

1956 20.30-1880/2012

Rec 2105

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 832173

S.No. 173 Date 18/05/2012
 Sold to C.H. Lamesh
 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 19th day of June 2012 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 31 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 31 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

For ALPINE ESTATES

Page - 1 -

Partner

Partner

1వ పుస్తకము 2012 వ సం. పు 1880
 ద్వితీయ మొత్తము కారితముల సంఖ్య 16
 ఈ కారితము వరుస సంఖ్య 1

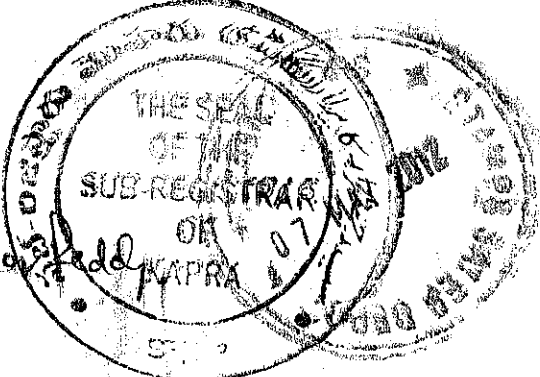
పబ్లికేషన్

2012 వ సం. 19 వ తేది
 1934 శా.శ. సంఖ్య 29 వ తేది
 పగలు 2 గంటలు

మద్య కౌఫు సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ Rahul B. Melhla & K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32 వను
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి

రూసుము రూ 9000/- లు చెల్లించినాడ
 వ్రాసి ఇచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన ప్రేలు



Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy s/o. K. P. Reddy, Occ: Service
 O/o. S-187/3 & 4, 2nd floor, Soham Mansions,
 M.G. Road, Sec 6, through SPA for presentation of
 Documents, vide SPA no. 169/BK/R/2007, Dt. 03.08.07
 at SRO, Uppal, R.R. Dist.

విరూపింపినది

Ravi RANGANATHAN RAVI s/o K. RANGANATHAN
 OCC: SERVICE ADDRESS:- H.No. 44 SBI COLONY
 NEW BAKARAM GANDHINAGAR
 HYD - 500080

Kameswara Rao K. SRINIVASA RAO.
 s/o K. KAMESWARA RAO.
 OCC: SERVICE.
 FL. 2B. H.NO: 1-7-78/3
 Venkata Srinivasa Residency
 South Kamalapuram
 EC. 2L, Hyderabad - 62.

2012 వ సం. 19 వ తేది
 1934 శా.శ. సంఖ్య 29 వ తేది

Prabhakar Reddy
 సబ్-రిజిస్ట్రారు
 రె.సి.వ. లోక్ కుమారి

IN FAVOUR OF

Mr. SANJAY BHAURAO WADICHOR, SON OF Mr. BHAURAO SAHADEO WADICHOR, aged about 40 years, Occupation: Service, residing at # 7-51/C, Jai Santosh Nagar, Street No - 8, Habsiguda, Hyderabad - 500 007., hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, admeasuring Ac. 4-11 Gts., (hereinafter the said land is referred to as "**THE SCHEDULE LAND**") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R. R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule A annexed to this Agreement
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/P/g/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. 112 on the first 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-15 admeasuring about 100 sft., in the building known as MAYFLOWER HEIGHTS and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.

FOR ALPINE ESTATES

Partner

FOR ALPINE ESTATES

Partner

1వ పుస్తకము 2012 వ సం. పు 1880
 దస్తావేజు మొత్తము ఈగీతముల సంఖ్య 16
 ఈ ఈగీతము వరుస సంఖ్య 2

సబ్-రెజిస్ట్రార్

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

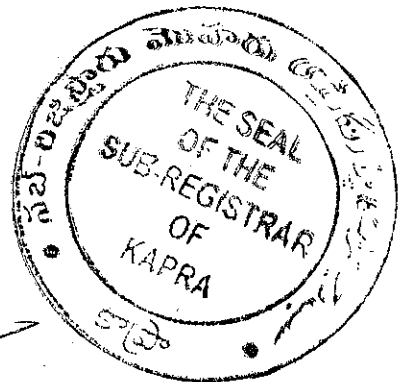
Sl. No	Description of fee/duty	in the form of					Total
		Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I.S. Act	DD/BC/ Pay order	
1.	Stamp Duty	100	89900	-	-	D.D	90000
2.	Transfer Fee	.	36000	-	-	-	36000
3.	Registration Fee		9000	-	-	-	9000
4.	User Charges		100	-	-	-	100
Total			135000	-	-	-	135000

