

2981 W. 30 - 2872/2012 A-110 Ach 31/4/12

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 832179

s.No. 109 18/05/2012
Sold to C.H. Ramesh
S/o. D/o. W/o. C.H. Narsing Rao
For Whom. M/s. Alpine Estates

T. SUDHAKAR
LICENCED STAMP VENDOR
LIC No. 15-01-007/2007
REN. No. 15-01-026/2010
LIG-60/A.P.H.B. Colony,
Chevella, R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this 5th day of September 2012 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 32 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 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

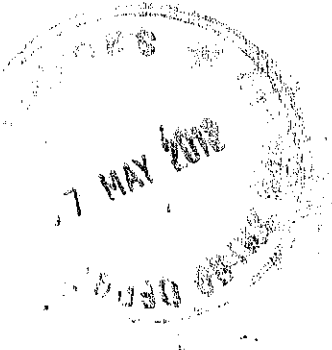
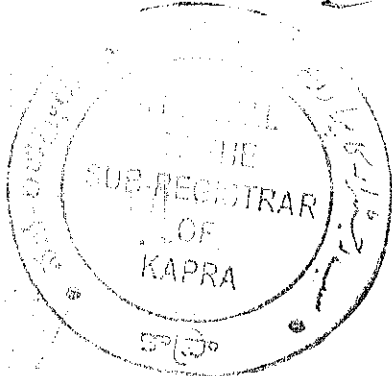
M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 32 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 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
[Signature]
Partner

For ALPINE ESTATES
[Signature]
Partner

1వ పుస్తకము 20/2వ పం|| వు 2872
 రెండవ పుస్తకము అధికముల సంఖ్య 17
 ఈ అధికముల పరమ సంఖ్య 1

20/2 వ సం. నెంబర్ 5 వ తేది
 1834 వ సం. నెంబర్ 14 వ తేది
 పం|| 11 మరియు 12 గంటలు
 సాధ్య కాదా సబ్ రిజిస్ట్రారు కార్యాలయములో
 శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చక్రము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
 గానూ వేరికలక్షన్లలో సహా దాఖలు చేసి
 రూ|| 8750/- లు చెల్లించారు



దాని తప్పిదాలు ఒప్పుకొన్నది
 ఎడమ బొటన ప్రింటు



Prabhakar Reddy
Prabhakar Reddy

K. Prabhakar Reddy s/o. K. P. Reddy
 Occ: Service (0) S-6-187/3 & 4, R. No. 130, 4th
 Sobham mansion, Nr. G. Road, through SPA Presentation
 of documents vide SPA No. 169/OK/107, dt. 3.08.07
 at SRO, Uppal, R.R.Dist.

~~Signature~~

DHIRAJ BHARDWAJ s/o. J.M. BHARDWAJ
 Service
 R/o. 8228, KHARIA STREET, ROSHANARA Road,
 Delhi-110007.

~~Signature~~

SHIVA KUMAR s/o. U. UMAPATHI, Occ: Service
 R/o. # 45/A, J.P. Homes, Chintal Kurta, Serowmagar,
 Hyderabad.

20/2 వ సం. నెంబర్ 5 వ తేది
 1834 వ సం. నెంబర్ 14 వ తేది

Signature
 తప్పిదాలు ఒప్పుకొన్నది

IN FAVOUR OF

1. Mr. HITESH BHARDWAJ, SON OF Mr. J. M. BHARDWAJ, aged about 33 years, Occupation: Service.
2. Mrs. SANDAL BHARDWAJ, WIFE OF Mr. HITESH. BHARDWAJ, aged about 28 years, residing at Flat No. 202, H. No. 12-13-829/80, Street No.12, Shirdi Sai nagar Colony, Lalapet, Secunderabad - 500 017., hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-11 Gts., (hereinafter the said land is referred to as "THE SCHEDULE LAND") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R.R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule A annexed to this Agreement.
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of. apartments in 3 blocks aggregating to about 3,97,600 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 110 on the first floor, in block no. 'A' having a super built-up area of 1425 sft., together with undivided share in the scheduled land to the extent of 71.25 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-13 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 For ALPINE ESTATES

