

2699/10

B.125

2958  
LQ:2780



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

17/10/2010  
A Jantash Kumar s/o Shankar, s/o  
Alpine Estates

AM 133085  
DUSA SRINIVAS RAO  
No: 23/199R. R. No: 09/2010  
12-11-696, Warangal,  
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this 14<sup>th</sup> day of October 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  
  
Partner

For Alpine Estates  
  
Partner

1వ పుస్తకము 20/10.....వ నం పు 2699 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....1.....

110 వనం...నెల...14.....వ తేది

1922 క. క. నం...సంఖ్య.....22.....వ తేది

...12...చురియం.....).....తుంటల

ద్య కాప్తా సబ్-రిజిస్ట్రారు కార్యాలయములో

.....K. Prabhakar Reddy.....

భక్తివల్ల పుస్తకము 1000 కి వి సెక్షన్ 32. ఎను

నుసరించి సమర్పించబడిన ఫోటో నాస్ట్రాలు

...వేతివలుడ్రలతో సహా దాఖలుచేసి

...7750.....బాచెర్లించినారు

కానీ ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన ప్రేమ

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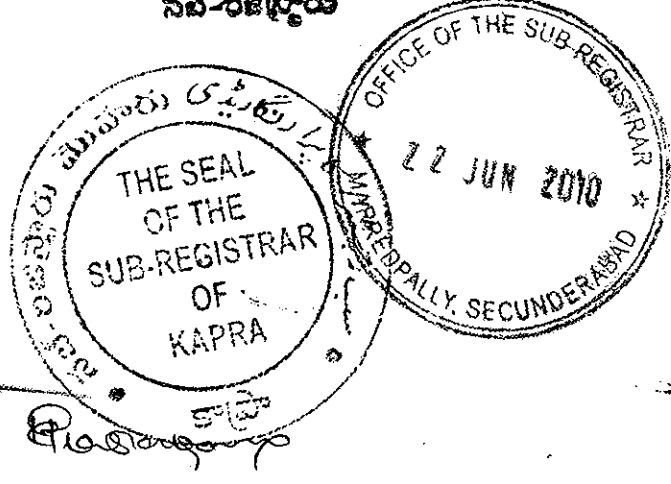
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.....

20 10 వనం...నెల...14.....వ తేది

1922 క. క. నం...సంఖ్య.....22.....వ తేది

నబ్-రిజిస్ట్రారు



.....

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. 16918KX/07 dated 2-08-07 registerer at SRO, UPPD Ranga Reddy District.

.....

Venkataramana Reddy S/o. Raji Reddy occ. Secnie colony, No. 11-187/2, Road no. 2, Green Hills colony, Santhosha Nagar Hyderabad.

B. RAS KUMAR S/o. ముగంధ రెడ్ల occ. రెవెన్యూ No. Alwal, see kad.

నబ్-రిజిస్ట్రారు కాప్తా

IN FAVOUR OF

MR. A. N. SIVA KUMAR, SON OF MR. A. NANJUNDESWARAN, aged about 34 years, Occupation: Service, residing at 111, SMR Vinay Elegance, Mettuguda, Hyderabad., hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-11 Gts., (hereinafter the said land is referred to as "**The SCHEDULE LAND**") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R.R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule 'A' annexed to this Agreement.
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and 2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of apartments in 3 blocks aggregating to about 3,97,600 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. The Buyer is desirous of purchasing deluxe apartment bearing flat no. 125 on the first floor in block no. 'B' having a super built-up area of 1250 sft. together with undivided share in the scheduled land to the extent of 62.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-20, 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 20/0.....వ సం పు 2699 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....2.....

1550000/ —

*[Signature]*

సబ్-రిజిస్ట్రారు

ENDORSEMENT

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

By challan No. 954600 D/U.110/10

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/ —
- 2. in the shape of seal in (u/s.43 of Land Act, 1957) Rs. 77400/ —
- 3. in the shape of cash (u/s.43 of Land Act, 1957) Rs. —
- 4. adjustment of ... u/s.16 of ... Rs. —

II. Transfer Charge

- 1. in shape of ... Rs. 31000/ —
- 2. in the shape of ... Rs. —

III. Registration Charge

- 1. in the shape of ... Rs. 7750/ —
- 2. in the shape of ... Rs. —

IV. User Charges

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

Total Rs 116350/ —

*[Signature]*  
SUB REGISTRAR  
KAPRA

1వ పుస్తకము 20/0 సం./ కా.శ. 1932వ

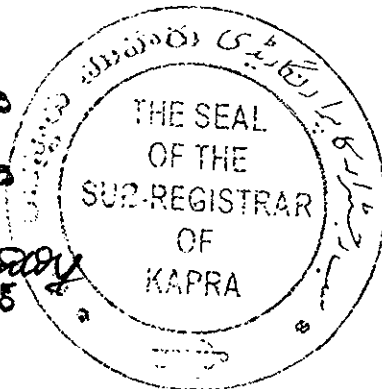
పు.....2699.....నెంబరుగా రిజిస్టరు చేయబడి

స్టానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526

.....2699...../2010 ..గా యివ్వబడ్డెనది

2010 సం. 14వ తేదీ

*[Signature]*  
సబ్-రిజిస్ట్రారు



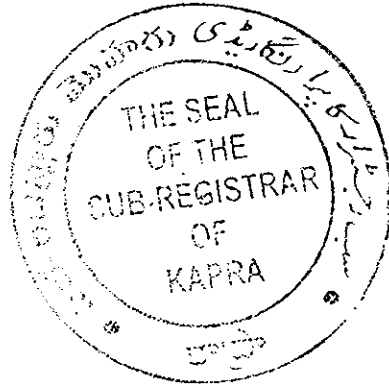


వ పుస్తకము 20/0.....వ సం పు 2699.....సావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....3.....

  
నవ-రజిస్ట్రారు



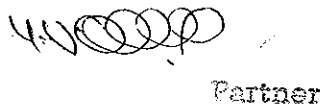
4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone 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

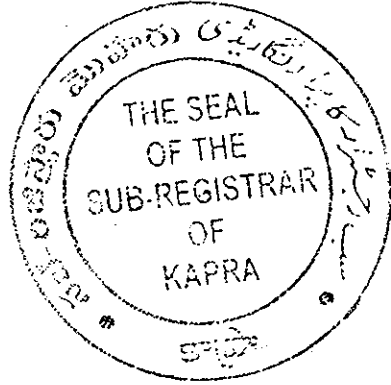
1వ పుస్తకము 2010.....వ సం. పే. 2699

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. 1,16,250/- is paid by way of challan no. 954600 dated 14.10.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 15,500/- paid by the way of pay order No. 158347, dated 12.10.2010, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Applicant



Partner

For Applicant



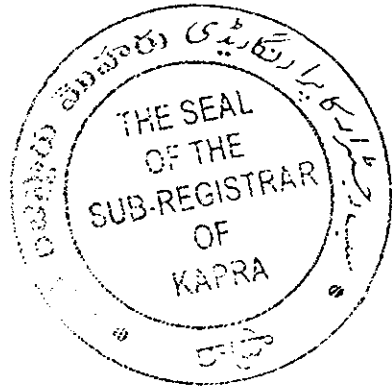
Partner

పుస్తకము 10/0.....ప సం పు 26.99..