"Rs: 1260000 towards stamp duty including T.D. under Section 41 of the I.S. Act 1899 and Rs. 9000 towards Registration fee on the chargeable value of Rs. 1800000 were paid by the party through Bank, HDFC vide challan/DD/BC/pay order No 170361
 Date 18/6/12"

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

1వ పుస్తకము 2012 సం. / ఈ.క. 1834వ పు 1880 నెంబరుగా రిజిస్టరు చేయబడి స్టాంప్ విమిక్తం గుర్తింపు నెంబరు 1526
1880 / 2012 గా యివ్వబడినది
 2012 సం. జూన్ నెల 19 వ తేది

సబ్-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.18,00,000/-(Rupees Eighteen 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 deluxe apartment bearing flat no. 112 on the first 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:
- Undivided share in scheduled land to the extent of 73.00 sq. yds
 - A reserved parking space for one car on the stilt floor bearing no. A-15 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.18,00,000/-(Rupees Eighteen Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- Rs.11,96,000/-(Rupees Eleven Lakhs Ninety Six Thousand Only) paid by way of cheque no.582097, dated 18.06.2012 drawn on State Bank of India, Patny Branch, Secunderabad issued by SBI, RACPC-1, Hyderabad.
- Rs.3,71,000/-(Rupees Three Lakhs Seventy One Thousand Only) paid by way of cheque no.796030, dated 22.02.2012 drawn on HDFC Bank, S. R. Nagar Branch, Hyderabad.
- Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.796029, dated 01.02.2012 drawn on HDFC Bank, S. R. Nagar Branch, Hyderabad.
- Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.796026, dated 23.01.2012 drawn on HDFC Bank, S. R. Nagar Branch, Hyderabad.
- Rs. 8,000/-(Rupees Eight Thousand Only) paid by way of cheque no. 796037, dated 17.06.2012, drawn on HDFC Bank, S. R. Nagar Branch, Hyderabad

FOR ALPINE ESTATES

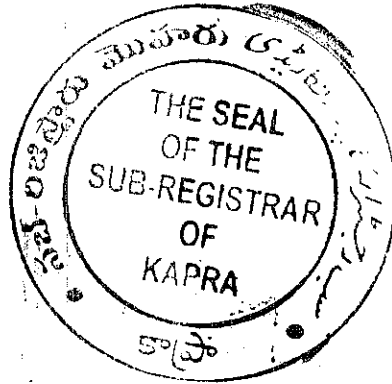
Partner

FOR ALPINE ESTATES

Partner

1వ పుస్తకము 2012వ సం॥ పు. 1880
దస్తావేజు మొత్తము కారితముల సంఖ్య 14
ఈ కారితము వరుస సంఖ్య 3

సచి (అధ్యక్షుడు)



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.
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

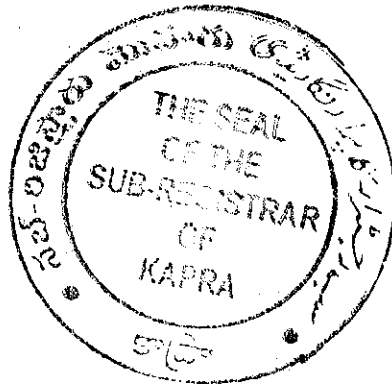
Partner

For ALPINE ESTATES

Partner

1వ వుస్తకము 2012 వ సం॥ పు 1880
దస్తావేజు మొత్తము కాగితముల సంఖ్య 16
ఈ కాగితము వరుస సంఖ్య 4

సబ్-రజిస్ట్రారు



- 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.
- 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.

