

CS: 595

543/09

A68

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 145806

Date : 26-02-2009 Serial No : 4,727 Denomination : 100

Purchased By :
G. VENTAKESH
S/O G.A. RAO
SECRAD
For Whom :
ALPINE ESTATES
SECRAD

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 18th day of March 2009 at SRO, Kapra, Ranga Reddy District by and between:

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Partners/duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 28 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 44 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

MR. TAPAS SHANKAR RAY, SON OF MR. S. S. RAY, aged about 55 years, residing at Qtr No. 105, English & Foreign Language University (CIEFL), Near Tarnaka, Hyderabad - 500007, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Alpine Estates
[Signature]
Partner

For Alpine Estates
[Signature]
Partner

Tapas S Ray

13 వ పుస్తకము 2009.....వ సం.పు. 543. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు పనుల సంఖ్య.....1.....

2009 వ సం. మూర్తి నెం. 18.....

1930 వ సం. నంబర్లు నెం. 27.....

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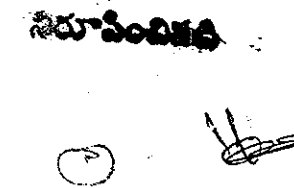
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K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-18713 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA/SPA No. 169/14/07 dated 03.08.07 registerer at SRO, UPP-1 Ranga Reddy District.



Topas S Ray
S/o. S. S. Ray O.C. SERVICE
R/o. Str. No. 105, English & foreign
Language University (CIEFL), Near Parka,
Hyderabad.



Yenka Ramana Reddy R/o. Anji Reddy O.C. Service
R/o. 11-187/2, Rd No. 2, Green Hills colony
Hyderabad,

Handwritten signature

B. RAS KUMAR S/o. M UKUND RAO
O.C. SERVICE R/o. Alwal, R. R. DIST

2009 వ సం. మూర్తి నెం. 18.....
1930 వ సం. నంబర్లు నెం. 27.....

WHEREAS:


- A. The Buyer under a Sale Deed dated 18.03.2009 has purchased a semi-finished, Deluxe apartment bearing no. 412, on the fourth floor in block no. 'C' admeasuring 1675sft. (i.e., 1340 sft. of built-up area & 335 sft. of common area) of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District together with:
- Proportionate undivided share of land to the extent of 83.75sq. yds.
 - A reserved parking for One Car bearing no. C-48, admeasuring 100 sft.
- This Sale Deed is registered as document no. 542/2009 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 no. 412 on the fourth floor in block no. 'C' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

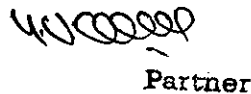
- The Builder shall complete the construction for the Buyer a Deluxe apartment bearing flat no. 412 on the fourth floor in block no. 'C', admeasuring 1675 sft. of super built up area (i.e., 1340 sft. of built-up area & 335 sft. of common area) and undivided share of land to the extent of 83.75sq. yds. A reserved parking space for for one car on the stilt floor bearing no. C-48, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 29,55,000/- (Rupees Twenty Nine Lakhs Fifty Five Thousand only).
- The Buyer shall pay to the Builder the balance amount of Rs. 29,55,000/- (Rupees Twenty Nine Lakhs Fifty Five Thousand only) in the following manner:

Installment	Amount	Due date of payment
I	17,55,000/-	26.03.2009
II	4,50,000/-	26.04.2009
III	7,50,000/-	01.07.2010

For Alpine Estates


Partner

For Alpine Estates


Partner

Tapas S Ray

1వ పుస్తకము 2009.....వ సం పు.543...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....2.....

MARKET VALUE Rs: 2955000/ —

[Signature]
సబ్-రిజిస్ట్రారు

ASSESSMENT

Assessed that the following amounts have

been paid in payment of the assessment:

1. In the shape of stamp duty Rs. 1001/3/09

1. In the shape of stamp papers Rs. 1001 —

2. In the shape of challan Rs. 29450/ —

3. In the shape of cash Rs. —

4. Payment of stamp duty Rs. —

5. In the shape of cash Rs. —

F. In the shape of challan Rs. —

2. In the shape of cash Rs. —

G. In the shape of challan Rs. 1000/ —

2. In the shape of cash Rs. —

H. In the shape of challan Rs. 1001 —

2. In the shape of cash Rs. —

Total Rs. 30650/ —

[Signature]
SUB-REGISTRAR
KAPRA

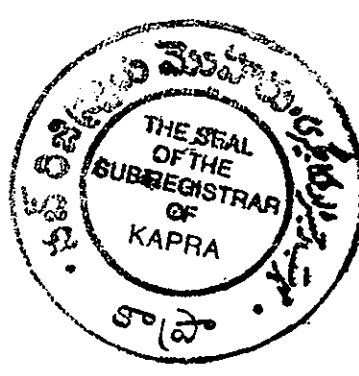
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పు.543...సంబంధంగా రిజిస్టరు చేయబడి

స్టాంప్ నిమిత్తం గుర్తింపు సంఖ్య 1526 —

పు.543.../2009...గా యివ్వబడ్డట్లు

2009 సం. మే 18...వ తేదీ

[Signature]
సబ్-రిజిస్ట్రారు

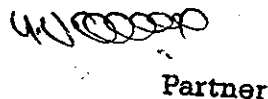


3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
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 no. 412 on the fourth floor in block no. 'C' 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 1st July 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

Tapas S Ray

1వ పుస్తకము 2009.....వ సం పు. 543...దస్తావేజులు

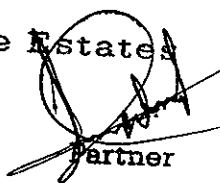
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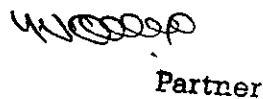


10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she 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.
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.

For Alpine Estates


Partner

For Alpine Estates


Partner

Tapas S Ray

1వ ప్రకాశము 2007.....వ తేదీ వున్నది.....వడ్డెపాటి


మొత్తము కాగితముల సంఖ్య.....13.....