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....5.....

  
సబ్-రెజిస్ట్రారు



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. 125 on the first floor in block no. 'B' admeasuring 1250 sft. of super built-up area (i.e., 1000 sft. of built-up area & 250 sft. of common area) together with proportionate undivided share of land to the extent of 62.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-20, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky, Flat No. 124 & Lift
South By	Open to Sky & 6' wide corridor
East By	Open to Sky
West By	Open to Sky, 6' wide corridor & Staircase

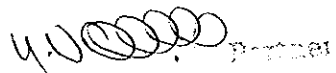
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For ALPINE ESTATES For ALPINE ESTATES


WITNESSES:

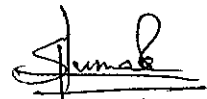
1. 

  
Partner

  
Partner

VENDOR

2. 

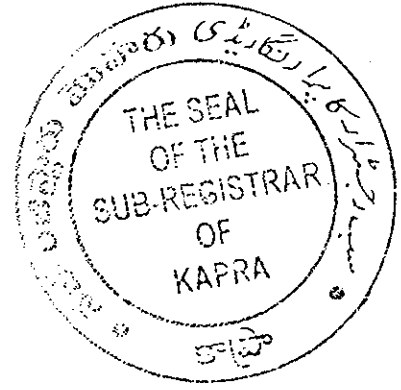
  
BUYER

చ సున్నకము: 30/0.....వ సం పు. 2699 .. 1 బాబు

మొత్తము కాగితముల సంఖ్య..... 15 .....

ఈ కాగితపు వరుస సంఖ్య..... 6 .....

  
సబ్-రిజిస్ట్రారు



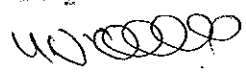
ANNEXTURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no 125 on the first floor in block no. 'B' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 62.50 sq. yds, U/S Out of Ac. 4-11 Gts.
4. Built up area Particulars:
- a) In the Stilt Floor : 100 Sft for single car parking space
- b) In the First Floor : 1250 Sft
- c) In the Second Floor :
- 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. 15,50,000/-

For Alpine Estates

For Alpine Estates

  
Partner



Partner

Signature of the Executants

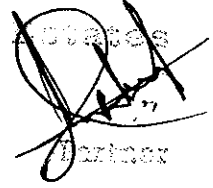
Date: 14.10.2010

C E R T I F I C A T E

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

For Alpine Estates

For Alpine Estates

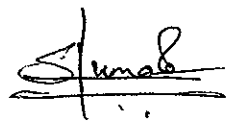
  
Partner



Partner

Signature of the Executants

Date: 14.10.2010

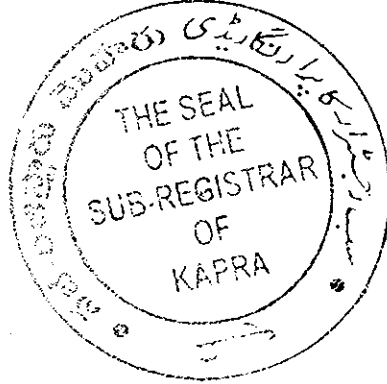


పుస్తకము 20/0.....వ సం పునఃముద్రణదస్తావేళలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 125 IN BLOCK NO. 'B' ON FIRST FLOOR

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

**IN SURVEY NOS.**

1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE,

UPPAL

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

**VENDOR:**

M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

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

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

**BUYER:**

MR. A. N. SIVA KUMAR, SON OF MR. A. NANJUNDESWARAN

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

62.50

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

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



**EXCL:**



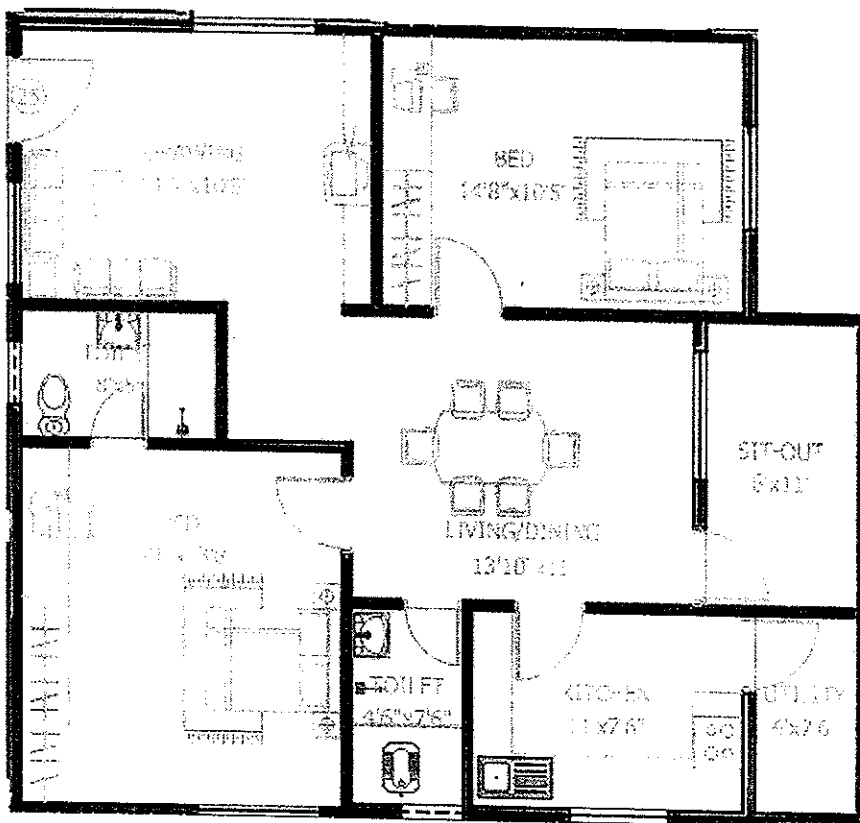
Total Built-up Area = 1250 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky, Lift & Flat No. 124.