For ALPINE ESTATES



Partner

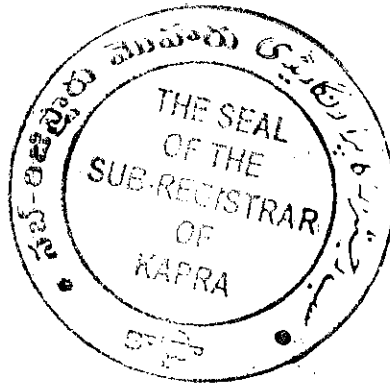
For ALPINE ESTATES



Partner

1వ పుస్తకము 2012 వ సం॥ పు 1880
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ఈ తాగితము వరుస సంఖ్య 5

సబ్-రెజిస్ట్రార్



- 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.1,35,000/- is paid by way of pay order no. 170361, dated 18.06.2012, and VAT an amount of Rs.49,700 /- paid by the way of pay order no. 170367, dated 18.06.2012, both are HDFC Bank, S. D. Road, Secunderabad.

SCHEDULE 'A'
SCHEDULE OF LAND

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

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

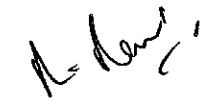

SCHEDULE 'B'
SCHEDULE OF APARTMENT

All that portion forming semi-finished, deluxe apartment bearing flat no. 112 on the first 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 on the stilt floor bearing no. A-15, 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:

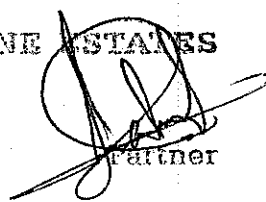
North By	Open to Sky
South By	Open to Sky & Flat No. 113
East By	Open to Sky
West By	Open to Sky & 6' wide corridor

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:

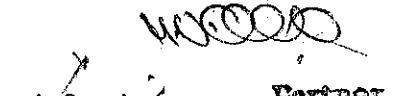
WITNESSES:

1. 
2. 

For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner
VENDOR
Page - 6 -

1వ పుస్తకము 20 12వ సం॥ వు. 1880
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 6

సచివరత్నం

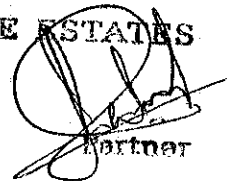


ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 112 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 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 Stilt / Ground Floor : 100 sft, Parking space for One Car
- b) In the First Floor : 1460 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. 18,00,000/-

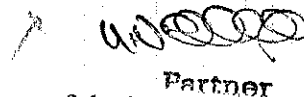
Date:19.06.2012

FOR ALPINE ESTATES



Partner

FOR ALPINE ESTATES




Partner

Signature of the Executants

C E R T I F I C A T E

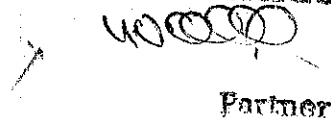
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

FOR ALPINE ESTATES



Partner

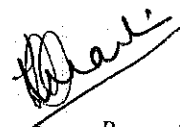
FOR ALPINE ESTATES



Partner

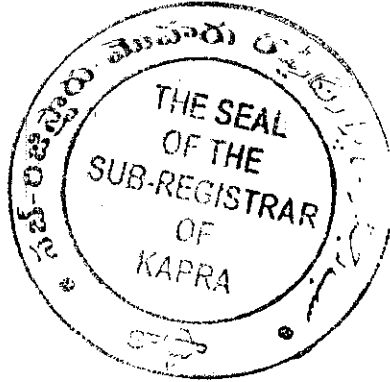
Signature of the Executants

Date: 19.06.2012



1వ పుస్తకము 20 (2వ సం. పు. 1880
దస్తావేజు మొత్తము కాగితముల సంఖ్య 16
ఈ కాగితము వరుస సంఖ్య 7

సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 112 IN BLOCK NO. 'A' ON FIRST FLOOR

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

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

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R. R. DIST.

