

2699/10

B.125

2958
CG:2780



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
13/10/2010

A Santosh Kumar & Co. Shankar, Sec. h. A.V.
Alpine Estates

AM 133085
DUSA SRINIVAS RAO
No: 25/1998 R. No: 09/2010
12-11-696, War...
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this 14th day of October 2010 at SRO, Kapra, Ranga Reddy District by:

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

AND

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

For Alpine Estates

Partner

For Alpine Estates

Partner

1వ పుస్తకము 20/9.....వ నం పు 2699 దస్తావేజులు

మొత్తము కారితముల సంఖ్య.....15.....

ఈ కారితపు వరుస సంఖ్య.....1.....

10 వసం. కె.ఎల్.ఎం. నెల.....14.....వ తేది

క్ర.కా.క. నం. 11-187/2 నము.....22.....వ తేది

బ.....12.....కురియం.....1.....కుంటల

స్వ.కా.సం. పి.సి.స్టాంపు కార్యాలయములో

K. Prabhakar Reddy

స్టేషన్ నెంబరు 100 కి.వి. నెంబరు 32. ఎను

వసతిలో నివసిస్తున్నట్లు సర్టిఫికేట్లు

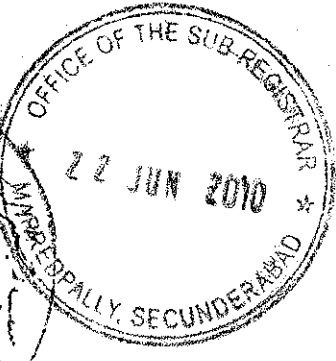
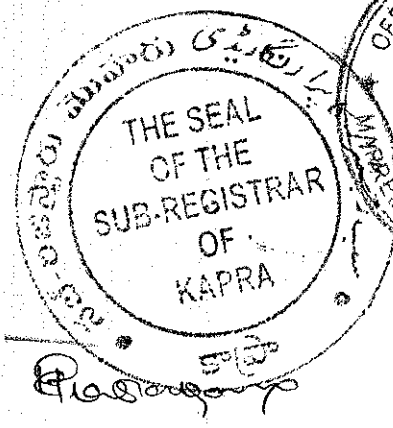
నిజము వేటివారుడంటే గ్రహణ దాఖలుచేసి

నం. మా.....7750.....బాచిల్లింజినారు

నే ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన ప్రేమ

న.ప. రెజిస్ట్రారు



Prabhakar



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 169/8KV/07 dated 2-08-07 registerer at SRO, UPPD Ranga Reddy District.

పించినది

Handwritten signature

Venkataramana Reddy S/o. Ravi Reddy old Secnie colony, No. 11-187/2, Road No. 2, Green Hills Colony, Secunderabad, Hyderabad.

Handwritten signature

B. RAS KUMAR S/o. M. R. and Rao old Secnie colony, No. Alwal, Sec Bad.

న.ప. రెజిస్ట్రారు

20 10 వసం. కె.ఎల్.ఎం. నెల.....14.....వ తేది

క్ర.కా.క. నం. 11-187/2 నము.....22.....వ తేది

IN FAVOUR OF

MR. A. N. SIVA KUMAR, SON OF MR. A. NANJUNDESWARAN, aged about 34 years, Occupation: Service, residing at 111, SMR Vinay Elegance, Mettuguda, Hyderabad., hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

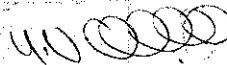
WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-11 Gts., (hereinafter the said land is referred to as "**The SCHEDULE LAND**") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R.R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule 'A' annexed to this Agreement.
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and 2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of apartments in 3 blocks aggregating to about 3,97,600 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. The Buyer is desirous of purchasing deluxe apartment bearing flat no. 125 on the first floor in block no. 'B' having a super built-up area of 1250 sft. together with undivided share in the scheduled land to the extent of 62.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-20, 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 20/0.....వ సం పు 2699 దస్తావేజులు

మొత్తము కారితముల సంఖ్య..... 15

ఈ కారితపు వరుస సంఖ్య..... 2

1550000/ -


సబ్-రిజిస్ట్రారు

ENDORSEMENT

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

by challan No. 954600 D.M. 10/10

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/ -
- 2. in the shape of challan (u/s. 41 of Land Revenue Act) Rs. 77400/ -
- 3. in the shape of cash (u/s. 41 of Land Revenue Act) Rs. -
- 4. adjustment of stamp duty u/s. 16 of Land Revenue Act, 1957 Rs. -

II. Transfer Duty:

- 1. in shape of stamp Rs. 31000/ -
- 2. in the shape of cash Rs. -

III. Registration Duty:

- 1. in the shape of stamp Rs. 7750/ -
- 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 116350/ -


SUB REGISTRAR
KAPRA


1వ పుస్తకము 20/0 సం./ కా.క. 1932వ

పు..... 2699 నెంబరుగా రిజిస్టరు చేయబడి

స్టాంప్ నిమిత్తం కుర్తించు నెంబరు 1526

..... 2699 /2010 గా యివ్వబడ్డనది

2010 సం. 14 వ తేదీ

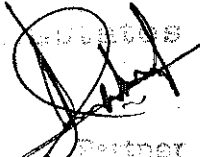

సబ్-రిజిస్ట్రారు




- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 15,50,000/- (Rupees Fifteen 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. 125 on first floor in block no. ' B ' having a super built-up area of 1250 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:
 - a. Undivided share in scheduled land to the extent of 62.50 sq. yds.
 - b. A reserved parking space for one car on the stilt floor bearing no. B-20, admeasuring about 100 sftForming 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. 15,50,000/- (Rupees Fifteen Lakhs Fifty Thousand Only) for being Housing Loan issued by HDFC Ltd., 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 Vendor