N



Open to Sky, 6' wide corridor & Staircase



Open to Sky

6' wide corridor & Open to Sky

For Alpine Estates  
Partner

For Alpine Estates  
Partner

**WITNESSES:**

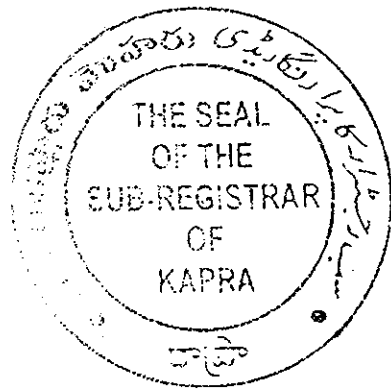
- 1.
- 2.

**SIGNATURE OF THE VENDOR**

**SIGNATURE OF THE BUYER**

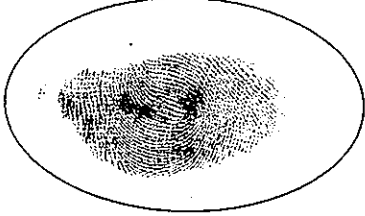

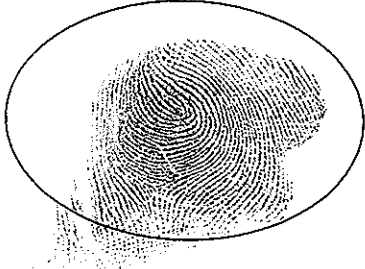

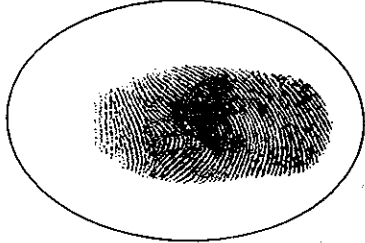

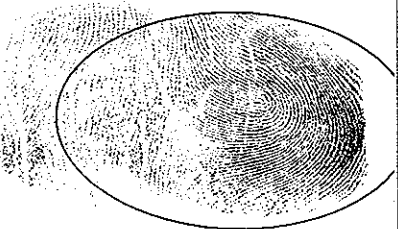

కృష్ణకము 20/0.....వ సం పు 26.9.99 స్థావరాలు  
మొత్తము కాగితముల సంఖ్య.....15.....  
ఈ కాగితపు వరుస సంఖ్య.....2.....

  
నల్-రిజిస్ట్రారు





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

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


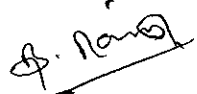
**SPA FOR PRESENTING DOCUMENTS**  
**VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07**

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. A. N. SIVA KUMAR  
 S/O. MR. A. NANJUNDESWARAN  
 R/O. 111, SMR VINAY ELEGANCE  
 METTUGUDA  
 HYDERABAD.


**SIGNATURE OF WITNESSES:**

- 
- 

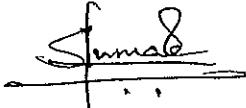
For Alpine Estates

  
Partner

For Alpine Estates

  
Partner

**SIGNATURE OF EXECUTANTS**



**SIGNATURE OF BUYER**

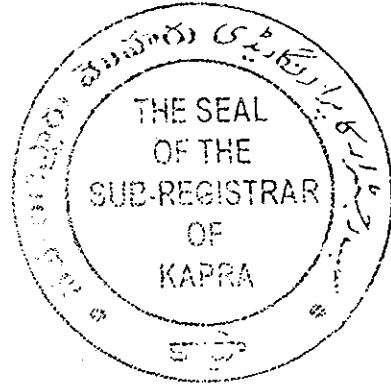
1వ పుస్తకము 20/0.....వ సం 2699.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....9.....





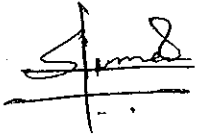
నల్-రిజిస్ట్రారు



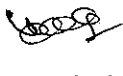

**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 002780/2010 of SRO: 1526(KAPRA)

14/10/2010 11:26:58

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) A.N.SIVA KUMAR 111,SMR VINAY ELEGANCE,METTUGUDA,HYD.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4,II FLOOR, SOHAM MANSION, M.G.ROAD,SEC-BAD.	
3	Manual Enclosure	Manual Enclosure	(EX) MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 5-4-187/3 & 4,II FLOOR,SOHAM MANSION,M.G.ROAD, SEC-BAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4,II FLOOR,SOHAM MANSION,M.G.ROAD, SEC-BAD.	

Witness  
Signatures

  
Operator  
Signature

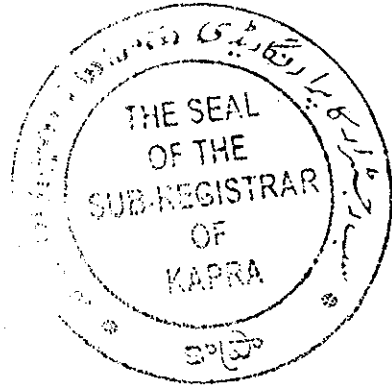
  
Subregistrar  
Signature

1వ వుస్తకము 20/0.....వ సం పు 26.9.99 చస్తావేజలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....10.....



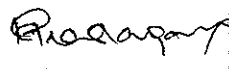
  
నవ-08/99



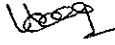
**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 002780/2010 of SRO: 1526(KAPRA)

14/10/2010 11:26:58

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
5	Manual Enclosure	Manual Enclosure	(EX) MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4,II FLOOR,SOHAM MANSION; M.G.ROAD, SEC-BAD.	
6			(EX) K.PRABHAKAR REDDY (SPA HOLDER) 5-4-187/3 & 4,II FLOOR, SOHAM MANSION, M.G.ROAD, SEC-BAD.	

Witness  
Signatures

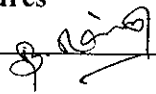


Operator  
Signature



Subregistrar  
Signature




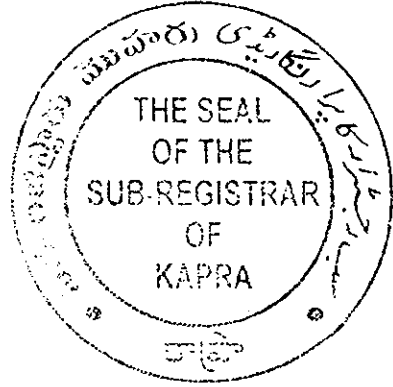


1వ పుస్తకము 20/0.....వ సం పు 2699 వస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....2.....

