

1104/2010

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SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445716

S.No. 11207 Date 28/3/2010 Rs. 100

Sold to... G. Venkatesh

S/o. D/o. W/o. G. A. Rao

For Who... Alpine Estates

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

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 8th day of April 2010 at GRO, Kapra, Ranga Reddy District by and between:

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners/duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 years, Occupation: Business, hereinafter called the "Builder" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

AND

1. MR. R. RAGHU KISHORE, SON OF MR. R. VIJAY KUMAR, aged about 27 years, Occupation: Service
2. MR. R. VIJAY KUMAR, SON OF MR KRISHNA MURTHY, aged about 51 years, Occupation: Service, both are residing at G-3-A, Surya Towers, Bhavani Nagar, Malkajgiri, Hyderabad - 500 047, 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

1వ పుస్తకము 2010.....వ సంపు. 104.....దస్తవీజాలు

మొత్తము కాణితముల సంఖ్య.....14.....



2010 వ సం. 104 వ సంపు.

1932 కా.శ. సం. 18 వ సంపు.

పేజీలు.....

మొత్తము కాణితముల సంఖ్య.....

శ్రీ.....

ఈ ప్రకారము.....

అనుసరించి.....

మొత్తము.....

వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన వ్రేలు



ఎడమ బొటన వ్రేలు



ఎడమ బొటన వ్రేలు



కూపించినది

Handwritten text and signature in the middle section.



Handwritten signature of K. Prabhakar Reddy.

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/GR/107 dated 3.08.07 registerer at SRO, U.P.P.P. Ranga Reddy District.

R. Raghu Kishore s/o. R. Vijay Kumar
Occ: Service - R/o. G-3-A, Surya Towers, Bhevari Nagar
Malkajgiri, Hyderabad.

Handwritten signature of R. Raghu Kishore.

R. Vijay Kumar s/o. Kaishra Murthy
Occ: Service - R/o. G-3-A, Surya Towers,
Bhevari Nagar, Malkajgiri, Hyderabad.

Ch. Venubhat Ramana Reddy s/o. Anji Reddy occ. Service
11-187/2 Green Hills colony, Serovar Nagar. And.

B. RAJ KUMAR s/o. MUKUND RAO
Occ: SERVICE - R/o. ATWAL, SEC-BAD.

2010 వ సం. 104 వ సంపు. 104 వ సంపు. వ్రేలు
1932 కా.శ. సం. 18 వ సంపు. 18 వ సంపు. వ్రేలు

WHEREAS:

A. The Buyer under a Sale Deed dated 08.04.2010 has purchased a semi-finished, Luxury apartment bearing flat no. 412, on the fourth floor in block no. 'A' admeasuring 1460 sft. (i.e., 1168 sft. of built-up area & 292 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:

- a. Proportionate undivided share of land to the extent of 73.00 sq. yds.
- b. A reserved parking for One Car bearing no. A-72, admeasuring 100 sft.

This Sale Deed is registered as document no. 1103/10, 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.

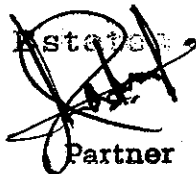
C. The Buyer as stated above had already purchased the semi-finished Luxury apartment bearing flat no. 412 on the fourth floor in block no. 'A' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and 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.

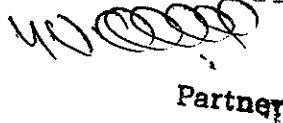
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

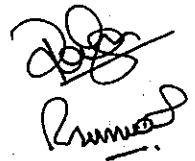
1. The Builder shall complete the construction for the Buyer a Luxury apartment bearing flat no. 412 on the fourth floor in block no. 'A', admeasuring 1460 sft. of super built up area (i.e., 1168 sft. of built-up area & 292 sft. of common area) and undivided share of land to the extent of 73.00 sq. yds. A reserved parking space for one car on the stilt floor bearing no. A-72, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 29,05,000/- (Rupees Twenty Nine Lakhs and Five Thousand Only).
2. The Buyer already paid an amount of Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five Thousand Only) before entering this agreement which is admitted and acknowledged by the builder.

For Alpine Estates


Partner

For Alpine Estates


Partner


Partner

1వ పుస్తకము 20/0.....వ సం పు.1104....దస్తావేజులు

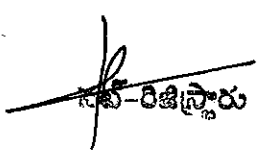
మొత్తము కానితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....2.....

MARKET VALUE Rs: 290500/-

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
By Chalan No. 35112 dt. 8/4/10


సబ్-రిజిస్ట్రారు

I. Stamp Duty:

- 1. In the shape of stamp papers Rs. 100/-
- 2. In the shape of stamp (చ/క.నో.నం. 10/10/10) Rs. 28950/-
- 3. In the shape of stamp (చ/క.నో.నం. 10/10/10) Rs. ---
- 4. In the shape of stamp (చ/క.నో.నం. 10/10/10, 10/10/10) Rs. ---

II. Transfer Fee:

- 1. In the shape of stamp Rs. ---
- 2. In the shape of cash Rs. ---

III. Registration Fee:

- 1. In the shape of stamp Rs. 1000/-
- 2. In the shape of cash Rs. ---

IV. User Charges:

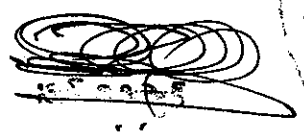
- 1. In the shape of stamp Rs. 100/-
- 2. In the shape of cash Rs. ---

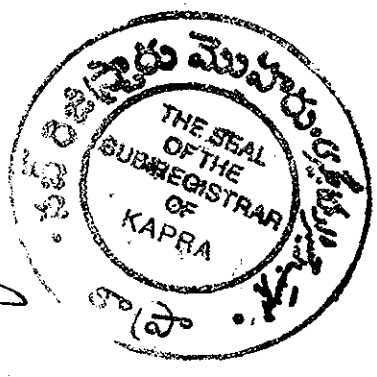
Total Rs. 30150/-


SUB REGISTRAR
KAPRA

1వ పుస్తకము 20/0 సం./ కా.న. 1832 వ
పు.....1104.....నెంబరుగా రిజిస్టరు చేయబడి
స్టాంపింగ్ విషయము కుర్చీపు నెంబరు 1526

.....1104...../2010 నా యివ్వబడినది
20/0 సం. 1104 వ సం. రి.....వ తేది





3. The Buyer shall pay the builder the balance amount of Rs. 26,80,000/- (Rupees Twenty Six Lakhs Eighty Thousand Only) in the following manner:

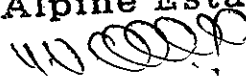
Installment	Amount(Rs.)	Due date of payment
I	12,00,000/-	15.05.2010
II	4,80,000/-	15.03.2010
III	8,00,000/-	On Completion of Flooring, bathroom tiles, doors, windows & 1 st Coat of Paint
IV	2,00,000/-	On Completion



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 shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. The Buyer has handed over the vacant and peaceful possession of the semi-finished Luxury apartment bearing no. 412 on the fourth floor in block no. 'A' to the Builder for the purposes of completion of construction of the apartment.
8. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
9. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For Alpine Estates


Partner

For Alpine Estates


Partner

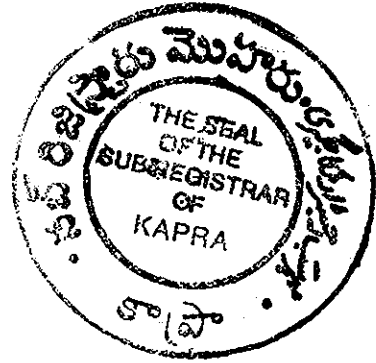



1వ ప్రకటనము 2010.....వ సం పు.1104.....

మొత్తము కాగితముల సంఖ్య.....14.....