Partner

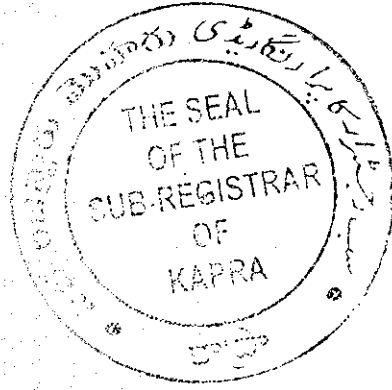
For Buyer

Partner

వ పుస్తకము 2010.....వ సం వు2699...స్థాపనలు

మొత్తము కాగితముల సంఖ్య.....15

ఈ కాగితపు వరుస సంఖ్య.....3

నల్ల-రెడ్డిస్వారు



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

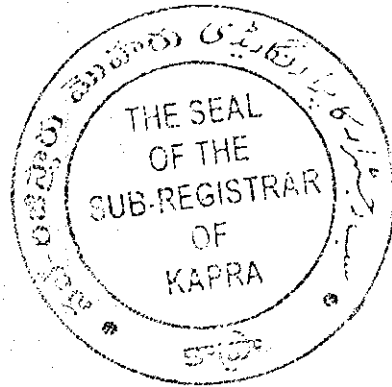
1వ పుస్తకము 2010.....వ పంపు 2699.....

మొత్తము కాగితముల సంఖ్య..... 15.....

ఈ కాగితపు వరుస సంఖ్య..... 7.....



సబ్-రిజిస్ట్రారు



- 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. 1,16,250/- is paid by way of challan no. 954600 dated 14.10.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 15,500/- paid by the way of pay order No. 158347, dated 12.10.2010, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpha



Partner

For Alpha




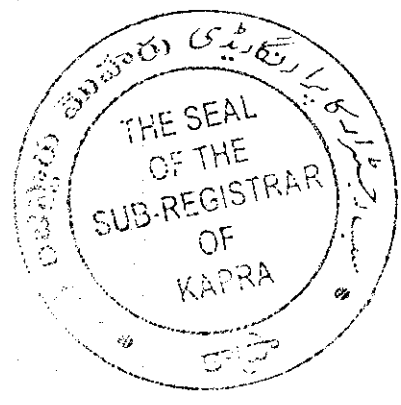
Partner

పుస్తకము నెం/0.....వ సం పు. 2689 జ

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 5


సబ్-రెజిస్ట్రారు



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. 125 on the first floor in block no. 'B' admeasuring 1250 sft. of super built-up area (i.e., 1000 sft. of built-up area & 250 sft. of common area) together with proportionate undivided share of land to the extent of 62.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-20, 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. 124 & Lift
South By	Open to Sky & 6' wide corridor
East By	Open to Sky
West By	Open to Sky, 6' wide corridor & Staircase

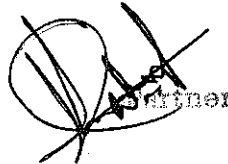
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

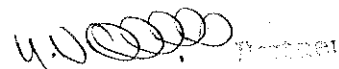
WITNESSES:

1. 

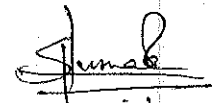
2. 

For ALPINE ESTATES For ALPINE ESTATES


Partner


VENDOR

VENDOR


BUYER

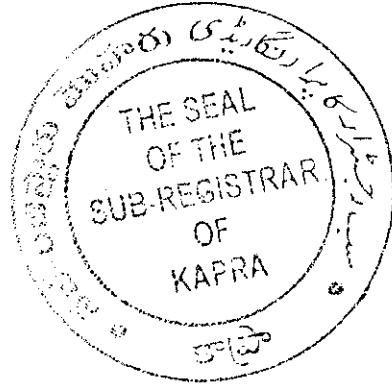
BUYER

ద పుస్తకము 20/9.....వ సం పు. 2699 1 జూలు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 6


సబ్-రజిస్ట్రారు



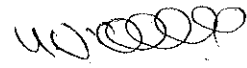
ANNEXTURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no 125 on the first floor in block no. 'B' 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 : 62.50 sq. yds, U/S Out of Ac. 4-11 Gts.
4. Built up area Particulars:
- a) In the Stilt Floor : 100 Sft for single car parking space
- b) In the First Floor : 1250 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. 15,50,000/-

