

DOCT. No. 2900/2011. A-105

3017
CS:2832

SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

[Signature]

AM 972159

S.No. 66971 Date 08/12/2011 Look
 No. to *Ramesh*
 P. No. W/o *Ch. Ra*
 For Whom *Alpine Estates*

K. SATISH KUMAR
 Licenced Stamp Vendor
 LIC.No.15-13-013/2000
 REN.No.15-13-016/2009
 H.No.5-2-29, Premachhipot (V),
 Rajendranagar Mandal,
 Ranga Reddy District.
 Ph.No.9349355156

SALE DEED

This Sale Deed is made and executed on this 16th day of December 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).

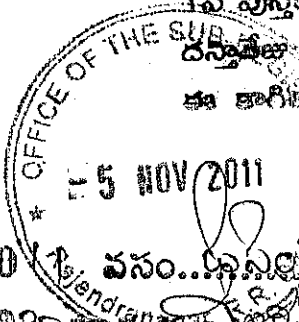
For ALPINE ESTATES For ALPINE ESTATES

[Signature]

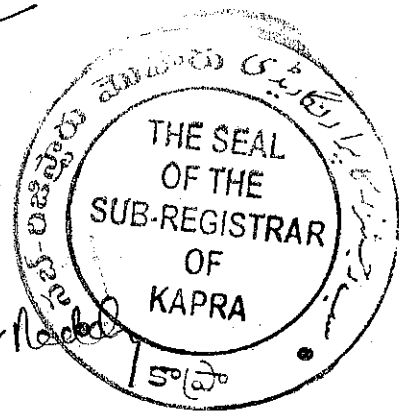
[Signature]

Partner

1వ పుస్తకము 20 || వ సం॥ పు 2900
 దస్తావేజు మొత్తము కారీకముల సంఖ్య 11
 ఈ కారీకము పఠన సంఖ్య



నబ్ ~~అక్షయ~~



2011 వ సం॥ డిసెంబరు నెల 16 వ తేదీ
 1933 శా.స. సంఖ్య 21 వ తేదీ

పగలు 2 మరియు 3 గంటల
 మధ్య కాప్రా నబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ. Rahul K. Melita Reddy, K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించబడిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి

రుసుగు రూ.....లు చెరిగినారు
 వ్రాసి ఇచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన ప్రేలు

Prabhakar Reddy



విరూపింపినది

Prabhakar Reddy
 K. Prabhakar Reddy s/o K. P. Reddy occ: Servie
 o/a 5-4-157/2 & 4, 2nd Floor, Soham mangalaj M.G.
 Road, Sec 2nd, Through SPA for presentation of
 documents, vide SPA no. 169/BKSR/07, dt. 3.08.07
 at SNo, Uppal, R. E. Dist

1)

CH. Venkateswara Reddy s/o Late Aji Reddy
 occ: Servie - R/A 11-137/2, Red Hills, Green Hills Colony
 Serroonagar, Hyderabad.

2)

శ్రీ. Rajkumar s/o m. vand. Rao, occ: BUSINER
 R/A 1-4/1, M. Bollaram, Sec 2nd,

2011 వ సం॥ డిసెంబరు నెల 16 వ తేదీ
 1933 శా.స. సంఖ్య 21 వ తేదీ

(సి.పా.వి. అధికారి)


IN FAVOUR OF

Mr. MADHUSUDHAN JITTA, SON OF Mr. SHANKARAIHAH, aged about 30 years, Occupation: Service, residing at 501, Satya Aiswarya Mansion, Street No. 7, Karthikeya Nagar, Hyderabad - 500 076., 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 luxury apartment bearing flat no. 105 on the first floor, in block no. 'A' having a super built-up area of 1075 sft. together with undivided share in the scheduled land to the extent of 53.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-8, 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 2011 వ సం. పు 2900

దస్తావేజు మొత్తము కారితముల సంఖ్య 15

ఈ కారితము పదున సంఖ్య 2

MARKET VALUE Rs: 13,30,000/

ENDORSEMENT

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

Challan No. 121903 Dt. 16/12/14

Stamp Duty:

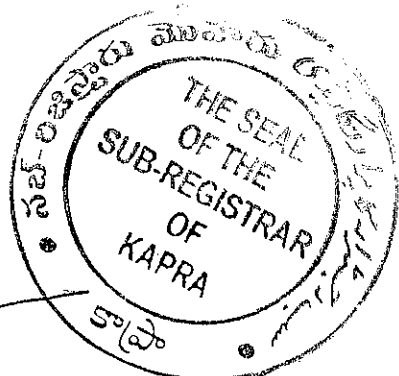
- 1. in the shape of stamp papers Rs. 100/
- 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 66400/
- 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs. —
- 4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any Rs. —
- II. Transfer Duty:
 - 1. in shape of challan Rs. 26600/
 - 2. in the shape of cash Rs. —
- III. Registration fees:
 - 1. in the shape of challan Rs. 6650/
 - 2. in the shape of cash Rs. —
- IV. User Charges:
 - 1. in the shape of challan Rs. 100/
 - 2. in the shape of cash Rs. —