  
నవ-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLRAP01044992006  
VIJAYA BHARAT  
SHANKARAJAH  
27-28  
PAN BHARAT  
SECUNDRABAD

Secretary  
10.02.2005

Under the Authority  
RTO, SECUNDRABAD

10053195/05    Class Of Vehicle    Validity

Non-Transport    LMV,MCWG    18.12.2014

Transport

Hazardous Validity

Badge No.

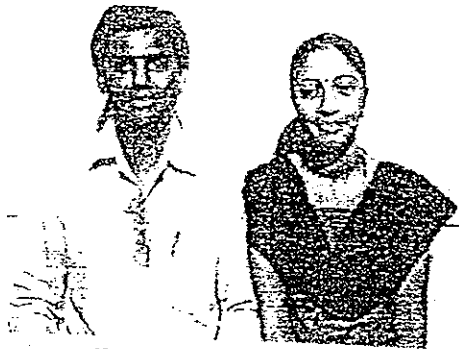
Reference No.    202031983

Original LA.    RTA SECUNDRABAD

DOB    17.12.1964

Blood Gr.

Date of 1st Issue    13.09.1993



**Family Members Details**

Sr No	Name	Relation	Date of Birth	Age
1	Shbs	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. : 2-3-571, ANJITAM TOWERS

Street : MINISTER ROAD

Colony : D N COLONY

Ward : Ward-2

Circle : Circle VIII

District : Secunderabad / Hyderabad

(Rs.) : 100,000

No. (1) : 45339 (Double)

me (1) : Navratna Enterprises PCC

No. (2) : /

re (2) :

D.P.L. No. 119

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  
AWSP8104E

Signature

For Alpine states

Partner

For Alpine states

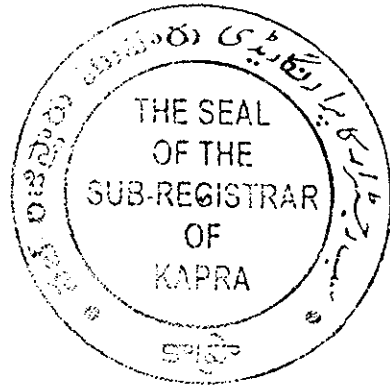
Partner

1వ పుస్తకము 20/0.....ప సం పు 2699 వస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....13.....

  
నవీ-రెడ్డిపూరు





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

www.modiproperties.com

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

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Adinin.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 / यात्रा हुआ कार्ड मिलने पर  
कृपया सूचित करें / लौटाएं  
आयकर सेवा इकाई, एन एस डी यूएन  
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कंपाउंड  
एस. बी. मार्ग, लोअर पार्ल, मुंबई - 400 013

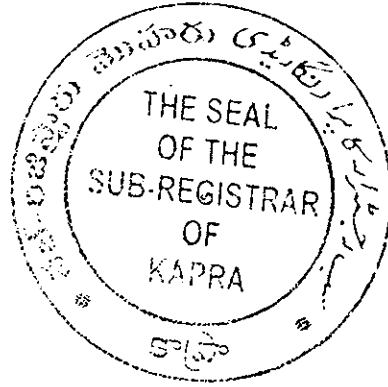
If this card is lost / someone's lost card is found,  
please inform / return to

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

Tel: 91 22-2499 8550, Fax: 91-22-2495 0664,  
email: tininfo@nsdl.co.in

1వ పుస్తకము ఖా 10.....వ సం పు 269 స్తవేదాలు  
మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితపు వరుస సంఖ్య..... 14

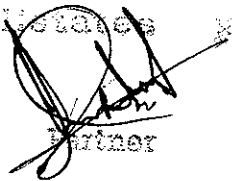
  
నల్లకొండ్రు

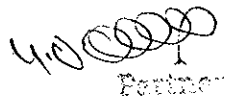




For Alpine Metals

For Alpine Metals

  
Partner

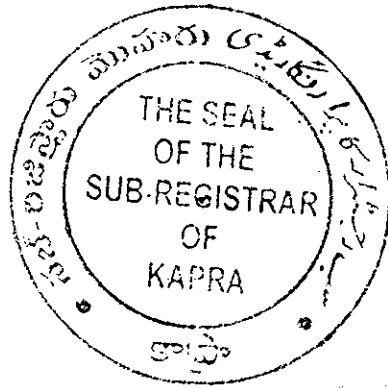
  
Partner

1వ పుస్తకము 20/0.....వ సం పు 2699 వస్తావేళలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....15.....

సర్కిలరీ





ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

Branch No: 5133/8/00  
Branch Name: Santosh Kumar to A. Shankar, Secy. Alpine Estates

AM 133086  
DUSA SRINIVAS RAI  
V.L. No: 23/1998 R. No: 09  
12-11-696, Secunderabad  
SECUNDERABAD.

AGREEMENT FOR CONSTRUCTION

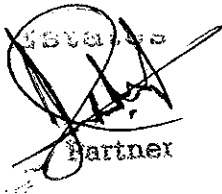
This Agreement for Construction is made and executed on this the 14<sup>th</sup> day of October 2010 at S/O, Kapra, Ranga Reddy District by and between:

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).

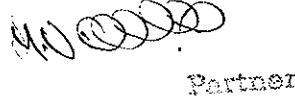
AND

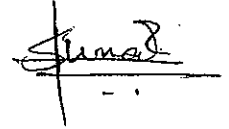
MR. A. N. SIVA KUMAR, SON OF MR. A. NANJUNDESWARAN, aged about 34 years, Occupation: Service, residing at 111, SMR Vinay Elegance, Mettuguda, Hyderabad, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Alpine Estates

  
Partner

For Alpine Estates

  
Partner





**WHEREAS:**

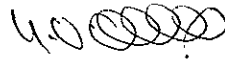
- A. The Buyer under a Sale Deed dated 14.10.2010 has purchased a semi-finished apartment bearing flat no. 125 on the first floor in block no. 'B' admeasuring 1250 sft. of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises 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 62.50 sq. yds.
  - A reserved parking for one car on the stilt floor bearing no. B-20, admeasuring 100 sft.
- This Sale Deed is registered as document no. 2699/10, 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 apartment bearing flat no. 125 on the first floor in block no. 'B' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

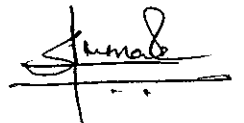
**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

- The Builder shall complete the construction for the Buyer a deluxe apartment bearing flat no.125 on the first floor in block no. 'B' admeasuring 1250 sft. of super built up area and undivided share of land to the extent of 62.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-20, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 18,50,000/- (Rupees Eighteen Lakhs Fifty Thousand Only).
- The Buyer has already paid an amount of Rs. 14,75,000/- (Rupees Fourteen Lakhs Seventy Five Thousand Only) which was admitted and acknowledged by the Builder.
- The Buyer shall pay the balance amount of Rs. 3,75,000/- (Rupees Three Lakhs Seventy Five Thousand Only) on or before 25<sup>th</sup> October 2010.