Partner

Partner

1వ పుస్తకము 2012వ సం. పు. 2872
 దస్తావేజు సేవకైతము కారితముల సంఖ్య 17
 ఈ కారితము వరుస సంఖ్య 2

నవ-రెజిస్ట్రార్

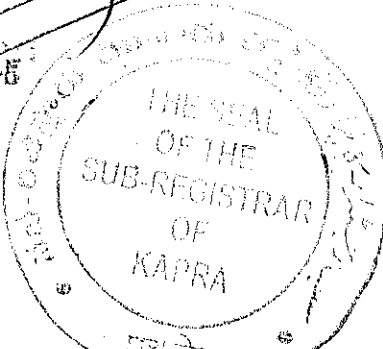
Certified that the following amounts have been paid in respect of this document

Sl. No	Description of fee/duty	in the form of					Total
		Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I.S. Act	DD/BC/ Pay order	
1.	Stamp Duty	100	87400	-	-	DD	87500
2.	Transfer Duty		35000	-	-	-	35000
3.	Registrar Fee		8750	-	-	-	8750
4.	Usual Charges		100	-	-	-	100
	Total	100	131250	-	-	-	131350

"Rs: 122500/- towards stamp duty including T.P. under Section 41 of the I.S. Act 1899 and Rs. 8750/- towards Registration fee on the chargeable value of Rs. 1750000/- were paid by the party through Bank, HDFC Bank vide challan/DD/BC/pay order No. 172092
 Date 4/9/12"

Sub-Registrar
 Collection U/S 41 of I.S. Act

1వ పుస్తకము 2012 సం. / చ.శ. 1899వ
 పు. 2872 వెంటరుగా రిజిస్టరు చేయబడి
 స్కానింగ్ నిమిత్తం పు. పు. నెంబరు 1526
1 2872 / 2012 నా యివ్వబడినది
 2012 సం. నెంబరు 5 వ 30

నవ-రెజిస్ట్రార్


- 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.17,50,000/- (Rupees Seventeen Lakhs Fifty 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 semi-finished, deluxe apartment bearing flat no.110 on the first floor, in block no.'A' having a super built-up area of 1425 sft., in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, together with:
- Undivided share in scheduled land to the extent of 71.25 sq. yds.
 - A reserved parking space for one car on the stilt floor bearing no. A-13 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.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand Only) paid by way of D. D. No. 261578, dated 03.09.2012 issued by Axis Bank, Service Branch, Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.

2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenants that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.

For ALPINE ESTATES



Partner

For ALPINE ESTATES



Partner

1వ పుస్తకము 2012 సం॥ పు 2872
దస్తావేజు మొత్తము లాగితముల సంఖ్య 17
ఈ లాగితము వయస సంఖ్య 3

~~నా లాగితము~~

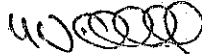


4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone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

For ALPINE ESTATES


Partner

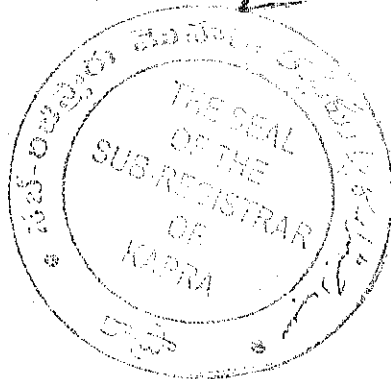
For ALPINE ESTATES



Partner

1st installment 20/24 No. 2872
दस्तावेज कोष्ठक में दर्ज कराया गया है, 17
का कार्यालय बरतन संख्या, 9

न्यायाधीश



- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called MAYFLOWER HEIGHTS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs.1,31,250/- is paid by way of pay order no. 172093 , dated 04.09.2012, and VAT an amount of Rs.45,951/- paid by the way of pay order no. 172090, dated 04.09.2012, both are HDFC Bank, S. D. Road, Secunderabad.