Total Rs 99850/

SUB REGISTRAR KAPRA

పుస్తకము 2011 సం. / అ.న. 1833
 పు. 2900 నెలవారీ రిజిస్టరు రేటు
 దస్తావేజు మొత్తము కారితముల సంఖ్య 1526
 1 2900 / 11
 2011 సం. 12.16

Handwritten signature and date



- 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. 13,30,000/- (Rupees Thirteen Lakhs Thirty Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, luxury apartment bearing flat no. 105 on the first floor, in block no. 'A' having a super built-up area of 1075 sft., (i.e., 860 sft. of built-up area & 215 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 Mallapur Village, Uppal Mandal, R.R. District, together with:

- a. Undivided share in scheduled land to the extent of 53.75 sq. yds.
- b. A reserved parking space for one car on the stilt floor bearing no. A-8, admeasuring about 100 sft

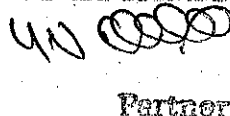
Forming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 13,30,000/- (Rupees Thirteen Lakhs Thirty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs. 10,64,000 /- (Rupees Ten Lakhs Sixty Four Thousand Only) paid by way of cheque no. 946096, dated 12.12.2011, drawn on HDFC Bank Ltd., Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Limited.
- ii. Rs. 1,21,000/- (Rupees One Lakh Twenty One Thousand Only) paid by way of cheque no. 368700, dated 21.11.2011, drawn on HDFC Bank, M. G. Road Branch, Bangalore.
- iii. Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand Only) paid by way of cheque no. 368699, dated 01.11.2011, drawn on HDFC Bank, M. G. Road Branch, Bangalore.
- iv. Rs. 30,000/- (Rupees Thirty Thousand Only) (Part Payment) paid by way of cheque no. 078521, dated 01.11.2011, drawn on ICICI Bank, Khirtabad Branch, Hyderabad.

For ALPINE ESTATES

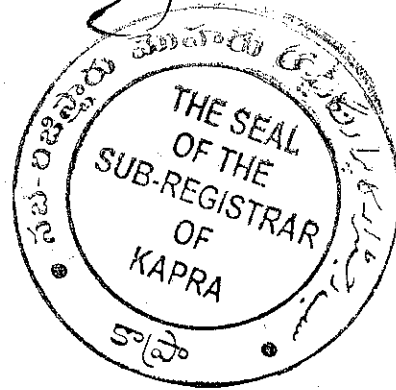

Partner

For ALPINE ESTATES


Partner

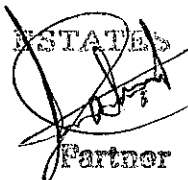
1వ పుస్తకము 2011 బ సంఖ్య 2900
దస్తావేజు-మొత్తము కారితముల సంఖ్య 15
ఈ కారితము వరుస సంఖ్య 3

సచి-నిజామాదా



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.

For ALPINE ESTATES



Partner

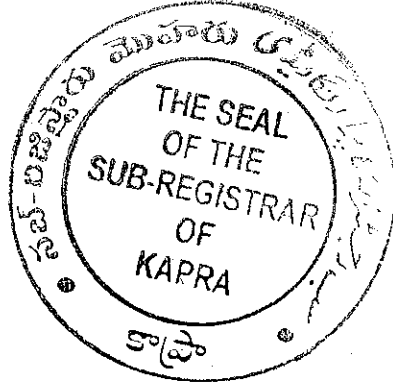
For ALPINE ESTATES



Partner

1వ పుస్తకము 20 || ప సం|| పు 2900
దస్తావేజు మొత్తము కారితముల సంఖ్య
ఈ కారితము వయస సంఖ్య

సచివ




- 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.
- 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.

For ALPINE ESTATES




Partner

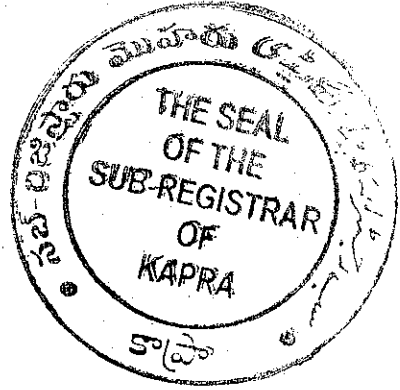
For ALPINE ESTATES



Partner

1వ పుస్తకము 2011 వ సం. పు. 2900
దస్తవేజ మొత్తము తారీఖముల వంఖ్య 15
ఈ తారీఖము వరుస సంఖ్య 5


సబ్ రిజిస్ట్రారు



- 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. 99,750/-is paid by way of challan no. 121903, dated 16.12.2011, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 31,460/- paid by the way of pay order no. 16562, dated 15.12.2011, drawn on HDFC Bank, S. D. Road, Secunderabad.

