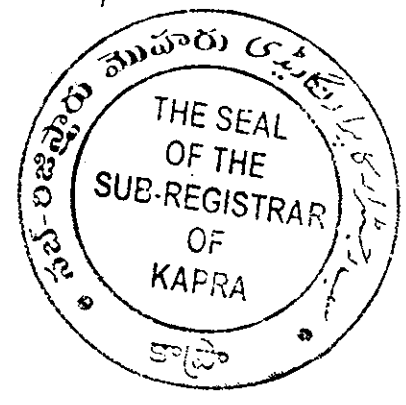
In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Chief Commissioner of Income-tax,  
Aayakar Bhavan,  
Basbeerbagh,  
Hyderabad - 500 004.

ప పుస్తకము 2010.....వ సం పు 29.72.....దస్తవేజులు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....11.....

~~సబ్-రిజిస్ట్రారు~~



**WITNESSES NO. 1**

Customer Relations Division



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



Name : Ch. Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature : *[Handwritten Signature]*

Valid upto : 30 April 2009

Issuing Authority : *[Handwritten Signature]*

Blood Group : O +ve

Address:  
5-4-187/3&4, IInd 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

**WITNESSES NO. 2**

आयकर विभाग  
INCOME TAX DEPARTMENT

B M RAJ KUMAR

MUKUND RAO

03/01/1978

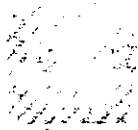
Permanent Account Number

AIOPR9833L

*[Handwritten Signature]*  
Signature



भारत सरकार  
GOVT. OF INDIA



22022006

इस कार्ड के जो जाने पर - खोया हुआ कार्ड मिलने पर  
कृपया सूचित करें - लॉटरी -  
आयकर विभाग मुंबई, एम एन की एन  
कमला मिल्स कंपाउंड  
एन. बी. मार्ग, लोअर फार्स, मुंबई - 400 013.

If this card is lost - someone's lost card is found,  
please inform - return to

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

tel: 91-22-2499 4650, Fax: 91-22-2495 0884,  
Email: [tmunit@nsdl.co.in](mailto:tmunit@nsdl.co.in)

1వ పుస్తకము 20 10.....వ సం పు 29.72 కస్తావేళలు

మొత్తము కాగితముల సంఖ్య..... 12.....

ఈ కాగితపు వరుస సంఖ్య..... 12.....

~~నర-రిజిస్ట్రారు~~

