

DOCT. No 1411/2010

1556

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 709070

S.No. 123 Date 04/05/2010 Rs. 100

Sold to Anil

S/o. D.H. W/o. P.V. Rao

For Whom Alpine States

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

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 15<sup>th</sup> day of May 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 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).

IN FAVOUR OF

1. MRS. K. SUBHAPRADA, WIFE OF MR. K. SATYANARAYANA, aged about 33 years, Occupation: Service
2. MR. K. SATYANARAYANA, SON OF MR. K. NARASIMHACHARI, aged about 38 years, Occupation: Service, both are residing at Flat No. 103, Kalanjali Classic Apartments, Scientist Colony, Habsiguda, Hyderabad - 500 007, hereinafter referred to as the Buyer.

For Alpine Estates

For Alpine Estates

Page 1 of 8

Partner

Partner

Subha prada K

*(Handwritten signature)*



**WHEREAS:**

A. The Buyer under a Sale Deed dated 15.05.2010 has purchased a semi-finished, deluxe apartment bearing flat no. 121 on the first floor in block no. 'B' admeasuring 1175 sft. of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District together with:

- a. Proportionate undivided share of land to the extent of 58.75 sq. yds
- b. A reserved parking for one car on the stilt floor bearing no. B-16, admeasuring 100 sft.

This Sale Deed is registered as document no. 1410/10, 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. 121 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.

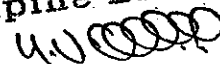
**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

1. The Builder shall complete the construction for the Buyer a deluxe apartment bearing flat no.121 on the first floor in block no. 'B' admeasuring 1175 sft. of super built up area and undivided share of land to the extent of 58.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-16, admeasuring about 100 sft. as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 17,59,000/- (Rupees Seventeen Lakhs Fifty Nine Thousand Only).
2. The Buyer already paid an amount of Rs 17,59,000/- (Rupees Seventeen Lakhs Fifty Nine Thousand Only) before entering this agreement which is admitted and acknowledged by the builder.

For Alpine Estates

  
Partner

For Alpine Estates



Partner

*Subhe prade . k*

*AS Copy*  
Page 2 of 7

1వ పుస్తకము 2010.....వ సం పు 141.....దస్తావేజులు  
 మొత్తము కాగితముల సంఖ్య..... 13.....  
 ఈ కాగితపు వరుస సంఖ్య..... 2.....

MARKET VALUE Rs: 1759000/ -

*[Signature]*  
 సబ-రిజిస్ట్రారు

**ENDORSEMENT**

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

Ex. No. 135628. Dt. 14/11/10

**I. Stamp Duty:**

- 1. in the shape of stamp papers Rs. 100/ -
- 2. in the shape of challan (W. of 1000/1000) Rs. 12490/ -
- 3. in the shape of cash (W. of 1000/1000) Rs. -
- 4. in the shape of stamp duty (W. of 1000/1000, 1000) Rs. -

**II. Transfer Fee:**

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

**III. Registration Fee:**

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

**IV. User Charges:**

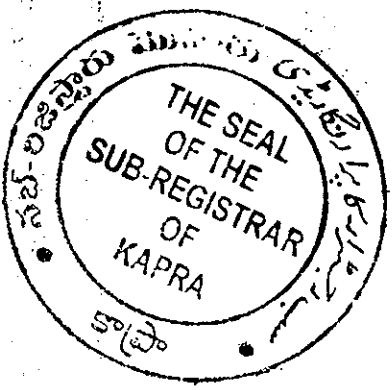
- 1. in the shape of challan Rs. 100/ -
- 2. in the shape of cash Rs. -

Total Rs. 18690/ -

*[Signature]*  
 SUB REGISTRAR  
 KAPPA

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 స్టాంప్ నిమిత్తం గుర్తింపు నెంబరు 106  
 ..... 141...../2010 ..నా యివ్వబడ్డట్లు  
 2010 సం..... 15.....వ తేది

*[Signature]*  
 సబ-రిజిస్ట్రారు



3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Builder as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
4. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
5. The Buyer has handed over the vacant and peaceful possession of the semi-finished deluxe apartment bearing flat no. 121 on the first floor in block no. 'B' to the Builder for the purposes of completion of construction of the apartment.
6. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
7. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
8. The Builder shall complete the construction of the Apartment and handover possession of the same by 25<sup>th</sup> June 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

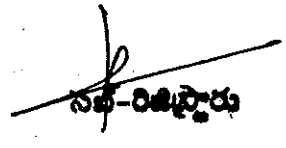
Partner

Subhe prade

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సబ్-రిజిస్ట్రారు



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

For Alpine Estates

Partner

For Alpine Estates

Partner

Subhe prade.

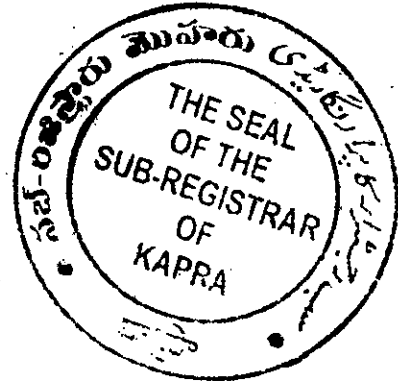
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సబ్-రెజిస్ట్రారు





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.
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. 18,590/- is paid by way of challan no. 535628, dated 14.05.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and an amount of Rs.17,590/- paid by the way of pay order No. 155671, dated 03.05.2010, HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

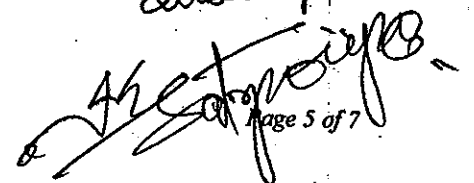
  
Partner

For Alpine Estates



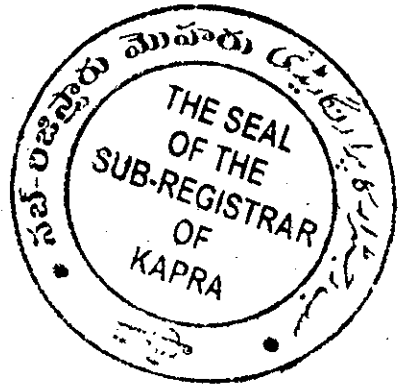
Partner

Subhe Pradeep

  
Page 5 of 7

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ఈ కాగితపు వరుస సంఖ్య 5

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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'


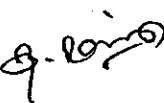
SCHEDULE OF APARTMENT


All that portion forming deluxe apartment bearing flat no. 121 on the first floor, in block no. 'B', admeasuring 1175 sft. of super built up area together with proportionate undivided share of land to the extent of 58.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-16, 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. 122
South By	Open to Sky & Flat No. 120
East By	Open to Sky & 6' wide corridor
West By	Open to Sky

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

WITNESS:

1. 
2. 