For ALPINE ESTATES

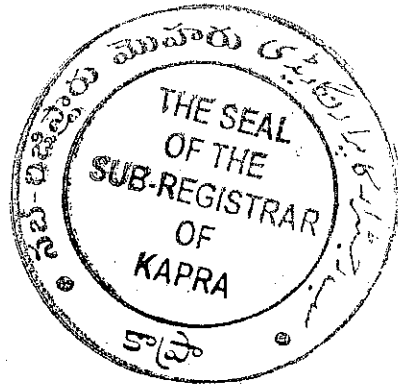
Partner

For ALPINE ESTATES

Partner

1వ పుస్తకము 2011 వ సం॥ పు. 2900
దస్తావేజు మొత్తము కారితముల సంఖ్య 15
ఈ కారితము వరుస సంఖ్య 6

నల్-లి



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'


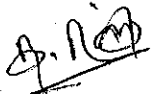
SCHEDULE OF APARTMENT

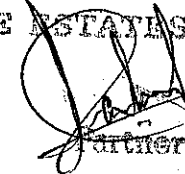
All that portion forming a semi-finished, luxury apartment bearing flat no. 105 on the first floor, in block no. 'A' admeasuring 1075 sft. of super built-up area (i.e., 860 sft. of built-up area & 215 sft. of common area) together with proportionate undivided share of land to the extent of 53.75 sq. yds. and a reserved parking space for one car on the stilt floor bearing no. A-8, 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:

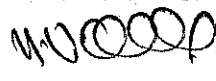
North By	Open to Sky & 6' wide corridor
South By	Open to Sky
East By	Flat No. 104
West By	Flat No. 106

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. 

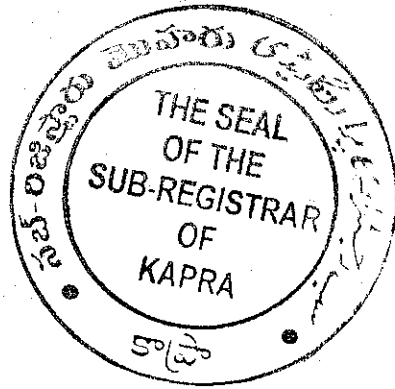
For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner
VENDOR


BUYER

1వ పుస్తకము 2011 వ సం॥ పు. 2900
దస్తావేజు యొక్కము, కారితముల సంఖ్య 15
ఈ కారితము వరుస సంఖ్య 7

సహాయకము



ANNEXTURE - 1 - A

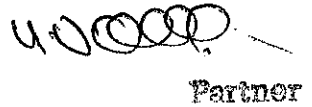
1. Description of the Building : LUXURY apartment bearing flat no 105 on the first floor, in block no. 'A' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature 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 : 53.75 sq. yds., U/S Out of Ac. 4-11 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor : 100 Sft parking space for one car
- b) In the First Floor : 1075 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. 13,30,000/-

FOR ALPINE ESTATES



Partner

FOR ALPINE ESTATES



Partner

Date: 16.12.2011

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



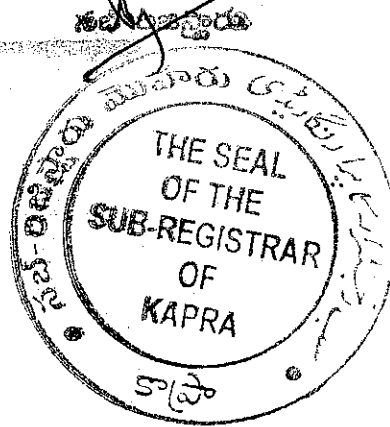
Partner

Date: 16.12.2011

Signature of the Executants

T. H. S. Sollen

1వ పుస్తకము 20 || వ సం॥ పు 2900
దస్తావేజు మొత్తము కారితముల సంఖ్య 15
ఈ కారితము వరుస సంఖ్య 8



REGISTRATION PLAN SHOWING

FLAT NO. 105 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

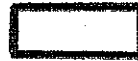
2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAI AH