For ALPINE ESTATES

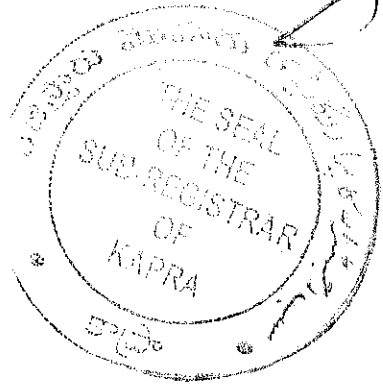
Partner

For ALPINE ESTATES

Partner

1వ పుస్తకము 2012 నం|| పు. 2872
దస్తావేజు యొక్క మొదటి అంకముల సంఖ్య 17
ఈ అంకము వరుస సంఖ్య 5

(Handwritten signature)



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'

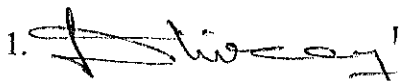
SCHEDULE OF APARTMENT

All that portion forming a semi-finished, deluxe apartment bearing flat no. 110 on the first floor, in block no. 'A' admeasuring 1425 sft., of super built-up area (i.e., 1140 sft. of built-up area & 285 sft. of common area) together with proportionate undivided share of land to the extent of 71.25 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-13 admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos.1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky & Flat No. 111
South By	Open to Sky & Flat No. 109
East By	Open to Sky, 6' wide corridor & Stair Case
West By	Open to Sky

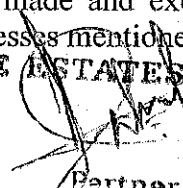
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

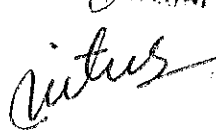
WITNESSES:

1. 

2. 

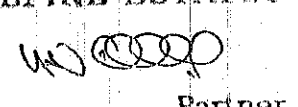
FOR ALPINE ESTATES


Partner





FOR ALPINE ESTATES


Partner

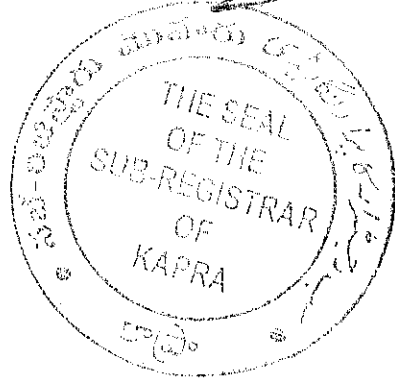
VENDOR

2

BUYER

1వ పుస్తకము 20/2వ సం॥ వృ 2872
రస్తావీజ్ మొత్తము తిరిగివచ్చుల సంఖ్య 17
ఈ తిరిగివచ్చుల పుస్తక సంఖ్య 6

సహాయకుడు



ANNEXTURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no 110 on the first 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 Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 71.25 sq. yds., U/S Out of Ac. 4-11 Gts..
4. **Built up area Particulars:**
- a) In the Stilt / Ground Floor : 100 sft., for parking space for one car
- b) In the First Floor : 1425 sft.,
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 17,50,000/-

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

Signature of the Executants

Date: 05.09.2012

C E R T I F I C A T E

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

For ALPINE ESTATES For ALPINE ESTATES

Partner

Partner

Signature of the Executants

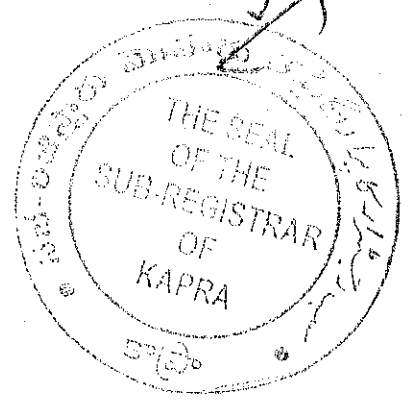
Date: 05.09.2012

Ante

Ante

1వ పుస్తకము 20 12 సం॥ వు 2872
దస్తావేజు పుస్తకము అంకితముల సంఖ్య 17
ఈ అంకితము పంపిన సంఖ్య 7