ఈ కాగితపు పనుల సంఖ్య.....3.....

~~సబ్-రిజిస్ట్రారు~~



10. The Builder shall complete the construction of the Apartment and handover possession of the same by 1st August 2010 with a grace 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.
11. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
12. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
13. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
14. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Mayflower Heights project.
16. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Mayflower Heights project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.

For Alpine Estates

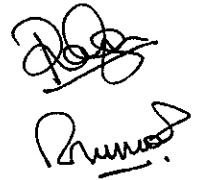


Partner

For Alpine Estates



Partner

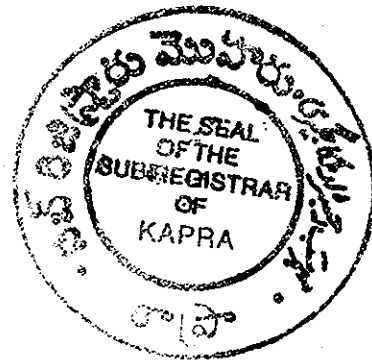


ప పుస్తకము 2010.....వ సం పు.104...ఉస్మావీజాబా

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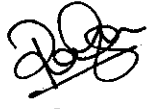

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~~సబ్-రిజిస్ట్రారు~~

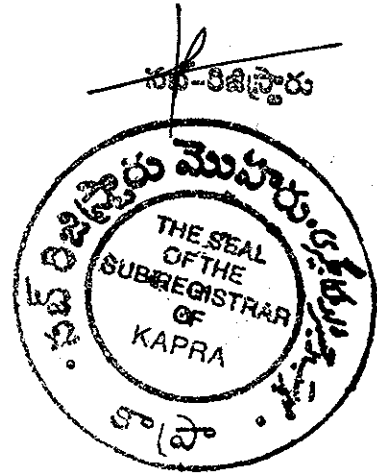


17. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
18. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
19. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
20. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
21. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
22. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
23. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
24. Stamp duty and Registration amount of Rs. 30,050/- is paid by way of challan no. 535112, dated 08.04.2010, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs.10,000/- paid by the way of pay order No. 155248, dated 08.04.2010, HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates ~~Partner~~ For Alpine Estates
 Partner
 Partner

1వ పుస్తకము 2010.....వ సం పు 1104.....వ పేజీలు
మొత్తము కాగితముల సంఖ్య..... 14
ఈ కాగితపు వరుస సంఖ్య..... 5



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 luxury apartment bearing flat no. 412 on the fourth floor in block no. 'A' admeasuring 1460 sft. of super built-up area (i.e., 1168 sft. of built-up area & 292 sft. of common area) together with proportionate undivided share of land to the extent of 73.00 sq. yds., and a reserved parking space for one car bearing no. A-72, 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. 413 & Open to Sky
East By	Open to Sky
West By	6' wide corridor & 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:

For Alpine Estates

For Alpine Estates

WITNESS:

1.

Vaey

2.

G. Rana

[Signature]
Partner

[Signature]

Partner

[Signature]


[Signature]

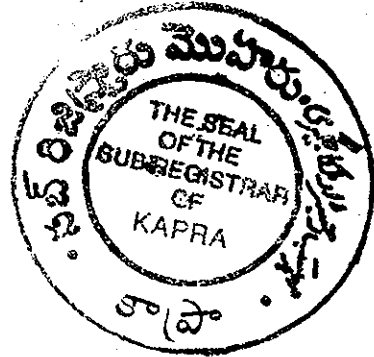
BUYER.

1వ పుస్తకము 2010.....వ సం పు.11.10.4.....

మొత్తము కానితముల సంఖ్య.....14.....

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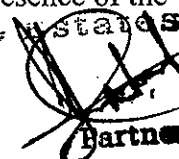

నవ-విజ్ఞాపకము

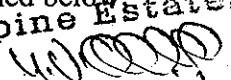


SPECIFICATIONS		
Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	
Walls	4"6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Vitrified tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Panel doors with branded hardware	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

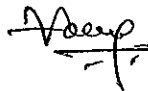
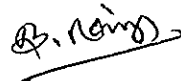
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:


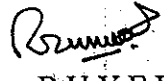
WITNESS:

For Alpine Estates

 Partner

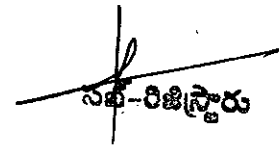
For Alpine Estates


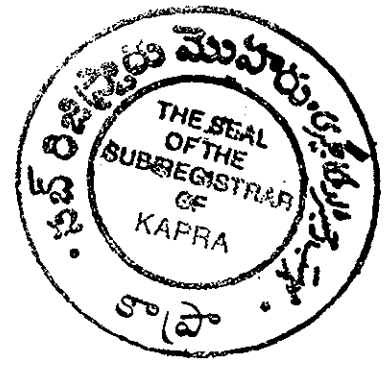
Partner
 BUILDER

1. 
 2. 

 
 BUYER.

ఆవ పుస్తకము 2010.....వ సం పు.1104..దస్తావేజులు
మొత్తము కాగితముల సంఖ్య.....14.....
ఈ కాగితపు వరుస సంఖ్య.....7.....


నఖ-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 412 IN BLOCK NO. 'A' 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 YERRAM SHANKARAI AH

BUYER:

1. MR. R. RAGHU KISHORE, SON OF MR. R. VIJAY KUMAR

2. MR. R. VIJAY KUMAR, SON OF MR KRISHNA MURTHY

REFERENCE:
AREA: 73.00

SCALE:
SQ. YDS. OR

INCL: 
SQ. MTRS.

EXCL: 

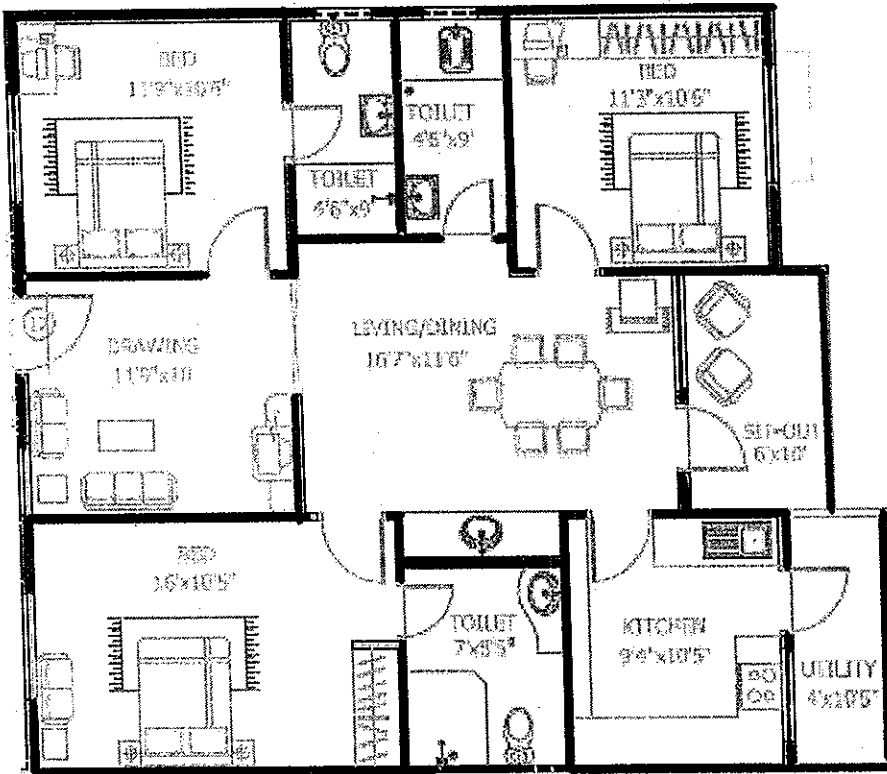
Total Built-up Area = 1460 sft.
Out of U/S of Land = Ac. 4-11 Gts.