BUYER: MR. MADHUSUDHAN JITTA, SON OF MR. SHANKARAI AH

REFERENCE:
AREA: 53.75

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



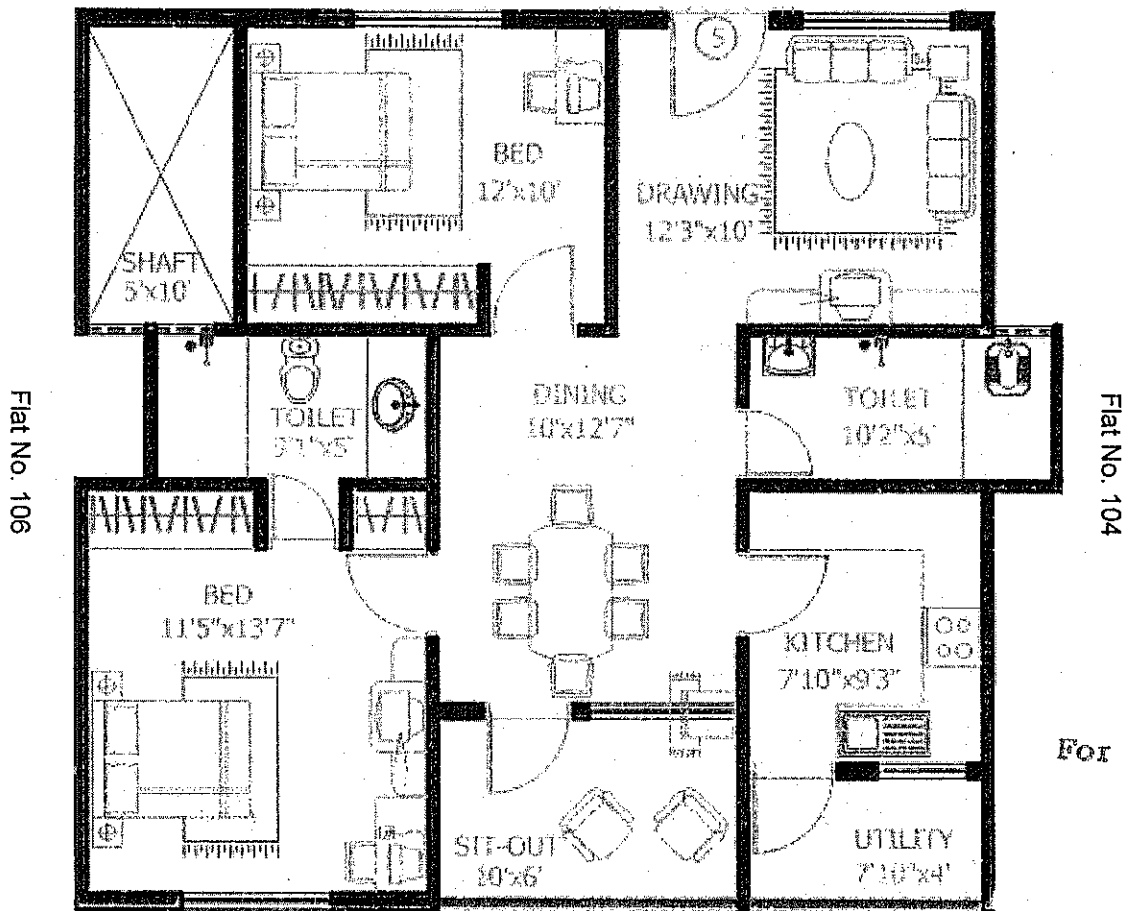
EXCL:

Total Built-up Area = 1075 Sft.
Out of U/S of Land = Ac. 4-11 Gts.

N



Open to Sky & 6' wide corridor



Open to Sky

For ALPINE ESTATES

[Signature]
Partner

For ALPINE ESTATES

[Signature]
Partner

WITNESSES:

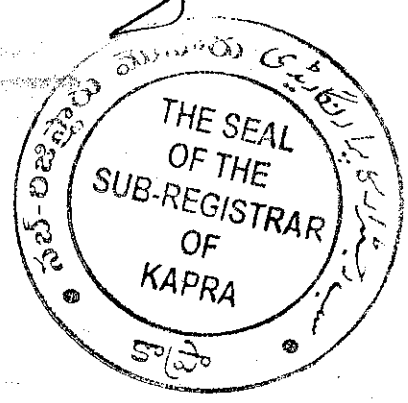
- 1. *[Signature]*
- 2. *[Signature]*

SIGNATURE OF THE VENDOR

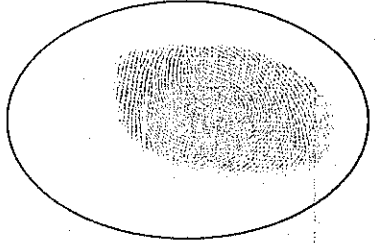
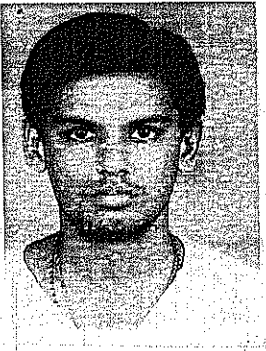