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సహ-రిజిస్ట్రారు



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. 30,550/- is paid by way of challan no. B-967623 dated 18.3.09, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs.29,550/- paid by the way of pay order No. 147534 dated 16.3.09, HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

Partner

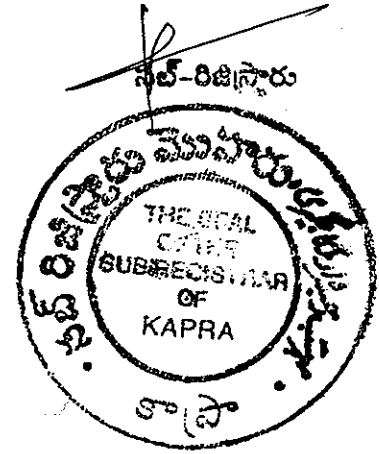
For Alpine Estates

Partner

Tapas S Ra

1వ పుస్తకము 2009.....వ సం పు 542 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

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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. 412 on the fourth floor in block no. 'C' admeasuring 1675 sft. of of super built-up area (i.e., 1340 sft. of built-up area & 335 sft. of common area) together with proportionate undivided share of land to the extent of 83.75 sq. yds., reserved parking space for one car bearing no. C-48, admeasuring about 100 sft. in the residential apartment named as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North by	Open to sky
South by	Flat No. 411
East by	6' wide corridor & Open to sky
West by	Open to sky

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

WITNESSESS:

1.



2.



For Alpine Estates


Partner

For Alpine Estates



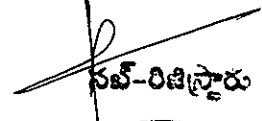
Partner
BUILDER

Tapas S Ray
BUYER.

1వ పుస్తకము 2009.....వ సం పు 543...దస్తావీజాలు

మొత్తము కాగితముల సంఖ్య.....13.....

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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	
<p>Note:</p> <ol style="list-style-type: none"> 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. 		

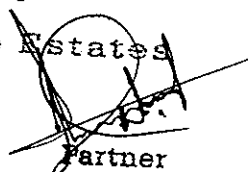
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WITNESSES:

1.



For Alpine Estates

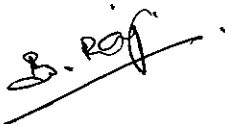

Partner

For Alpine Estates



BUILDER

2.

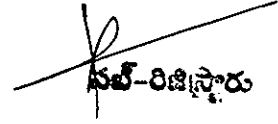


Tapas S Ray
BUYER.

1వ పుస్తకము 2009.....వ సం పు 543...దస్తావీజాలు

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సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 412 IN BLOCK NO. 'C' ON FOURTH FLOOR

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

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

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

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

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

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

BUYER: MR. TAPAS SHANKAR RAY, SON OF MR. S. S. RAY

REFERENCE:

AREA: 83.75

SCALE: SQ. YDS. OR

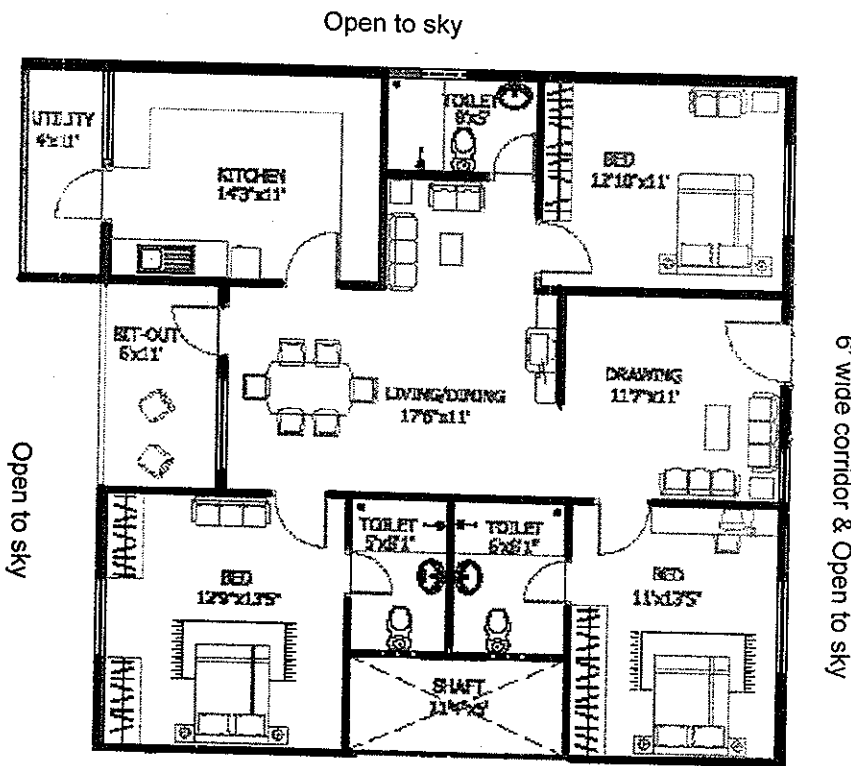
INCL: SQ. MTRS.



EXCL:



Total Built-up Area = 1675 sft.
Out of U/S of Land = Ac. 4-11 Gts.



Flat No. 411

For Alpine Estates

[Signature]
Partner

For Alpine Estates

[Signature]

Partner

SIG. OF THE BUILDER

WITNESSES:

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

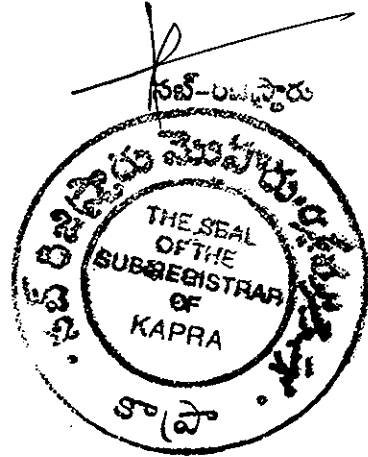
Tapas S Ray

SIGN. OF THE BUYER


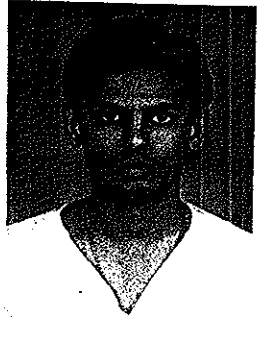
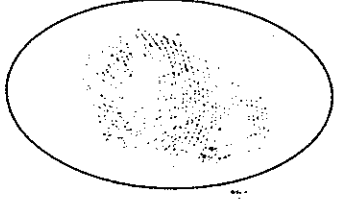

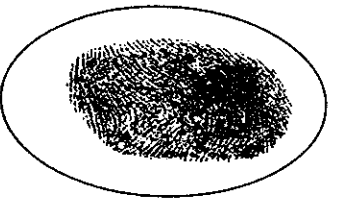


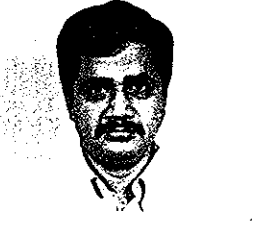
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ఈ కాగితపు వరుస సంఖ్య.....8.....