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

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

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

BUYER: MR. SANJAY BHURAO WADICHOR SON OF MR. BHURAO SAHADEO WADICHOR

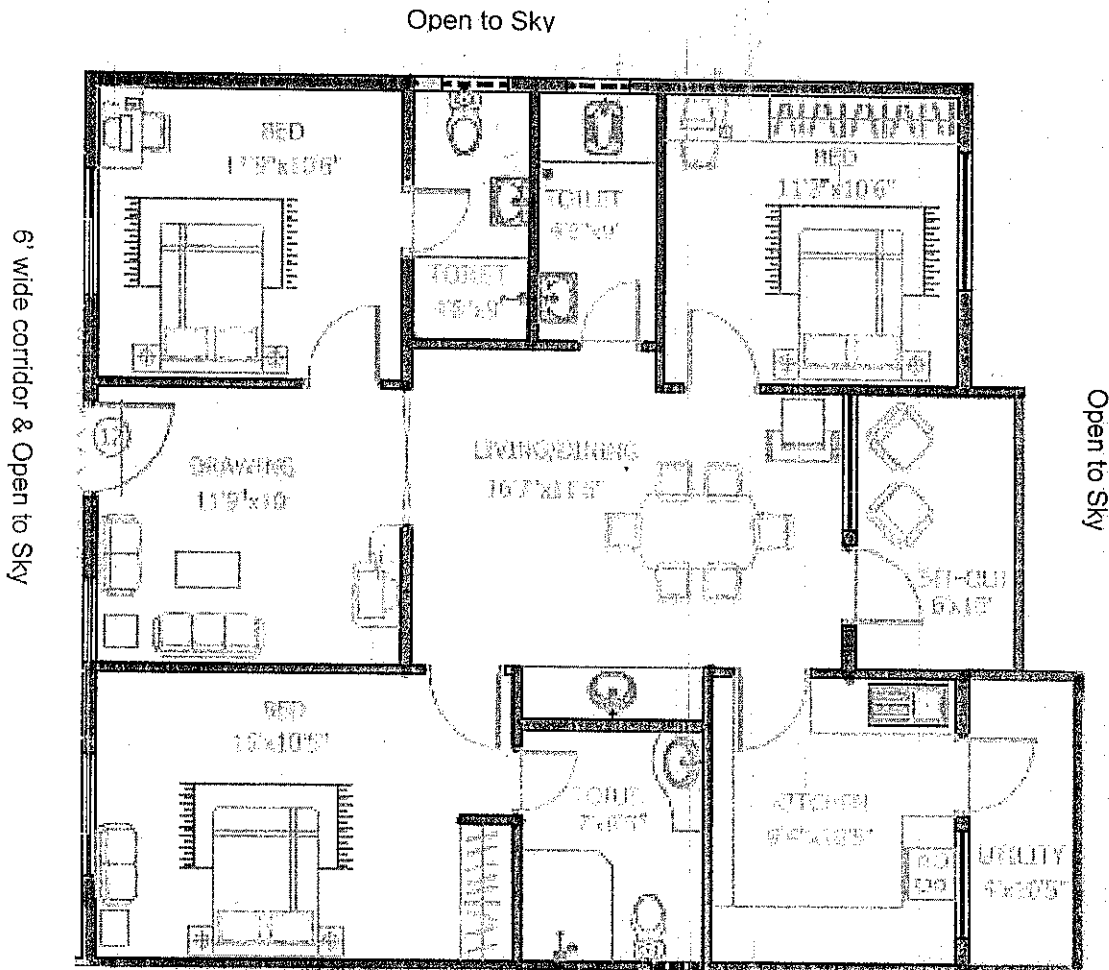
REFERENCE:
AREA: 73.00

SCALE:
SQ. YDS. OR

INCL: 
SQ. MTRS.

EXCL: 

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

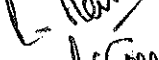



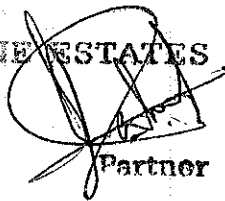
Flat No. 113 & Open to Sky

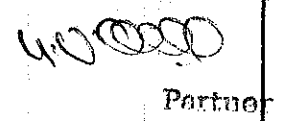
For ALPINE ESTATES

For ALPINE ESTATES

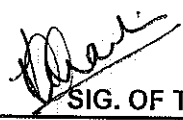
WITNESSES:

1. 
2. 


