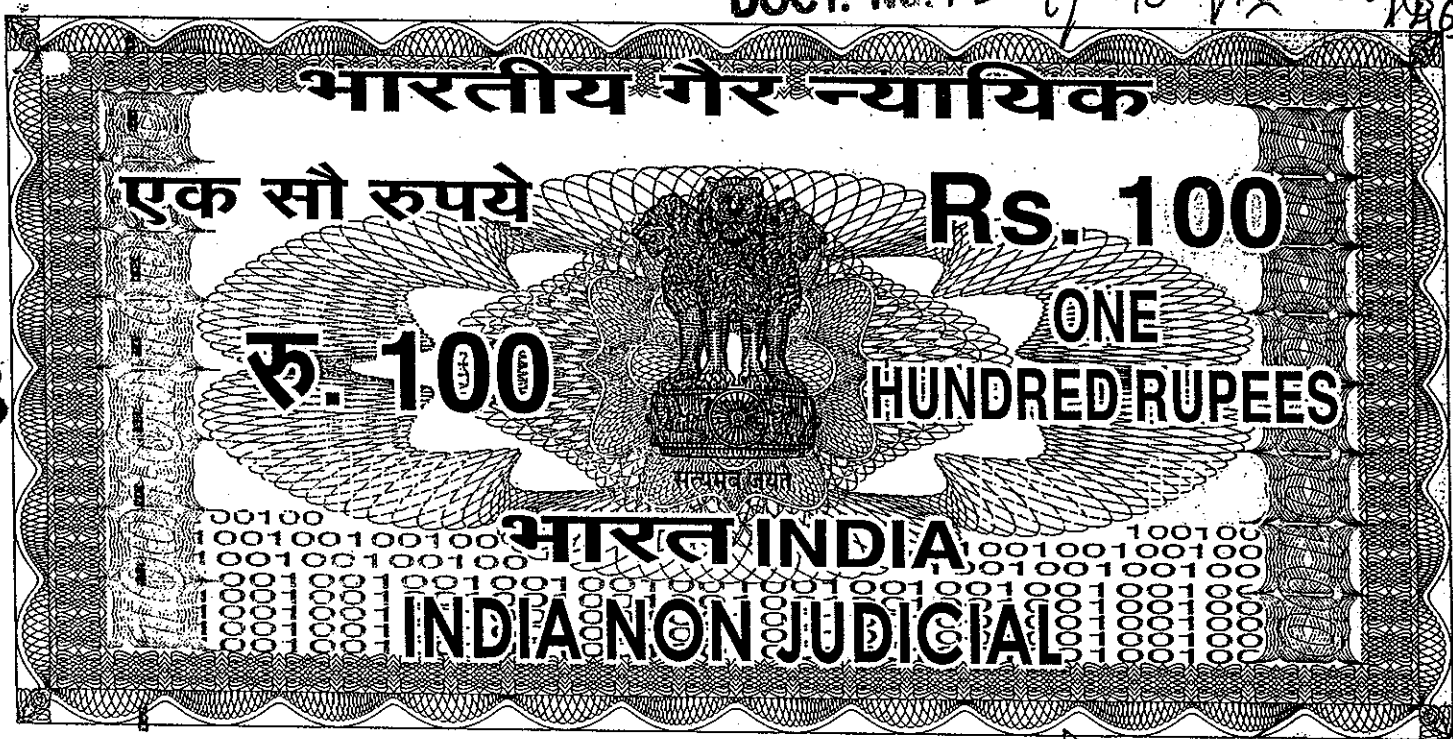


DOCT. No. 1367/2010 / 12 26/12/2010

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AH 064116

S.No. 14258 21/04/2010  
S/o. P.N. Reddy  
To: Alpine Estates

A. RAGHUNATH  
S.V.L.No. 45/88, R.No. 2/2008  
Gated No. 2-12-85,  
Marredpally, Secunderabad.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 5<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 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).

IN FAVOUR OF

1. MR. RAGHURAM ACHANTA, SON OF LATE A. N. SHARMA, aged about 33 years, Occupation: Service
2. MRS. NIRMALA ACHANTA, WIFE OF MR. RAGHURAM ACHANTA, aged about 29 years, Occupation: Housewife, both are residing at 12-13-668/3, 1<sup>st</sup> Floor. Street No. 20, Nagarjuna Nagar, Tarnaka, Secunderabad - 500 017, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Alpine Estates

For Alpine Estates

*[Signature]*  
Partner

*[Signature]*  
Partner

*[Signature]*  
Nirmala

1వ పుస్తకము 2010.....వ సంపుటము.....దస్తవేజులు

మొత్తము, కాగితముల సంఖ్య.....14.....

కాగితపు వరుస సంఖ్య.....1.....

2010 వ సంపుటము.....వ సంపుటము.....వ తేది

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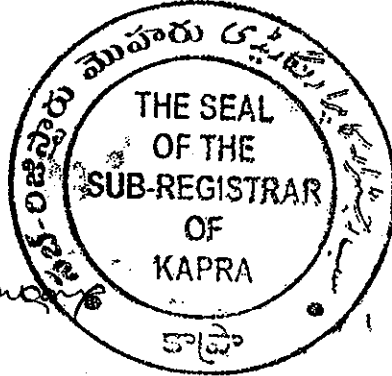
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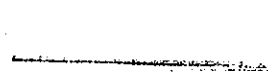
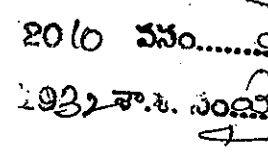
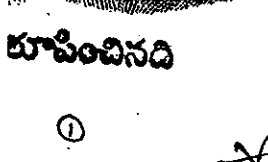
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K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service. (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 169/2010 dated 3.08.09 registerer at SRO, UPPF Ranga Reddy District.



Raghuram Achari s/o. Late A.N. Sharma  
Occ: Servie - R/o. 12-13-668/3, 2nd Floor, St.No.20  
Nagarjuna Nagar, Tarnaka, SecBad-017.

Nirmala Achari w/o. Raghuram Achari  
Occ: Housewife - R/o. 12-13-668/3, 2nd Floor, St no.20  
Nagarjuna Nagar, Tarnaka, SecBad-017.

Ch. Venkatesh Ramana Reddy s/o. Anji Reddy, occ: Servie  
11-187/2, Green Hills colony, Saroornagar - And r

B. RAS KUMAR s/o. GURUNO Rao  
Occ: Business - R/o. Atwal. SecBad.

శ్రీనివాస రావు

2010 వ సంపుటము.....వ సంపుటము.....వ తేది  
2010 వ సంపుటము.....వ సంపుటము.....వ తేది

**WHEREAS:**

A. The Buyer under a Sale Deed dated 05.05.2010 has purchased a semi-finished, deluxe apartment bearing flat no. 510 on the fifth floor in block no. 'B' admeasuring 1550 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 77.50 sq. yds.
- b. A reserved parking for one car on the stilt floor bearing nos. B-110 admeasuring 100 sft.

This Sale Deed is registered as document no. 1366/10, 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. 510 on the fifth 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.

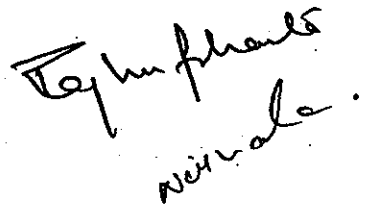
**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

1. The Builder shall complete the construction for the Buyer a deluxe apartment bearing flat no.510 on the fifth floor in block no. 'B' admeasuring 1550 sft. of super built up area and undivided share of land to the extent of 77.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-110, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 28,63,000/- (Rupees Twenty Eight Lakhs Sixty Three Thousand Only).
2. The Buyer already paid the above said amount of Rs. 16,25,000/- (Rupees Sixteen Lakhs Twenty Five Thousand Only) before entering this agreement which is admitted and acknowledged by the builder.