Open to Sky

6' wide corridor & Open to Sky

Open to Sky



Flat no.413 & Open to Sky

For Alpine Estates

For Alpine Estates

Partner

SIG. OF THE BUILDER

WITNESSES:

-
-

Partner

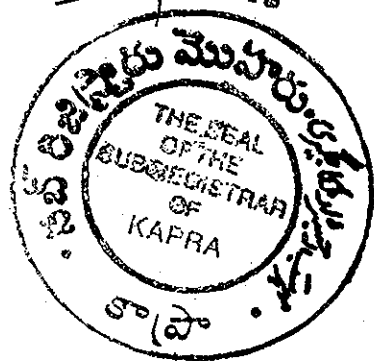
SIG. OF THE BUYER

1వ పుస్తకము 2010.....వ సం పు 1104.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు పనుల సంఖ్య.....8.....

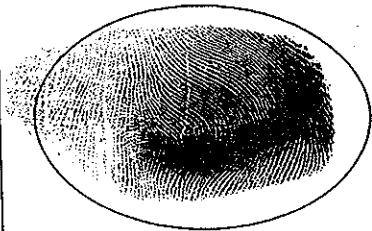
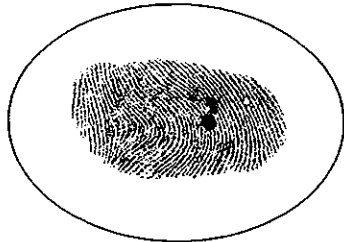
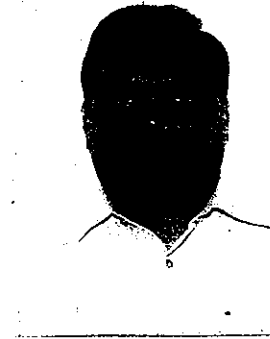
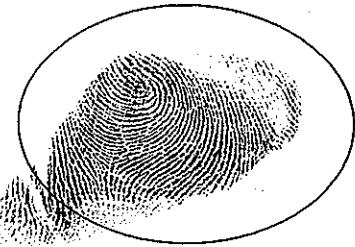
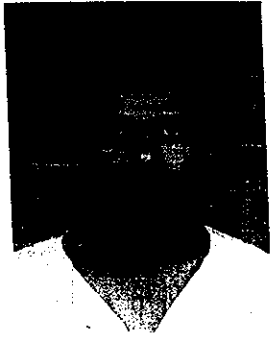
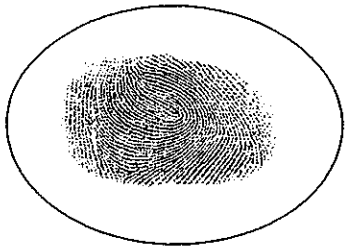
 న. రిజిస్ట్రారు



**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



BUILDER:

- M/S. ALPINE ESTATES**
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.
REPRESENTED BY ITS PARTNERS
1. 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 SHANKARAI AH
R/O. PLOT NO. 14 & 15
KARTHIK ENCLAVE
DIAMOND POINT
SECUNDERABAD.

SPA FOR PRESENTING DOCUMENTS
VIDE DOCUMENT NO. 169/IV/2007:

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

BUYERS:

1. MR. R. RAGHU KISHORE
S/O. MR. R. VIJAY KUMAR
R/O.G-3-A, SURYA TOWERS
BHAVANI NAGAR
MALKAJGIRI
HYDERABAD - 500 047
2. MR. R. VIJAY KUMAR
S/O. MR. KRISHNA MURTHY
R/O.G-3-A, SURYA TOWERS
BHAVANI NAGAR
MALKAJGIRI
HYDERABAD - 500 047

SIGNATURE OF WITNESSES:

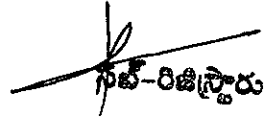
- 1.
- 2.

~~Alpine Estates~~ For Alpine Estates

Partner

SIGNATURE OF EXECUTANT
 Partner

పుస్తకము 2010.....వ సంపు. 1104.....వేజులు
మొత్తము కాగితముల సంఖ్య..... 14
ఈ కాగితపు పుస్తక సంఖ్య..... 9






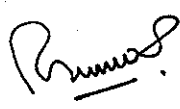


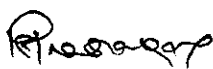

సబ్-రిజిస్ట్రారు



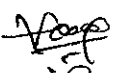

**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 001153/2010 of SRO: 1526(KAPRA)

08/04/2010 16:19:14

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) R.RAGHU KISHORE G-3-A, SURYA TOWERS, BHAVANI NAGAR,MALKAJGIRI, HYD.	
2			(CL) R.VIJAY KUMAR G-3-A, SURYA TOWERS, BHAVANI NAGAR,MALKAJGIRI, HYD.	
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.	

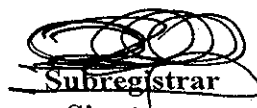
Witness
Signatures

Operator
Signature



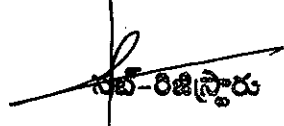
Subregistrar
Signature

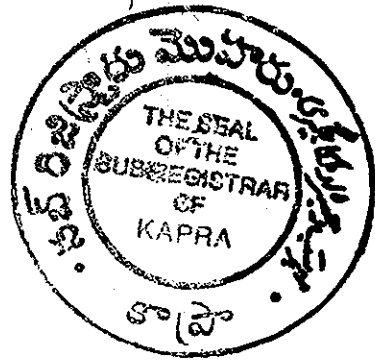


1వ పుస్తకము 2010.....వ సం పు.104....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు చదువ సంఖ్య.....10.....


సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992006
VIJAYA KUMAR
SHANKARAJAH
27-29
PAN BAZAR
SECUNDERABAD

Separately issued on 10.02.2005

Issued by
RTO, SECUNDERABAD

10053195/05 Class Of Vehicle Validity
Non-Transport LMV,MCWG 16.12.2014
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

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

[Signature]
RTO, SECUNDERABAD

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

HOUSEHOLD CARD

Card No : PAP167881501086
F.P Shop No : 815
Name of Head of Household : Mchta. Rahul
Father/ Husband name : Bharat
Date of Birth : 04/12/1989
Age : 26
Occupation : Own Business
House No. : 2-3-577,401,UTTAM TOWERS
Street : MINISTER ROAD
Colony : D.V. COLONY
Ward : Ward-2
Circle : Circle VIII
District : Hyderabad

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

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E

[Signature]
Signature

For Alpine Estates For Alpine Estates

[Signature]
Partner

1వ పుస్తకము 20/0.....వ సం పు.1104...దస్తావేజులు

మొత్తము కానికముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....11.....


సబ్-రిజిస్ట్రారు





इंटरनेशनल एडवांस्ड रिसर्च सेंटर फॉर पाउडर मेटलर्जी
एंड न्यू मेटिरियल्स (ए.आर.सी.आई), हैदराबाद
International Advanced Research Centre for Powder
Metallurgy & New Materials (ARCI), Hyderabad
(विज्ञान एवं प्रौद्योगिकी विभाग, भारत सरकार का स्वयं शासित अनुसंधान एवं विकास केंद्र)
(An Autonomous R&D Centre of Department of Science & Technology, Government of India)

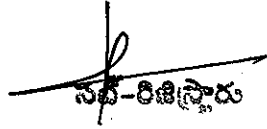


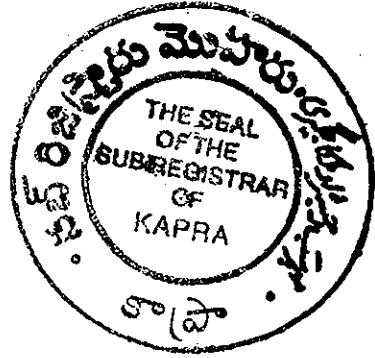
नाम
Name : R Vijay Kumar
पदनाम
Desig. : Finance & Accounts Officer
ई.सी.नं.
E C No : 168


सुरक्षा अधिकारी Security Officer

Rvijay

--- బుస్తకము 2010.....వ సం పు.1104...దస్తావేజాలు
మొత్తము కాగితముల సంఖ్య.....14.....
ఈ కాగితపు వరుస సంఖ్య.....12.....


సబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

R-RAGHU KISHORE
VIJAY KUMAR RAYALAGHERUVU
25/03/1983
Permanent Account Number
AHDPR9933M




Signature

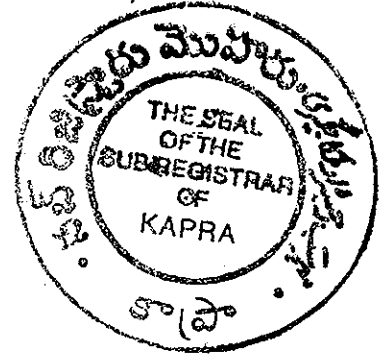


1వ పుస్తకము వి010.....వ సం పు.1104.....పస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....14.....


ఈ కాగితపు వరుస సంఖ్య.....13.....


~~నా-రిజిస్ట్రారు~~


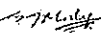


WITNESSES NO. 1

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, 040-27544058
www.modiproperties.com

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

In case of Emergency Call

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


WITNESSES NO. 2

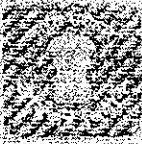

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

B M RAJ KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number
AIOPR9833L


Signature

22022006

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटाएं
आयकर विभाग, सीमा इकाई, एन एस डी एल
तीरुती मण्डल, ट्रेड वर्ल्ड, ए विंग, कामला हिल्स 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

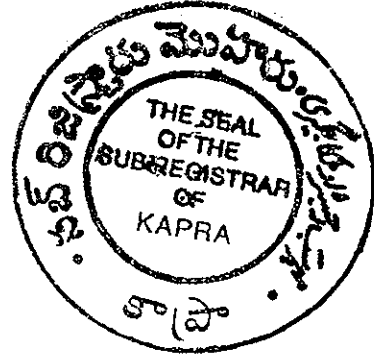
Tel: 91-22-2499 4650; Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

1వ పుస్తకము 2010.....వ సం పు. 1104.....దస్తావేజులు

మొత్తము కానితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....14.....

~~సబ్-రిజిస్ట్రారు~~



1103/2010

1212

1152
SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445715

S.No. 11206 Date 26/03/2010 Rs. 100
 Sold to: A Venkatesh
 S/o. D/o. W/o. C.A. Rao
 For Which: Alpine Heights

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

SALE DEED

This Sale Deed is made and executed on this 8th day of April 2010 at SRO, Kapra, Ranga Reddy District by:

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion; M.G. Road, Secunderabad - 500 003, represented by its Partners / duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 years, Occupation: Business, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

AND

M/s. MAYFLOWER HEIGHTS; a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 years, Occupation: Business; the partners / authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

For Alpine Estates

For Alpine Estates

[Signature]
 Partner

[Signature]
 Partner



19 పుస్తకము 2010.....వ తం పు||03...వ తేదీ

మొత్తము కాదితముల సంఖ్య.....17

కాగితపు వస్తున సంఖ్య.....

2010 వ సం..... 8

1932 శా.శ. ప్రతినిధి మాసము..... 18

పగలు..... 2

మద్య కాపా సబ్-రిజిస్ట్రారు కార్యాలయము.....

శ్రీ..... K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1956 లోని సెక్షన్ 32.ఎను

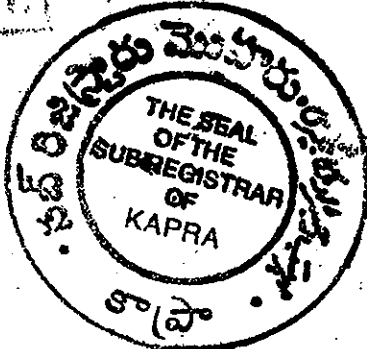
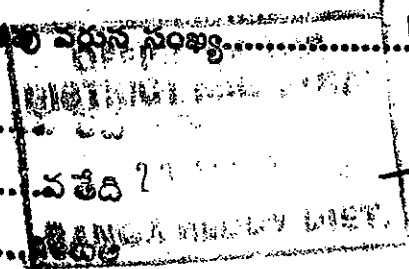
అనుసరించి సమర్పించిన పోలీస్ గ్రాపులు

వంటివి వేతితయిస్తే సహా జాబుచేసి

రూపాయలు..... 1000

వాసి ఇచ్చినట్లు ఒప్పాక్షాది

ఎదమ బోటున ప్రతి



అధికారి

అధికారి

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. 169/2009/07 dated 2.08.09 registerer at SRQ, Ranga Reddy District.



నికాసించినది

Ch. Venkatesh Ramana Reddy S/o. Anji Reddy occ. Service 11-187/2 Green Hills colony, Soroornagar, Hyd.

B. RAS KUMAR e/o. MUKUND RAO, occ. Service R/o. Alwal, Sec Bad.

2010 వ సం..... నెల..... వ తేదీ
1932 శా.శ. ప్రతినిధి మాసము..... వ తేదీ

IN FAVOUR OF

1. MR. R. RAGHU KISHORE, SON OF MR. R. VIJAY KUMAR, aged about 27 years,
Occupation: Service
2. MR. R. VIJAY KUMAR, SON OF MR KRISHNA MURTHY, aged about 51 years,
Occupation: Service, both are residing at G-3-A, Surya Towers, Bhavani Nagar,
Malkajgiri, Hyderabad - 500 047 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

1000000 / —
 MARKET VALUE Rs:

1వ పుస్తకము 20/0.....వ సం పు: 1102.....వ సం.
 మొత్తము కానితముల సంఖ్య..... 17
 ఈ కానితపు పరుస సంఖ్య..... 2


 సబ-రిజిస్ట్రారు

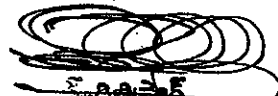
ENDORSEMENT

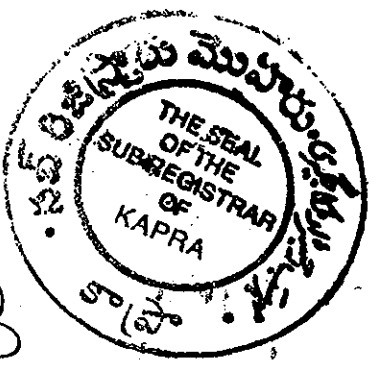
Certified that the following amounts have been paid in respect of this document:
 By chalan No. 125112..... Dt. 14.11.10

- I. Stamp Duty:
- 1. in the shape of stamp papers Rs. 100 / —
 - 2. in the shape of chalan (ఆంధ్ర ప్రదేశ్ చాలన్లు) Rs. 49900 / —
 - 3. in the shape of cash (ఆంధ్ర ప్రదేశ్ చాలన్లు) Rs. —
 - 4. in the shape of stamp duty (ఆంధ్ర ప్రదేశ్ చాలన్లు) Rs. —
- II. Transfer Tax:
- 1. in shape of chalan Rs. 20000 / —
 - 2. in the shape of cash Rs. —
- III. Registration Tax:
- 1. in the shape of chalan Rs. 5000 / —
 - 2. in the shape of cash Rs. —
- IV. User Charges:
- 1. in the shape of chalan Rs. 100 / —
 - 2. in the shape of cash Rs. —
- Total Rs. 75100 / —