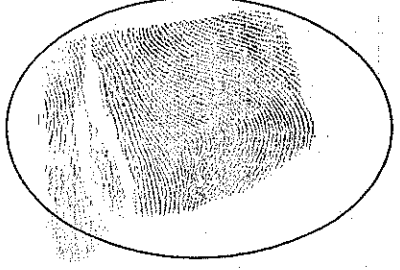

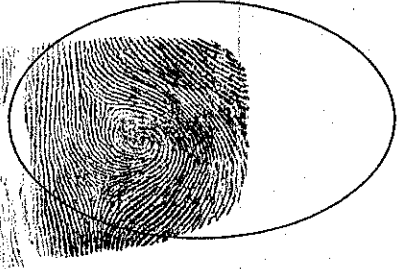
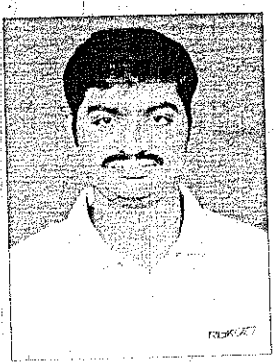
[Signature]
SIGNATURE OF THE BUYER

1వ పుస్తకము 20 11వ నంబు పు 2900
దస్తావీజ్ మొత్తము కారితముల సంఖ్య 15
ఈ కారితము పరుస సంఖ్య 9



సచివశాసనము



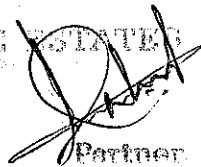
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>M/S. ALPINE ESATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNERS</p> <p>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.</p> <p>2. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p> <p>SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 169/BK-IV/2007, Dt. 03.08.07</p> <p>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.</p> <p>BUYER:</p> <p>MR. MADHUSUDHAN JITTA S/O. MR. SHANKARAI AH R/O. 501, SATYA AISWARYA MANSION STREET NO. 7, KARTHIKEYA NAGAR HYDERABAD - 500 076.</p>
			
			
			


SIGNATURE OF WITNESSES:

- 
- 

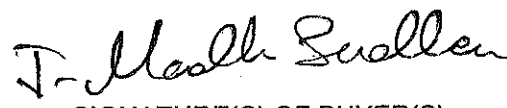
For ALPINE ESATES


Partner

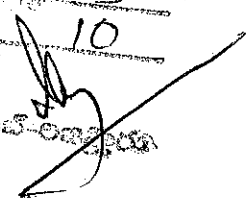
For ALPINE ESATES

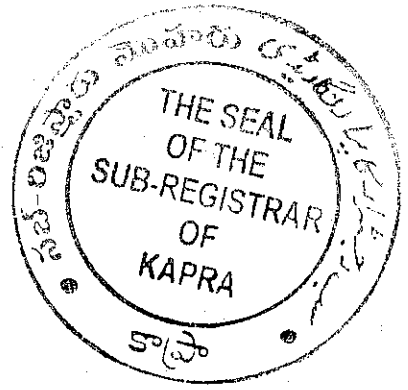

Partner

SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 20 1/30 గది: ఫు 2900
దస్తావేజు మొత్తము కార్పొరేషనుల పంపిణీ 15
ఈ కారితము ప్రకారము పంపిణీ 10


సబ్-రెజిస్ట్రారు





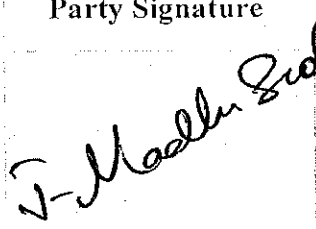


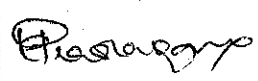
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002832/2011 of SRO: 1526(KAPRA)



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


Report Date: 16/12/2011 14:46:26


This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) MADHUSUDHAN JITTA 501,SATYA AISWARYA MANSION,KARTHIKEYA NAGAR,HYD.	
2			(EX) K.PRABHAKAR REDDY(REP TO EXECUTANTS) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