For Alpine Estates For Alpine Estates

  
Partner

  
Partner

  
neerale

1వ పుస్తకము 20/0.....వ సం. పు. 1367 నమోదు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 2

MARKET VALUE Rs:

2863000/ —

ENDORSEMENT

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

By challan No. 13549 Dt. 6/5/10

*[Signature]*  
సబ్ రిజిస్ట్రారు

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/ —
- 2. in the shape of challan (Sec. 41 of the Act of 1897) Rs. 28530/ —
- 3. in the shape of cash (Sec. 42 of the Act of 1897) Rs. —
- 4. in the shape of stamps payable in the shape of stamps, if any Rs. —

II. Transfer Duty:

- 1. in the shape of stamp papers Rs. —
- 2. in the shape of cash Rs. —

III. Registration Fee:

- 1. in the shape of stamp papers Rs. 1000/ —
- 2. in the shape of cash Rs. 100/ —

IV. User Charges:

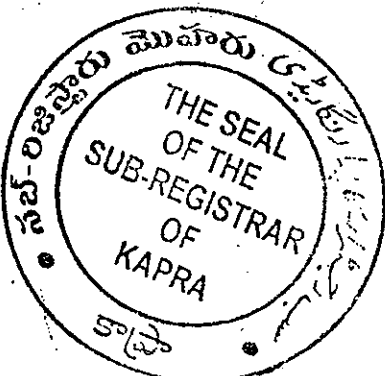
- 1. in the shape of stamp papers Rs. 100/ —
- 2. in the shape of cash Rs. —

Total Rs. 29830/ —

*[Signature]*  
SUB REGISTRAR  
KAPRA

1వ పుస్తకము 20/0 సం. / చా.న. 13549  
పు. 1367 నెంబరుగా రిజిస్టరు చేయబడి  
స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526  
1367/2010 గా యివ్వబడ్డెదది  
20/0 సం. 7 వ తేదీ


*[Signature]*  
సబ్ రిజిస్ట్రారు

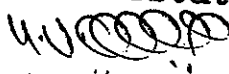


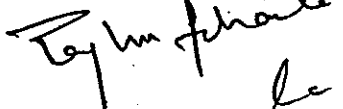
3. The Buyer shall pay the balance amount of Rs.12,38,000/- (Rupees Twelve Lakhs Thirty Eight Thousand Only) in the following manner.

Installment	Amount	Due Date of Payment
Installment I	2,38,000/-	24.05.2010
Installment II	8,00,000/-	On completion of flooring, bathroom tiles, doors, windows & 1 <sup>st</sup> coat of paint
Installment III	2,00,000/-	On Completion

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 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.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished Deluxe apartment bearing flat no. 510 on the fifth floor in block no. 'B' to the Builder for the purposes of completion of construction of the apartment.
7. 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.
8. 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.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 30<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

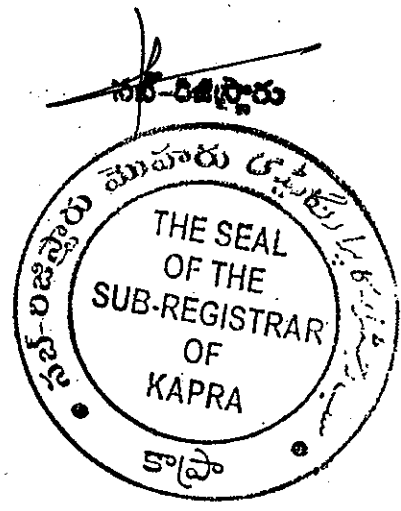
For Alpine Estates  
  
Partner

Page 3 of 7  
  
Partner

1వ పుస్తకము 2010.....వ సం పు.1367.....దస్తవేజులు

మొత్తము కాగితముల సంఖ్య..... 14 .....

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

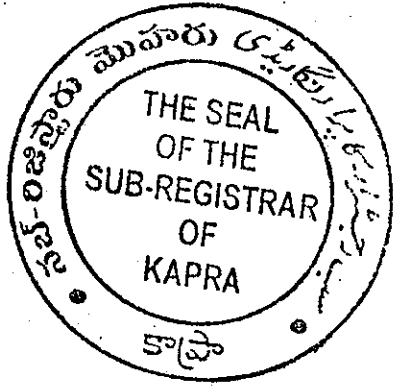
*Taylor Phant*  
*not male.*

1. ప్రస్తుతము 2010.....వ సం పు.సి.గి.చట్టపత్రము

మొత్తము కాగితముల సంఖ్య..... 14

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~~న.క.సి.గి.చ.~~





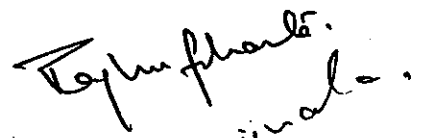
17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. Stamp duty and Registration amount of Rs. 29,630/- is paid by way of challan no. 535458, dated 04.05.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and an amount of Rs.28,630/- paid by the way of pay order No. 155673 dated 02.05.2010, HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

  
Partner

For Alpine Estates

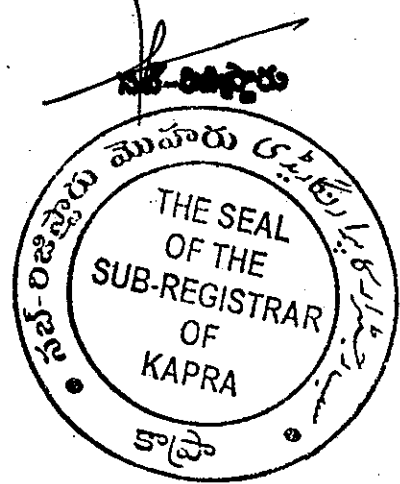
  
Partner

  
Partner

1వ పుస్తకము 2010.....వ సం.పు/362-వస్తాదేవి

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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'

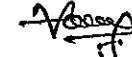
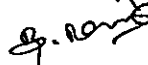
SCHEDULE OF APARTMENT

All that portion forming deluxe apartment bearing flat no. 510 on the fifth floor in block no. 'B' admeasuring 1550 sq. ft. of super built-up area (i.e., 1240 sq. ft. of built-up area & 310 sq. ft. of common area) together with proportionate undivided share of land to the extent of 77.50 sq. yds., and reserved parking space for one car bearing no. B-110 admeasuring about 100 sq. ft. 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. 511
South By	Flat No. 509 & Open to Sky
East By	6' Wide Corridor & Open to Sky
West By	Open to Sky

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

WITNESS:

1. 
2. 

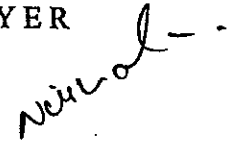
For Alpine Estates

  
Partner

For Alpine Estates

  
BUILDER Partner

  
BUYER

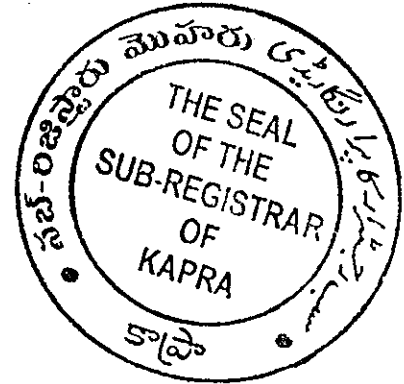


1వ పుస్తకము 2010.....వ సం పు. 267 వ పేజీలు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 6

~~నక-రిజిస్ట్రారు~~



**SCHEDULE OF SPECIFICATION FOR  
COMPLETION OF CONSTRUCTION**


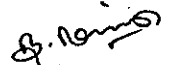
Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	
Walls	4"/6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Vitrified tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Panel doors with branded hardware	
Electrical	Copper 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.


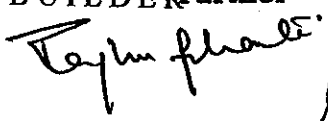
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For Alpine Estates  
  
Partner

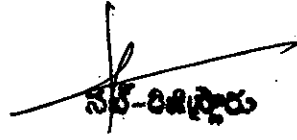
For Alpine Estates

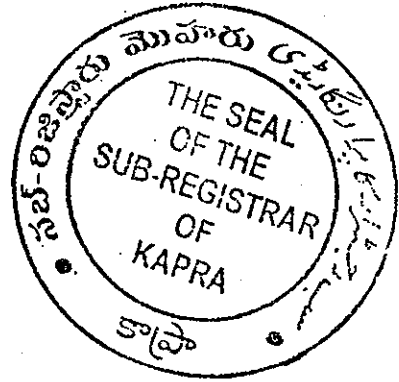
  
BUILDER Partner  
  
BUYER. *neval*

వ పుస్తకము 2010.....వ సం పు 1367...చిన్నపేట

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

  
నర్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 510 IN BLOCK NO. 'B' ON FIFTH 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:**

1. MR. RAGHURAM ACHANTA, SON OF LATE A. N. SHARMA

2. Mrs. NIRMALA ACHANTA, WIFE OF MR. RAGHURAM ACHANTA

**REFERENCE:**

**AREA:**

77.50

**SCALE:**

SQ. YDS. OR

**INCL:**

SQ. MTRS.