**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
			BUILDER: 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 SRI. BHARAT U. MEHTA R/O. PLOT NO. 2-3-577, UTTAM TOWERS D. V. COLONY, MINISTER ROAD SECUNDERABAD - 500 003. 2. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAIHAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD. SPA FOR PRESENTING DOCUMENTS <u>VIDE DOC. NO. 169/V/07 Dt. 3/08/2007.</u> 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. BUYER: MR. TAPAS SHANKAR RAY S/O. MR. S. S. RAY R/O. QTR NO. 105 ENGLISH & FOREIGN LANGUAGE UNIVERSITY (CIEFL) NEAR TARNAKA HYDERABAD - 500007.
			
			
			

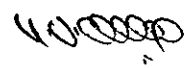
SIGNATURE OF WITNESSES:

- 
- 

For Alpine Estates


Partner

For Alpine Estates

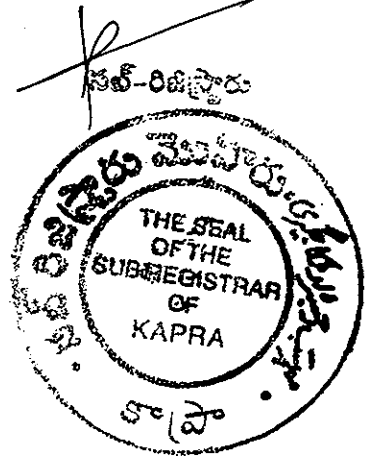

Partner
SIGNATURE OF EXECUTANTS

Tapas S Ray
SIGNATURE OF THE BUYER

1వ పుస్తకము 2009.....వ సం పు.543...చిట్టవేజులు

మొత్తము కాగితముల సంఖ్య.....13.....





ఈ కాగితపు వరుస సంఖ్య.....9.....



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

C.S.No./Year: 595/2009 of SRO: 1526(KAPRA)

18/03/2009 11:26:01

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) TAPAS SHANKAR RAY QTR NO.105, CIEFL, TARNAKA, HYD.	<i>Tapas S Ray</i>
2	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B. MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION, M.G. ROAD, SECBAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION, M.G. ROAD, SECBAD	
4			(EX) K. PRABHAKAR REDDY (REP TO PRESENTING DOCT) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION, M.G. ROAD, SECBAD	<i>Presenting</i>

Witness Signatures

B. Reddy

Operator Signature

[Signature]

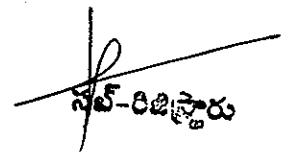
Subregistrar Signature

[Signature]

1వ పుస్తకము 2009.....వ సం పు. 543. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....10.....


నల్-రిజిస్ట్రారు



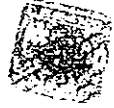
**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DLRAP01044992006
AJA K. KURUP
BHANKARAIK
27-12-84
504, RAJAP
SUDHAKAR



Vehicle No. : Class of Vehicle :
 Transport :
 Reference No. : 20281081
 Original LA : 816 11-01-1984
 Issue Dt. : 17-12-1984
 Date of Issuance : 17-12-1984

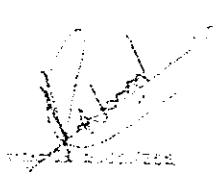


Family Members Details

Name	Relation	Date of Birth	Age
...	...	08/02/84	22

HOUSEHOLD CARD

Card No. : PAU16388150108
 P. Shop No. : 815
 Name of Head of Household : ...
 Father/Husband name : ...
 Date of Birth : ...
 Age : ...
 Occupation : ...
 House No. : ...
 Street : ...
 Colony : ...
 Ward : ...
 Circle : ...
 District : ...
 Pin : ...
 No. (1) : ...
 No. (2) : ...



D.P.L. No. 114
BHARAT SQAITE & ...

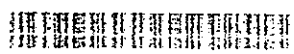
**आयकर विभाग
INCOME TAX DEPARTMENT**
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSP8104E



**भारत सरकार
GOVT. OF INDIA**



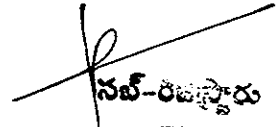
10062008

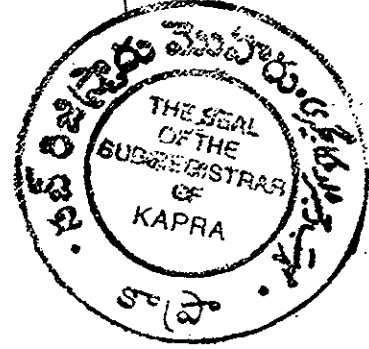



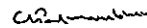
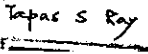
1వ పుస్తకము 2009.....వ సం పు.543..కస్తూరిబాబు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....11.....


నవ్-రెజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ABAPR7491P	
नाम /NAME	TAPAS SHANKAR RAY	
पिता का नाम /FATHER'S NAME	SUDHANSU SEKHAR RAY	
जन्म तिथि /DATE OF BIRTH	30-09-1953	
हस्ताक्षर /SIGNATURE		मुख्य आयकर आयुक्त, आन्ध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

Tapas S Ray

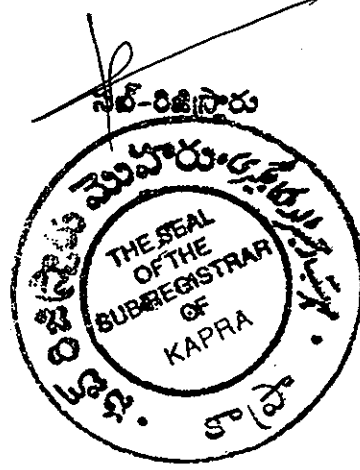
इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

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

1వ పుస్తకము 2009.....వ సం వృ. 543.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....17.....