**For Alpine Estates**  
  
Partner

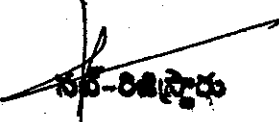
**For Alpine Estates**  
  
BUILDER Partner  
  
BUYER

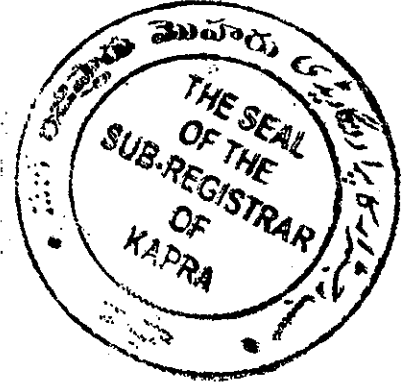
Subhe prada

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**SCHEDULE OF SPECIFICATION FOR  
COMPLETION OF CONSTRUCTION**


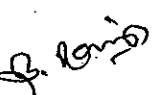
Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	
Walls	4"/6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Vitrified tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Panel doors with branded hardware	
Electrical	Copper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

**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.

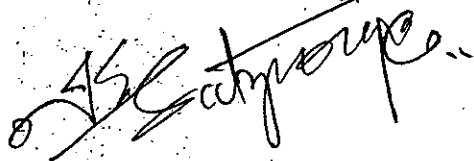
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

**For Alpine Estates**

  
Partner



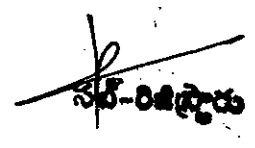
**For Alpine Estates**

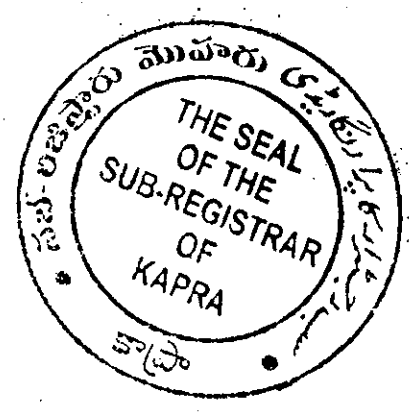
  
BUILDER Partner



BUYER.

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ఈ కాగితపు వరుస సంఖ్య..... 7

  
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**REGISTRATION PLAN SHOWING**

FLAT NO. 121 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, S/O. LATE BHARAT U. MEHTA

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

**BUYER:** 1. MRS. K. SUBHAPRADA, WIFE OF MR. K. SATYANARAYANA

2. MR. K. SATYANARAYANA, SON OF MR. K. NARASIMHACHARI

**REFERENCE:**  
**AREA:** 58.75

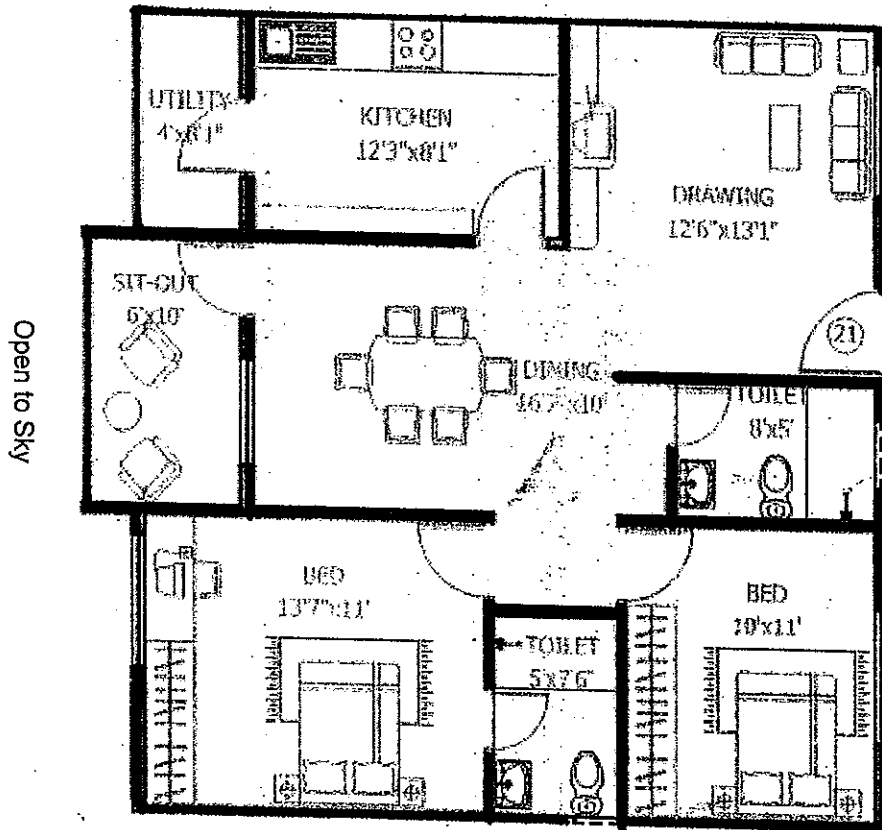
**SCALE:**  
SQ. YDS. OR

**INCL:**   
SQ. MTRS.

**EXCL:**

Total Built-up Area = 1175 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky & Flat No: 122



Open to Sky & Flat No. 120 For Alpine Estates For Alpine Estate

**WITNESSES:**

- 1.
- 2.

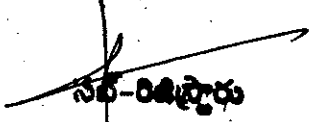
Partner

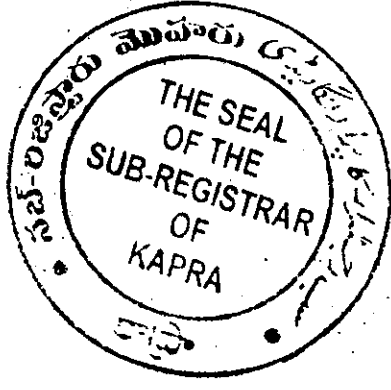
Parti

SIGNATURE OF THE BUILDER  
Subhe prade k

SIGNATURE OF THE BUYER

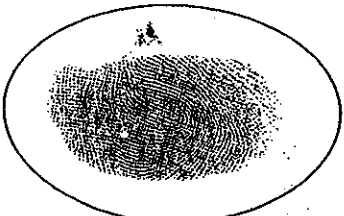
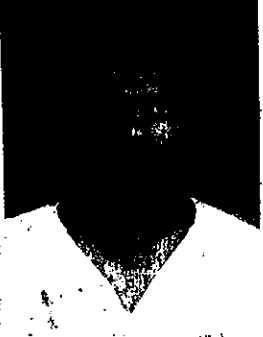


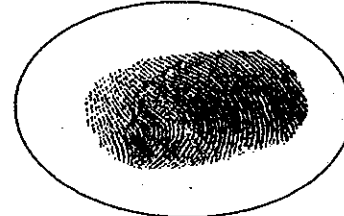

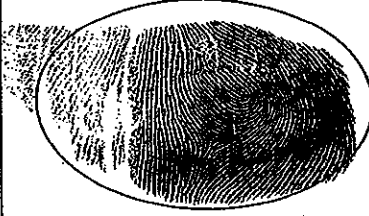
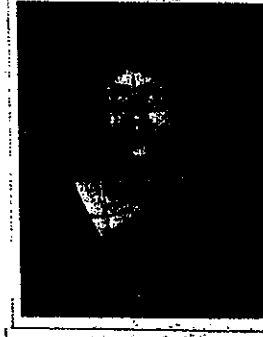