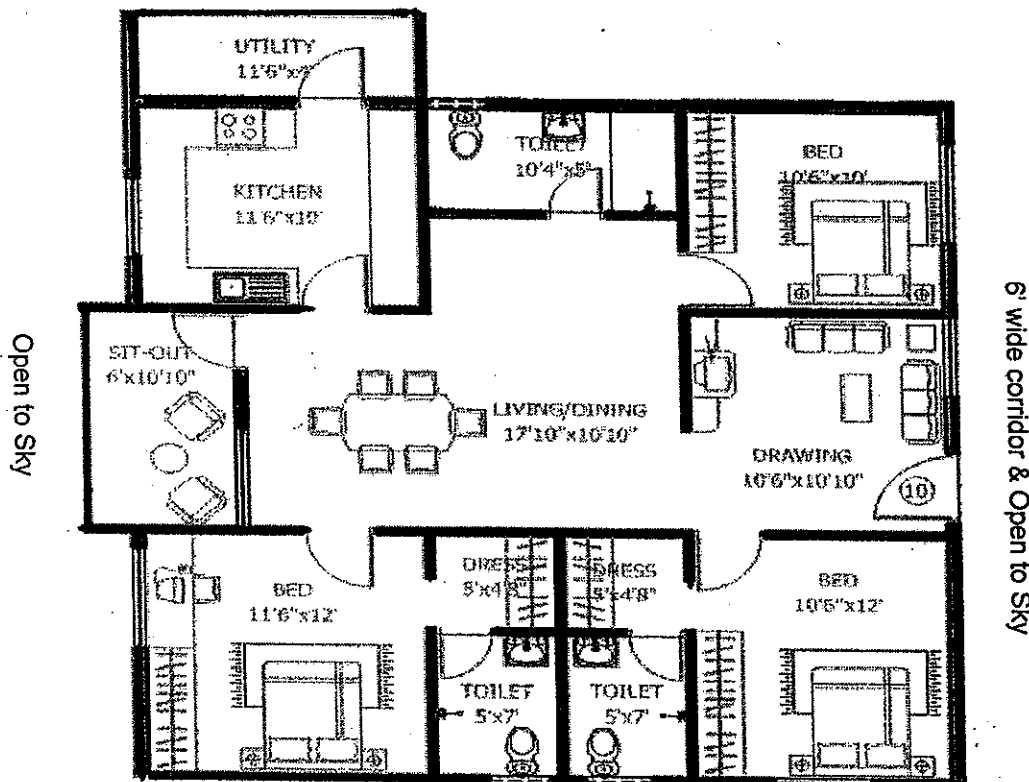
**EXCL:**



Total Built-up Area = 1550 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky & Flat No. 511

N



Open to Sky & Flat No. 509

For Alpine Estates

For Alpine Estates

**WITNESSES:**

- 1.
- 2.

Partner

Nirmala Achanta

Partner  
SIGNATURE OF THE BUILDER

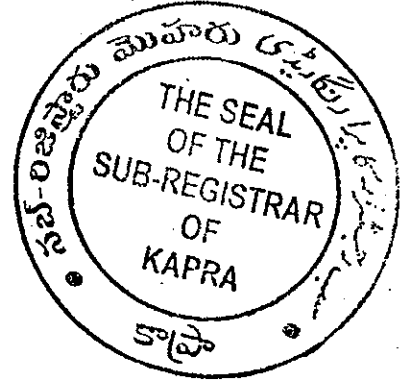
SIGNATURE OF THE BUYER

1వ పుస్తకము 20/0.....వ సంపుటి/266.....వ పుస్తకములు

మొత్తము కాగితముల సంఖ్య..... 14 .....

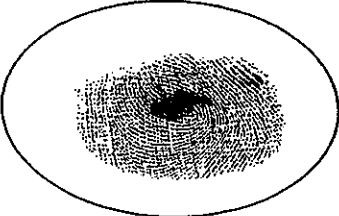
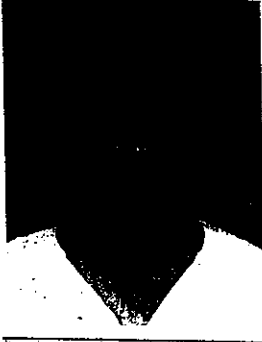


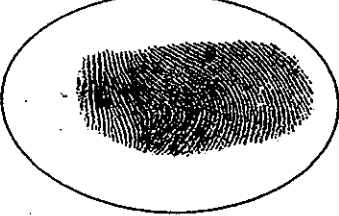

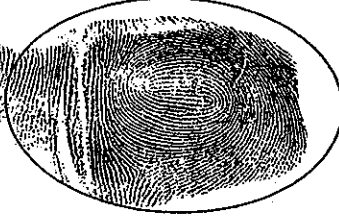
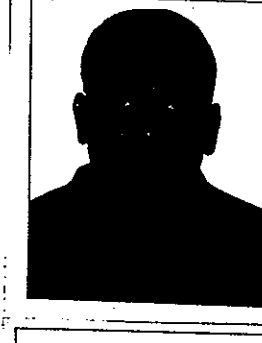
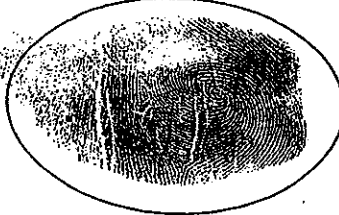
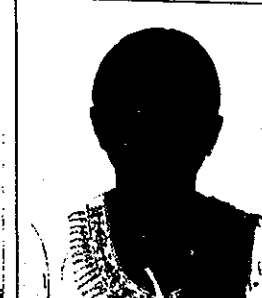
ఈ కాగితపు వరుస సంఖ్య..... 8 .....

~~నా-అధికారులు~~

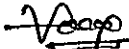
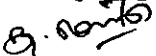





**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**


SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>BUILDER:</b></p> <p>M/S. ALPINE ESATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNERS</p> <p>1. SRI. RAHUL B. MEHTA S/O. LATE BHARAT U. MEHTA R/O. PLOT NO. 2-3-577, UTTAM TOWERS D. V. COLONY, MINISTER ROAD SECUNDERABAD – 500 003.</p> <p>2. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 &amp; 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p> <p><b>SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07:</b></p> <p>SRI. K. PRABHAKAR REDDY S/O. SRI. K. PADMA REDDY (O). 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.</p> <p><b>BUYERS:</b></p> <p>1. MR. RAGHURAM ACHANTA S/O. LATE A. N. SHARMA R/O. 12-13-668/3, 1<sup>ST</sup> FLOOR STREET NO. 20 NAGARJUNA NAGAR TARNAKA, SECUNDERABAD - 500 017</p> <p>2. MRS. NIRMALA ACHANTA WIFE OF MR. RAGHURAM ACHANTA R/O. 12-13-668/3, 1<sup>ST</sup> FLOOR STREET NO. 20 NAGARJUNA NAGAR TARNAKA, SECUNDERABAD - 500 017.</p>
			
			
			
			

SIGNATURE OF WITNESSES:

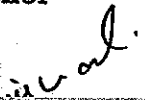
- 
- 

Alpine Estates For Alpine Estates

  
Partner

  
SIGNATURE OF EXECUTANTS Partner

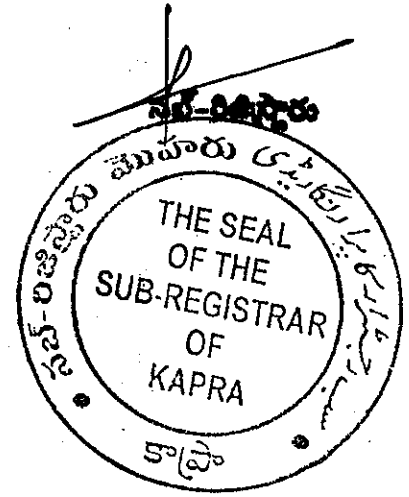
  
SIGNATURE OF BUYER



1వ పుస్తకము 2010.....వ సంపు 1367.....దర్శనీకము

మొత్తము కాగితముల సంఖ్య.....14.....






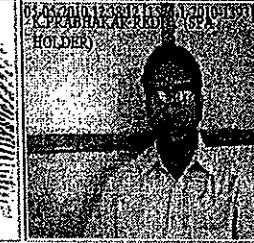
ఈ కాగితపు వరుస సంఖ్య.....9.....