[Handwritten signature]
సబ్ రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 110 IN BLOCK NO. 'A' ON FIRST FLOOR

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

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

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

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

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

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

BUYER: 1. MR. HITESH BHARDWAJ, SON OF MR. J. M. BHARDWAJ

2. MRS. SANDAL BHARDWAJ, WIFE OF MR. HITESH. BHARDWAJ

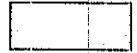
REFERENCE:
AREA: 71.25

SCALE:
SQ. YDS. OR

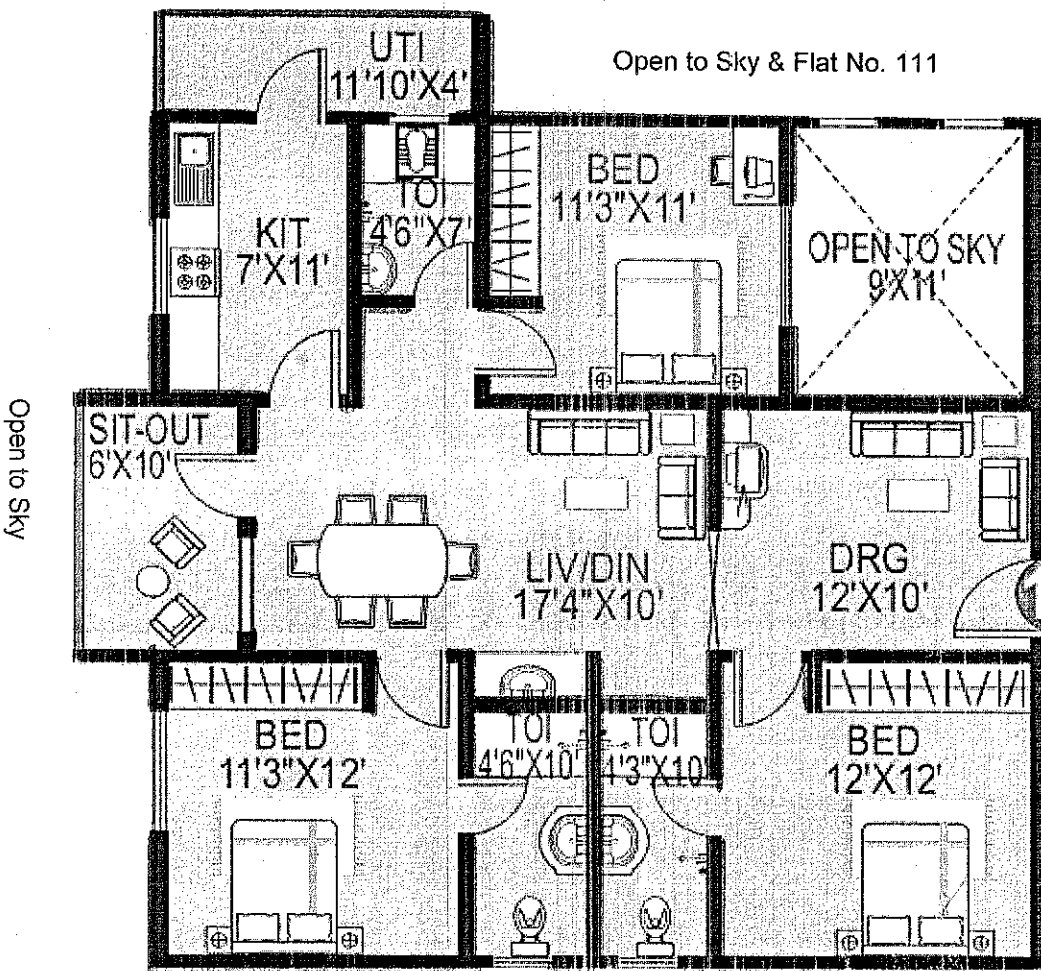
INCL:
SQ. MTRS.