For Alpine Estates

For Alpine Estates


Partner



Partner

Date: 14.10.2010

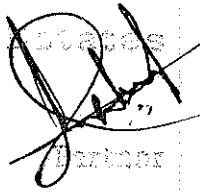
Signature of the Executants

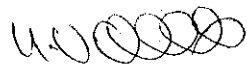
C E R T I F I C A T E

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

For Alpine Estates

For Alpine Estates

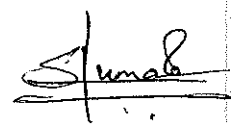

Partner



Partner

Date: 14.10.2010

Signature of the Executants

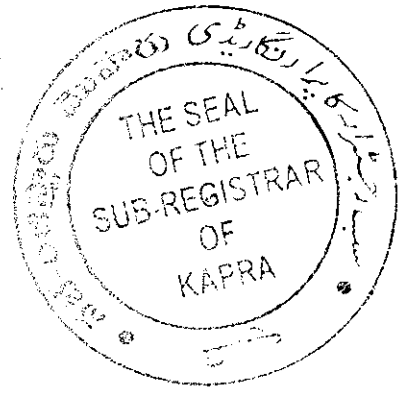


పుస్తకము నెం/0.....చ సం పునెదగి.దస్తావెజాలు

మొత్తము కాగితముల సంఖ్య.....15

ఈ కాగితపు వరుస సంఖ్య.....7

సచి-~~సచి~~



REGISTRATION PLAN SHOWING

FLAT NO. 125 IN BLOCK NO. 'B' 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, SON OF LATE MR. BHARAT U. MEHTA

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

BUYER:

MR. A. N. SIVA KUMAR, SON OF MR. A. NANJUNDESWARAN

REFERENCE:

AREA: 62.50

SCALE:

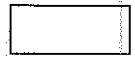
SQ. YDS. OR

INCL:

SQ. MTRS.



EXCL:



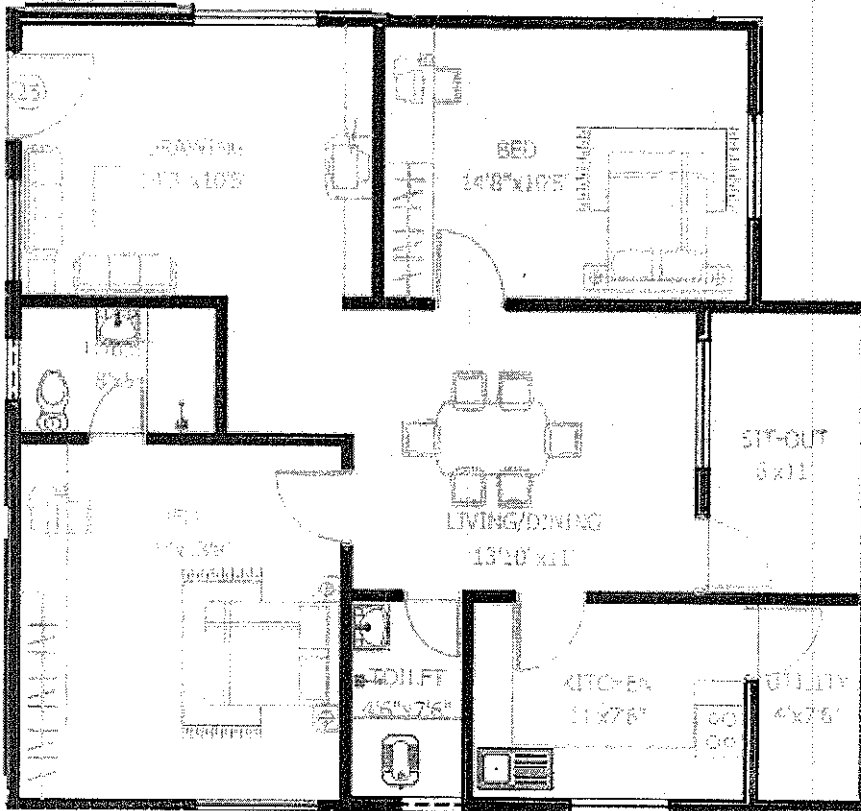
Total Built-up Area = 1250 sft.
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky, Lift & Flat No. 124

N



Open to Sky, 6' wide corridor & Staircase



Open to Sky

6' wide corridor & Open to Sky

For Alpine Estates

Partner

For Alpine Estates

Partner

WITNESSES:

-
-

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

సంఖ్య 2699


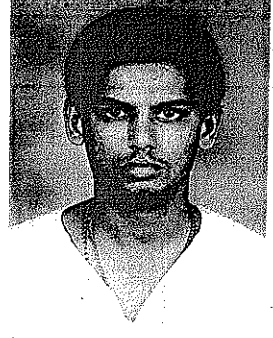




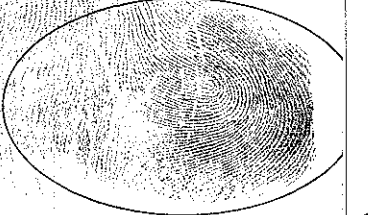

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 8


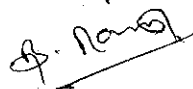
సబ్-రిజిస్ట్రారు




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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></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. MR. 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. MR. YERRAM VIJAY KUMAR SON OF SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p> <p><u>SPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07</u></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>
			
			
			

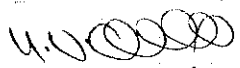
SIGNATURE OF WITNESSES:

- 
- 

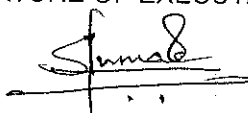
For Alpine Estates


Partner

For Alpine Estates


Partner

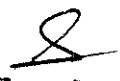
SIGNATURE OF EXECUTANTS


SIGNATURE OF BUYER

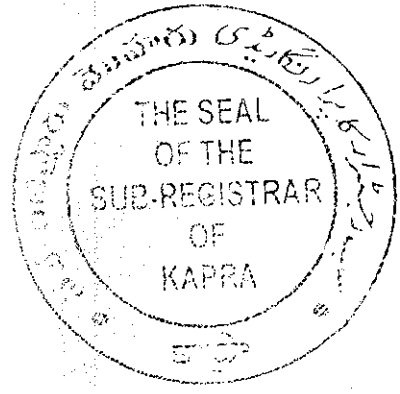
1వ పుస్తకము 20/0.....వ సం 2699.....