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

C.S.No./Year: 1393/2010 of SRO: 1526(KAPRA)

05/05/2010 12:50:44

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) RAGHURAM ACHANTA 12-13-668/3, NAGARJUNA NAGAR, TARNAKA, SECBAD.	<i>Raghuram Achanta</i>
2			(CL) NIRMALA ACHANTA 12- 13-668/3, NAGARJUNA NAGAR, TARNAKA, SECBAD.	<i>Nirmala</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>K. Prabhakar Reddy</i>

Witness  
Signatures

*[Handwritten Signature]*  
Operator  
Signature

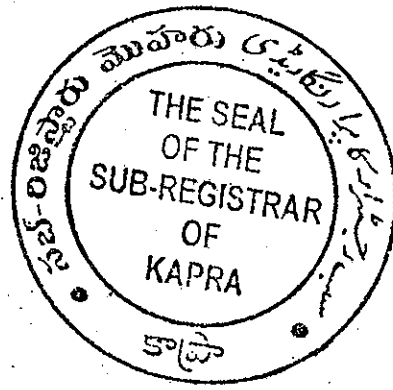
*[Handwritten Signature]*  
Subregistrar  
Signature

1వ పుస్తకము 20/0.....వ సం పు...13.6.2010

మొత్తము కాగితముల సంఖ్య.....14

ఈ కాగితపు వరుస సంఖ్య.....10

~~సబ్-రిజిస్ట్రారు~~



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



DRIVING LICENCE  
DLRAP01044992006

VIJAYA KUMAR  
SHANKARAIYAH  
2-7-29  
PAN BAWAR

SECUNDRABAD

Issued on: 13-02-2005

Issuing Authority  
RPA, SECUNDRABAD



**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

M0053 195/06 Class Of Vehicle Validity

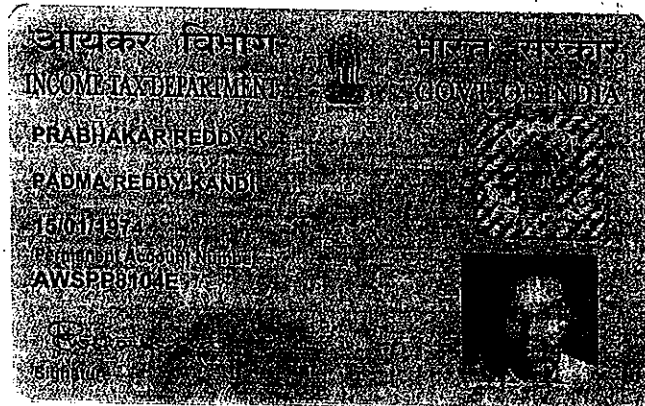
Non-transport LMV, MCWG 18-12-2014  
Transport:  
Hazardous Validity:  
Badge No.:  
Reference No. 202931983  
Original LA RTA SECUNDRABAD  
DOB 17-12-1964  
Blood Gr.:  
Date of 1st Issue 13-09-1993



**HOUSEHOLD CARD**

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

(Rs.) : 100,000  
No. (1) : 45339 (Double)  
No. (2) : /  
No. (3) : /



For Alpine Estates

*[Signature]*  
Partner

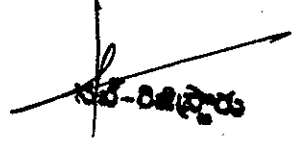
For Alpine Estates

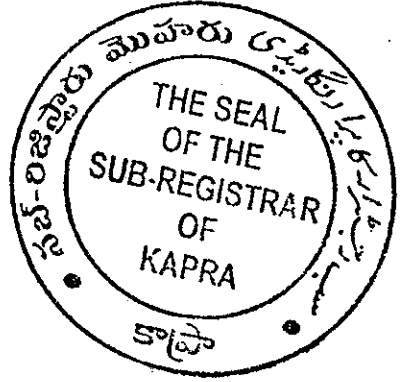
*[Signature]*  
Partner

1వ పుస్తకము 20/0.....వ సం పు.ది.వి.చ.స్.పేజీలు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....11.....

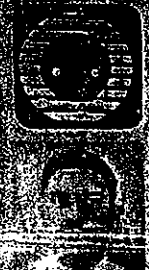
  
సబ్-రిజిస్ట్రారు



आयकर विभाग  
INCOME TAX DEPARTMENT

ACHANTA RAGHURAM  
NARAYANA SHARMA ACHANTA  
11/03/1977  
Permanent Account Number  
AGEPA6400A

*[Signature]*  
Signature



*By Imp. Chale*

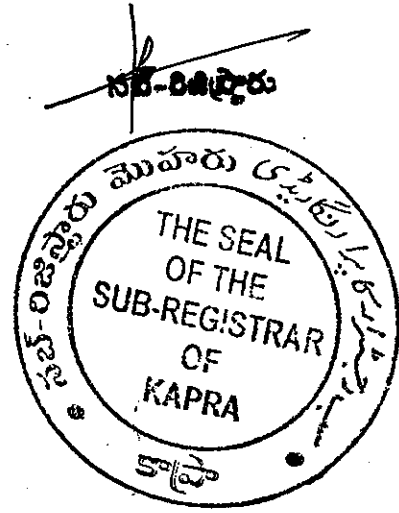
*In case this card is lost, please inform the  
Income Tax PAN Service Unit, Income  
Tax No. 6, Sector 11, CBD, Bandra  
West, Mumbai - 400 014.*

*यदि इस कार्ड का खोना हो तो कृपया  
आयकर विभाग, इन्कम टैक्स नं. 6,  
सेक्टर 11, सी.बी.डी, बंदरा  
पश्चिम, मुंबई - 400 014 को सूचित करें।*

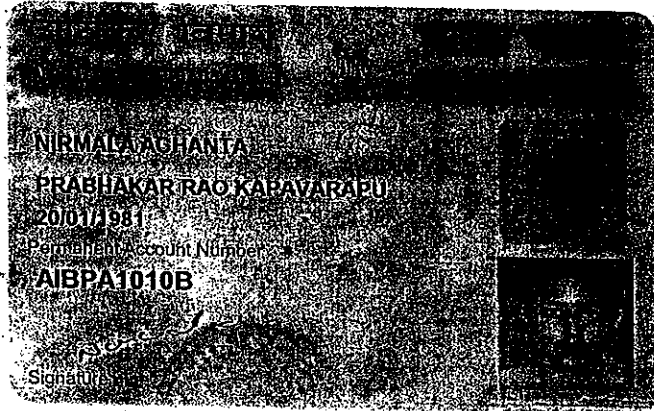
1వ పుస్తకము 20/౧.....వ సం పు. 26/6/2014

మొత్తము కాగితముల సంఖ్య..... 14

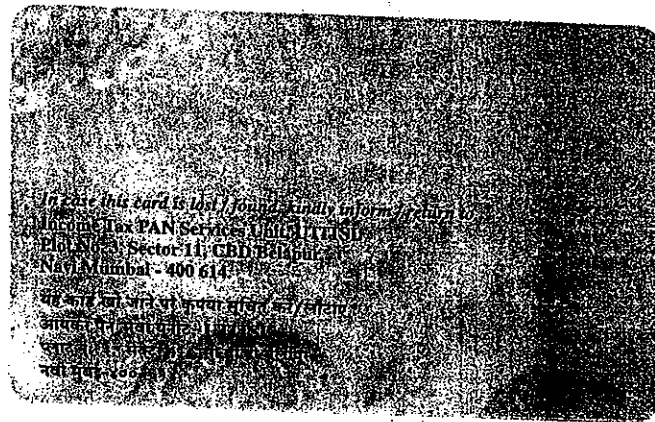
ఈ కాగితపు వరుస సంఖ్య..... 12



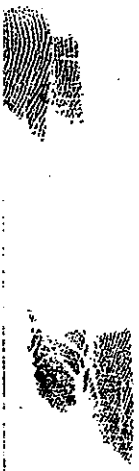
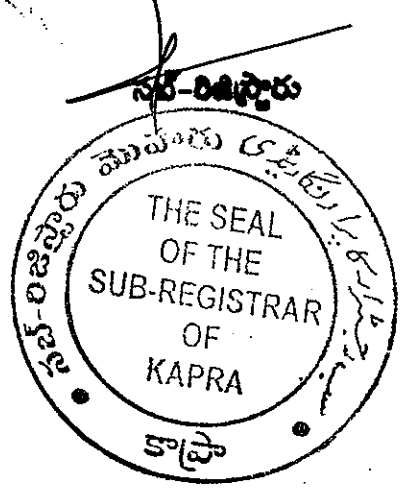




*Nirmala*





శుభ్రము 2010.....వ సం వు 1367.....వస్తావీలు  
ముక్తము కాగితముల సంఖ్య..... 14  
ఈ కాగితపు వరుస సంఖ్య..... 13


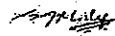


**WITNESSES NO. 1**

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:040-86338551, 940-27544059  
www.modiproperties.com