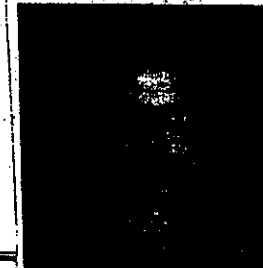
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ఈ కాగితపు వరుస సంఖ్య..... 8

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUILDER:</b>  <b>M/S. ALPINE ESATES</b> A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003. REPRESENTED BY ITS PARTNERS 1. SRI. RAHUL B. MEHTA S/O. LATE BHARAT U. MEHTA R/O. PLOT NO. 2-3-577, UTTAM TOWERS D. V. COLONY, MINISTER ROAD SECUNDERABAD - 500 003.  2. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.
			
			
			
			



**SPA FOR PRESENTING DOCUMENTS**  
**VIDE DOC.NO. 169/IV/2007, 03.08.2007:**

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

**BUYERS:**

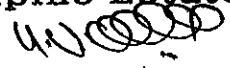
- MRS. K. SUBHAPRADA  
W/O. MR. K. SATYANARAYANA  
R/O. FLAT NO. 103  
KALANJALI CLASSIC APARTMENTS  
SCIENTIST COLONY  
HABSIGUDA, HYDERABAD - 500 007
- MR. K. SATYANARAYANA  
S/O. MR. K. NARASIMHACHARI  
R/O. FLAT NO. 103  
KALANJALI CLASSIC APARTMENTS  
SCIENTIST COLONY  
HABSIGUDA, HYDERABAD - 500 007

**SIGNATURE OF WITNESSES:**


- 
- 

  
Partner

**For Alpine Estates**

  
Partner

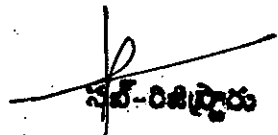
**SIGNATURE OF EXECUTANTS**

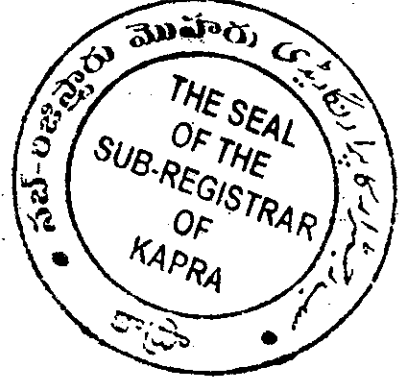
 Subheprade.k

1వ పుస్తకము 30/0.....వ సం పు 1411 దస్తవీజాలు.

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వయస్ సంఖ్య..... 9







  
నల్-రిజిస్ట్రారు



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

C.S.No./Year: 1482/2010 of SRO: 1526(KAPRA)

15/05/2010 12:28:04

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) K.SUBHAPRADA F.NO.103, KALANJALI CLASSIC,HABSIGUDA, HYD.	<i>Subhe prada</i>
2			(CL) K.SATYANARAYANA F.NO.103, KALANJALI CLASSIC,HABSIGUDA, HYD.	<i>K. Satyanarayana</i>
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
5			(EX) K.PRABHAKAR REDDY (SPA HOLDER) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	<i>Prabhakar</i>

Witness  
Signatures

*[Handwritten Signature]*  
*A. Ravi*

Operator  
Signature

*[Handwritten Signature]*


Subregistrar  
Signature

*[Handwritten Signature]*

1వ పుస్తకము 2010.....వ సం పు. 1411 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 10

  
సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



DRIVING LICENCE  
DLRAP01044992006  
VIJAYA KUMAR  
SHANKARAIYAH  
27-29  
PAN BAYAR  
SECUNDRABAD

Issued on: 10.02.2006

LICENSING AUTHORITY  
RTA, SECUNDRABAD

MO053195/05      Class Of Vehicle      Validity  
 Non-Transport      LMV,MCWG      18-12-2014  
 Transport  
 Hazardous      Validity  
 Badge No.  
 Reference No.      202931983  
 Original LA      RTA SECUNDRABAD  
 DOE      17-12-1964  
 Blood Gr.  
 Date of 1st Issue      13-08-1993



Family Members Details

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

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

**HOUSEHOLD CARD**

Card No : PAPI67881501086  
 F.P Shop No : 815  
 Name of Head of Household : Mehta, Rahul  
 Father/Husband name : Bharat  
 Date of Birth : 04/12/1989  
 Age : 26  
 Occupation : Own Business  
 House No. : 2-3-577,401,UTTAM TOWERS  
 Street : MINISTER ROAD  
 Colony : D.V. COLONY  
 Ward : 2  
 Circle : VIII  
 District : Hyderabad

(Rs.) : 100,000  
 No. (1) : 45539 (Double)  
 No. (2) : /  
 No. (3) : /

आयकर विभाग      भारत सरकार  
 INCOME TAX DEPARTMENT      GOVT. OF INDIA  
 PRABHAKAR REDDY K  
 PADMA REDDY KANDI  
 15/01/1974  
 Permanent Account Number  
 AWSP8104E  
 Signature

*[Signature]*

For Alpine Estates

*[Signature]*  
Partner

For Alpine Estates

*[Signature]*  
Partner


ప పుస్తకము 2010.....వ సం పు. 1411 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 11

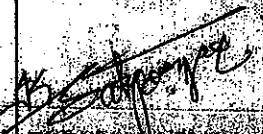

  
సబ్-రజిస్ట్రారు





**Family Members Detail**

S.No	Name	Relation	DOB	Age
2	Subhapratha	Wife	11/02/77	33
3	Suryavamsi	Son	10/09/00	18

DUPLICATE COPY

Subhe prade k

*Handwritten signature*

**HOUSEHOLD CARD**

Card No. : 1857

F.P. Shop No. : 1857

Name of Head of Household : Kumaraguntla Satyanarayana

Father/Husband name : Narasimhaiah

Date of Birth : 30/01/1972

Age : 34

Occupation : Employee-Private

House No. : 1-155 1ST FLOOR

Street : CHIKKADPALLY

Colony : CHIKKADPALLY

Ward : 1

Circle : VI

District : Hyderabad


Annual Income (Rs.) : 60,000

LPG Consumer No. (1) : 630895 ((Double))

LPG Dealer Name (1) : Vimala Enterprises.HPC

LPG Consumer No. (2) : /

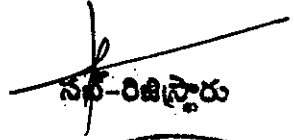
LPG Dealer Name (2) : /

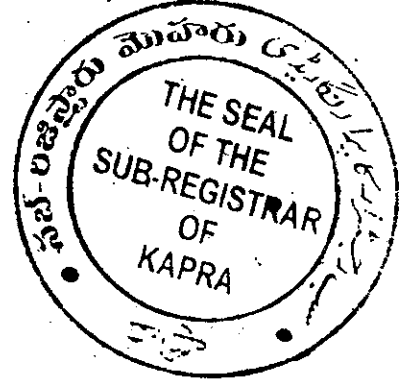


1వ పుస్తకము 20 (0.....వ సం పు. 14.11) దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 12