EXCL:



Total Built-up Area = 1425 sft.
Out of U/S of Land = Ac. 4-11 Gts.



Open to Sky, 6' wide corridor & Staircase

For ALPINE ESTATES

[Handwritten signature]
Partner

For ALPINE ESTATES

[Handwritten signature]

SIGNATURE OF THE VENDOR

2

SIGNATURE OF THE BUYER

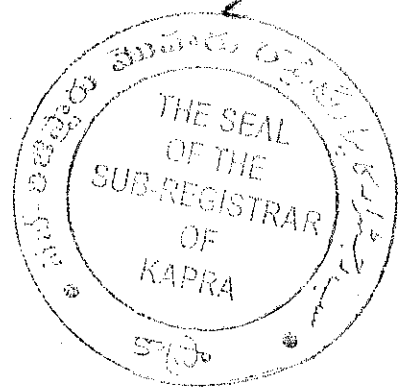
WITNESSES:

- [Handwritten signature]*
- [Handwritten signature]*

[Handwritten signature]
Hitesh

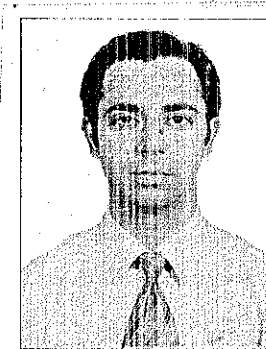
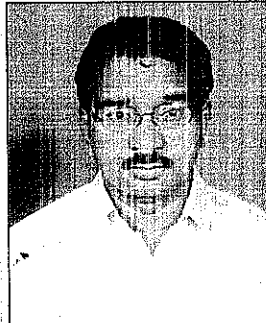
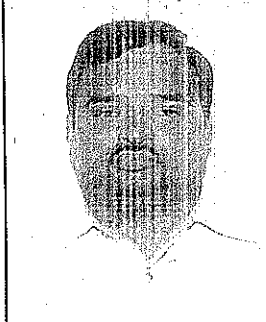
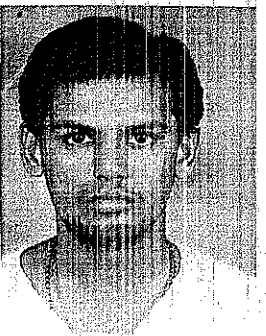
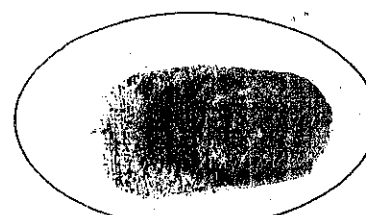
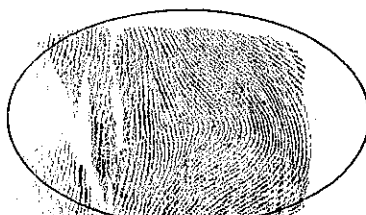
1వ పుస్తకము 2012 క సం॥ పు 2872
దస్తవీజు మొత్తము లాగితముల సంఖ్య 17
ఈ లాగితము వరుస సంఖ్య 8

~~సర్కిలర్~~



PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF N 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:
 1. MR. RAHUL B. MEHTA
 S/O. LATE BHARAT U. MEHTA
 R/O. PLOT NO. 2-3-577, UTTAM TOWERS
 D. V. COLONY, MINISTER ROAD
 SECUNDERABAD – 500 003.
 2. MR. YERRAM VIJAY KUMAR
 SON OF SRI YERRAM SHANKARAIHAH
 R/O. PLOT NO. 14 & 15
 KARTHIK ENCLAVE
 DIAMOND POINT
 SECUNDERABAD.

SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 169/BK-IV/2007, DT. 03.08.07

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

BUYER CUM REPRESENTATIVE:

MR. HITESH BHARDWAJ
 S/O. MR. J. M. BHARDWAJ
 R/O. # FLAT NO. 202, H. NO. 12-13-829/80
 STREET NO.12, SHIRDI SAI NAGAR COLONY
 LALAPET, SECUNDERABAD - 500 017.