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

In case of Emergency Call

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


**WITNESSES NO. 2**


आयकर विभाग  
INCOME TAX DEPARTMENT

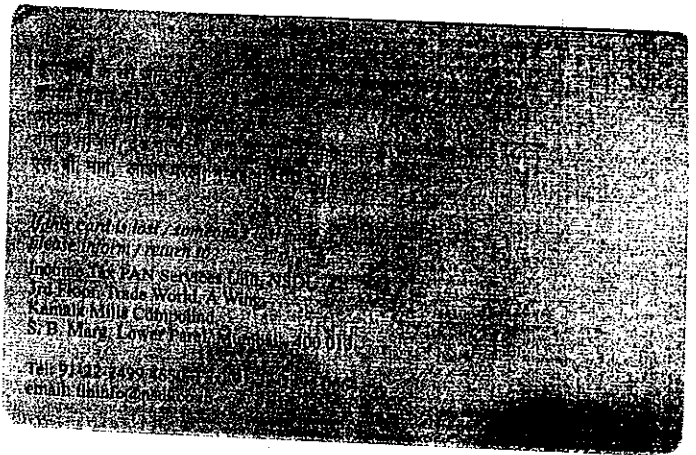
भारत सरकार  
GOVT OF INDIA

B. MIRAO KUMAR  
MUKUND RAO

03/01/1978  
Permanent Account Number  
AIOPR9833L

  
Signature

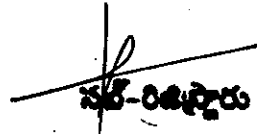


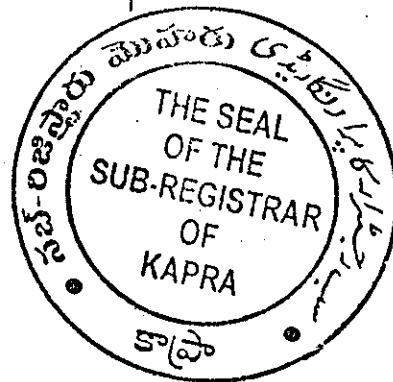


1వ పుస్తకము 2010.....వ సంపు. 267 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 14

  
సబ్-రిజిస్ట్రారు

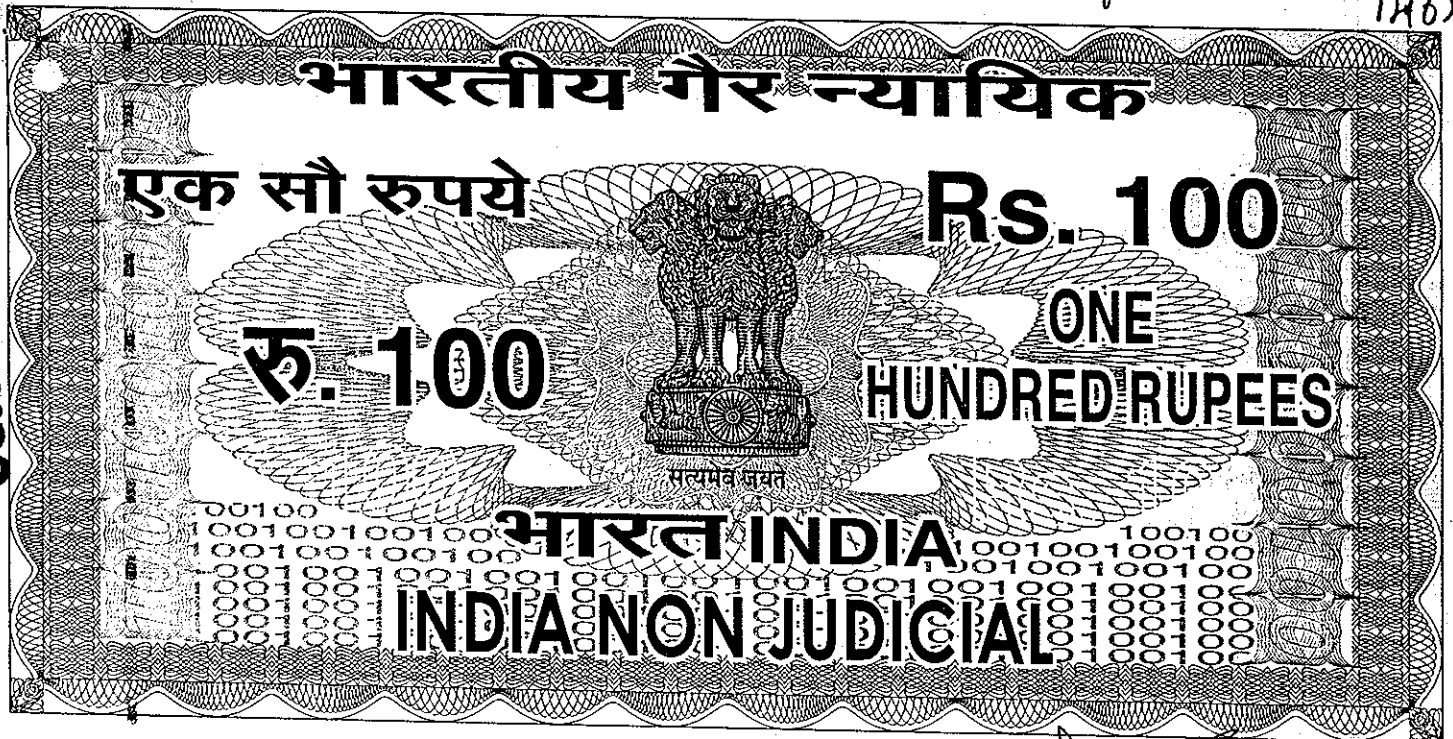


B-510

DOCT. No. 1366/2010

885/2010  
1464

392  
SCANNED



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

AH 064115

S.No. 14257 2/04/2010 Rs. 100

Sold by Anil P.N. Reddy Alpine Estates

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

**SALE DEED**

This Sale Deed is made and executed on this 5<sup>th</sup> day of May 2010 at SRO, Kapra, Ranga Reddy District by:

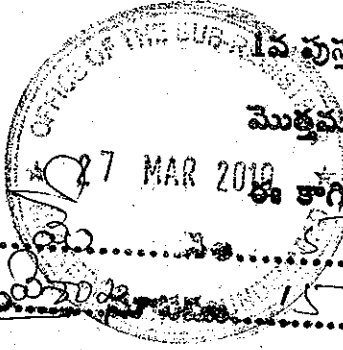
M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Partners / duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business 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 2010.....వ సం పు. 266. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 1

2010 వ సం. మే 15 వ తేది

కె. ప్రభాకర్ రెడ్డి స/o. కె. పద్మా రెడ్డి స/o. సేవ

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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. 167/BR/107 dated 2.08.09 registerer at SRO, Uppur Ranga Reddy District.

కూపించినది

Ch. Venkatesh Reddy

Ch. Venkatesh Reddy s/o. Anil Reddy s/o. Service 11-187/2. Green Hills colony, Saroor Nagar, Hyd.

B. Raj Kumar

B. RAJ KUMAR s/o. GURUND RAO Occ: Business - R/o. AHVAL, SECBAD.

2010 వ సం. మే 15 వ తేది 932 వ సం. కె. ప్రభాకర్ రెడ్డి స/o. కె. పద్మా రెడ్డి స/o. సేవ


Handwritten signature and stamp.

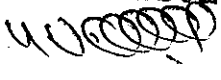
**IN FAVOUR OF**

1. MR. RAGHURAM ACHANTA, SON OF LATE A. N. SHARMA, aged about 33 years, Occupation: Service
2. MRS. NIRMALA ACHANTA, WIFE OF MR. RAGHURAM ACHANTA, aged about 29 years, Occupation: Housewife, both are residing at 12-13-668/3, 1<sup>st</sup> Floor. Street No. 20, Nagarjuna Nagar, Tarnaka, Secunderabad - 500 017 hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

**WHEREAS:**

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

For Alpine Estates  
  
Partner

For Alpine Estates  
  
Partner





- E. The Buyer is desirous of purchasing a semi-finished deluxe apartment bearing flat no. 510 on the fifth floor in block no. 'B' having a super built-up area of 1550 sft. together with undivided share in the scheduled land to the extent of 77.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-110 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
- 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. 11,00,000/- (Rupees Eleven 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. 510 on fifth floor in block no. 'B' having a super built-up area of 1550 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 77.50 sq. yds.
  - A reserved parking space for one car on the stilt floor bearing no. B-110 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.11,00,000/-(Rupees Eleven Lakhs Only) financed by HDFC Limited. 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.

**For Alpine Estates**



**Partner**

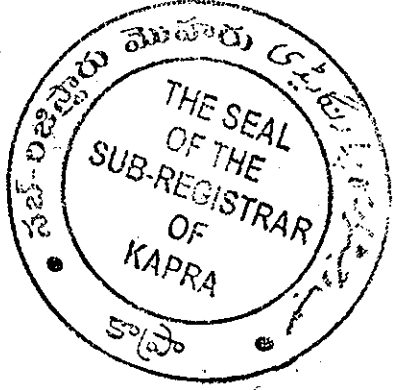
**For Alpine Estates**



**Partner**

1వ పుస్తకము 2010.....వ సం పు 1366.....వచ్చు...కాము  
మొత్తము శాసితముల సంఖ్య.....17.....  
ఈ శాసితపు వరుస సంఖ్య.....3.....