For Alpina Estates For Alpina Estates

  
Partner

  
Partner







4. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Builder as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
5. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. The Buyer has handed over the vacant and peaceful possession of the deluxe apartment bearing flat no. 125 on the first floor in block no. 'B' to the Builder for the purposes of completion of construction of the apartment.
8. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
9. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
10. The Builder shall complete the construction of the Apartment and handover possession of the same by 31<sup>st</sup> December 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.

For Alpine Estates

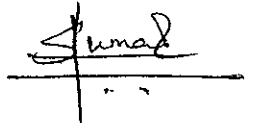


Partner

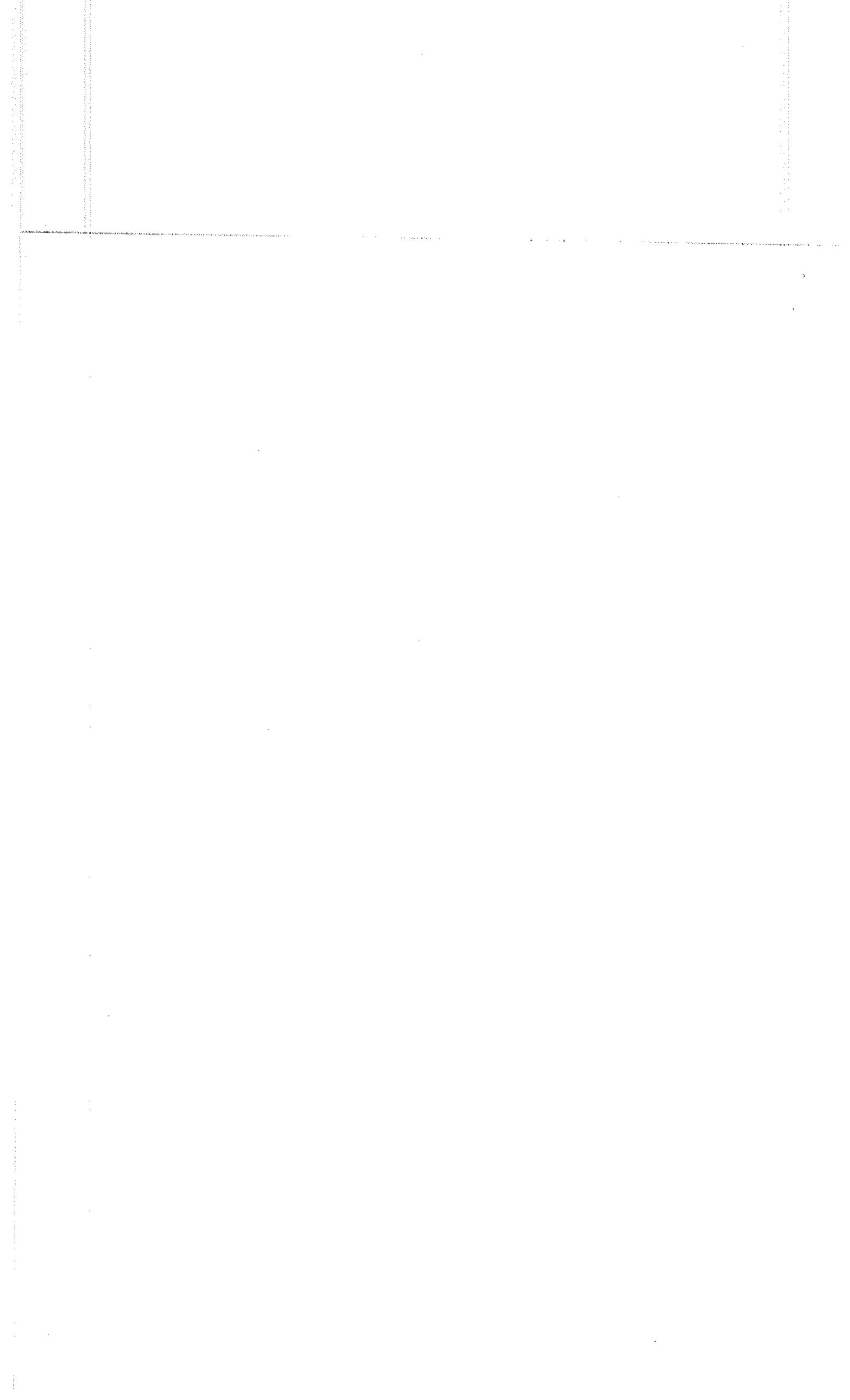
For Alpine Estates



Partner

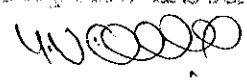


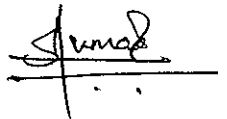
Partner

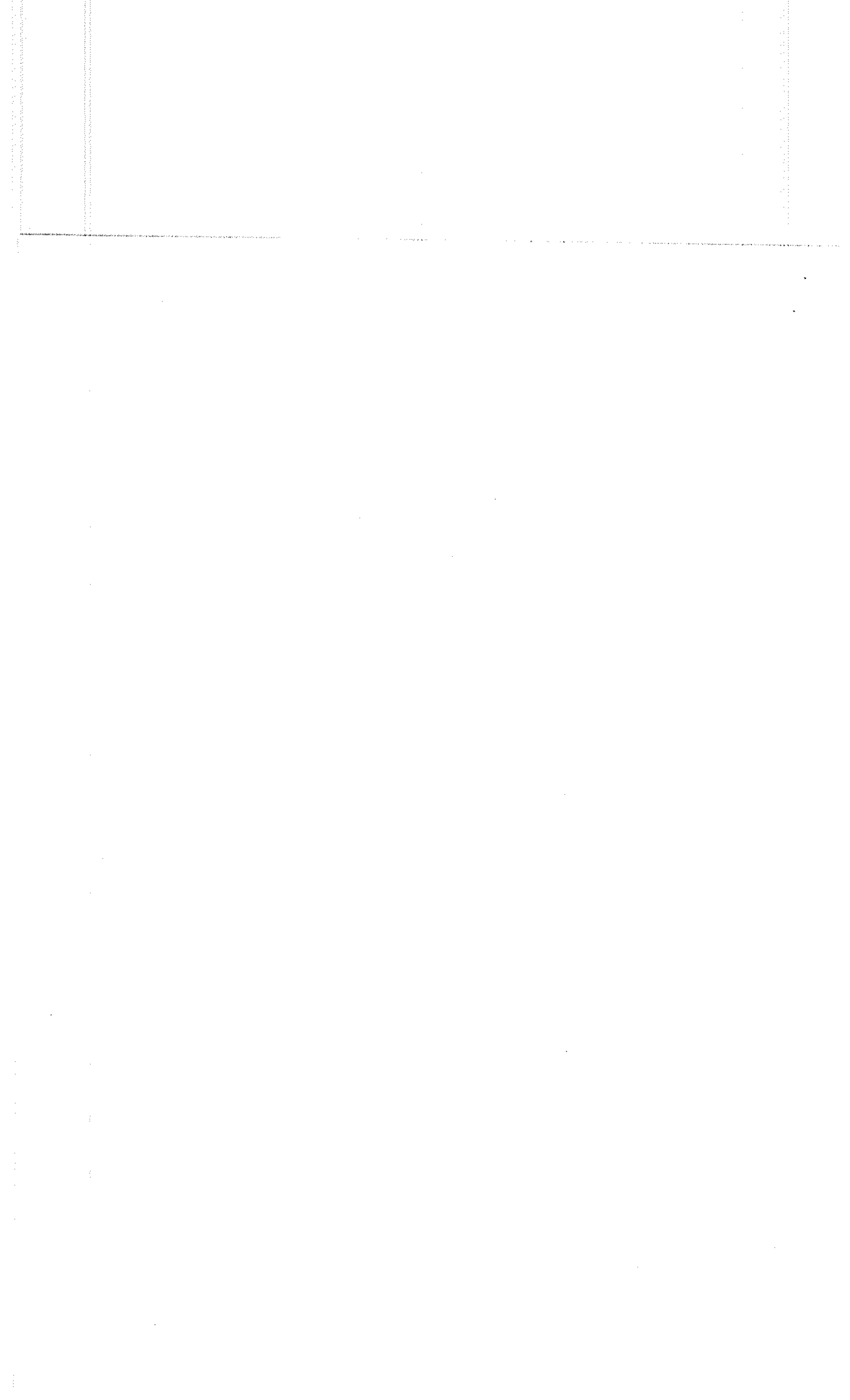


11. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
12. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
13. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
14. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Mayflower Heights project.
16. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Mayflower Heights project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
17. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
18. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

Wor Alpine Estates  
  
Partner

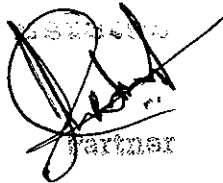
Wor Alpine Estates  
  
Partner





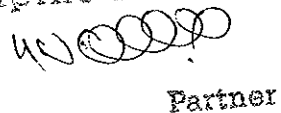
19. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
20. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
21. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
22. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
23. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For Alpine Estates

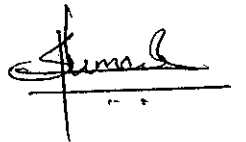


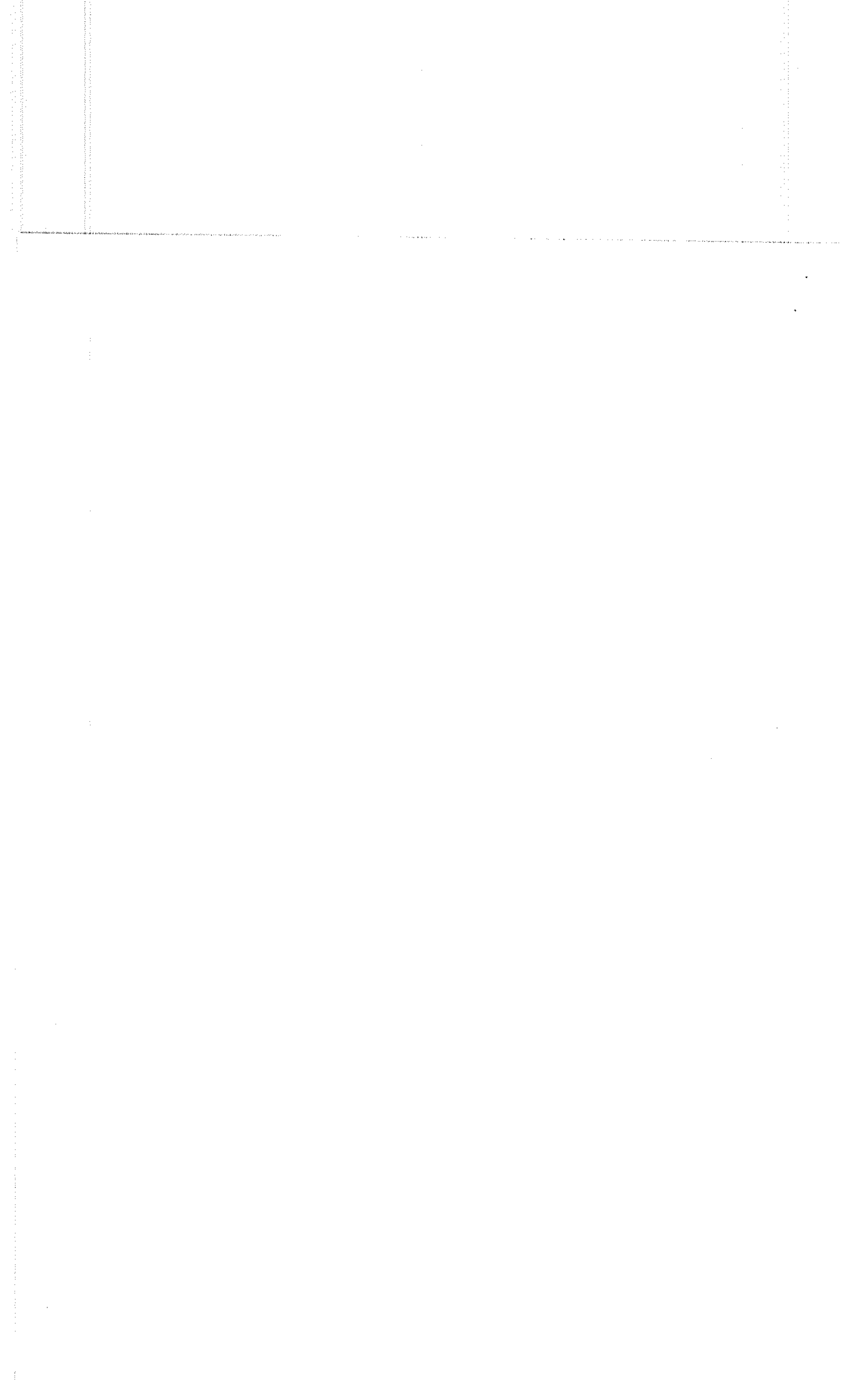
Partner

For Alpine Estates



Partner





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'