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 9





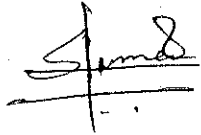
సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 002780/2010 of SRO: 1526(KAPRA)

14/10/2010 11:26:58

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1		 14-10-2010 11:26:58 (1526-1-2010-2780) A.N.SIVA KUMAR	(CL) A.N.SIVA KUMAR 111,SMR VINAY ELEGANCE,METTUGUDA,HYD.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4,II FLOOR, SOHAM MANSION, M.G.ROAD,SEC-BAD.	
3	Manual Enclosure	Manual Enclosure	(EX) MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 5-4-187/3 & 4,II FLOOR,SOHAM MANSION,M.G.ROAD, SEC-BAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4,II FLOOR,SOHAM MANSION,M.G.ROAD, SEC-BAD.	

Witness
Signatures




Operator
Signature




Subregistrar
Signature



1వ పుస్తకము 20 / 9.....ప సం పు 26.9.99.వస్తావేణులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....10.....



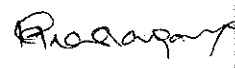

సబ్-రిజిస్ట్రారు





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

C.S.No./Year: 002780/2010 of SRO: 1526(KAPRA)

14/10/2010 11:26:58

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
5	Manual Enclosure	Manual Enclosure	(EX) MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4,II FLOOR,SOHAM MANSION, M.G.ROAD, SEC-BAD.	
6		 14/10/2010 11:26:58 K.K.PRABHAKAR REDDY(SPA HOLDER	(EX) K.PRABHAKAR REDDY(SPA HOLDER) 5-4-187/3 & 4,II FLOOR, SOHAM MANSION, M.G.ROAD, SEC-BAD.	

Witness
Signatures

Operator
Signature

Subregistrar
Signature

1వ పుస్తకము 20/0.....వ సం పు 26.99 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

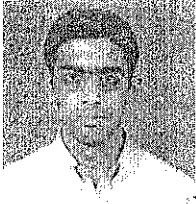
ఈ కాగితపు వరుస సంఖ్య.....11.....

సబ్-రెజిస్ట్రారు



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AOPPS7165F



नाम /NAME

ANANDAPADMANABAN
NANJUNDESWARAN SIVAKUMAR

पिता का नाम /FATHER'S NAME

ANANDAPADMANABAN
NANJUNDESWARAN

जन्म तिथि /DATE OF BIRTH

08-11-1976

हस्ताक्षर /SIGNATURE



Handwritten signature

आयकर आयुक्त (कंप्यूटर प्रचालन)

Commissioner of Income-tax(Computer Operations)

Handwritten signature


इस कार्ड के खो / भिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / धपस कर दें
मुख्य आयकर आयुक्त,
कर्नाटक एवं गोवा,
सी. आर. बिल्डिंग, क्वीन्स रोड,
बैंगलूर - 560 001.

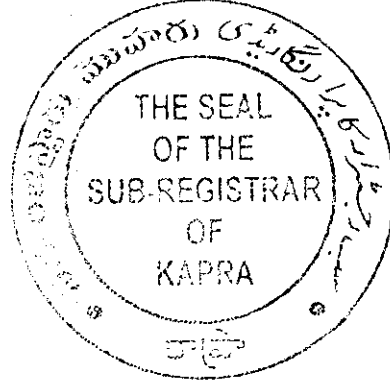
In case this card is lost/found, kindly inform/return to the issuing authority :
Chief Commissioner of Income-tax,
Karnataka and Goa,
C. R. Building, Queen's Road,
Bangalore - 560 001.

1వ పుస్తకము 20/0.....వ సం పు 2699 చస్తావేజాబు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....12.....


సబ్-రజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DLRAP01044992006
VIJAYA BHARAT
SHANKARAIYAH
A7-23
PAN BHARAT
SECUNDRABAD

Signature
Issued on: 10-02-2005

Working Area
RTA-SECUNDRABAD

NO. 053195/05 Class Of Vehicle Validity
Non-Transport LMV.MCWC 16.12.2014
Transport
Hazardous Validity
Badge No.
Reference No. 202931983
Original LA RTA SECUNDRABAD
DOB 17-12-1964
Blood Gr.
Date of 1st Issue 13-09-1993



Family Members Details

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

HOUSEHOLD CARD

Card No : PAPI67881501086
F.P Shop No : 815
Name of Head of Household : Mehta. Rahul
Father/Husband name : Bharat
Date of Birth : 04/12/1989
Age : 26
Occupation : Own Business
House No. : 2-3-572461 JITTAM TOWERS
Street : MINISTER ROAD
Colony : D.V. COLONY
Ward : Ward-2
Circle : Circle VIII
District : Hyderabad
(Rs.) : 100,000
No. (1) : 453394 (Double)
No. (2) : /
No. (3) : /