Identified by
Witness 1
Witness 2

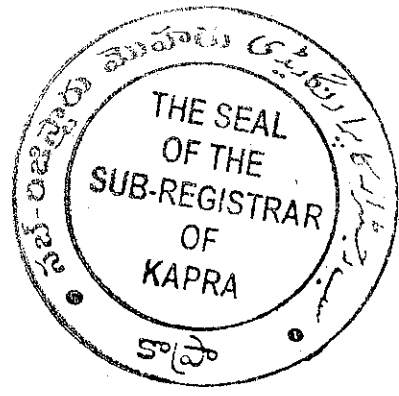




Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

1వ పుస్తకము 2011 వ సం. ఫి 2900
దస్తావేజు మొత్తము కారీఖముల సంఖ్య 15
ఈ కారీఖము వరుస సంఖ్య 4

[Handwritten Signature]



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992005

VIJAYA BHARAT
SHANKARAJAH
27-23
PAN BHARAT

SECUNDRABAD

Signature
issued on: 10-02-2005

Issuing Authority,
RTA, SECUNDRABAD



Family Members Details

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

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

आयकर विभाग
INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSP8104E

Signature

भारत सरकार
GOVT. OF INDIA



MO053195/06 Class Of Vehicle Validity

Non-Transport LMV/MCWG 18-12-2014
Transport
Hazardous Validity
Badge No.
Reference No. 20291983
Original LA RTA SECUNDRABAD
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, Rahul
Father/Husband name : Bharat
Date of Birth : 04/12/1980
Age : 26
Occupation : Own Business
House No. : 2-3-577,401,UTTAM TOWERS
Street : MINISTER ROAD
Colony : D V COLONY
Ward : Ward-2
Circle : Circle VIII
District : Hyderabad

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



Signature

For ALPINE STATES

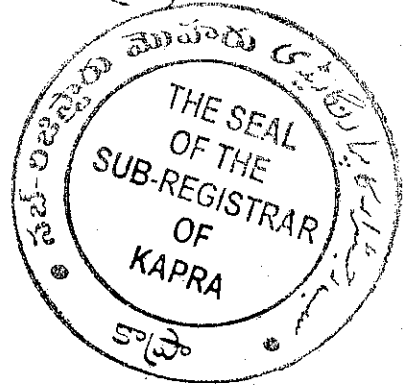
Partner


For ALPINE STATES

Partner

1వ పుస్తకము 20 || వ గ్రంథము 2900
దస్తావేజు మొత్తము కారితముల వంపు 15
ఈ కారితము భరున సంఖ్య 12


సచివశాసనము




Election Commission Of India
 ప్రతినిధి సంఘం
IDENTITY CARD
 గుర్తింపు కార్డు
 MPR2520377

Elector's Name : Jitta Madhusudan
 ఎలెక్టర్ పేరు : జిత్త మధుసూదన్
 Father's Name : Sankaraiiah
 తండ్రి పేరు: శంకరాఱియ్య

Sex : M Age as on 1-1-2003
 లింగం : పు 1-1-2003 నాటి వయస్సు

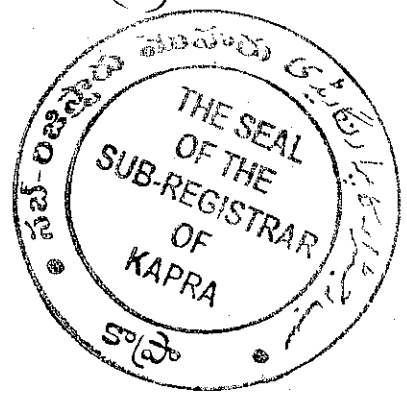
25

J. Madhu Sankar

Address
 2-110/1
 Nagaram
 Nagaram
 E
 RAMA
 Place: Na
 గ్రామం: నా
 Date / 66
 This car
 under
 గుర్తింపు
 MPR252037

1వ పుస్తకము 2011 వ సం॥ వు. 2900
దస్తావేజు మొత్తము జాగీరుముల సంఖ్య 15
ఈ జాగీరుము పరుగు సంఖ్య 13


నవ-రెజిస్ట్రారు



WITNESSES NO. 1

Customer Relations Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : *Ch. Venkata Ramana Reddy*
Valid upto : 30 April 2009
Issuing Authority : *M. Srinivas*
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

B.M Raj Kumar
Signature



22/02/2006

इस कार्ड के खो जाने पर / सोचा हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटाये
आयकर वेग सेना इन्फार्म, एन एस सी एल
तीरारी मंजिल, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

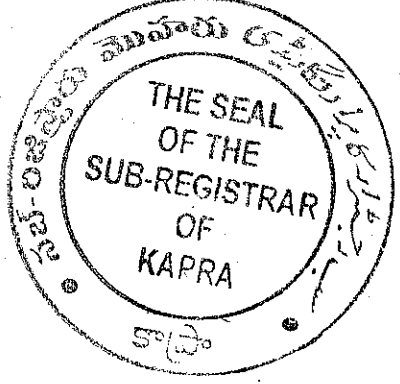
If this card is lost / someone's lost card is found
please inform / return to :