Partner

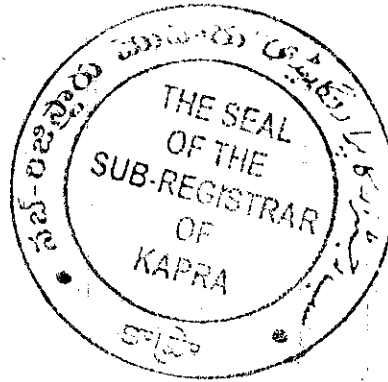

Partner

SIG. OF THE VENDOR


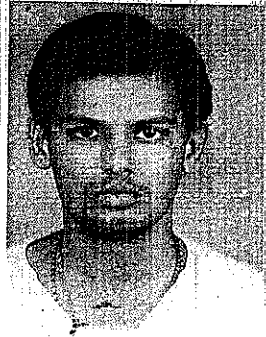

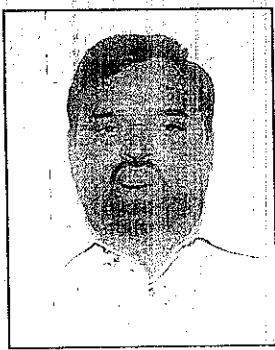
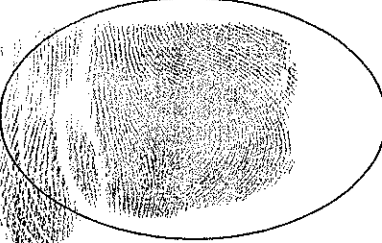
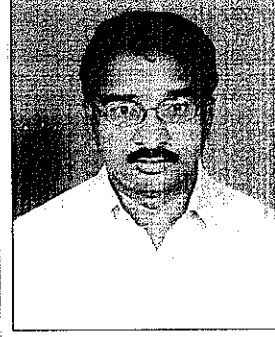
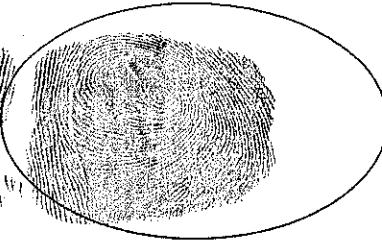


SIG. OF THE BUYER

1వ పుస్తకము 2012వ సం. పు. 1880
దస్తావేజు మొత్తము కాగితముల సంఖ్య 16
ఈ కాగితము వరుస సంఖ్య 8

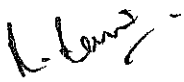
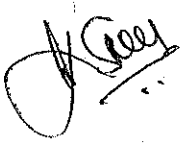
సబ్-రిజిస్ట్రారు



**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
			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 SHANKARAI AH 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: MR. SANJAY BHAURAO WADICHOR S/O. OF MR. BHAURAO SAHADEO WADICHOR R/O.# 7-51/C, JAI SANTOSH NAGAR STREET NO - 8, HABSIGUDA HYDERABAD - 500 007.


SIGNATURE OF WITNESSES:

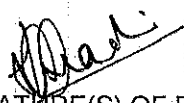
1. 
2. 

For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner
SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)

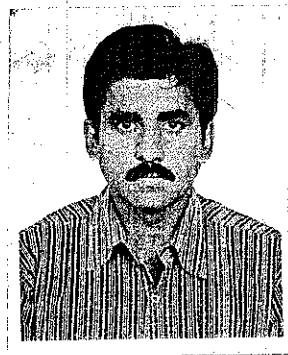
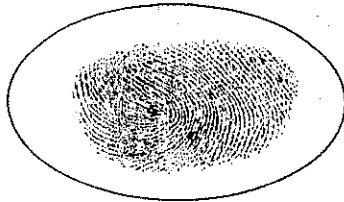
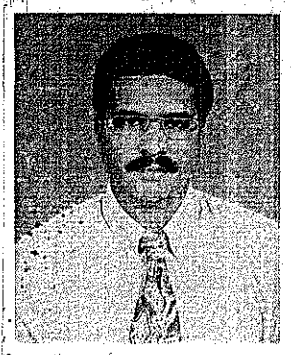
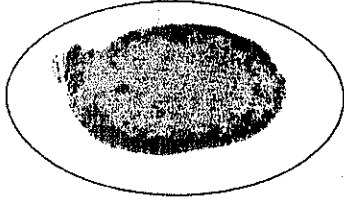
1వ పుస్తకము 2012వ సం॥ పు. 1880
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 9

సబ్-రెజిస్ట్రార్



**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
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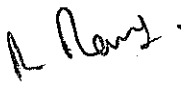



WITNESSES:

1. MR. RAVI RANGANATHAN
S/O. MR. K. RANGANATHAN
R/O. # H.NO: 44, SBI COLONY
NEW BAKARAM, GANDHINAGAR
HYDERABAD.
PIN: 500 080.