 SUB REGISTRAR
 KAPRA

1వ పుస్తకము 20/0 సం./ చా.స. 1922వ
 వు.....1102.....నెంబరుగా రిజిస్టరు చేయబడి
 స్కానింగ్ విమిక్తం గుర్తింపు నెంబరు 1526
 1103.....20/0 చా. సంఖ్యలో వున్నది
 20/0 సం. 1102.....వ తేదీ


 రిజిస్ట్రారు



- E. The Buyer is desirous of purchasing semi-finished, luxury apartment bearing flat no. 412 on the fourth floor in block no. 'A' having a super built-up area of 1460 sft. (i.e., 1168 sft. of built-up area & 292 sft. of common area) together with undivided share in the scheduled land to the extent of 73.00 sq. yds. and a reserved parking space for one car on the stilt floor bearing no. A-72 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. 10,00,000/- (Rupees Ten Lakhs Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the luxury apartment bearing flat no. 412 on fourth floor in block no. 'A' having a super built-up area of 1460 sft. (i.e., 1168 sft. of built-up area & 292 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 73.00 sq. yds.
- b. A reserved parking space for one car on the stilt floor bearing no. A-72 admeasuring about 100 sft

forming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,00,000/- (Rupees Ten Lakhs Only) paid by the way of D. D. No. 442903, dated 08.04.2010, issued by Canara Bank, Kanchanbagh branch, Hyderabad.. The Vendor hereby admits and acknowledges the receipt of the said consideration.

2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.

For Alpine Estates


Partner

For Alpine Estates



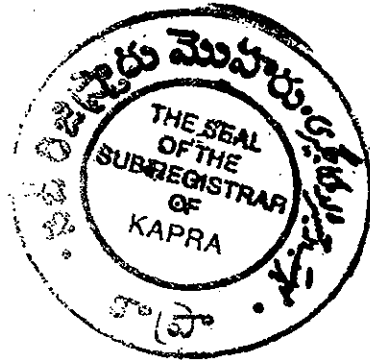
Partner

1వ పుస్తకము 2010..... క సం ప్త 103.....

మొత్తము కాగితముల సంఖ్య..... 17.....

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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


Partner

For Alpine Estates

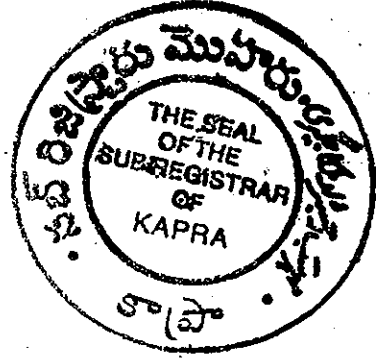

Partner

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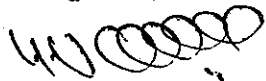


- c. That the Buyer shall become a member of the Mayflower Heights Owners Association that has been / shall be formed by the Owners of the apartments in MAYFLOWER HEIGHTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which 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

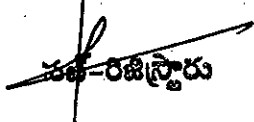
For Alpine Estates


Partner

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మొత్తము కాదికముల సంఖ్య..... 17.....

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- 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.75,000/- is paid by way of challan no. S35113, dated 08.4.2010, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs.10,000/- paid by the way of pay order No. 155249, dated 08.4.2010, HDFC Bank, S. D. Road, Secunderabad.

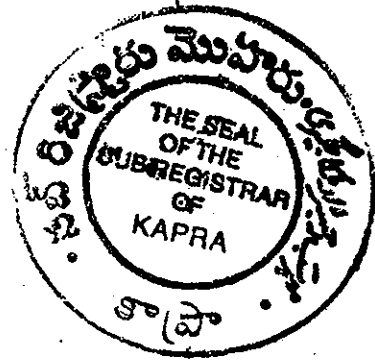
For Alpine Estates For Alpine Estates:


Partner


Partner

1వ పుస్తకము 2010.....వ సం పు 1103.....పేజీలు
మొత్తము కాగితముల సంఖ్య..... 17
ఈ కాగితపు వరుస సంఖ్య..... 6

క-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 luxury apartment bearing flat no. 412 on the fourth floor in block no. 'A' admeasuring 1460 sft. of super built-up area (i.e., 1168 sft. of built-up area & 292 sft. of common area) together with proportionate undivided share of land to the extent of 73.00 sq. yds. and reserved parking space for one car bearing no. A-72, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Flat No. 413 & Open to Sky
East By	Open to Sky
West By	6' wide corridor & Open to Sky

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

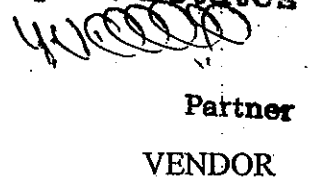
For Alpine Estates

For Alpine Estates

WITNESSES:

1. V. S. Rao
2. G. Rao


Partner


Partner
VENDOR



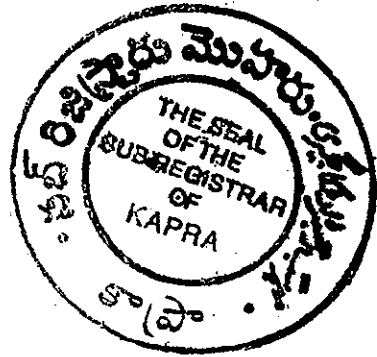

BUYER

1వ పుస్తకము 2010.....వ సం పు.1102.....వేజాలు

మొత్తము కానికముల సంఖ్య..... 17

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ANNEXTURE-1-A

1. Description of the Building : Luxury apartment bearing flat no: 412 on the fourth floor in block no. 'A' 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
2. Age of the Building : Under Construction
3. Total Extent of Site : 73.00 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 One Car
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 1460 Sft
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,00,000/-

For Alpine Estates


Partner

For Alpine Estates



Partner

Signature of the Executants

Date: 08.04.2010

C E R T I F I C A T E

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

For Alpine Estates


Partner

For Alpine Estates



Partner

Signature of the Executants

Date: 08.04.2010



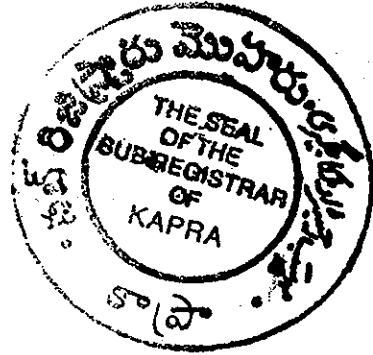


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ఈ కాగితపు వరుస సంఖ్య.....8.....


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REGISTRATION PLAN SHOWING

FLAT NO. 412 IN BLOCK NO. 'A' 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 YERRAM SHANKARAIHAH