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
#4-187/2/2, Road No.2,
M.G. Road, Secunderabad-500003,
Ph:940-6633851, 940-27544058

www.modiproperties.com

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

Use for Emergency Call

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

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

B M RAJ KUMAR

MUKUND RAO

03/01/1978

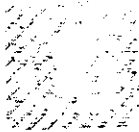
Permanent Account Number

AIOPR9833L

Signature



भारत सरकार
GOVT. OF INDIA



22022006

इस कार्ड के पते जाने पर : खोया हुआ कार्ड मिलने पर
तुरन्त सूचित करें : सौदागरी :
आयकर वेब सेवा एमई, एन एस डी यू
तीनवा मजिदा, ट्रेड वर्ल्ड, ए विंग, कामला मिल्क 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, NSDI
3rd Floor, Trade World, A Wing,
Kamala Milk Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdi.co.in

1వ పుస్తకము 2009.....వ సం వ 543.....చిహ్నములు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....13.....

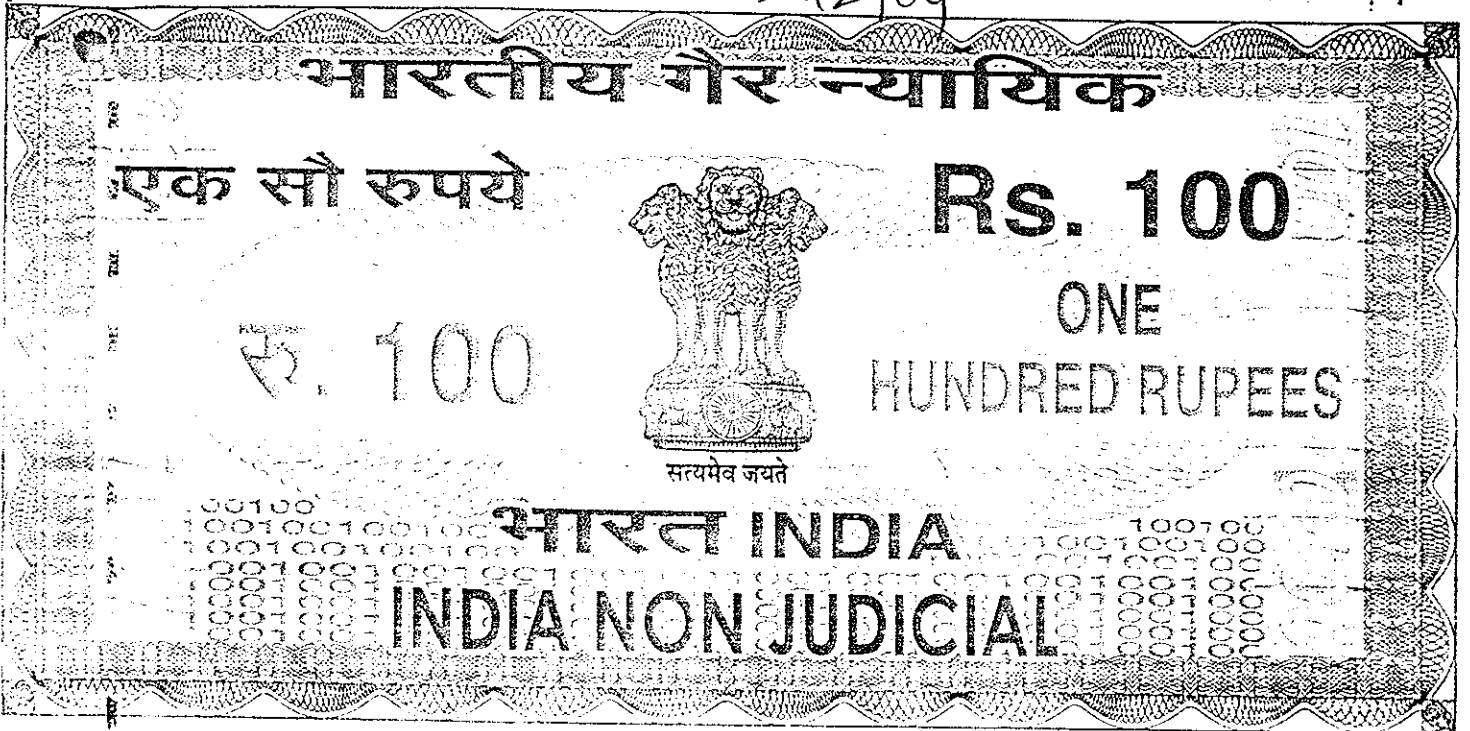
నబ్-రిజిస్ట్రారు



U. 594

542/09

A-68



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 145807

Date : 28-02-2009 Serial No : 4,728 Denomination : 100

Purchased By :

G. VENTAKESH
S/O G.A. RAO
SECBAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

ALPINE ESTATES
SECBAD

SALE DEED

This Sale Deed is made and executed on this 18th day of March 2009 at SRO, Kapra, Ranga Reddy District by:

M/S. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Partners/duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 28 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 44 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 28 years, Occupation: Business, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 44 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).

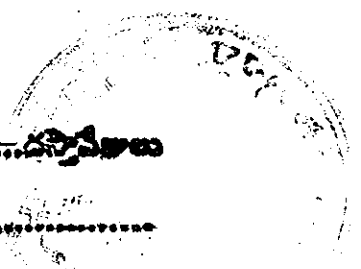
For Alpine Estates

Partner

For Alpine Estates

Partner

15 ప్రస్తుతము 2009.....ప తం ప్ర 542 దస్తావేజులు
 మొత్తము కాగితముల సంఖ్య..... 16
 ఈ కాగితపు వరుస సంఖ్య..... 1



2009 వ సం. మే 18
 10307 వ సం. మే 27
 K. Prabhakar Reddy
 వారు ముందు 1974 లో వారు కే. పద్మా
 వారికి వారి కుమార్తె క. ప్రభాకరమ్మను
 వారికి వారి కుమార్తె క. ప్రభాకరమ్మను
 ద్వారా 56501 నెన్టరీ చేసారు



వాసి ఇచ్చినట్లు ఒప్పాకానాది
 ఎడమ వాటన నాలు

Prabhakar Reddy



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 169/15/107
 dated 3-08-07 registerer at SRO, 570-1
 Ranga Reddy District.

సందిపించి

Prabhakar Reddy
 Vientat Ramana Reddy S/o. Anji Reddy
 occ. SCOUTIE R/o. 11-187/2, Rd No. 2
 Green Hills Colony, Sarcoornagar, Hyderabad.