~~శ్రీ రవిశ్రావు~~



3. The Vendor further covenants that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
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.

For Alpine Estate



Partner

For Alpine Estate



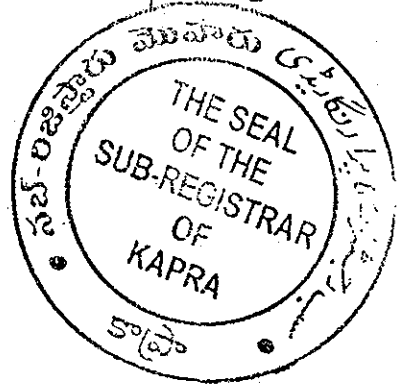
Partner

1వ పుస్తకము 2010.....వ సం. పు.266.వస్తావారు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు పనుల సంఖ్య.....4.....

*[Handwritten Signature]*  
సబ్-రెజిస్ట్రారు



- 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.
- 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.

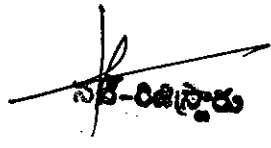
For Alpine Estates Partner

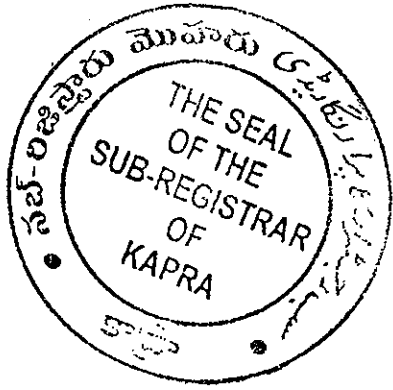
For Alpine Estates Partner

1వ పుస్తకము 20/0.....వ పం పు 1366 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 17


ఈ కాగితపు వయస్ సంఖ్య..... 5

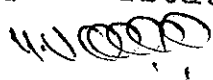
  
నర-లిస్టారు



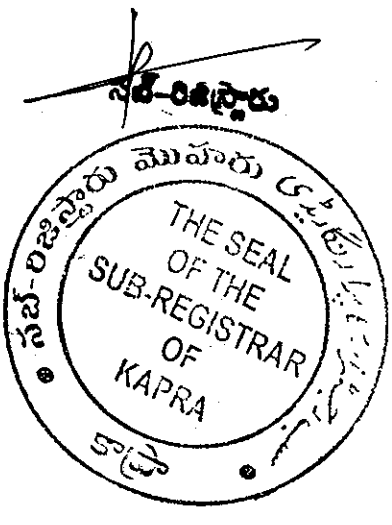
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations 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. 82,500/- is paid by way of challan no. 535457, dated 06.05.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and an amount of Rs.11,000/- paid by the way of pay order No. 155672 dated 03.05.2010, HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates  
  
Partner

For Alpine Estates  
  
Partner

1వ పుస్తకము 2010.....వ సంపు. 1266. వస్త్రవీణలు  
మొత్తము కాగితముల సంఖ్య..... 17  
ఈ కాగితపు వరుస సంఖ్య..... 6





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'


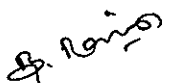
SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment bearing flat no. 510 on the fifth floor in block no. 'B' admeasuring 1550 sft. of super built-up area (i.e., 1240 sft. of built-up area & 310 sft. of common area) together with proportionate undivided share of land to the extent of 77.50 sq. yds., and reserved parking space for one car bearing no. B-110, 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. 511
South By	Flat No. 509 & Open to Sky
East By	6' Wide Corridor & Open to Sky
West By	Open to Sky


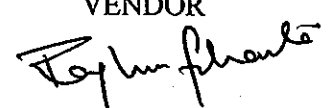
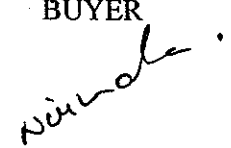
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

For Alpine Estate For Alpine Estates

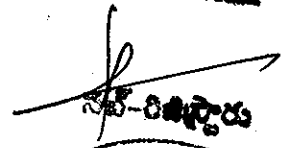
  
Partner

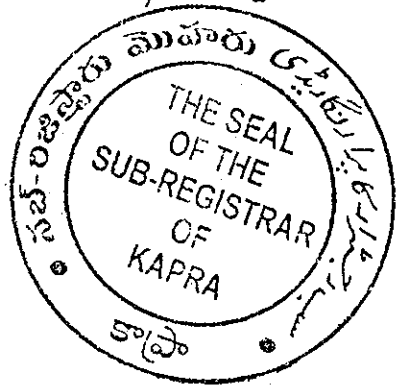
  
Partner  
VENDOR  
  
BUYER  


వ పుస్తకము 2010.....వ సం పు 1366.....

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 7

  
నో. రిజిస్ట్రారు



**ANNEXTURE-1-A**

1. Description of the Building : Deluxe apartment bearing flat no 510 on the fifth 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 : 77.50 sq. yds, U/S Out of Ac. 4-11 Gts.
4. **Built up area Particulars:**
- a) In the Ground Floor : 100 Sft parking space for single car
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor :
- f) In the Fifth Floor : 1550 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 11,00,000/-

**For Alpine Estates**

**For Alpine Estates**

Date: 05.05.2010

  
Partner

Signature of the Executants

**Partner**

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

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

**For Alpine Estates**

**For Alpine Estates**

Date: 05.05.2010

  
Partner

Signature of the Executants

**Partner**

*Raylu Phauls*

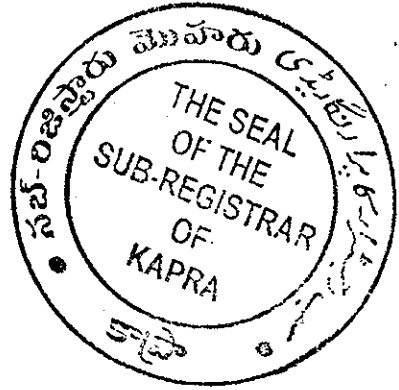
*Nirwala*

1వ పుస్తకము 2010.....వ సం పు. 1366

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 8

  
సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 510 IN BLOCK NO. 'B' ON FIFTH FLOOR

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

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

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

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

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

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

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

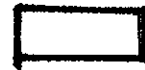
**BUYER:** 1. MR. RAGHURAM ACHANTA, SON OF LATE A. N. SHARMA

2. Mrs. NIRMALA ACHANTA, WIFE OF MR. RAGHURAM ACHANTA

**REFERENCE:**  
**AREA:** 77.50

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

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

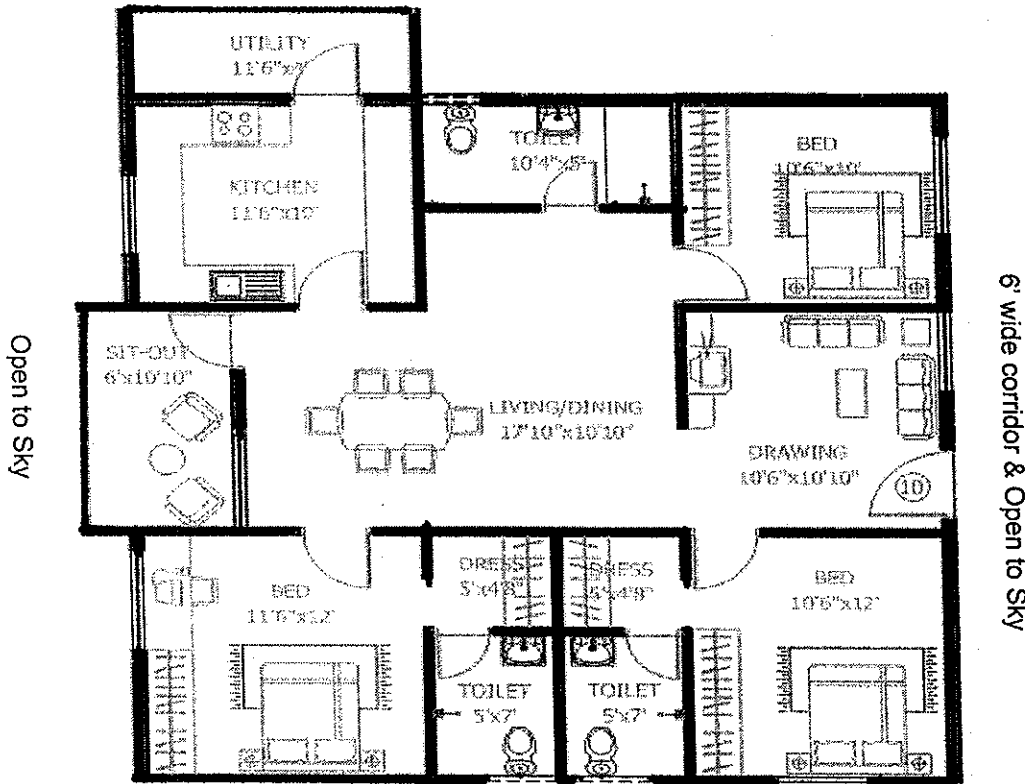


**EXCL:**

Total Built-up Area = 1550 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky & Flat No. 511