  
న. రిజిస్ట్రారు








**WITNESSES NO. 1**

Customer Relations Division



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



Name : Ch. Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature :   
Valid upto : 30 April 2009  
Issuing Authority :   
Blood Group : O +ve  
Address:  
5-4-187/3&4, 11th Floor,  
M.G Road, Secunderabad-500003.  
Ph:040-66336551 : 040-27544058  
www.modiproperties.com

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

In case of Emergency Call

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


**WITNESSES NO. 2**

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

B. M. RAU KUMAR  
MUKUND RAO

03/01/1978  
Permanent Account Number  
AIOPR9833L



Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

B. M. RAU KUMAR  
MUKUND RAO

03/01/1978  
Permanent Account Number  
AIOPR9833L

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

B. M. RAU KUMAR  
MUKUND RAO

03/01/1978  
Permanent Account Number  
AIOPR9833L

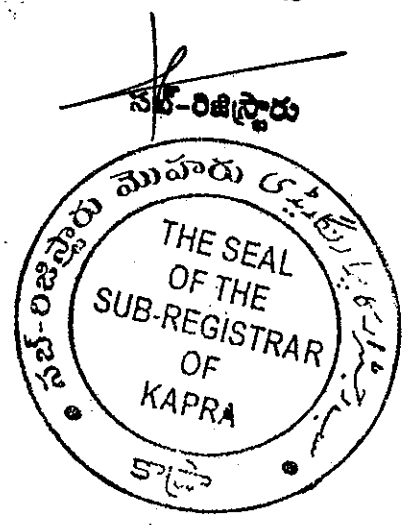
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

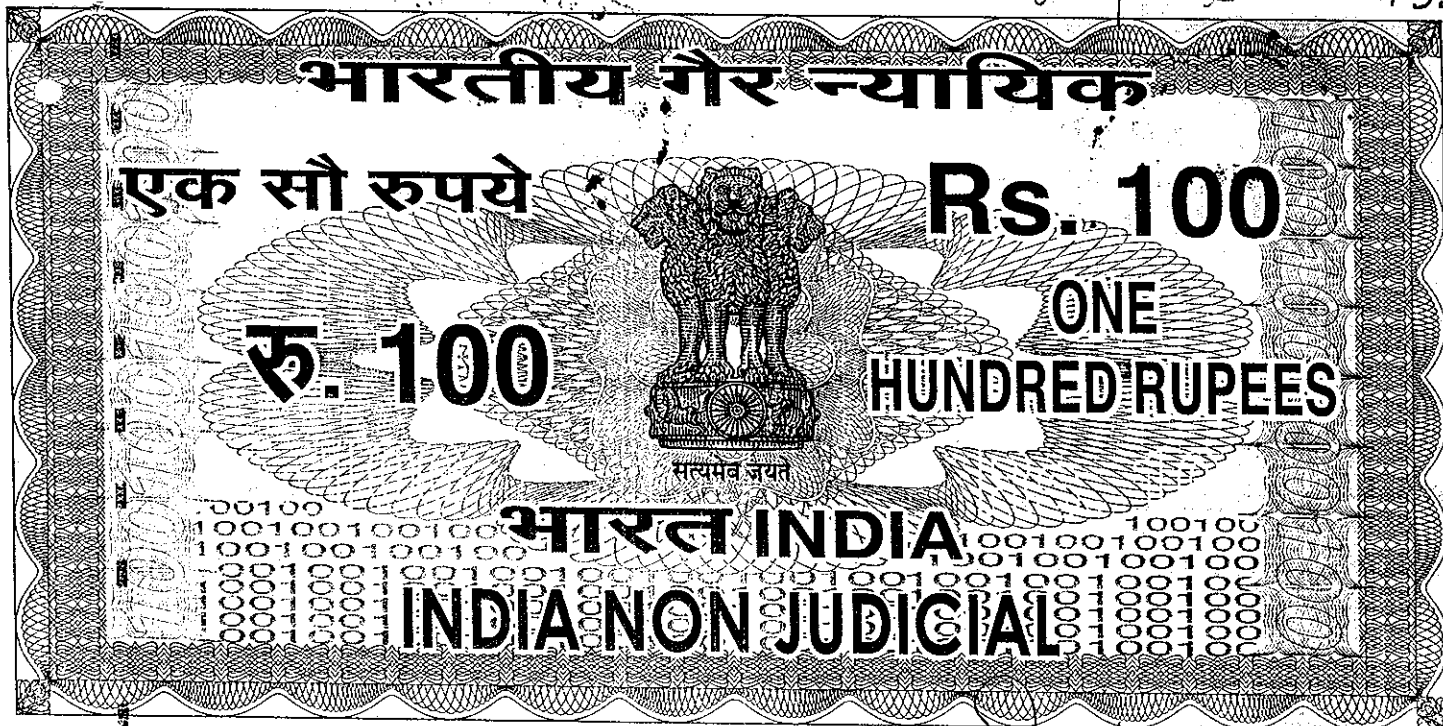
B. M. RAU KUMAR  
MUKUND RAO

03/01/1978  
Permanent Account Number  
AIOPR9833L

1వ పుస్తకము 2010.....వ సం పు 1411 దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య..... 13  
ఈ కాగితపు వరుస సంఖ్య..... 13



481  
SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 709071

S.No. 1856 Date 04/05/2010 Rs. 100  
 Sold to Anil  
 S/o. P.V. Rao  
 For Whom Alpine Estates

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

**SALE DEED**

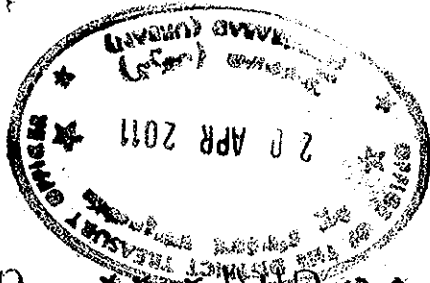
This Sale Deed is made and executed on this 15<sup>th</sup> day of May 2010 at SRO, Kapra, Ranga Reddy District by:

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 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]* *[Signature]*  
 Partner Partner