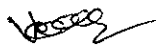
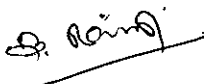
SCHEDULE OF APARTMENT

All that portion forming deluxe apartment bearing flat no. 125 on the first floor in block no. 'B' admeasuring 1250 sft. of super built-up area (i.e., 1000 sft. of built-up area & 250 sft. of common area) together with proportionate undivided share of land to the extent of 62.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-20, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky, Flat No. 124 & Lift
South By	Open to Sky & 6' wide corridor
East By	Open to Sky
West By	Open to Sky, 6' wide corridor & Staircase

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

WITNESS:

1. 
2. 

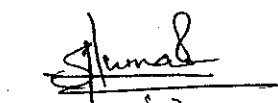
for Alpine Estates

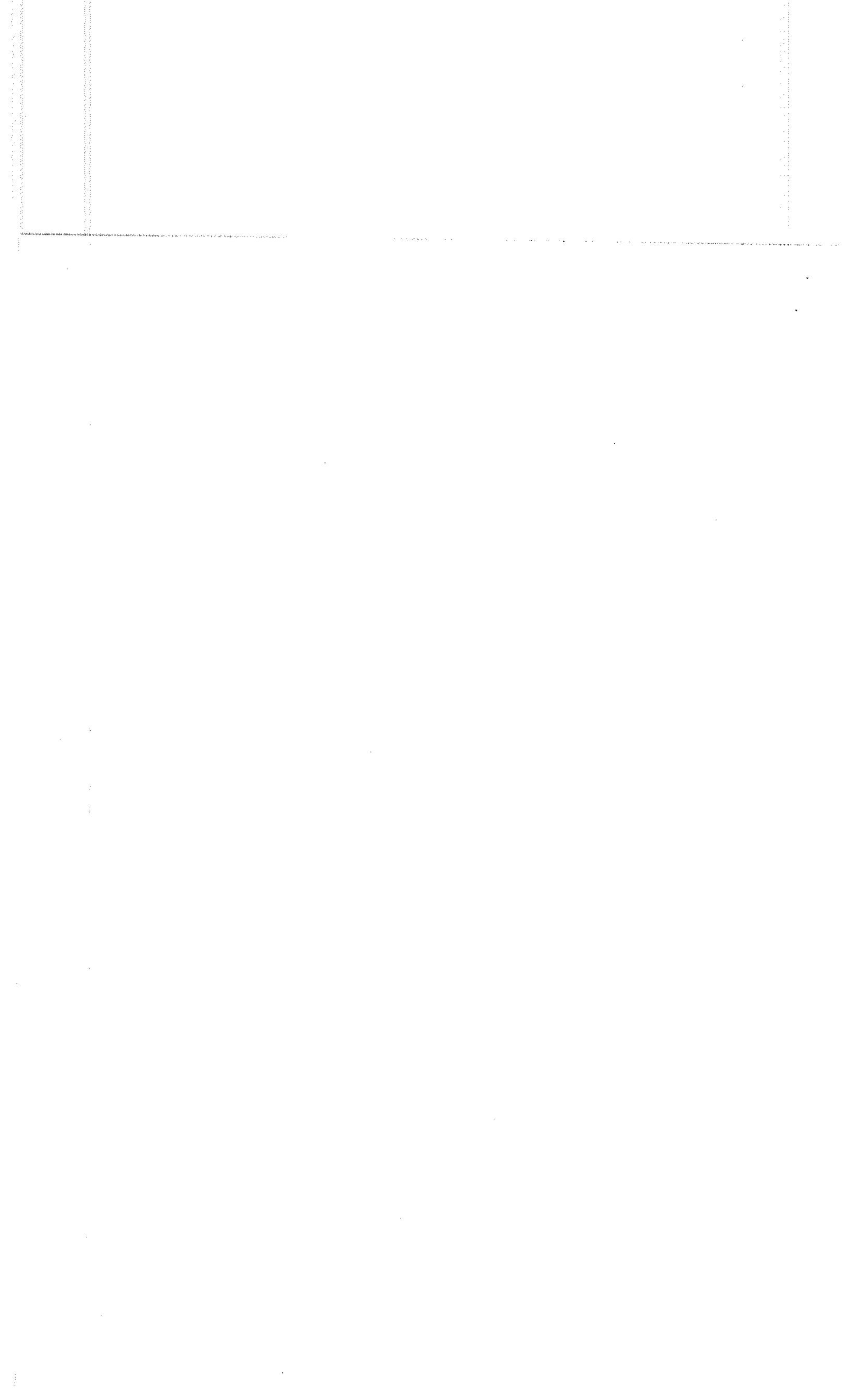
  
Partner

for ALPINE ESTATES



BUILDER

  
BUYER


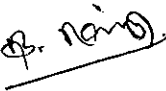


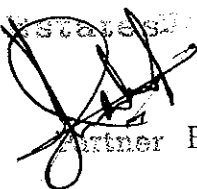


SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION		
Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	
Walls	4"6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Vitrified tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Panel doors with branded hardware	
Electrical	Copper wiring with modular switches	
Windows	Aluminum sliding windows with grills	
Bathroom	Designer ceramic tiles with 7' dado	Superior designer ceramic tiles with 7' dado with bathtub in one bathroom.
Sanitary	Branded sanitary ware	Branded sanitary ware with counter top basins.
C P fittings	Branded CP Fittings	Superior Branded CP Fittings
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft granite tiles dado, SS sink with drain board.
Plumbing	GI & PVC pipes	
Lofts	Lofts in each bedroom & kitchen	
<p><u>Note:</u></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>		