N



Open to Sky & Flat No. 509

For Alpine Estates

For Alpine Estates

**WITNESSES:**

- 
- 

Partner

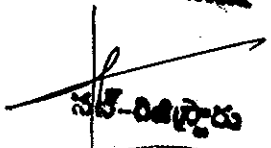
Partner

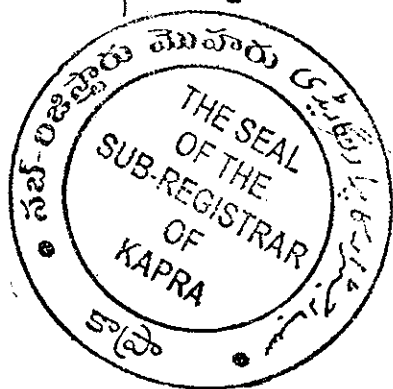
SIGNATURE OF THE VENDOR

Nirmala Achant





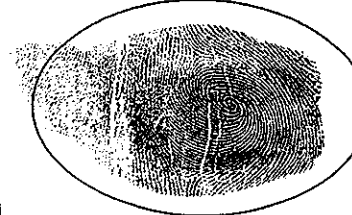
SIGNATURE OF THE BUYER

సంపుటకము 2010.....వ సంపు. 1366.....వేదాలు  
మొత్తము కాగితముల సంఖ్య..... 17  
ఈ కాగితపు వరుస సంఖ్య..... 9


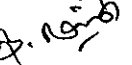
  
నల్ల-రిజిస్ట్రారు



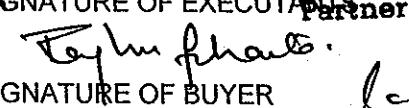


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL. NO.	FINGER-PRINT IN BLACK (LEFT THUMB)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
		<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. 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 SHANKARAIHAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.
		<b>SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07:</b>  SRI. K. PRABHAKAR REDDY S/O. SRI. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.
		<b>BUYERS:</b> 1. MR. RAGHURAM ACHANTA S/O. LATE A. N. SHARMA R/O. 12-13-668/3, 1 <sup>ST</sup> FLOOR STREET NO. 20 NAGARJUNA NAGAR TARNAKA, SECUNDERABAD - 500 017  2. MRS. NIRMALA ACHANTA WIFE OF MR. RAGHURAM ACHANTA R/O. 12-13-668/3, 1 <sup>ST</sup> FLOOR STREET NO. 20 NAGARJUNA NAGAR TARNAKA, SECUNDERABAD - 500 017.

SIGNATURE OF WITNESSES:

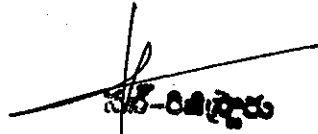
- 
- 

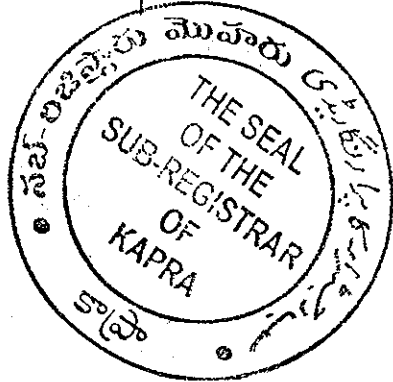
For Alpine Estates  For Alpine Estates   
 SIGNATURE OF EXECUTANTS  
 Partner Partner  
 SIGNATURE OF BUYER 

1వ పుస్తకము 2010.....వ సం పు.1366.దస్తవేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....10.....

  
సబ్-రజిస్ట్రారు









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

C.S.No./Year: 001392/2010 of SRO: 1526(KAPRA)

05/05/2010 12:44:57

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) RAGHURAM ACHANTA 12-13-668/3, NAGARJUNA NAGAR, TARNAKA, SECBAD.	<i>Raghuram Achanta</i>
2			(CL) NIRMALA ACHANTA 12- 13-668/3, NAGARJUNA NAGAR, TARNAKA, SECBAD.	<i>Nirmla</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]*

Operator  
Signature

*[Handwritten Signature]*

Subregistrar  
Signature

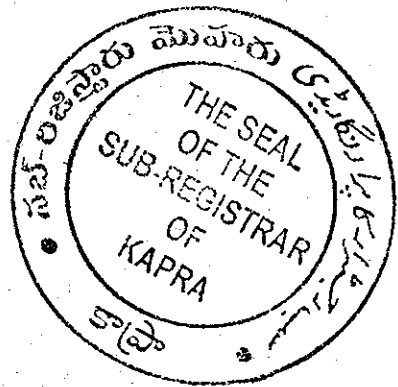
*[Handwritten Signature]*

1వ పుస్తకము 20/0.....వ సం.పు.1366.దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....11.....



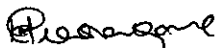
~~నో-రిజిస్టరు~~



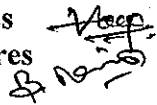
**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 001392/2010 of SRO: 1526(KAPRA)

05/05/2010 12:44:57

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		 05/05/2010 12:44:56 (1526/1-2010-1392) K.PRABHAKAR REDDY (SPA HOLDER)	(EX) K.PRABHAKAR REDDY (SPA HOLDER) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

Witness  
Signatures



Operator  
Signature

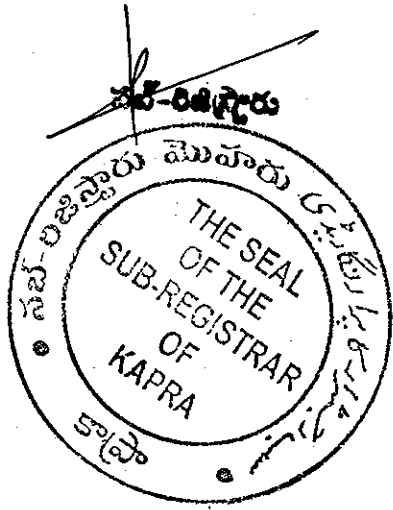


  
Subregistrar  
Signature

1వ పుస్తకము 2010.....వ నం పు.1266..చిన్నవారి

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....12.....



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLRAP01044992006  
VIJAYA KUMAR  
SHANKARAIAH  
27-29 II  
PAN BAZAR  
SECUNDERABAD

Issued on: 19-02-2006

Issuing Authority  
RTA, SECUNDERABAD

10053195/06 Class Of Vehicle Validity  
Non-Transport LMV,MCWG 16-12-2016  
Transport  
Hazardous Validity  
Badge No.  
Reference No. 202931983  
Original LA. RTA SECUNDERABAD  
DOB 17-12-1964  
Blood Gr.  
Date of 1st Issue 13-09-1993



**Family Members Details**

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

D.P.L. No. 114  
BHARAT SCHOOLS & COLLEGE

**HOUSEHOLD CARD**

Card No : PAPIC7831501086  
F.P Shop No : 815  
Name of Head of Household : Mehta, Rahul  
Father/Husband name : Bharat  
Date of Birth : 04/12/1980  
Age : 26  
Occupation : Own Business  
House No. : 2-3-577,491,UTTAM TOWERS  
Street : MINISTER ROAD  
Colony : D V COLONY  
Ward : Ward-2  
Circle : Circle VIII  
District : Hyderabad

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

आयकर विभाग INCOME TAX DEPARTMENT  
भारत सरकार GOVT OF INDIA  
PRABHAKAR REDDY K  
PADMA REDDY KANDI  
15/01/1974  
Permanent Account Number  
AWSPP8104E  
Signature

For Alpine Estates

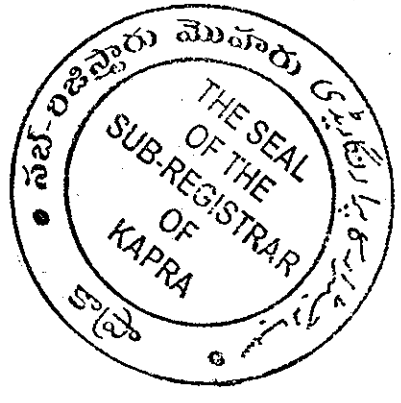
*[Signature]*  
Partner

For Alpine Estates

*[Signature]*  
Partner

1. న. పుస్తకము 2010.....వ సం పు. 1366  
మొత్తము కాగితముల సంఖ్య..... 17  
ఈ కాగితపు వరుస సంఖ్య..... 13