1వ పుస్తకము 2010.....వ నం. 1510

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 1

2010 వ సం. 15 నెం. 15

1932 కా.శ. సం. ద్వితీయ భాగము 15 వ కేటి

పగలు..... 12 ముద్రలు..... 1

మధ్య కాస్తా సబ్-రెజిస్ట్రారు కార్యాలయములో

శ్రీ..... K. Prabhakar Reddy

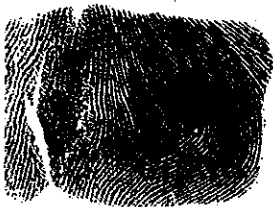
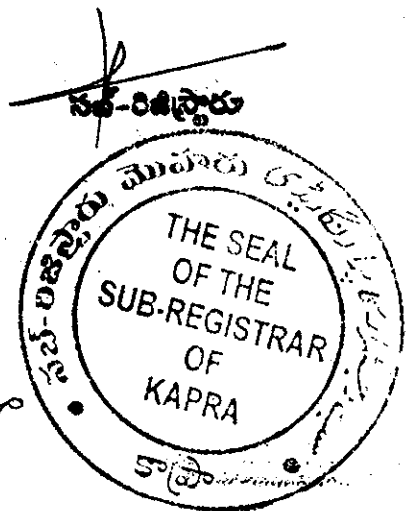
రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 17(2) ఎను

అనుకరించి సమర్పించిన పాత ఖాతా పత్రములు

వారిలోని వేరిమముద్రలతో సహా కాపలు చేసి

రుసునా ఈ..... 1000/..... లు చెల్లించి గారు

వాని ఇచ్చినట్లు ఒప్పకొన్నది  
ఎడమ బొటన ప్రేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
(O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,  
Secunderabad-03, through attested GPA/SPA for presentation  
of documents, Vide GPA/SPA No. 169/2010/10  
dated 3.08.07 registerer at SRO, VPP4  
Ranga Reddy District.

యూపించినది

1 Venkateswaram Reddy S/o. Anji Reddy o/c. Seenu  
R/o. 11-187/2, Road No. 2, Green Hills Colony  
Saroornagar, Hyderabad.

2 B. RAJ Kumar S/o. MURUND Rao o/c. Seenu  
R/o. Atwal, Secbad.

2010 వ సం. 15 నెం. 15

1932 కా.శ. సం. ద్వితీయ భాగము 15 వ కేటి

Handwritten signature and name: కె. ప్రభాకర రెడ్డి

**IN FAVOUR OF**

1. MRS. K. SUBHAPRADA, WIFE OF MR. K. SATYANARAYANA, aged about 33 years, Occupation: Service
2. MR. K. SATYANARAYANA, SON OF MR. K. NARASIMHACHARI, aged about 38 years, Occupation: Service, both are residing at Flat No. 103, Kalanjali Classic Apartments, Scientist Colony, 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. 121 on the first floor in block no. 'B' having a super built-up area of 1175 sft. together with undivided share in the scheduled land to the extent of 58.75 sq. yds. and a reserved parking space for one car on the stilt floor bearing no. B-16, 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 పు 1410 వస్త్రములు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 2

MARKET VALUE Rs:

రూ. 1000000) —

ENDORSEMENT

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

By Chalan No. 53562-1 Dt. 14/5/10

I. Stamp Duty:

1. in the shape of stamp papers Rs. 100/ —

2. in the shape of stamp duty (పాపానా) Rs. —

3. in the shape of stamp duty (పాపానా) Rs. —

4. in the shape of stamp duty (పాపానా) Rs. —

II. Transfer Duty:

1. in the shape of stamp duty Rs. 20000/ —

2. in the shape of stamp duty Rs. —

III. Registration Fee:

1. in the shape of stamp duty Rs. 5000/ —

2. in the shape of stamp duty Rs. —

IV. User Charges:

1. in the shape of stamp duty Rs. 100/ —

2. in the shape of cash Rs. —

Total Rs. 25200/ —

SUB REGISTRAR KAPRA

సబ్-రజిస్ట్రారు

1వ పుస్తకము 2010 సం./ చ.శ. 1232వ

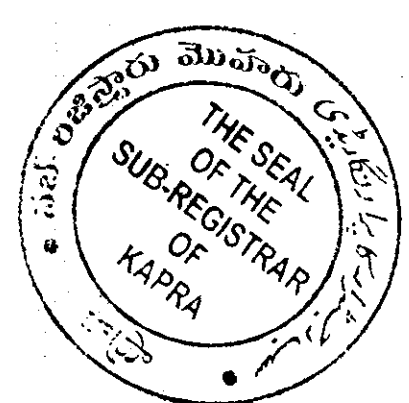
పు 1410 నెలవారు రజిస్ట్రారు చేయబడి

స్టాంప్ విమిత్తం గుర్తింపు నెంబరు 1526

1410/2010 గా యివ్వబడినది

2010 సం. 15 వ తేది

సబ్ రజిస్ట్రారు



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

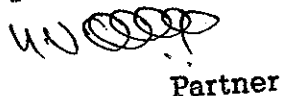
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 121 on first floor in block no. 'B' having a super built-up area of 1175 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:
- Undivided share in scheduled land to the extent of 58.75 sq. yds.
  - A reserved parking space for one car on the stilt floor bearing no. B-16, admeasuring about 100 sft
- forming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,00,000/- (Rupees Ten Lakhs Only) paid by way of Banker Cheque no.140268, dated 13.05.2010 for being Housing Loan issued by Corporation Bank, Badichowdi Branch, Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenants that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.

For Alpine Estates

  
Partner

For Alpine Estates

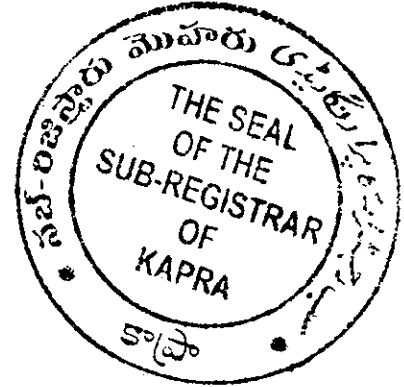
  
Partner

1వ పుస్తకము 2010.....వ సంపు 1410 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 3

~~నభ-రిజిస్ట్రారు~~



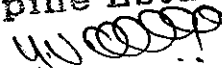


4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone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

**For Alpine Estates**

  
Partner

**For Alpine Estates**



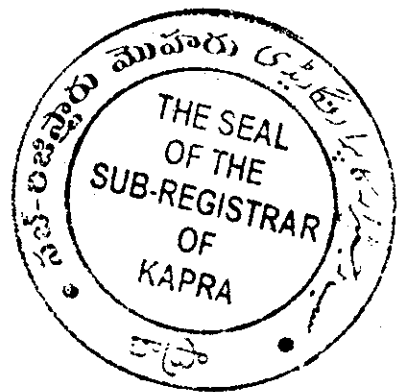
Partner

1వ సున్నకము 20 (0).....వ సం పు. 14.10.19.....

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 4

~~సబ్-రిజిస్ట్రారు~~



- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called MAYFLOWER HEIGHTS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs. 25,100/- is paid by way of challan no. 53567, dated 14.05.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and an amount of Rs.10,000/- paid by the way of pay order no.155670, dated 03.05.2010, HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

Partner

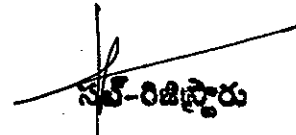
For Alpine Estates

Partner

1వ పుస్తకము 2010.....వ సం పు 1410.....

మొత్తము కాగితముల సంఖ్య..... 15.....

ఈ కాగితపు వరుస సంఖ్య..... 5.....