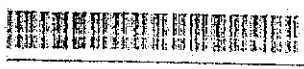
D.P.L. No. 114
BHARAT SCOUTS & GUIDES

**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

For Alpine states

For Alpine states

Partner

Partner

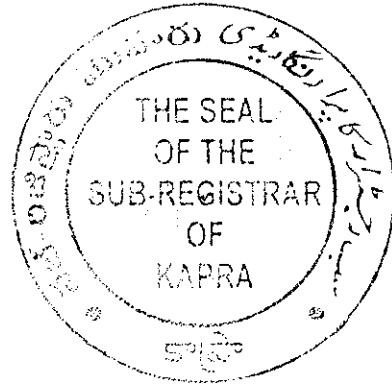
Partner

1వ పుస్తకము 20/0.....ప సం పు 2699 వస్తావేజాలు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 13


నబీ-రజిద్దూరు



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:
5-4-187/3&4, IIInd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058

www.modiproperties.com

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

In case of Emergency Call

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

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

B M RAJ KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number
AIOPR9833L

Signature

22022706

यस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / सूचित करें
आयकर सेवा सेवा इकाई, एन एस डी एल
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कामला मल्लि कॉम्पाउंड
एस. बी. मार्ग, लोअर पार्क, 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 Park, Mumbai - 400 013

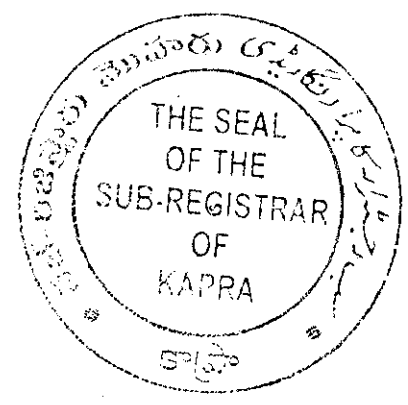
Tel: 91 22-2499 6550, Fax: 91 22-2495 0664,
email: tininfo@nsdl.co.in

1. ఎ పుస్తకము ఖా 10.....వ సం పు 269. శీస్తావేటలు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 14

నల్ల రాజస్థారు





For Alpine Estates

[Handwritten signature]
Partner

For Alpine Estates

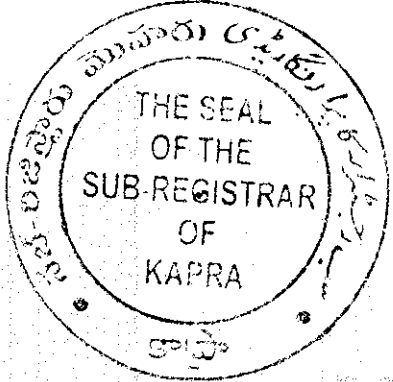
[Handwritten signature]
Partner

1వ పుస్తకము 20/0.....వ సం పు 2699 వస్తావేళలు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 15

సబ్-రెజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

L. No: 3128/2010

A Santosh Kumar to A Shankar, Secy. Alpine Estates

AM 133086

DUSA SRINIVAS RA

No: 23/1998

12-11-696, SECUNDERABAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 14th day of October 2010 at SBO, Kapra, Ranga Reddy District by and between:

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

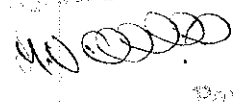
AND

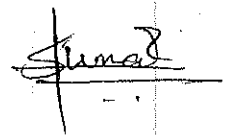
MR. A. N. SIVA KUMAR, SON OF MR. A. NANJUNDESWARAN, aged about 34 years, Occupation: Service, residing at 111, SMR Vinay Elegance, Mettuguda, Hyderabad, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