BUYER NO.2:

MRS. SANDAL BHARDWAJ
 W/O.MR. HITESH. BHARDWAJ
 R/O. # FLAT NO. 202, H. NO. 12-13-829/80
 STREET NO.12, SHIRDI SAI NAGAR COLONY
 LALAPET, SECUNDERABAD - 500 017.

SIGNATURE OF WITNESSES:

1.

2.

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Hitesh Bhardwaj as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

Partner of ALPINE ESTATES Partner of ALPINE ESTATES

Partner

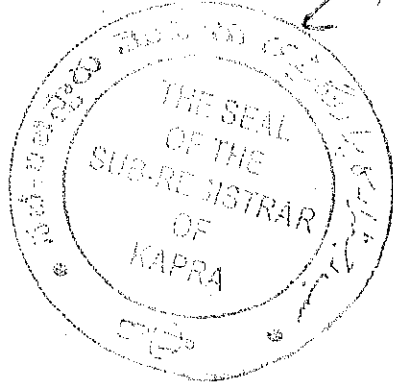
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

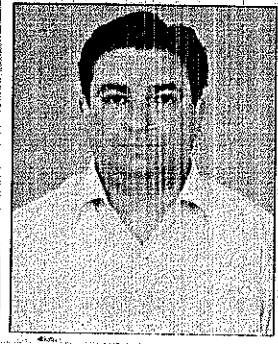
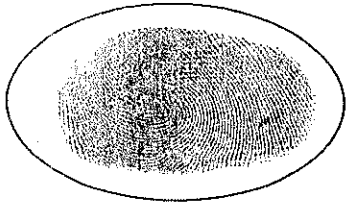
1వ పుస్తకము 2012 సం॥ పు॥ 2872
దస్తావేజు మొత్తము కారితముల సంఖ్య 17
ఈ కారితము వరుస సంఖ్య 9

స. అధికారి



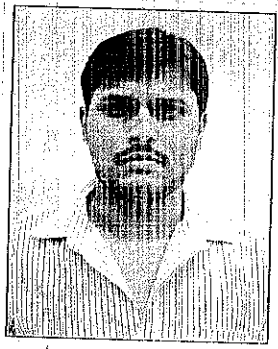
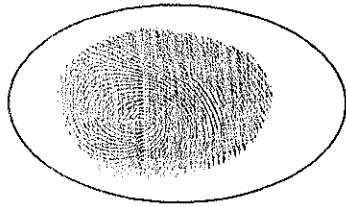
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



WITNESSES:

1. MR. DHIRAJ BHARDWAJ
S/o MR. J. M. BHARDWAJ
R/O. # 8208, KHARJA STREET
ROSHANARA ROAD,
DELHI - 110007.



2. MR. S. SHIVA KUMAR
S/O - MR. U. UMATHI
R/O. 45/A, J-P HOMES
CHINTALKUNTA
SARODNAGAR,
HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

For ALPINE ESTATES

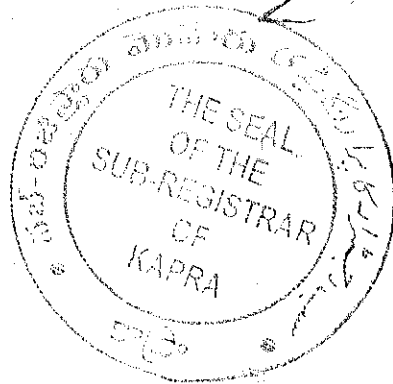
Partner

For ALPINE ESTATES

Partner

1st విస్తరణ 20/2వ సం॥ వా 2872
దస్తావేజు మొత్తము అంగీకరణ సంఖ్య 17
ఈ అంగీకరణ పుస్తక సంఖ్య 10

సబ్ రిజిస్ట్రార్








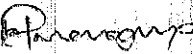
Photographs and FingerPrints As per Section 32A of Registration Act 1908


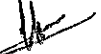
C.S.No./Year: 2981/2012 of SRO: 1526(KAPRA)