B. Anji
 B. RAJKUMAR S/o. MUKUND RAO
 occ. SERVICE R/o. MACHA BOLLARAM
 AHWAL, L.R. DIST.

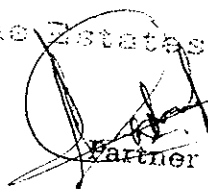
2009 వ సం. మే 18 వ తేదీన
 10307 వ సం. మే 27 వ తేదీన

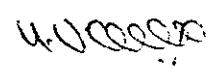
IN FAVOUR OF

MR. TAPAS SHANKAR RAY, SON OF MR. S. S. RAY, aged about 55 years, residing at Qtr No. 105, English & Foreign Language University (CIEFL), Near Tarnaka, Hyderabad - 500007, hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, admeasuring Ac. 4-11 Gts., (hereinafter the said land is referred to as "**The SCHEDULE LAND**") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R.R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule A annexed to this Agreement
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of apartments in 3 blocks aggregating to about 3,97,600 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. The Buyer is desirous of purchasing deluxe apartment bearing flat no. 412 on the fourth floor in block no. 'C' having a super built-up area of 1675 sft (i.e., 1340 sft. of built-up area & 335 sft. of common area) together with undivided share in the scheduled land to the extent of 83.75 sq. yds. and a reserved parking space for one car on the stilt floor bearing no. C-48 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 2009.....వ సం వు. 542.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16.....

ఈ కాగితపు వరుస సంఖ్య..... 2.....

MARKET VALUE Rs: 1130000/ —

ENCLOSURE

Certified that the following accounts have been paid in respect of the Enclosure by order No. 96762-4 dt. 10/3/09

[Signature]
సబ్-రిజిస్ట్రారు

I. Stamp Duty:

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

2. in the shape of challan (Sec. 41 of I.S. Act. 1899) Rs. 56400/ —

3. in the shape of cash (Sec. 43 of I.S. Act. 1899) Rs. —

4. amount of stamp duty (Sec. 16 of I.S. Act. 1899, if any) Rs. —

II. Documentary Duty:

1. in the shape of challan Rs. 22600/ —

2. in the shape of cash Rs. —

III. Registration fees:

1. in the shape of challan Rs. 5650/ —

2. in the shape of cash Rs. —

IV. Other Charges:

1. in the shape of challan Rs. 100/ —

2. in the shape of cash Rs. —

Total Rs. 84850/ —

[Signature]
SUB-REGISTRAR
KAPRA

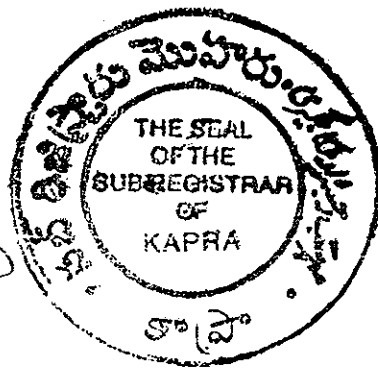
1వ పుస్తకము 2009 సం/ క.శ. 1920 వ
సంఖ్య..... సెంటరుగా రిజిస్టరు చేయబడి

క్యూరింగ్ చిబ్బుకం గుర్తింపు నెంబరు 1526 —

542/2009 నా యివ్వబడ్డెదది

2009 సం. మార్చి 10 తేదీ వ తేదీ

[Signature]
సబ్-రిజిస్ట్రారు




- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 11,30,000/- (Rupees Eleven Lakhs Thirty Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 412 on fourth floor in block no. 'C' having a super built-up area of 1675 sft. (i.e., 1340 sft. of built-up area & 335 sft. of common area) in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District, together with
 - a. Undivided share in scheduled land to the extent of 83.75 sq. yds.
 - b. A reserved parking space for one car on the stilt floor bearing no. C-48 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. 11,30,000/- (Rupees Eleven Lakhs Thirty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.

For Alpine Estates



Partner

For Alpine Estates

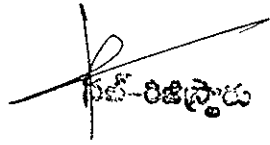


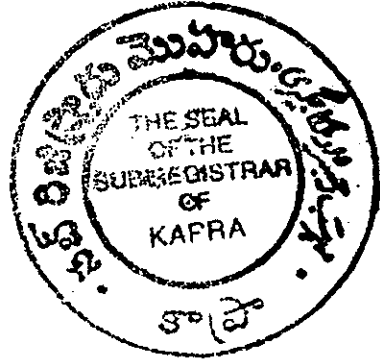
Partner

1వ పుస్తకము 2009 సం. నం. 542

మొత్తము కారితముల సంఖ్య.....16.....

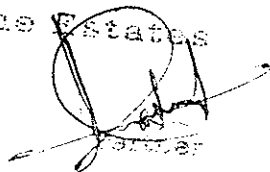
ఈ కారితపు వచన సంఖ్య.....3.....


సీ. రిజిస్ట్రారు



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 Estates



For Alpine Estates

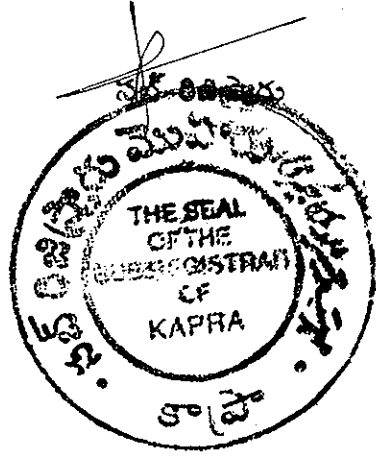


Partner

ఆంధ్ర ప్రదేశ్ పుస్తకము 2009.....వ సం పు. 542 దస్తావేజులు

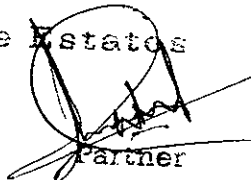
మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 4



- 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

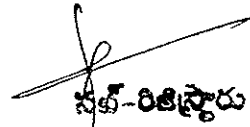

Partner

For Alpine Estates



Partner


1వ పుస్తకము 2009.....వ సంపు 542.....వేబాలు
మొత్తము కాగితముల సంఖ్య.....16.....
ఈ కాగితపు వరుస సంఖ్య.....5.....



నల్-రిజిస్ట్రారు



- 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. 84,750/- is paid by way of challan no. B-967624, dated 18.3.09, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 11,300/- paid by the way of pay order No. 147533, dated 16.3.09, HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

Partner

For Alpine Estates

Partner

1వ పుస్తకము 2009.....వ సం పు.542.....చిట్టవేటలు
మొత్తము కాగితముల సంఖ్య.....16.....
ఈ కాగితపు వరుస సంఖ్య.....6.....