BUYER: 1. MR. R. RAGHU KISHORE, SON OF MR. R. VIJAY KUMAR

2. MR. R. VIJAY KUMAR, SON OF MR KRISHNA MURTHY

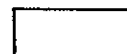
REFERENCE:
AREA: 73.00

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

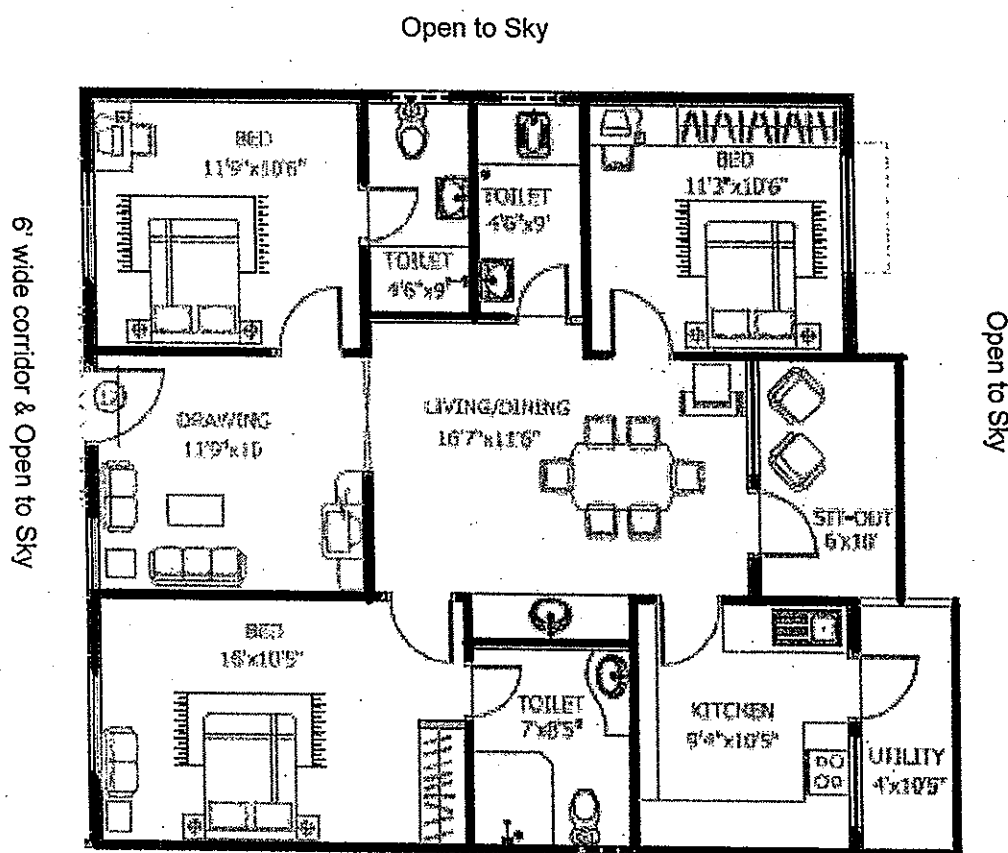


EXCL:



Total Built-up Area = 1460 sft.
Out of U/S of Land = Ac. 11 Gts.

N



Flat no.413 & Open to Sky

For Alpine Estates

For Alpine Estates

WITNESSES:

- 1.
- 2.

Partner

Partner

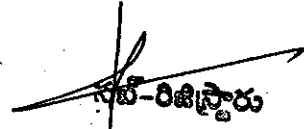
SIG. OF THE VENDOR

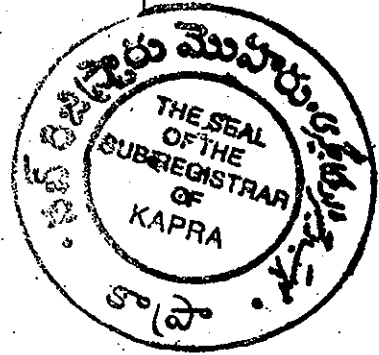
SIG. OF THE BUYER

1వ పుస్తకము 2010.....వ సం పు.1102..దస్తావేజాలు

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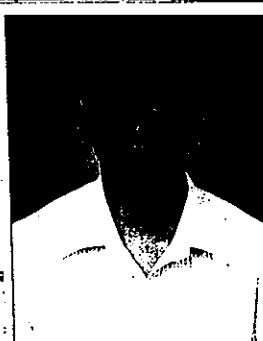
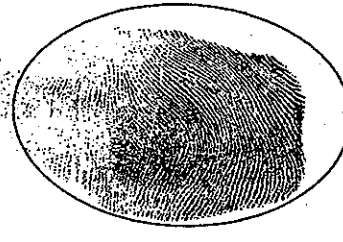
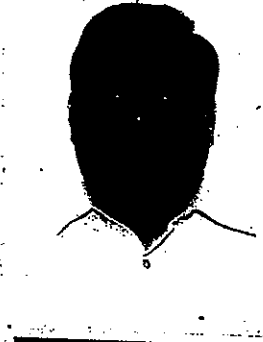
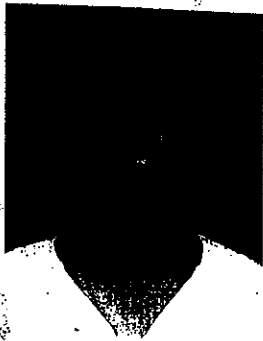
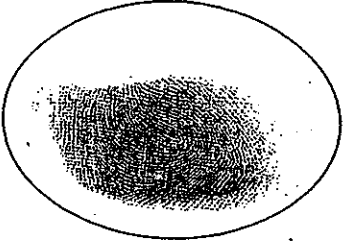
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సబ్-రిజిస్ట్రారు



**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**

VENDOR:

M/S. ALPINE ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.
REPRESENTED BY ITS PARTNERS

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

**SPA FOR PRESENTING DOCUMENTS
VIDE DOCUMENT NO. 169/IV/2007:**

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

BUYERS:

- MR. R. RAGHU KISHORE
S/O. MR. R. VIJAY KUMAR
R/O.G-3-A, SURYA TOWERS
BHAVANI NAGAR
MALKAJGIRI
HYDERABAD - 500 047
- MR. R. VIJAY KUMAR
S/O. MR. KRISHNA MURTHY
R/O.G-3-A, SURYA TOWERS
BHAVANI NAGAR
MALKAJGIRI
HYDERABAD - 500 047

SIGNATURE OF WITNESSES:

-
-

Partner

For Alpine Estates

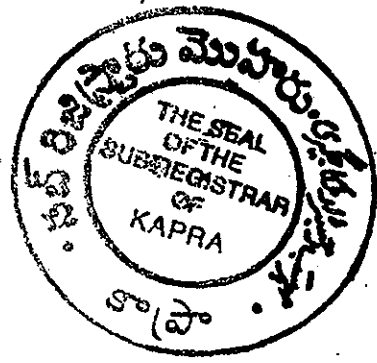
SIGNATURE OF EXECUTOR

1వ పుస్తకము 2010.....వ సం పు.1103.దస్తావేజులు

మొత్తము కానికముల సంఖ్య.....17.....

ఈ కాగితపు పనుల సంఖ్య.....10.....






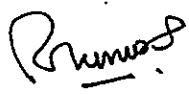
~~సబ్-రిజిస్ట్రారు~~



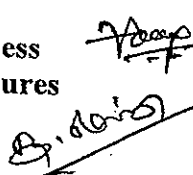
**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 001152/2010 of SRO: 1526(KAPRA)

08/04/2010 16:17:53

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) R.RAGHU KISHORE G-3-A, SURYA TOWERS, BHAVANI NAGAR, MALKAJGIRI, HYD.	
2			(CL) R.VIJAY KUMAR G-3-A, SURYA TOWERS, BHAVANI NAGAR, MALKAJGIRI, HYD.	
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


Operator
Signature

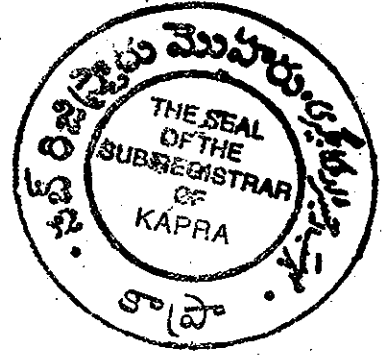

Subregistrar
Signature

1వ పుస్తకము 20/0.....వ సం పు.1103...చిన్నపేజీలు

మొత్తము కానితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....11.....