2. MR. K. SRINIVASA RAO
S/O. MR. K. KAMESHWARA RAO
R/O: FLAT NO. 2B,
H.NO: 1-7-78/3,
VENKATA SRINIVASA RESIDENCY
SOUTH KAMALANAGAR
ECIL, HYDERABAD - 062.

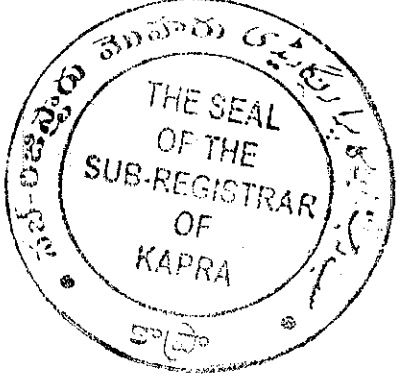
SIGNATURE OF WITNESSES:

1. 

2. 

1వ పుస్తకము 20/2 వ సం॥ వు. 1880
దస్తావేజు మొత్తము కాగితముల సంఖ్య 16
ఈ కాగితము పురుస సంఖ్య 10

~~సబ్-రెజిస్టరు~~








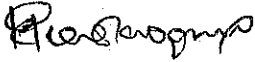
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001956/2012 of SRO: 1526(KAPRA)

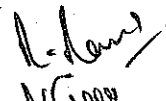

Presentant Name(Capacity): M/S ALPINE ESTATES(EX)

Report Date: 19/06/2012 14:00:52

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) SANJAY BHURAO WADICHOR 7-51/C JAI SANTOSH NAGARSTNO.8 HABSIGUDA HYD	
6			(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

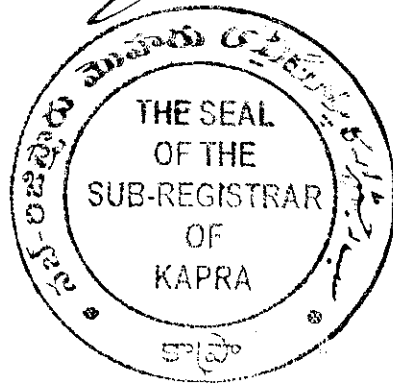


Capture of Photos and TIs
done in my presence



1వ పుస్తకము 2014-వ సం॥ ను 1880
దస్తావేజు మొత్తము గిరితముల సంఖ్య 16
ఈ జాగితము వరుస సంఖ్య 11

సచి-అజయ్ కుమార్



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992006
VIJAYA KUMAR
SHANKARAIAH
2-7-29
PAN BAZAR
SECUNDERABAD

Signature
Issued on: 10-02-2006

Licensing Authority,
RTA-SECUNDERABAD



Family Members Details

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

[Signature]

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

10053195/06

Class Of Vehicle	Validity
Non-transport Transport Hazardous Vehicle	LMV,MCWG 16-12-2014

Badge No.
Reference No. 202931983
Original LA RTA SECUNDERABAD
DOB 17-12-1964
Blood Gr.
Date of 1st Issue 13-09-1993

HOUSEHOLD CARD

Card No : PAPI67881501086
F.P Shop No : 815

Name of Head of Household : Mehta, Rajni

Father/Husband name : Bharat

Date of Birth : 04/12/1980
Age : 26
Occupation : Own Business

House No. : 2-3-577,40 CUTTAM TOWERS
Street : MINISTER ROAD
Colony : D V COLONY
Ward : Ward-2
Circle : Circle VIII
District : Hyderabad

(Rs.) : 100,000
No. (1) : 45339/(Durable)
No. (2) : /
No. (3) : /
No. (4) : /

me (1) : Navratna Enterprises, PCC

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

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

[Signature]
Signature

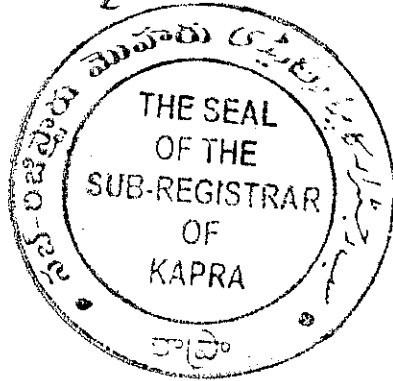
[Photo]
10062006

For ALPINE ESTATES
[Signature]
Partner




For ALPINE ESTATES
[Signature]
Partner

1వ పుస్తకము 2012 వ సం॥ పు 1880
దస్తావేజు మొత్తము కాగితముల సంఖ్య 16
ఈ కాగితము వరుస సంఖ్య 12