  
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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'


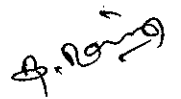
SCHEDULE OF APARTMENT

All that portion forming semi-finished, deluxe apartment bearing flat no. 121 on the first floor in block no. 'B' admeasuring 1175 sft. of super built-up area (i.e., 940 sft. of built-up area & 235 sft. of common area) together with proportionate undivided share of land to the extent of 58.75 sq. yds. and reserved parking space for one car on the stilt floor bearing no. B-16, 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:

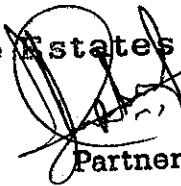
North By	Open to Sky & Flat No. 122
South By	Open to Sky & Flat No. 120
East By	Open to Sky & 6' wide corridor
West By	Open to Sky

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

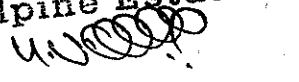
WITNESSES:

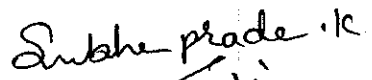
1. 
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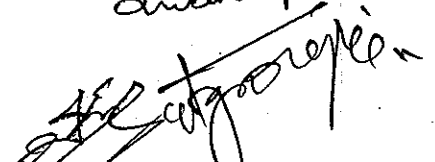
For Alpine Estates

  
Partner

For Alpine Estates

  
VENDOR Partner

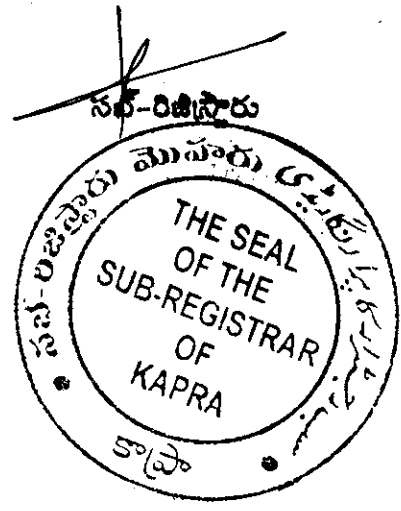


  
BUYER

1వ కృష్ణకము 2010.....వ సం పు 1410 చస్తావేళలు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 6



ANNEXTURE-1-A

1. Description of the Building : deluxe apartment bearing flat no 121 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 : 58.75 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 Single Car
- b) In the First Floor : 1175 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. 10,00,000/-

Date: 15.05.2010

**For Alpine Estates** **For Alpine Estates**  
*[Signature]* *[Signature]*  
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: 15.05.2010

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

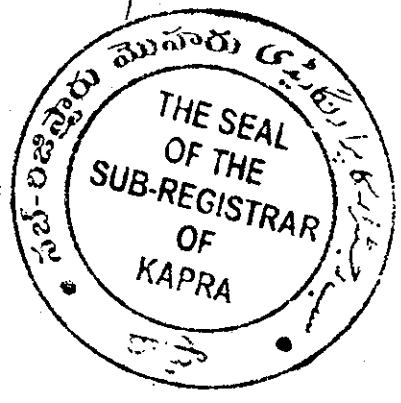
*Subhe prade . k*  
*[Signature]*  
Page - 7 -

1వ పుస్తకము 2010.....వ సం పు 14/10.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

  
సబ్-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 121 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, S/O. LATE BHARAT U. MEHTA

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

**BUYER:** 1. MRS. K. SUBHAPRADA, WIFE OF MR. K. SATYANARAYANA

2. MR. K. SATYANARAYANA, SON OF MR. K. NARASIMHACHARI

**REFERENCE:**  
**AREA:** 58.75

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

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

**EXCL:**

Total Built-up Area = 1175 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky & Flat No. 122



Open to Sky & Flat No. 120

**For Alpine Estates For Alpine Estate:**

**WITNESSES:**

- 1.
- 2.

Partner

**SIGNATURE OF THE VENDOR**

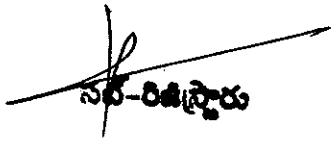
*Subha Prade.K*

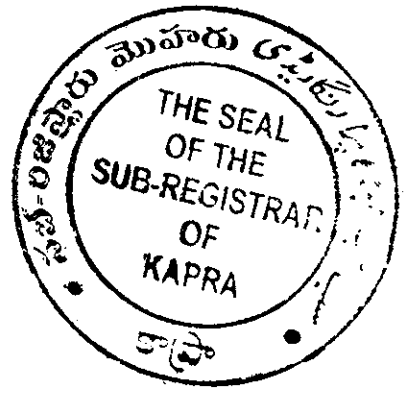
**SIGNATURE OF THE BUYER**

1వ పుస్తకము ఖి 10.....వ సం పు 1410.....దస్తావీజాలు

మొత్తము కాగితముల సంఖ్య..... 15.....

ఈ కాగితపు వరుస సంఖ్య..... 8.....

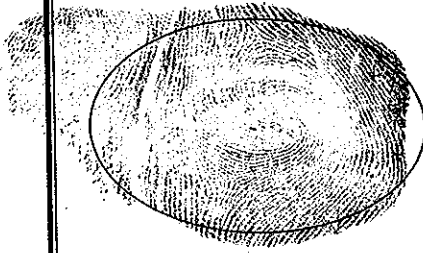
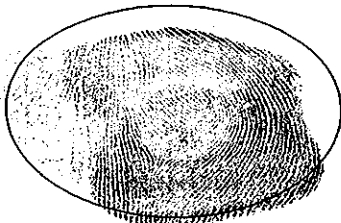
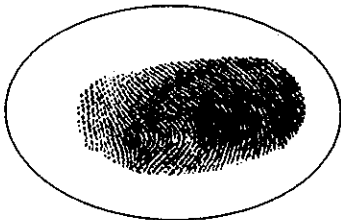
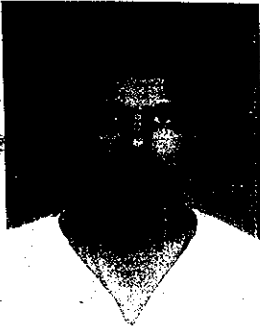
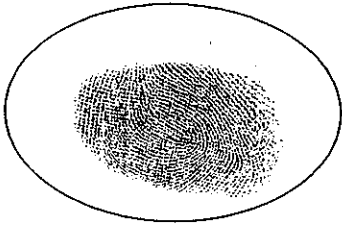
  
నర-రెజిస్ట్రారు



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

SL.NO.      FINGER PRINT  
IN BLACK  
(LEFT THUMB)

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



SIGNATURE OF WITNESSES:

- 1.
- 2.

**VENDOR:**

**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. SRI. 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. SRI. YERRAM VIJAY KUMAR  
S/O. SRI YERRAM SHANKARAI AH  
R/O. PLOT NO. 14 & 15  
KARTHIK ENCLAVE  
DIAMOND POINT  
SECUNDERABAD.