Presentant Name(Capacity): M/S ALPINE ESTATES(EX)


Report Date: 05/09/2012 12:42:34

This report prints the Photos and FPs taken on 05/09/2012
12:39:37

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2			(CL) SELF & SPA TO CLAIMENT HITESH BHARDWAJ FLATNO.202 HNO.12-13-829/80 STNO.12 SHIRDI SAI NAGAR CLY LALAPET SEC BAD	
7			(EX) SPA HOLDER K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOORSOHAM MANSION M.G.ROAD SEC BAD	

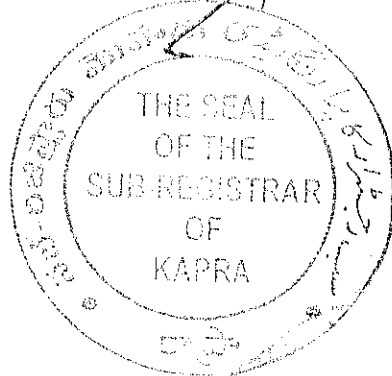
Identified by
Witness 1 
Witness 2 


Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

1వ పుస్తకము 2012 సం॥ వ. 2872
దస్తావేజు మొత్తము ఆంగీకరముల సంఖ్య 17
ఈ ఆంగీకరము వరకు సంఖ్య 11

(Handwritten signature)



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992006
VIJAYA KUMAR
SHANKARAI AH
2-2-23
PAN BAZAR
SECUNDRABAD

Issued on 19.02.2008

Licensing Authority,
RTO-SECUNDRABAD



Family Members Details

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

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

M0063195/06

Class Of Vehicle	Validity
Non-Transport Transport Hazardous Badge No. Reference No. Original LA DOB Blood Gr. Date of 1st Issue	LMV.MCWG 18-12-2014 202931983 RTA SECUNDRABAD 17-12-1984 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 : 04/12/1970
 Age : 26
 Occupation : Own Business
 House No. : 2-3-577,401,UTTAM TOWERS
 Street : MINISTERS ROAD
 Colony : DV COLONY
 Ward : 2
 Circle : VIII
 District : Hyderabad
 (Rs.) : 100,000
 No. (1) : 45339 (Double)
 No. (2) : /
 No. (3) : /

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

[Signature]
Signature

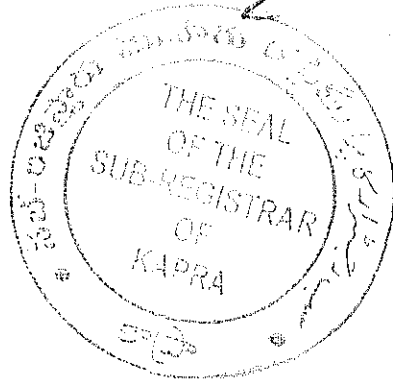
[Photo]
10062008

For ALPINE ESTATES
[Signature]
Partner



For ALPINE ESTATES
[Signature]
Partner

1వ పుస్తకము 2012వ సం॥ నం॥ 2872
దస్తావేజు ముఖ్యము కారితముల సంఖ్య 17
ఈ కారితము వరుస సంఖ్య 12

నల్ల-లింగం



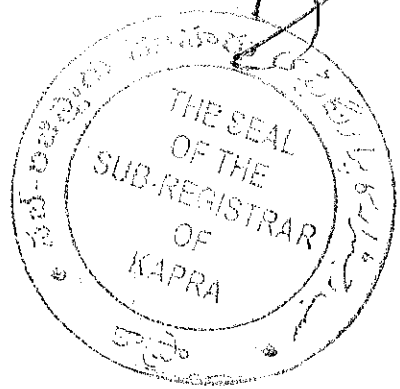
BUYER:

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
HITESH BHARDWAJ JITENDER MOHAN BHARDWAJ 14/01/1979 Permanent Account Number AHRPB9304J	 
Signature	