~~నల్-రిజిస్ట్రారు~~



SCHEDULE 'A'
SCHEDULE OF LAND

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

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

SCHEDULE 'B'
SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment bearing flat no. 412 on the fourth floor in block no. 'C' admeasuring 1675 sft. of of super built-up area (i.e., 1340 sft. of built-up area & 335 sft. of common area) together with proportionate undivided share of land to the extent of 83.75 sq. yds., reserved parking space for one car bearing no. C-48, admeasuring about 100 sft. in the residential apartment named as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North by	Open to sky
South by	Flat No. 411
East by	6' wide corridor & Open to Sky
West by	Open to Sky

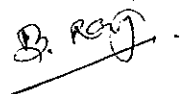
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

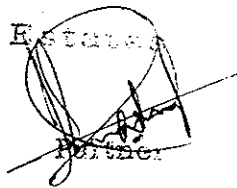
1.



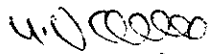
2.



For Alpine Estates



For Alpine Estates



Partner

VENDOR

Tapas S Ray

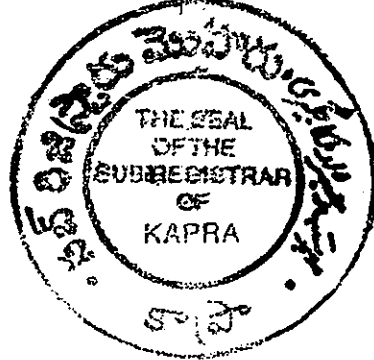
BUYER

1వ క్రొత్తకడుపు 2019.....వ సం.పు. 542-కస్తావేతలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వదున సంఖ్య.....7.....

నట్-రిజిస్ట్రారు

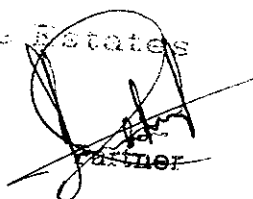


ANNEXTURE-1-A

1. Description of the Building : Deluxe apartment bearing flat no. 412 on the fourth floor in block no. 'C' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 83.75 sq. yds., U/S Out of Ac. 4-11 Gts..
4. Built up area particulars:
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 100 sft. Parking space for One Car
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor : 1675 Sft
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 11,30,000/-

Date: 18.03.2009

For Alpine Estates


Partner

For Alpine Estates



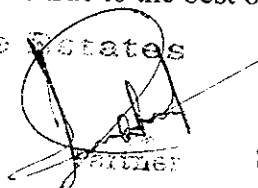
Partner
Signature of the Executants

C E R T I F I C A T E

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

Date: 18.03.2009

For Alpine Estates


Partner

For Alpine Estates



Partner
Signature of the Executants

Tapas S Ray

1వ పుస్తకము 2009.....వ సం పు.542.....వ పేజీలు

మొత్తము కాగితమాల సంఖ్య.....16.....

ఈ కాగితపు వదున సంఖ్య.....8.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 412 IN BLOCK NO. 'C' ON FOURTH FLOOR

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

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

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

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

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

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

BUYER: MR. TAPAS SHANKAR RAY, SON OF MR. S. S. RAY

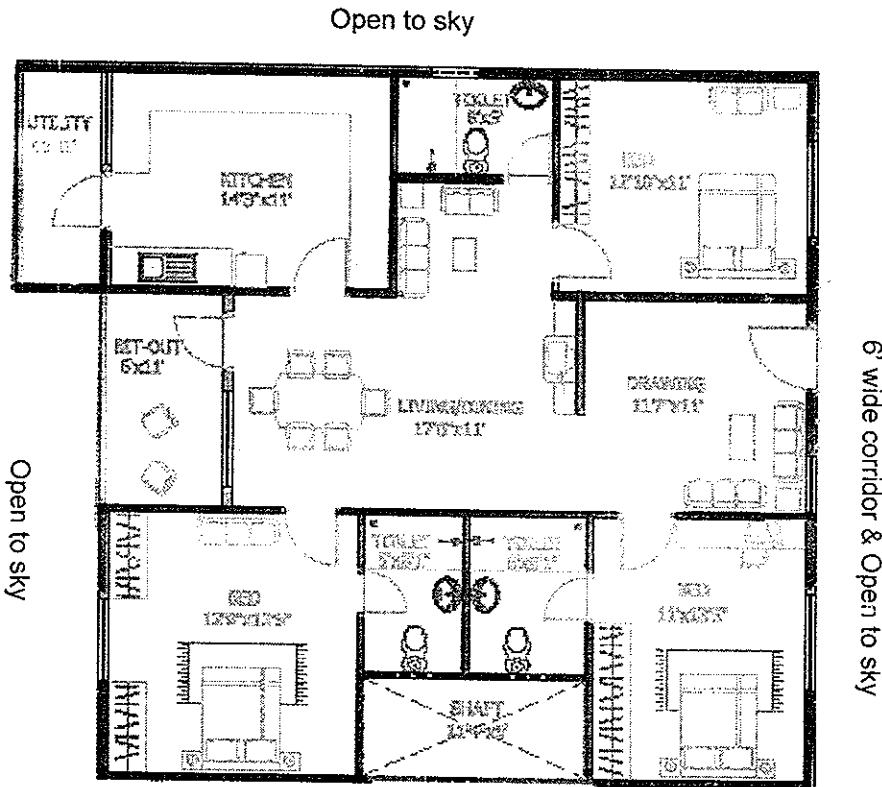
REFERENCE:
AREA: 83.75

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

EXCL:

Total Built-up Area = 1675 sft.
Out of U/S of Land = Ac. 4-11 Gts.



Flat No. 411

For Alpine Estates

For Alpine Estates

WITNESSES:

- 1.
- 2.