~~సబ్-రెజిస్ట్రారు~~



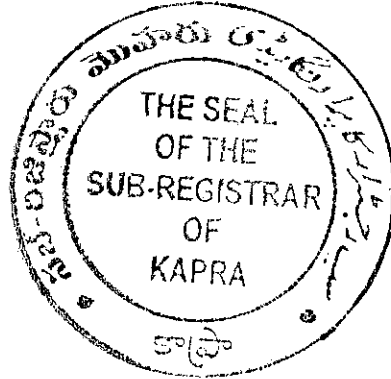
BUYER:

	PERMANENT ACCOUNT NUMBER	
	AAEPW82769	
BUYER'S SIGNATURE	BUYER'S NAME	
	SANJAY BHARAO WADICHOR	
	FATHER'S NAME	
	BHARAO SAHADEO WADICHOR	
	DATE OF BIRTH	
	22-04-1972	
		
	COMMISSIONER OF INCOME TAX, VIDARBA	


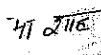
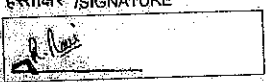
Buyer:

1వ పుస్తకము 2012-వ సం॥ పు. 1880
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 13

సబ్-రజిస్ట్రార్



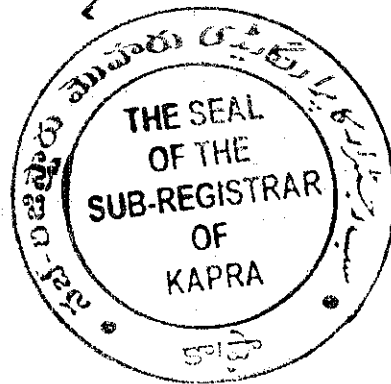
WITNESS NO. 1.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	
	AFOPR0610N
नाम / NAME	RAVI RANGANATHAN
पिता का नाम / FATHER'S NAME	RANGANATHAN KATHALI
जन्म तिथि / DATE OF BIRTH	21-12-1969
हस्ताक्षर / SIGNATURE	
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

R. Ravi

1వ పుస్తకము 2012వ సం॥ పు 1880
దస్తావేజు మొత్తము కాగితముల సంఖ్య 16
ఈ కాగితము వరుస సంఖ్య 14


సబ్-రిజిస్ట్రార్




WITNESS NO. 2

आयकर विभाग भारत सरकार
 INCOMETAX DEPARTMENT GOVT. OF INDIA
 KATRAGADDA SRINIVASA RAO
 KAMESWARA RAO KATRAGADDA

19/08/1972
 Permanent Account Number
ASYPK7988D


 Signature

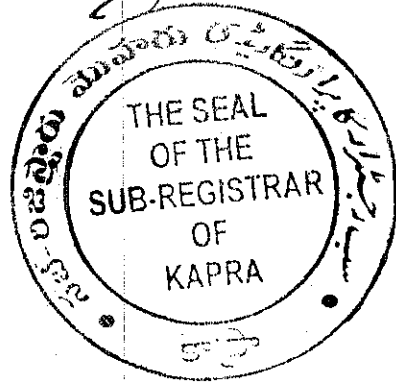


In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTTIISI,
 Plot No. 3, Sector 11, CBD Belapur,
 New Mumbai - 400 614.
 यास कार्ड के खोने/पाने पर कृपया सूचित कर / लौटाएं ;
 आयकर पैन सेवा यूनिट, UTTIISI,
 प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
 नवी मुंबई - 400 614.

Handwritten signature

1వ పుస్తకము 2012వ సం॥ పు 1880
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 15


సబ్-రజిస్ట్రారు





For ALPINE ESTATES

[Handwritten signature]
Partner

For ALPINE ESTATES

[Handwritten signature]

Partner

1వ పుస్తకము 2012 వ సం॥ పు. 1880
దస్తావేజు మొత్తము లాగితముల సంఖ్య 16
ఈ లాగితము వరుస సంఖ్య 16

సబ్-రెజిస్ట్రార్