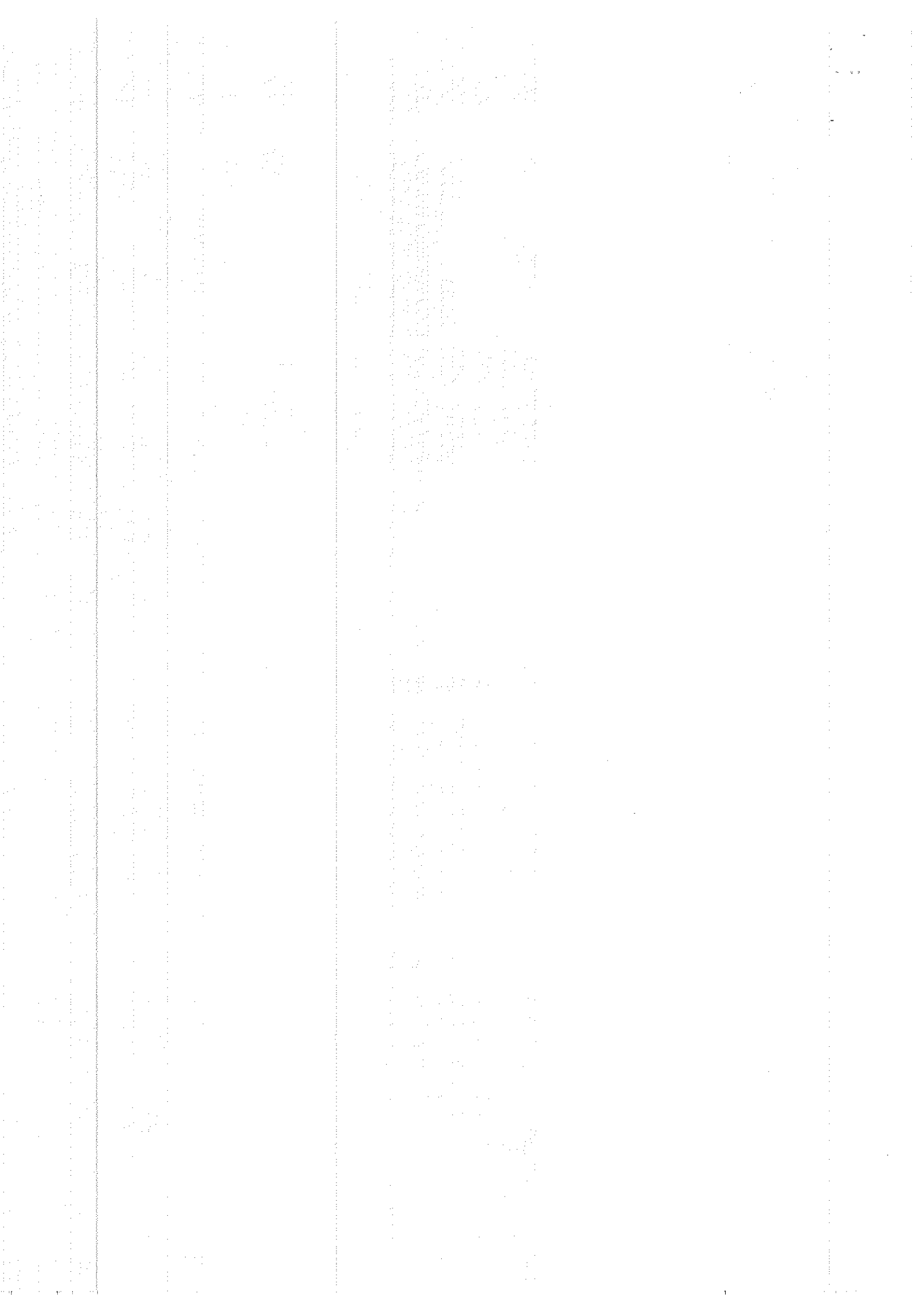
For Alpine Estates


Partner

For Alpine Estates


Partner


Partner



WHEREAS:

- A. The Buyer under a Sale Deed dated 14.10.2010 has purchased a semi-finished apartment bearing flat no. 125 on the first floor in block no. 'B' admeasuring 1250 sft. of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District together with:
- Proportionate undivided share of land to the extent of 62.50 sq. yds.
 - A reserved parking for one car on the stilt floor bearing no. B-20, admeasuring 100 sft.
- This Sale Deed is registered as document no. 2699/10, in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing flat no. 125 on the first floor in block no. 'B' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.


NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a deluxe apartment bearing flat no.125 on the first floor in block no. 'B' admeasuring 1250 sft. of super built up area and undivided share of land to the extent of 62.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-20, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 18,50,000/- (Rupees Eighteen Lakhs Fifty Thousand Only).
- The Buyer has already paid an amount of Rs. 14,75,000/- (Rupees Fourteen Lakhs Seventy Five Thousand Only) which was admitted and acknowledged by the Builder.
- The Buyer shall pay the balance amount of Rs. 3,75,000/- (Rupees Three Lakhs Seventy Five Thousand Only) on or before 25th October 2010.