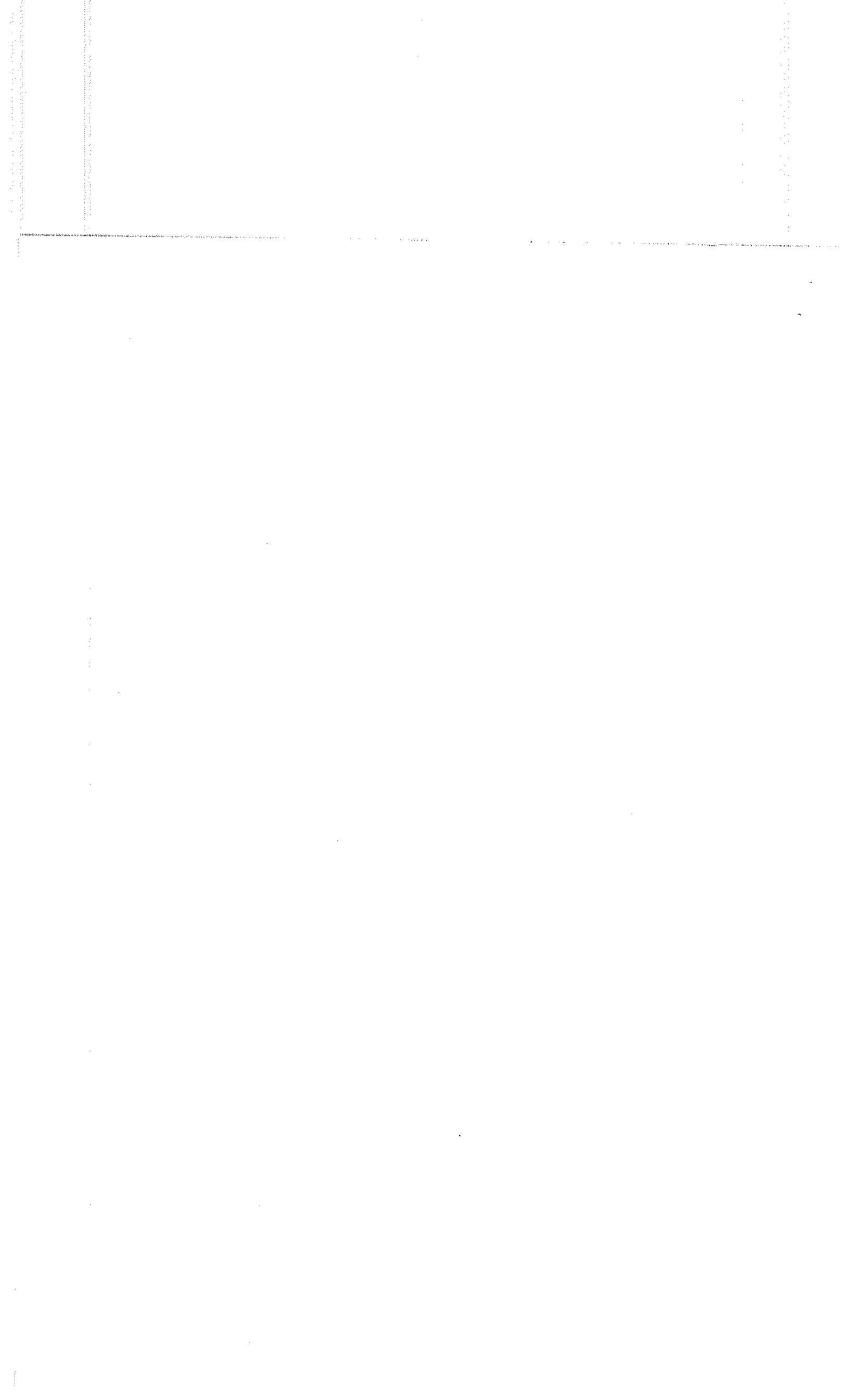
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

- 
- 

  
Partner BUILDER

  
BUYER.



**REGISTRATION PLAN SHOWING**

FLAT NO. 125 IN BLOCK NO. 'B' ON FIRST 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

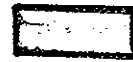
2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAI AH

**BUYER:** MR. A. N. SIVA KUMAR, SON OF MR. A. NANJUNDESWARAN

**REFERENCE:**  
**AREA:** 62.50

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.



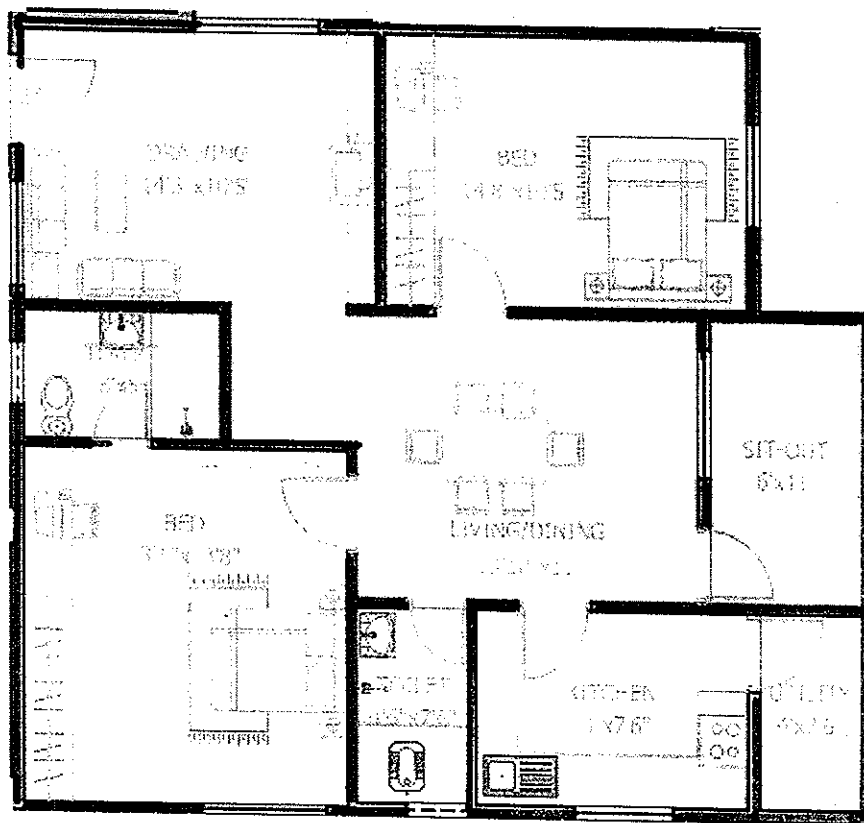
**EXCL:**

Total Built-up Area = 1250 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky, Lift & Flat No. 124



Open to Sky, 6' wide corridor & Staircase



Open to Sky

6' wide corridor & Open to Sky

For Alpine Estate

Partne

For Alpine Estate

Partne

**SIGNATURE OF THE BUILDER**

**SIGNATURE OF THE BUYER**

**WITNESSES:**

- 
-