Partner

Partner

SIG. OF THE VENDOR

Tapas S Ray

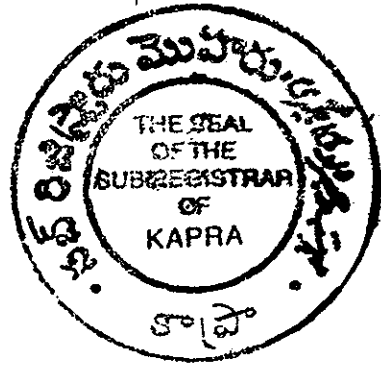
SIGN. OF THE BUYER

1వ కృతకము 2009.....వ సం వు 542.....వర్తివేజాలు

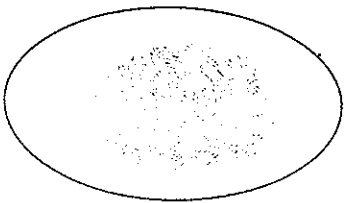

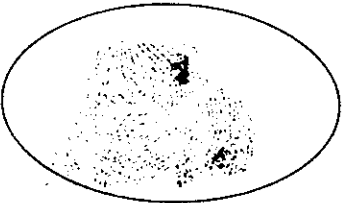

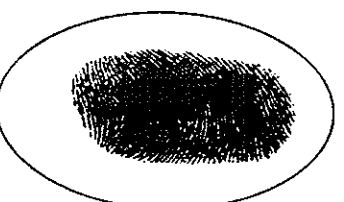



మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....9.....


~~నల్-రిజిస్ట్రారు~~





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

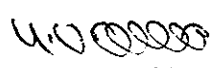
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. ALPINE ESATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003. REPRESENTED BY ITS PARTNERS 1. SRI. RAHUL B. MEHTA S/O. LATE SRI. BHARAT U. MEHTA R/O. PLOT NO. 2-3-577, UTTAM TOWERS D. V. COLONY, MINISTER ROAD SECUNDERABAD - 500 003. 2. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAIHAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.
			
			SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 169/2/07Dt: 03/08/2007: 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.
			

SIGNATURE OF WITNESSES:

1. 

2. 

For Alpine Estates

 Partner

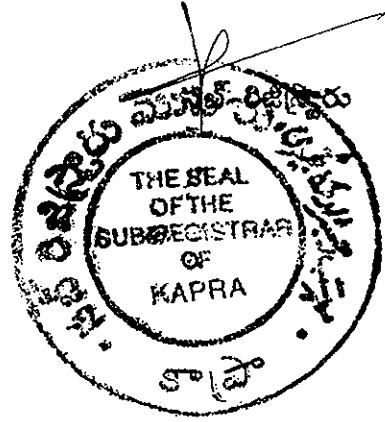
For Alpine Estates

 Partner
 SIGNATURE OF EXECUTANTS

Tapas S Ray
 SIGNATURE OF THE BUYER

..వ పుస్తకము నెంబ్బె.....వ సం పు 542 చిట్టెరీతలు

మొత్తము కాగితముల సంఖ్య.....16.....



ఈ కాగితపు వరుస సంఖ్య.....10.....



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

C.S.No./Year: 000594/2009 of SRO: 1526(KAPRA)

18/03/2009 11:22:57

SlNo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) TAPAS SHANKAR RAY QTR NO.105, CIEFL,TARNAKA,HYD.	<i>Tapas S Ray</i>
2	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	
4	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	
5	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	

Witness Signatures

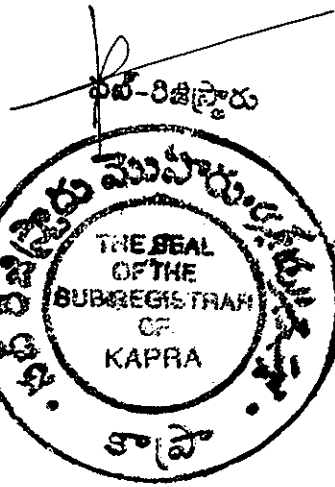
[Handwritten Signature]
[Handwritten Signature]

Operator Signature

[Handwritten Signature]

Subregistrar Signature



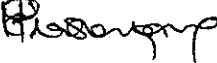
1వ పుస్తకము 2009.....వ సం పు 542 పట్టావేళలు
మొత్తము కాగితముల సంఖ్య.....16.....
ఈ కాగితపు వరుస సంఖ్య.....11.....



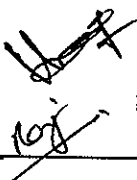
**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 000594/2009 of SRO: 1526(KAPRA)

18/03/2009 11:22:57

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
6			(EX) K.PRABHAKAR REDDY(REP TO PRESENTING DOCT) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	

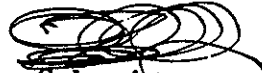
Witness Signatures



Operator Signature



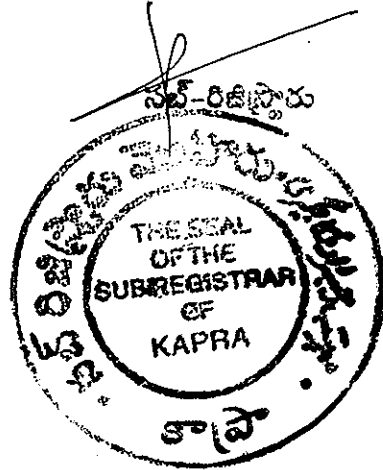
Subregistrar Signature



1వ పుస్తకము పేజీ.....వ సం పు 542 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....12.....



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DLRAP01Q44992006
PRABHAKAR KUMAR
SHANKARAJIAH
RAJIB
RAJ, RAJAPUR



Category : Motor Vehicle
 Date of Issue : 12.09.1974
 Validity : 12.09.1974
 Issued at : RAJAPUR
 Issued by : RAJAPUR



Family Members Details

Name	Relation	Date of Birth	Age
	Wife	08/02/84	22

HOUSEHOLD CARD

Card No. : P40167881501086
 P.P. Shop No. : 815
 Name of Head of Household : Moha. Rajul
 Father/Husband name : Bharat
 Date of Birth : 04/12/1957
 Age : 24
 Occupation : Own Business
 House No. : 24/370, 2ND FLOOR, TOWNSHIP
 Street : MIDC STREET
 Colony : D.V. COLONY
 Ward :
 Circle :
 District : Hyderabad
 (PS) :
 No. (I) :
 No. (II) :
 No. (III) :

Signature

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

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSP8104E



भारत सरकार
GOVT. OF INDIA



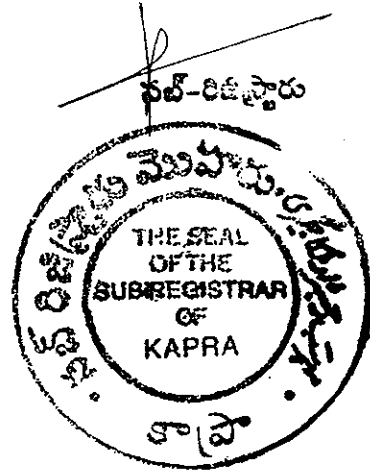
10062008

Signature
Signature

1వ పుస్తకము 2009.....వ సం పు. 542...రస్తావేబారు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....13.....