**SPA FOR PRESENTING DOCUMENTS  
VIDE DOC.NO. 169/IV/2007, 03.08.2007:**

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

**BUYERS:**

1. MRS. K. SUBHAPRADA  
W/O. MR. K. SATYANARAYANA  
R/O. FLAT NO. 103  
KALANJALI CLASSIC APARTMENTS  
SCIENTIST COLONY  
HABSIGUDA, HYDERABAD - 500 007
2. MR. K. SATYANARAYANA  
S/O. MR. K. NARASIMHACHARI  
R/O. FLAT NO. 103  
KALANJALI CLASSIC APARTMENTS  
SCIENTIST COLONY  
HABSIGUDA, HYDERABAD - 500 007

Partner

Partner

SIGNATURE OF EXECUTANTS

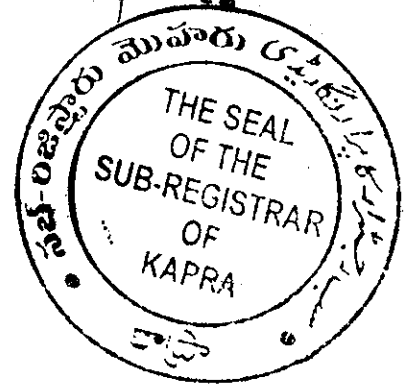
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2010.....వ సం పు 1410.....వస్తావేబాబు

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: 001481/2010 of SRO: 1526(KAPRA)

15/05/2010 12:25:47

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) K.SUBHAPRADA F.NO.103, KALANJALI CLASSIC,HABSIGUDA, HYD.	<i>Subhaprada K</i>
2			(CL) K.SATYANARAYANA F.NO.103, KALANJALI CLASSIC,HABSIGUDA, HYD.	<i>K. Satyanarayana</i>
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
5	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION, M.G.ROAD, SECBAD.	

Witness  
Signatures

*[Handwritten Signature]*  
*[Handwritten Signature]*

Operator  
Signature

*[Handwritten Signature]*

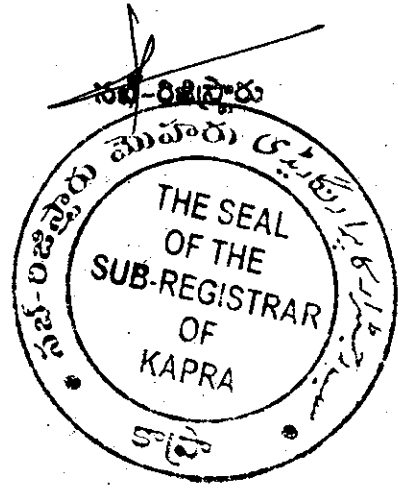
Subregistrar  
Signature

*[Handwritten Signature]*

1వ పుస్తకము 2016.....వ సం పు 1410 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15


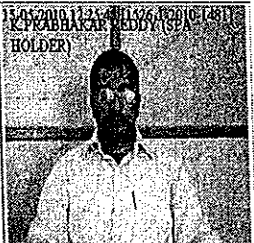
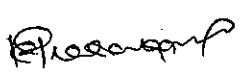
ఈ కాగితపు వరుస సంఖ్య..... 10



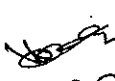
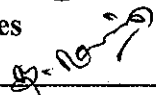
**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 001481/2010 of SRO: 1526(KAPRA)


15/05/2010 12:25:47

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

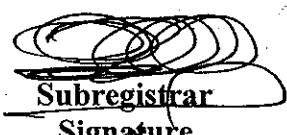
Witness  
Signatures

Operator  
Signature



Subregistrar  
Signature

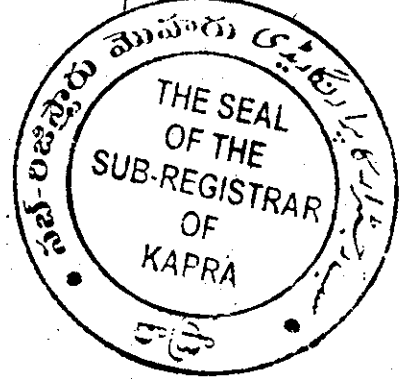


1వ పుస్తకము 20/0.....వ సంపు 14/17.....ఉస్టాదీజాలు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 11

~~సబ్-రిజిస్ట్రారు~~





**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLRAP01044992006  
VIJAYA KUMAR  
SHANKARAI AH  
27-23  
PAN BAYAR  
SECUNDRABAD

Signature: [Signature]  
Issued on: 10.02.2006  
Issuing Authority: R.T.A. SECUNDRABAD

MO053195405 Class Of Vehicle: LMV,MCWG Validity: 16-12-2014  
Non-Transport Transport Hazardous Validity: [Blank]  
Badge No.: [Blank]  
Reference No.: 202911983  
Original LA: RTA SECUNDRABAD  
DOB: 17-12-1984  
Blood Gr.: [Blank]  
Date of 1st Issue: 13.09.1993



Family Members Details

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

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

**HOUSEHOLD CARD**

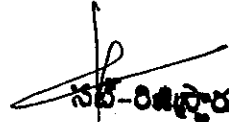
Card No : PAPI67881501086  
F.P Shop No : 815  
Name of Head of Household : Mchta. Rahul  
Father/ Husband name : Bharat  
Date of Birth : 04/12/1989  
Age : 26  
Occupation : Own Business  
House No. : 2-3-571,491,UTTAM TOWERS  
Street : MINISTER ROAD  
Colony : D V COLONY  
Ward : Ward-2  
Circle : Circle VIII  
District : Hyderabad  
(Rs.) : 100,000  
No. (1) : 45339 (Double)  
No. (2) : /  
No. (2) : /

**आयकर विभाग**  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
PADMA REDDY KANDI  
15/01/1974  
Permanent Account Number  
AWSP8104E  
Signature: [Signature]  
भारत सरकार  
GOVT OF INDIA  
[Stamp]  
[Photo]


For Alpine Estates  
[Signature]  
Partner

For Alpine Estates  
[Signature]  
Partner

1వ సుప్రకము 2010.....వ సం పు. 1410.....వీజాలు  
మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితపు వరుస సంఖ్య..... 12