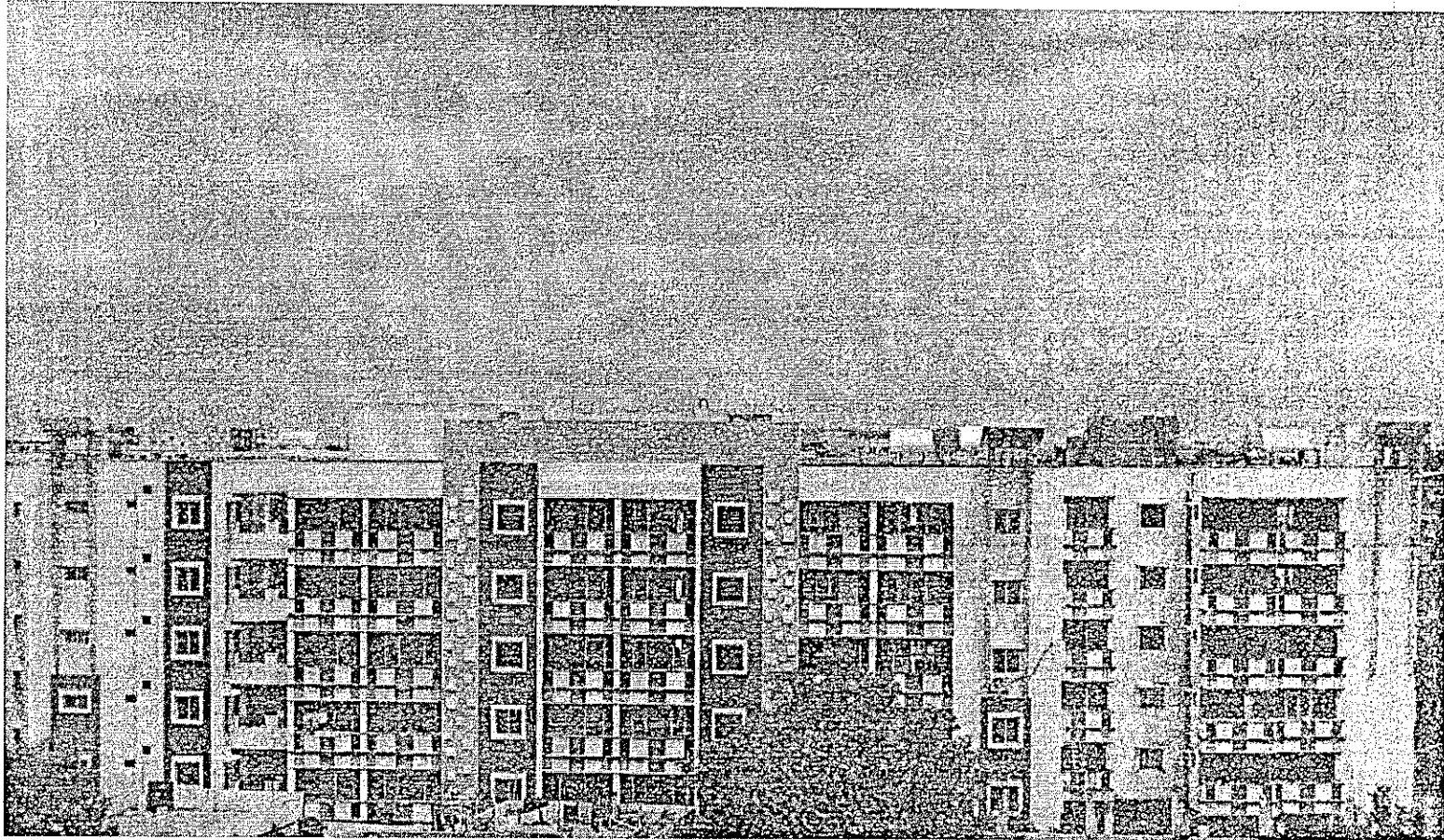
Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0564
email: tininfo@nsdl.co.in

1వ పుస్తకము 2011 నెంబర్ పు 2900
దస్తావేజు మొత్తము కార్యముల వంతు 15
ఈ కార్యము వరకు సంఖ్య 14

సచివరాయలు





For ALPINE ESTATES

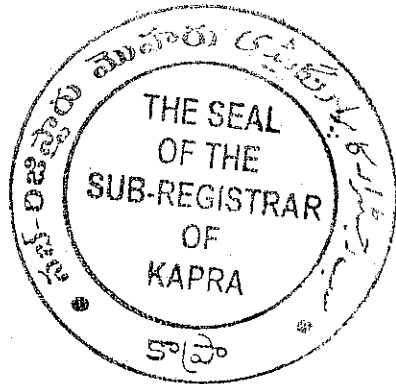
[Handwritten Signature]
Partner

For ALPINE ESTATES

[Handwritten Signature]
Partner

1వ పుస్తకము 20 11వ నం. పు. 29.00
దస్తావేజు మొత్తము కారితముల సంఖ్య 15
ఈ కారితము వరుస సంఖ్య 15