Hitesh

1వ పుస్తకము 2012వ సం॥ పు. 2872
దస్తావేజు యొక్కతము ఆగితముల సంఖ్య 17
2వ ఆగితము వరుస సంఖ్య 13

నబోయినారు



BUYER:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANDAL

RAMNARESH PRASAD GUPTA

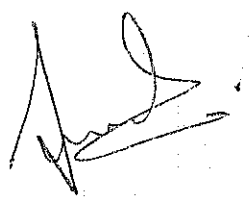
13/03/1983

Permanent Account Number

AYCPS6436J


Signature



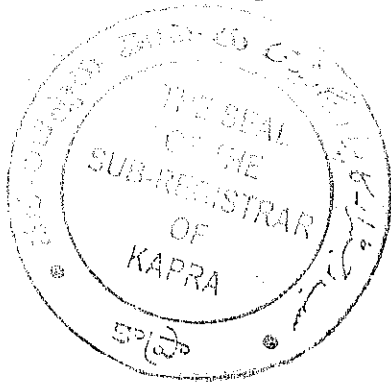


1వ వుస్తకము 20 12వ సం॥ వు 2872

దస్తావేజు మొత్తము కాగితముల సంఖ్య 17

ఈ కాగితము పుస్తక సంఖ్య 14

~~సబ్-రెజిస్ట్రారు~~



KI 9WESJ

Ministry of Road Transport and Highways
Licence to drive vehicles throughout India

LICENCE NO.	PH1081509121784	N
NAME	DHIRAJ BHARDWAJ	
S/O, D/O, W/O	SH J M BHARDWAJ	
ADDRESS	8228 KHARJA STREET ROOHANARA RD DELHI 110007	
DT. OF BIRTH	03/10/1978	
VEHICLE CLASS	MCYL 10/09/1999 LHVINT 10/09/1999	

(Holder's Signature)
DT. OF ISSUE 10/08/1999
VALIDITY 09/08/2019
BADGE NO. NA

Sig. Of Licensing Authority (N2)

Dhiraaj

1వ పుస్తకము 2012 క సం॥ పు. 2872
దస్తావేజు పేరొత్తము లాగితముల సంఖ్య 17
ఈ కారితము వరుస సంఖ్య 15

నందమూరి



BUSINESS

DRIVING LICENCE
DLFAP02843812002
SOMA SURESH KUMAR
S/O SOMA BHARATHI
45/A H.P. TOWERS
CHINTOOR NORTH
SARODHAPETA
RANGA REDDY DIST

Signature
03/05/2002

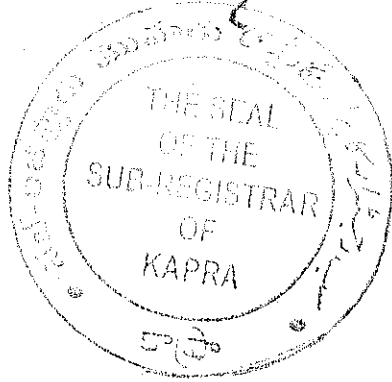
Licensing Authority
RTA RANGAREDDY

<u>Class Of Vehicle</u>	<u>Validity</u>
Non-Transport Transport MCWG	03/05/2002
<u>Badge No.</u> <u>Original No.</u> <u>Original LA.</u> <u>DOB</u> <u>Blood Gr.</u>	DLFAP02843812002 RTA RANGA REDDY ONE 05/07/1983

[Handwritten mark]

1వ పుస్తకము 2012వ సం॥ పు. 2872
దస్తావేజుల నమోదుము లాగితముల సంఖ్య 17
ఈ లాగితము పంపిన సంఖ్య 16

సబ్-రెజిస్ట్రార్





For ALPINE ESTATES

[Handwritten signature]
Partner

For ALPINE ESTATES

[Handwritten signature]
Partner

1వ పుస్తకము 2012 క సం॥ ఏ 2872

దస్తావేజు మొత్తము కలితముల సంఖ్య 17

ఈ కలితము వరుస సంఖ్య 17

సహాయక రికార్డు