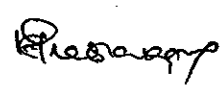
~~సభ-రిజిస్ట్రారు~~



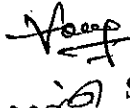

**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 001152/2010 of SRO: 1526(KAPRA)

08/04/2010 16:17:53

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

Witness
Signatures

Operator
Signature

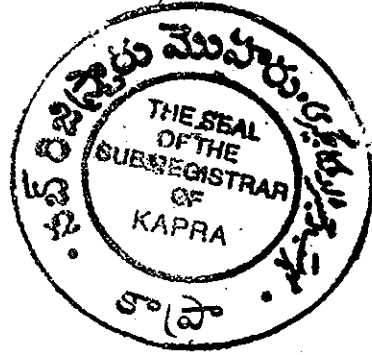

Subregistrar
Signature

1వ పుస్తకము 2010.....వ సం పు.1103.దస్తావేజులు:

మొత్తము కాణితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....12.....

క.ర.సి.సా.రు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992006

VIJAYA KUMAR
SHANKARAJAH
2-7-29
PAN BAZAR
SECUNDERABAD

Signature
10-02-2005

Issuing Authority
RTA, SECUNDERABAD



Family Members Details

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

[Signature]

[Signature]
D.P.L. No. 114
BHARAT SCORE

MO053196/06 Class Of Vehicle Validity
 Non-Transport LMV,MCWG 18-12-2016
 Transport
 Hazardous Validity
 Badge No.
 Reference No. 202931983
 Original LA RTA SECUNDRABAD
 DOB 17-12-1964
 Blood Gr.
 Date of Issue 13-09-1993



HOUSEHOLD CARD

Card No : PAPI67881501086
 F.P Shop No : 815
 Name of Head of Household : Mehta, Rahul
 Father/Husband name : Bharat
 Date of Birth : 04/12/1930
 Age : 26
 Occupation : Own Business
 House No. : 2-3-577,401,UTTAM TOWERS
 Street : MINISTER ROAD
 Colony : D V COLONY
 Ward : 2
 Circle : Ward-2
 District : Circle VIII / Hyderabad
 (Rs.) : 100,000
 No. (1) : 45339/(Double)
 Name (1) : Navratna Enterprises, JOC
 No. (2) : /
 Name (2) : /

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

[Signature]

For Alpine Estates For Alpine Estates

[Signature]
Partner

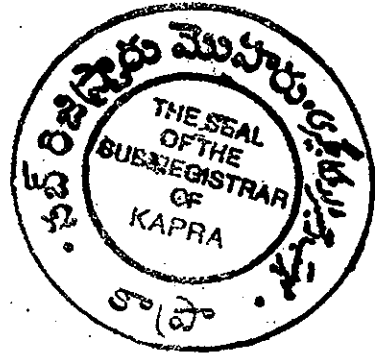
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Partner

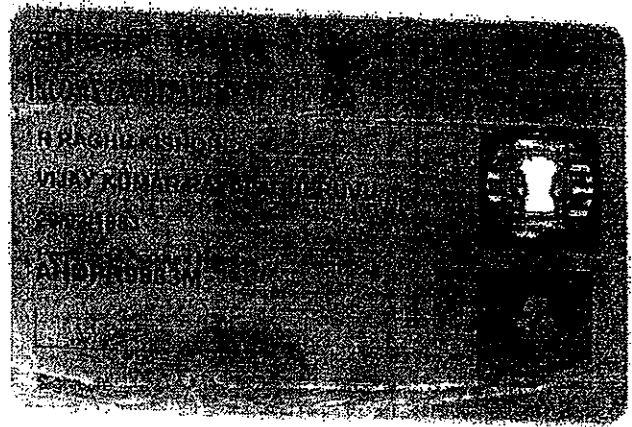
వ పుస్తకము 2010.....వ సం పు 1103.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వరుస సంఖ్య..... 13.....


సబ్-రిజిస్ట్రారు





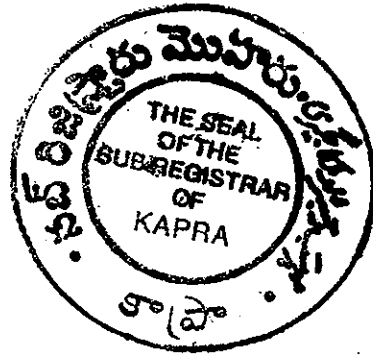
Handwritten signature or mark

1వ పుస్తకము 2010.....వ సం పు.102...దస్తావేజాలు

మొత్తము కానితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....14.....

~~నల్ల-రిజిస్ట్రారు~~





इंटरनेशनल एडवांस्ड रिसर्च सेंटर फॉर पाउडर मेटलर्जी
एंड न्यू मेटिरियल्स (ए.आर.सी.आई), हैदराबाद
International Advanced Research Centre for Powder
Metallurgy & New Materials (ARCI), Hyderabad
(विज्ञान एवं प्रौद्योगिकी विभाग, भारत सरकार का स्वयं शासित अनुसंधान एवं विकास केन्द्र)
(An Autonomous R&D Centre of Department of Science & Technology, Government of India)



नाम
Name : R Vijay Kumar
पदनाम
Desig. : Finance & Accounts Officer
ई.सी.नं.
E C No : 168

सुरक्षा अधिकारी Security Officer

Received

1వ పుస్తకము 2010.....వ సం పు 1103.....దస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 17
ఈ కాగితపు వదున సంఖ్య..... 15


శం-రిజిస్ట్రారు


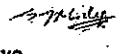


WITNESSES NO. 1

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, 040-27544058
www.modiproperties.com

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

In case of Emergency Call

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


WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

B M RAJ KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number
AIOPR9833L



Signature



(This card is lost / someone else has taken it. It is not valid for use.)

(यदि कार्ड खोया है / किसी और ने इसे चुराया है। इसे उपयोग में नहीं लाया जा सकता।)

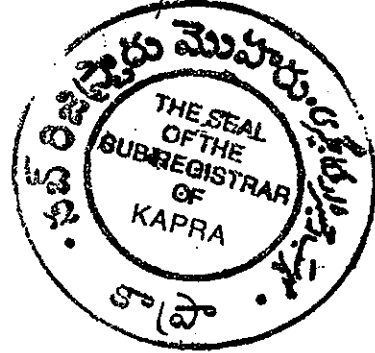
Income Tax PAN Service (Call Noida)
3rd Floor, Trade World, A Wing
Kirti Khera Complex
S. B. Marg, Lower Park, Mumbai 400 012
Tel: 91 22 7499 4651/4 or 011 22 208 0657
email: hmdc@nsdl.com