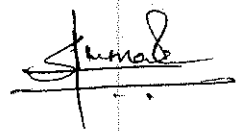
For Alpine Estates

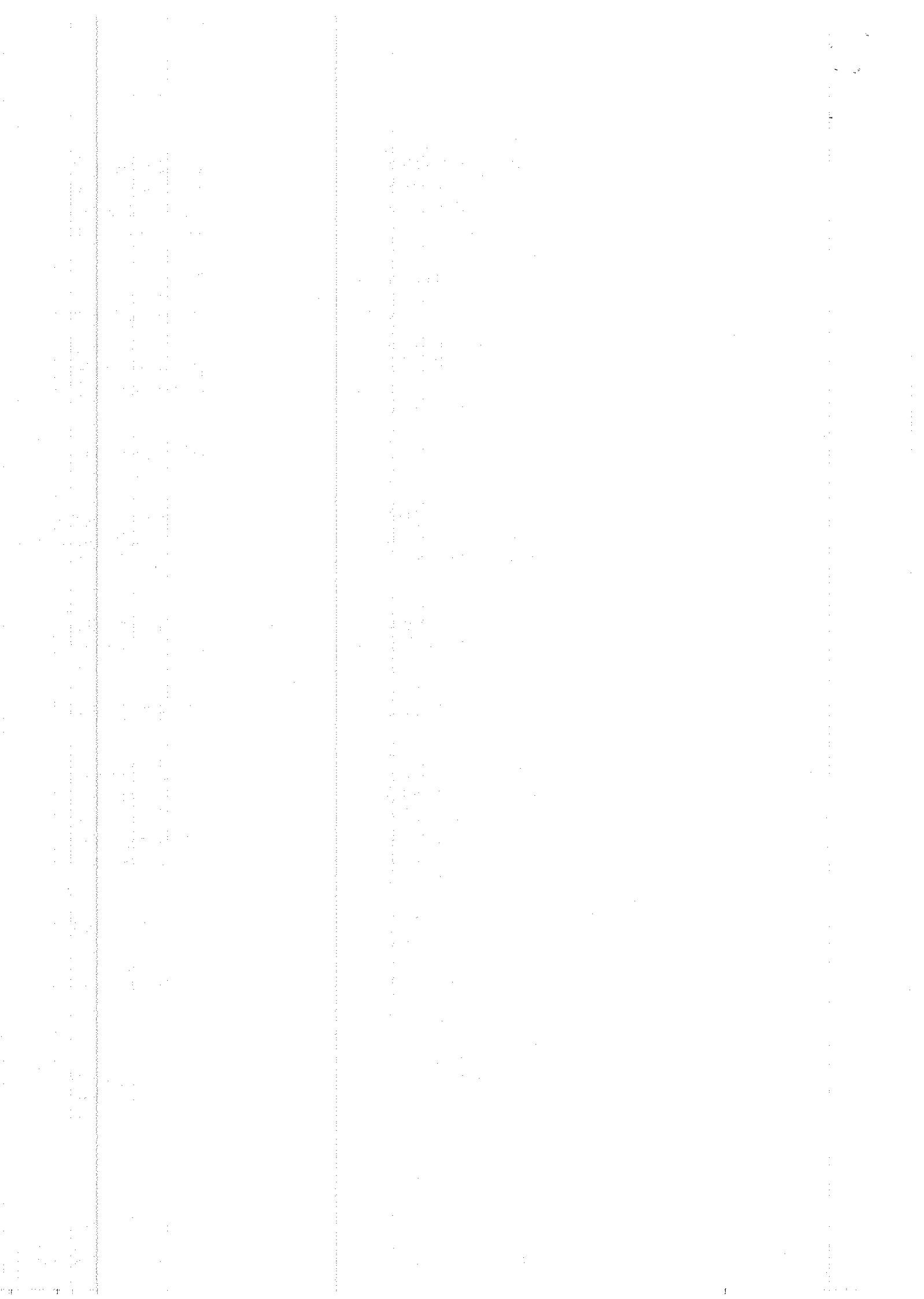

Partner

For Alpine Estates



Partner





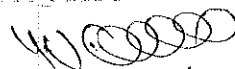
4. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Builder as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
5. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. The Buyer has handed over the vacant and peaceful possession of the deluxe apartment bearing flat no. 125 on the first floor in block no. 'B' to the Builder for the purposes of completion of construction of the apartment.
8. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
9. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
10. The Builder shall complete the construction of the Apartment and handover possession of the same by 31st December 2010 with a further period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