~~సబ్-రిజిస్ట్రారు~~




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVERNMENT OF INDIA

ACHANTA RAGHURAM  
NARAYANA SHARMA ACHANTA  
11/03/1977  
Permanent Account Number  
AGEPA6400A

Signature



*Achantar Raghuram*

*In case this card is lost / found, kindly inform / return to*  
Income Tax PAN Services Unit, IITTSI  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

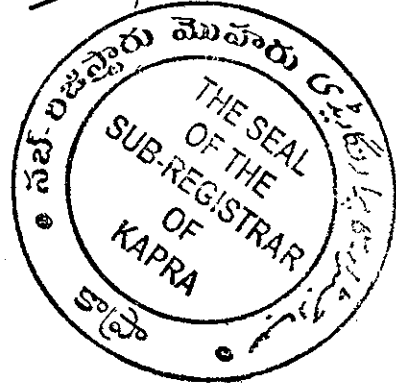
यह कार्ड खो जाने पर कृपया सूचित करें / लौटाने  
आयकर पैन सेवा यूनिट, IITTSI  
प्लॉट नं: 3, सेक्टर 11, CBD बेलपुर,  
नवी मुंबई - 400 614

1వ పుస్తకము 2010.....వ సం పు.2266...వస్తావీలు

మొత్తము కాగితముల సంఖ్య..... 17 .....

ఈ కాగితపు వరుస సంఖ్య..... 14 .....

~~సబ్-రిజిస్ట్రారు~~





सुप्रसन्न  
INCOME TAX DEPARTMENT

NIRMALA AGHANTA  
PRABHAKAR RAO KAPAVARAPU  
20/01/1981  
Permanent Account Number  
AIBPA1010B

Signature



*Nirmala.*

In case this card is lost / found kindly inform / return to  
Income Tax PAN Services Unit, UTI/STU  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

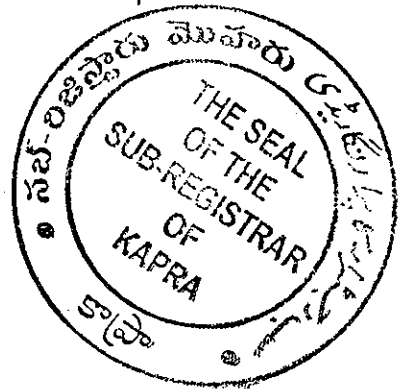
यह कार्ड खो जाने पर कृपया सूचित करें/सीटारु  
आयकर पैन सेवायुक्त, (UTI/STU)  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614.

1వ పుస్తకము 2010.....వ సం పు. 1266 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....



ఈ కాగితపు వరుస సంఖ్య.....15.....


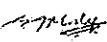
  
సబ్-రిజిస్ట్రారు



**WITNESSES NO. 1**

Customer Relations Division



Name : Ch. Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature :   
Valid upto : 30 April 2009  
Issuing Authority :   
Blood Group : O +ve  
Address:  
5-4-187/3&4, IInd Floor,  
M.G Road, Secunderabad-500003.  
Ph:040-66335551; 040-27544058  
[www.modiproperties.com](http://www.modiproperties.com)

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

In case of Emergency Call

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

**WITNESSES NO. 2**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

B M RAJ KUMAR  
MUKUND RAO

03/03/1978  
Permanent Account Number  
AIOPR9833L



  
Signature

22/02/2006

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर  
अपना सूचना देना / लौटाना  
आयकर विभाग, सेवा केंद्र, एन.एस.डी.सी.  
वी.एस.टी. मंडल, 3rd फ्लोर, ट्रेड वर्ल्ड, ए.विंग,  
कमला मिल्स कंपाउंड, एस.बी. मार्ग, लोअर पैरल, 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 Parel, Mumbai - 400 013

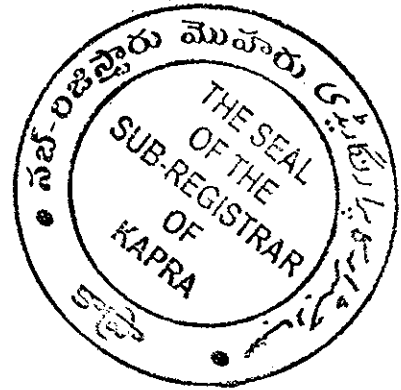
Tel: 91-22-2499 4650 Fax: 01-22-2497 0664  
email: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

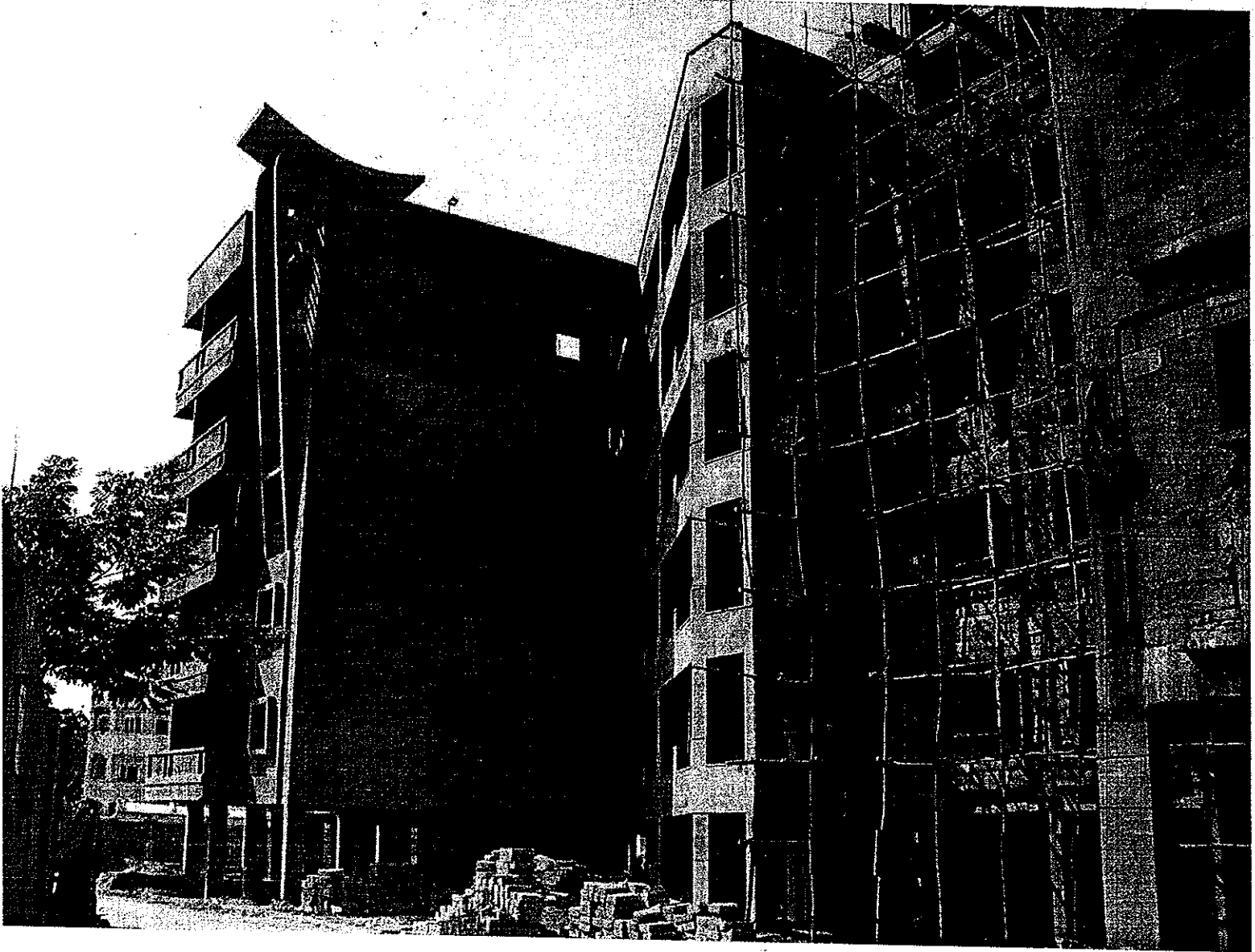
అంపుకము 20/0.....వ సం వు 2066.....

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....16.....

~~స. రిజిస్ట్రారు~~





For Alpine Estates  
*[Signature]*  
Partner

For Alpine Estates  
*[Signature]*  
Partner

1వ పుస్తకము 20/0.....వ సం పు.366.దస్తావీజాలు

మొత్తము కాగితముల సంఖ్య..... 17 .....

ఈ కాగితపు వరుస సంఖ్య..... 17 .....

~~సబ్-రిజిస్ట్రారు~~