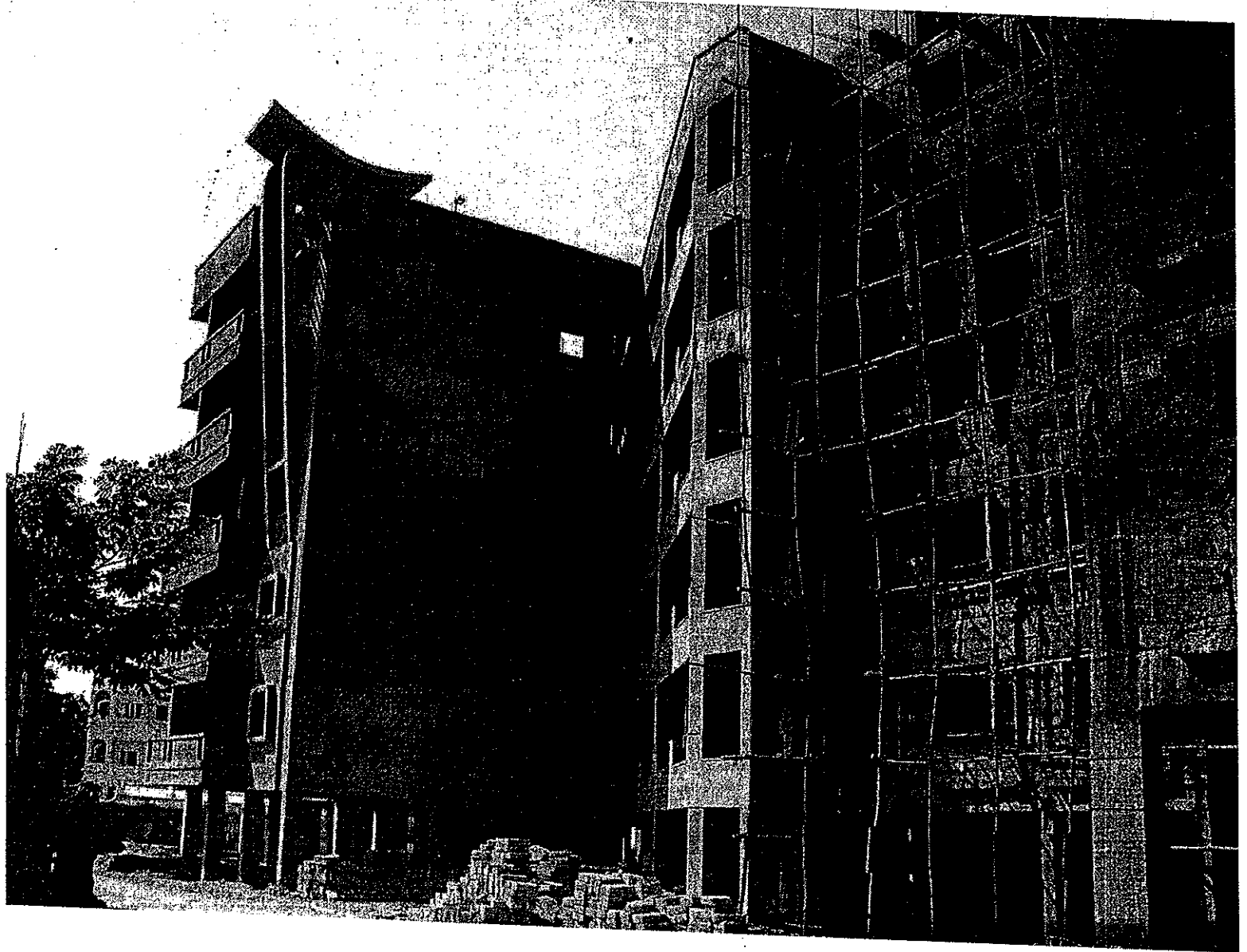
1వ పుస్తకము 2010.....వ సం పు 1103.....వేజాలు

మొత్తము కాగితముల సంఖ్య.....17.....

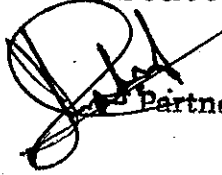
ఈ కాగితపు ముద్ర సంఖ్య.....16.....


 సబ్-రిజిస్ట్రారు





For Alpine Estates For Alpine Estates


Partner

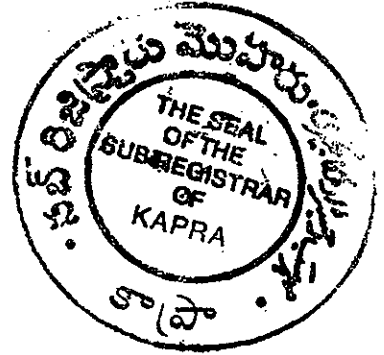

Partner

1వ పుస్తకము 2010.....వ సం పు.1103.....వ పేజీలు

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు పనుల సంఖ్య..... 17


సహ-రిజిస్ట్రారు



**GOVERNMENT OF ANDHRA PRADESH
REGISTRATION AND STAMPS DEPARTMENT
CERTIFICATE OF ENCUMBRANCE ON PROPERTY**

1732/10

Sub Registrar
Office: KAPRA

Certificate No. 1752

Application No. 3997

Date: 13-04-2010 Page: 1/1

Sri/Smt. R. RAGHU KISHORE having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.

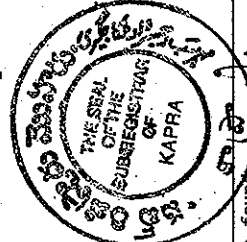
VILL/COL : MALLAPUR MALLAPUR SURVEY: 1/1, 191, 2/1/1, House: 3-3-27/1 APARTMENT: MAYFLOWER HEIGHTS FLAT: 412 NORTH: OPEN TO SKY SOUTH: FLAT NO 413 & OPEN TO SKY EAST: OPEN TO SKY WEST: 6' WIDE CORRIDOR AND OPEN TO SKY

DATE & TIME of Application of EC: 13-04-2010 00:00:00

DATE & TIME of Generation of EC: 13-04-2010 14:11:28

I hereby certify that a search has been made in Book I and in the indexes of S.R.O.KAPRA for 4 Years from 01-10-2007 to 12-04-2010 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl. No. (1)	(a) Description of Property (2)	Date of (B) Execution of Document (R) Registration (3)	(b) Nature & Value of Document (4)	Executants (Ex) and Claimants (Cl) (5)	Ref. to Document Entry Vol.No/Rg.No Doct.No./Year (7) (8) (9) (10)
1	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1PART 191/PART 2/1/1PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#01,04,# FLAT: 412 APARTMENT: MAYFLOWER HEIGHTS EXTENT: 73 SQ.Yds BUILT: 1560 Sq.ft Boundries: [N]: OPEN TO SKY [S] FLAT NO 413 & OPEN TO SKY [E]: OPEN TO SKY [W]: 6' WIDE CORRIDOR AND OPEN TO SKY	(R) 08-04-2010 (P) 08-04-2010 (E) 08-04-2010	0208 Mortgage Cons.Value:Rs. 3342000 Mkt.Value:Rs. 0	1 (ME)CANARA BANK 1 (MR)R.RAGHU KISHORE 2 (MR)R.VIJAY KUMAR	1105 2010 of SRO KAPRA 1
LINK DOCT: 1526.1103/2010# 1526.1104/2010#					
2	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1PART 191/PART 2/1/1PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#04,PA,# FLAT: 412 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 0 SQ.Yds BUILT: 1560 Sq.ft Boundries: [N]: OPEN TO SKY [S] FLAT NO 413 & OPEN TO SKY [E]: OPEN TO SKY [W]: 6' WIDE CORRIDOR & OPEN TO SKY	(R) 08-04-2010 (P) 08-04-2010 (E) 08-04-2010	0109 Sale Cons.Value:Rs. 2905000 Mkt.Value:Rs. 784600	1 (EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 15 (CL)R.RAGHU KISHORE 16 (CL)R.VIJAY KUMAR 3 (EX)M/S ALPINE ESTATES REP BY YERRAMVIJAY KUMAR	1104 2010 of SRO KAPRA 1
LINK DOCT: 1526.1103/2010#					
3	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1PART 191/PART 2/1/1PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#04,PA,# FLAT: 412 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 73 SQ.Yds BUILT: 1560 Sq.ft Boundries: [N]: OPEN TO SKY [S] FLAT NO 413 & OPEN TO SKY [E]: OPEN TO SKY [W]: 6' WIDE CORRIDOR & OPEN TO SKY	(R) 08-04-2010 (P) 08-04-2010 (E) 08-04-2010	0101 Sale Cons.Value:Rs. 1000000 Mkt.Value:Rs. 989000	1 (EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 15 (CL)R.RAGHU KISHORE 16 (CL)R.VIJAY KUMAR 2 (EX)M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 3 (EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5 (EX)M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR	1103 2010 of SRO KAPRA 1
LINK DOCT: 1507.4591/2007# 1507.14056/2006# 1507.15639/2006#					



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found Search made and certified prepared by **CHERUDY** Received Rs. 100 + 20 towards EC-Fee against Cash Receipt No. 2930

Search verified and certified examined by

Date: 3/207

సర్టిఫైడ్ & సర్టిఫైడ్ చేయబడినది

OFFICE SEAL & DATE

Signature of Registrar