~~సహాయక~~





GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రెజిస్ట్రేషన్ మరియు స్టాంపు శాఖ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై ఆశ్చర్య భార భవనంపై షరతు



SRO/ 3.0.5*

KAPRA

Sr/Smt J.MADHUSUDHAN

శ్రీ/శ్రీమతి/శ్రీమతి : MALLAPURMALLAPUR SURVEY: 1/1/191/27/1, HOUSE: 3-3-27/1, APARTMENT: MAYFLOWER HEIGHTS FLAT: 105 NORTH: OPEN TO SKY & 6' WIDE CORRIDOR. SOUTH TO SKY EAST: FLAT NO 104 WEST: FLAT NO 106

Certificate No/ భవనంపై షరతు సంఖ్య: 6531

Application No/ దరఖాస్తు సంఖ్య: 15974

Date/ తేదీ: 17-12-2011

Page/ పేజీ: 1 / 1

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.

DATE & TIME of Application of EC: 17-12-2011 00:00:00

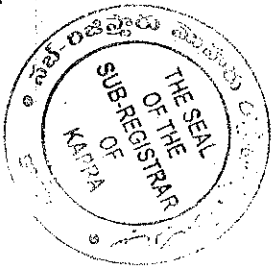
I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for S. R. O. KAPRA for 5 years from 01-10-2007 to 16-12-2011 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

DATE & TIME of Generation of EC: 17-12-2011 10:45:36

Years from 01-10-2007 to 16-12-2011

నం. నుండి నం. ల వరకు 15 ఆశ్చర్యము మరియు ఆదేశాల సంబంధించిన షరతులలో వదల ఆస్తిని సంబంధించిన ఆశ్చర్య చర్యలను వెదకడము ఈ క్రింద వివరించిన ఆశ్చర్య చర్యలు ప్రస్తుత భవనములపైగా నేను భవనంపై ఉన్నవి.

Sl.No. వరుస సంఖ్య	(a) Description of Property ఆస్తి వివరములు	Date of Execution (R)Registration (E)Execution తేదీ	(b) Nature & Value of Document దస్త్రం వర్ణన మరియు విలువ	Names of Parties / పేరిట వివరములు Executants (EX) and Claimants (CI) ప్రాతి ఇచ్చిన వారు వాక్కు-దారులు	Ref. to Document Entry దస్త్రంపై శాసన వివరణ	
					Vol.No./Page No. పాల్కు/పేజీలు	Document No/Year దస్త్రం సం. / సం.
1	VILL/COI: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/1/PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#2A,01,# FLAT: 105 APARTMENT: MAYFLOWER HEIGHTS EXTENT: 53.75 SQ.Yds BUILT: 1175 Sq.ft Boundaries: [N]: OPEN TO SKY & 6' WIDE CORRIDOR [S] OPEN TO SKY [E]: FLAT NO 104 [W]: FLAT NO 106 LINK DOCT: 1507_4591/2007# 1507_14056/2006# 1507_15639/2006#	(R) 16-12-2011 (P) 16-12-2011 (E) 16-12-2011	0101 Sale Mkt-Value:Rs. 1115000 Cons-Value:Rs 1330000	1(EX)/W/S ALPINE ESTATES REP BY RAHUL B.MEHTA 2(EX)/W/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 3(EX)/W/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 34 (CI)/MADHUSUDHAN JITTA 5 (EX)/W/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR	0/0	2900 / 2011 OF SHO KAPRA 1



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found
 ఈ ఆశ్చర్య సంబంధించి పై తెలుపబడిన ఆశ్చర్య చర్యల మినహా మరీ ఏ విధమైన ఇతర ఆశ్చర్య చర్యలు నేనాడు కనబడ యాంబంధించి కనబడ భవనంపై ఉన్నవి.

Search made and certificate prepared by/ భవనంపై షరతు తయారు చేసిన వారు
 శ్రీ/శ్రీమతి/శ్రీమతి : SKRISHI
 Received by/ స్వీకరించిన వారు
 20 towards EC-Fee against Cash Receipt No. 96

Search verified and certificate examined by/ సమీక్షించిన భవనంపై షరతు తయారు చేసిన వారు
 Office Seal & Date/ తాము చేసిన ముద్రలు/ తేదీ
 Signature of Registrar/ తయారు చేసిన వారు