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABAPR7491P

नाम / NAME
TAPAS SHANKAR RAY

पिता का नाम / FATHER'S NAME
SUDHANSU SEKHAR RAY

जन्म तिथि / DATE OF BIRTH
30-09-1953

हस्ताक्षर / SIGNATURE
Tapas S Ray

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

Tapas S Ray

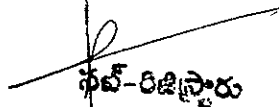
इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

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

1వ సృష్టకము 2007.....వ సం పు.542.....దస్తావేజాలు

మొత్తము కారితముల సంఖ్య.....16.....

ఈ కారితము వదుల సంఖ్య.....14.....


ఫవ్-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, 11nd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-275-44058

www.modiproperties.com

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

In case of Emergency Call

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

WITNESSES NO. 2

आयकर विभाग

INCOME TAX DEPARTMENT

B M RAJ KUMAR

MUKUND RAO

03/01/1978

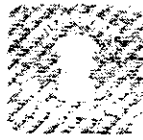
Permanent Account Number

AIOFR9833L

Signature



भारत सरकार
GOVT. OF INDIA



22022066

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलाने पर
कृपया सूचित करें / लौटाएं :
आयकर सैन सेवा इकाई, एन एस डी यूएन
लीकरी मॉडल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड
एन. टी. मार्ग, लोअर पार्ल, मुंबई - 400 013.

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

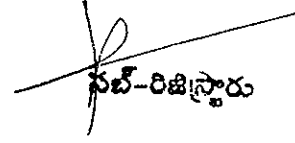
Income Tax PAN Services Unit, NSDI
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
N. T. Marg, Lower Parel, Mumbai - 400 013.

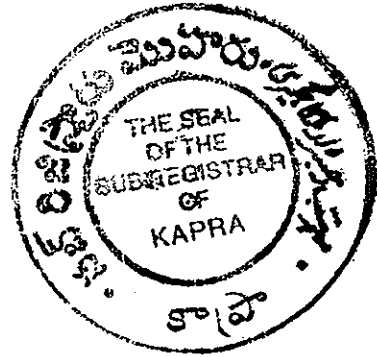
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: unitinfo@nsdi.co.in

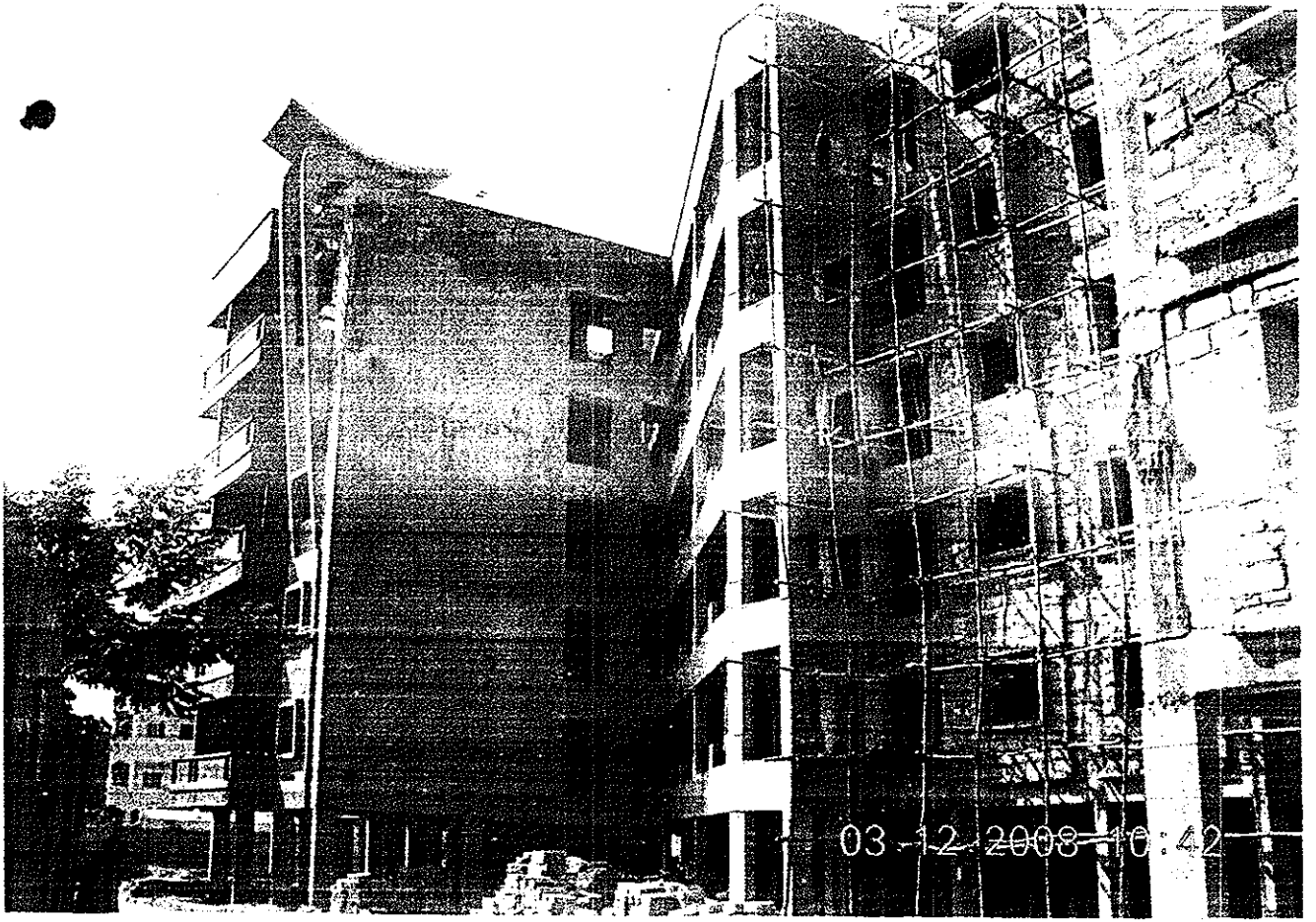
1వ పుస్తకము 2009.....వ సం పు 542.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పనుల సంఖ్య.....15.....


సబ్-రిజిస్ట్రారు





03-12-2008 10:42

1వ పుస్తకము 2009.....వ సం పు.542.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....16.....

సబ్-రిజిస్ట్రారు