  
న.ప. రిజిస్ట్రారు





**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Subhaprada	Wife	31/03/76	30
3	Suryavamsi	Son	10/09/00	6


05/03/2006

DPL Centre In Charge

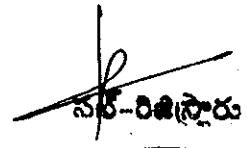
*Subhe prade.k*  
*Asst. Surveyor*

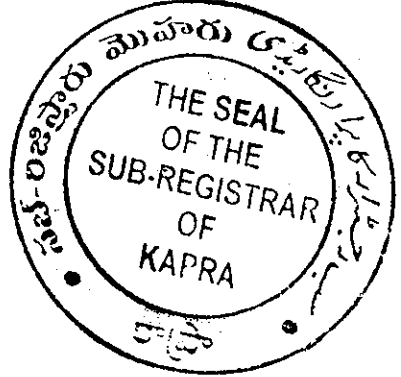
**HOUSEHOLD CARD**

Card No : PAF167665700755  
 F.P Shop No : 657  
 పేరు : కుమ్మరగుంట సత్యనారాయణ  
 Name of Head of Household : Kumaraguntla, Satyanarayana  
 తండ్రి/భర్త పేరు : నరసింహారావు  
 Father/ Husband name : Narasimhachari  
 పుట్టిన తేదీ/Date of Birth : 30/01/1972  
 వయస్సు/Age : 34  
 వృత్తి/Occupation : Employee-Private  
 ఇంటి.నెం./House No. : 1-8-185, 1ST FLOOR  
 వీధి/Street : CHIKKADPALLY  
 గ్రామం : CHIKKADPALLY  
 వార్డు : వార్డు-1  
 సర్కిల్ : సర్కిల్-6  
 Circle VI  
 జిల్లా/District : హైదరాబాదు / Hyderabad  
 Annual Income (Rs.) : 60,000  
 LPG Consumer No. (1) : 630895/(Double )  
 LPG Dealer Name (1) : Vimala Enterprises,HPC  
 LPG Consumer No. (2) : /  
 LPG Dealer Name (2) :



1వ పుస్తకము 2070.....వ సం పు 410...దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితపు వరుస సంఖ్య..... 13

  
నర్-రిజిస్ట్రారు



**WITNESSES NO. 1**

Customer Relations Division



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



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

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



भारत सरकार  
GOVT. OF INDIA

B M RAJ KUMAR  
MUKUND RAO

03/01/1978  
Permanent Account Number

AIOPR9833L

Signature



2202006

यदि कार्ड के धी जाने पर / खोया हुआ कार्ड मिलने पर  
कृपया सूचित करें / लौटाएं  
आयकर विभाग, कर्माला मिल्स, एन.बी. मार्ग,  
तीसरी मंजिल, ट्रेड वर्ल्ड, ए.विंग, कर्माला मिल्स कंपाउंड  
एस.बी. मार्ग, लोअर पैटेल, 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 Patel, Mumbai - 400 013.

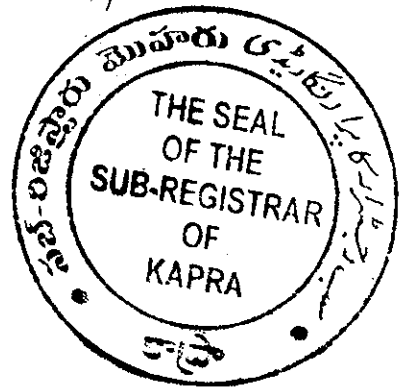
Tel: 91-22-2499 4630, Fax: 91-22-2495 0664,  
email: [itinfo@nsdl.co.in](mailto:itinfo@nsdl.co.in)

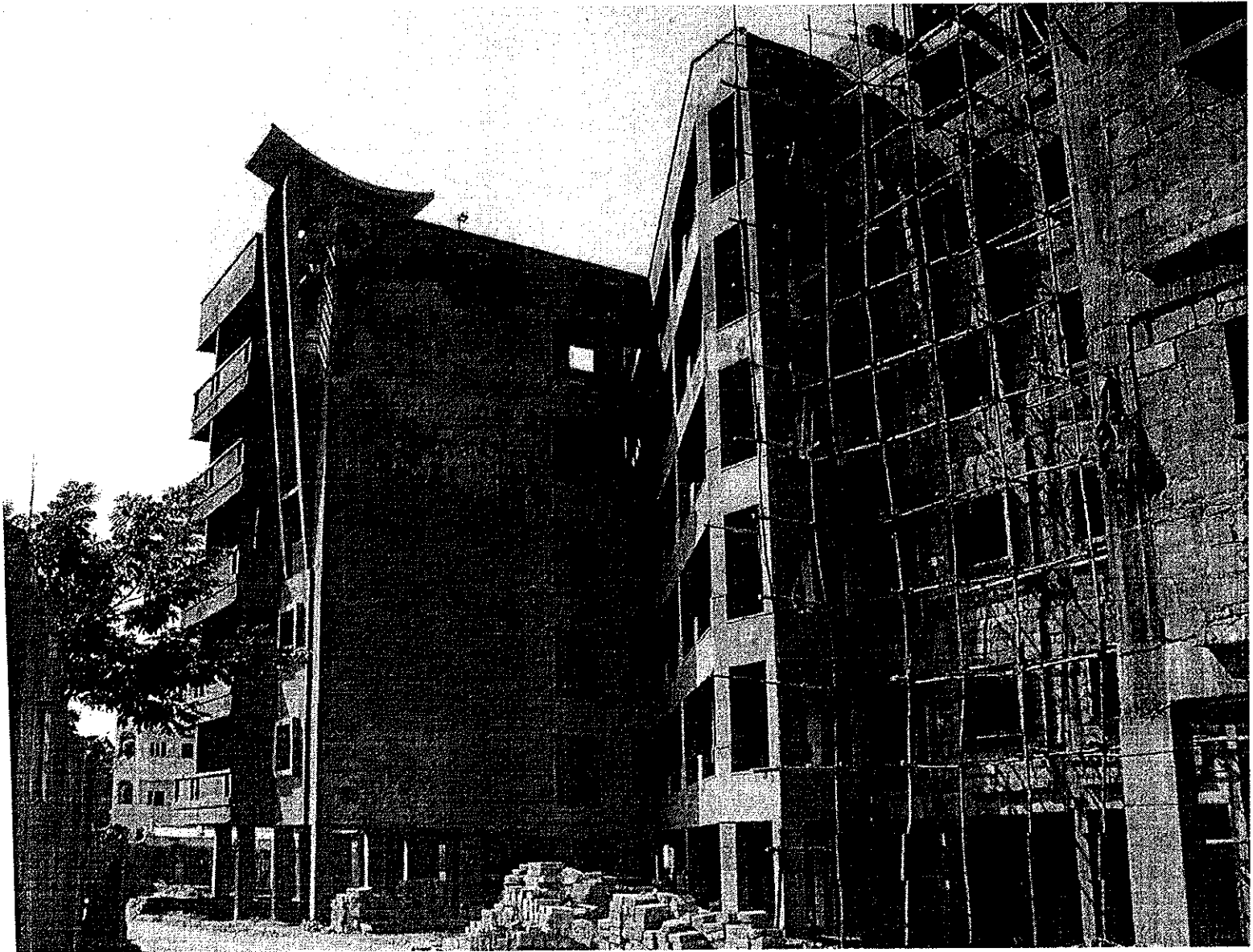
1వ పుస్తకము 2010.....వ సం పు.....1410.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....14.....

  
సబ్-రిజిస్ట్రారు





For Alpine Estates

*[Handwritten Signature]*  
Partner

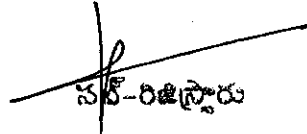
For Alpine Estates

*[Handwritten Signature]*  
Partner

1వ పుస్తకము 2010.....వ సం పు. 1410 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 15

  
సబ్-రిజిస్ట్రారు