For Alpine Estates

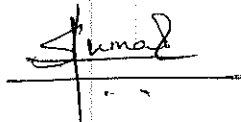


Partner

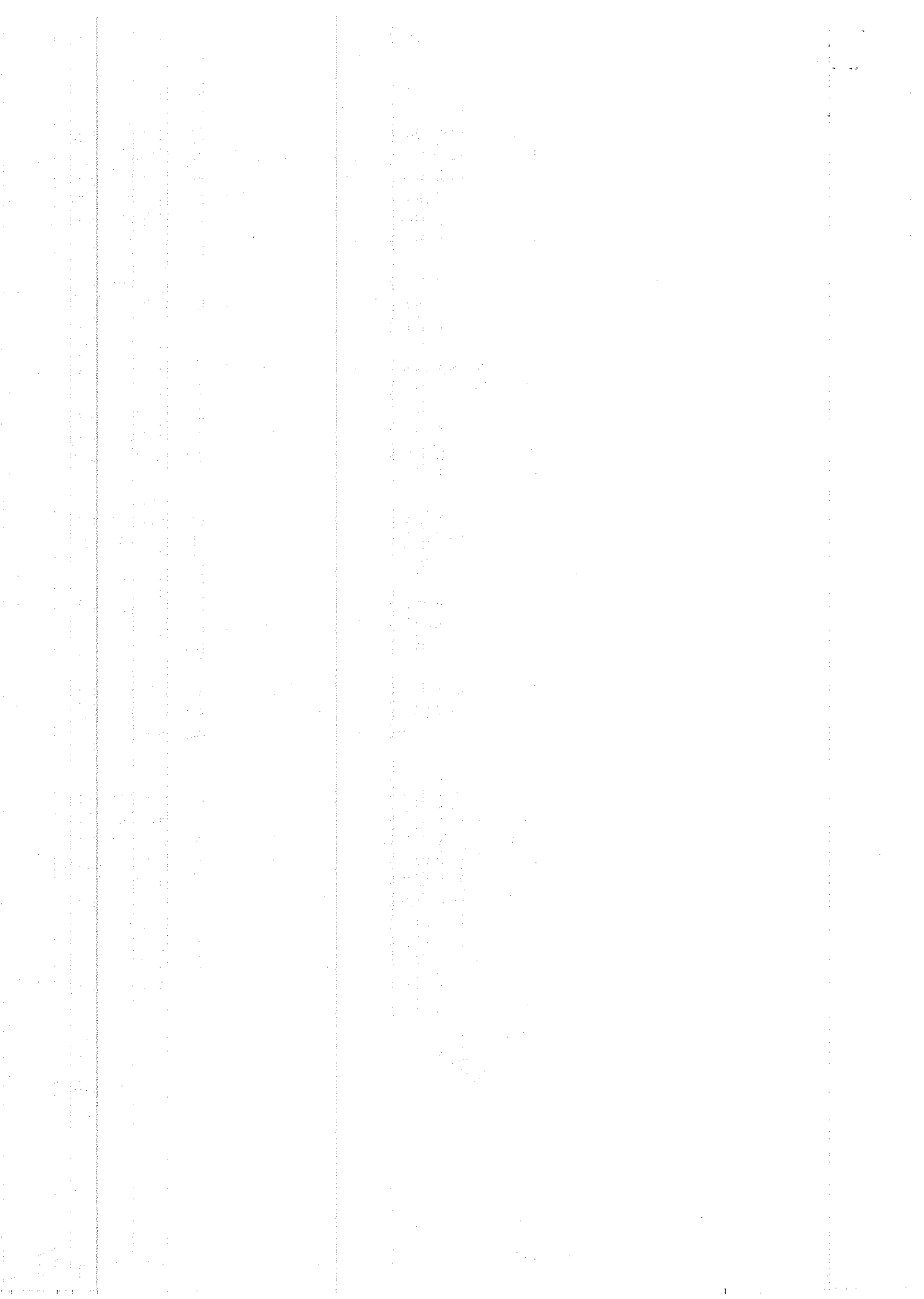
For Alpine Estates



Partner

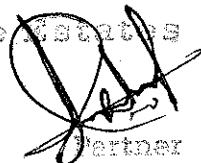


Partner



11. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
12. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
13. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
14. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Mayflower Heights project.
16. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Mayflower Heights project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
17. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
18. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

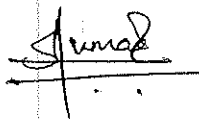
For Alpine Estates

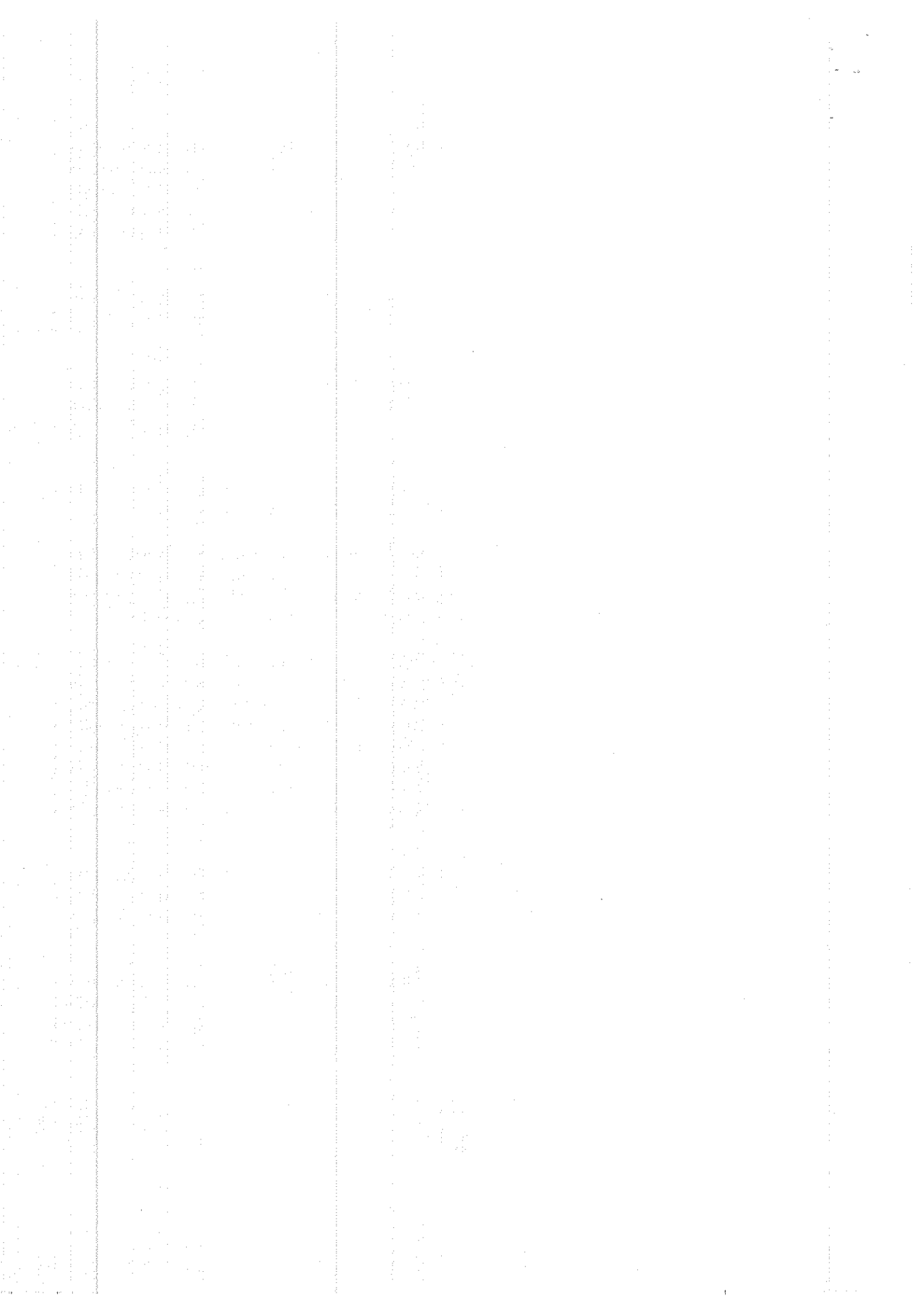

Partner

For Alpine Estates



Partner





19. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
20. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
21. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
22. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
23. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For Alpine Estates

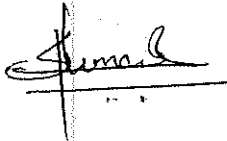


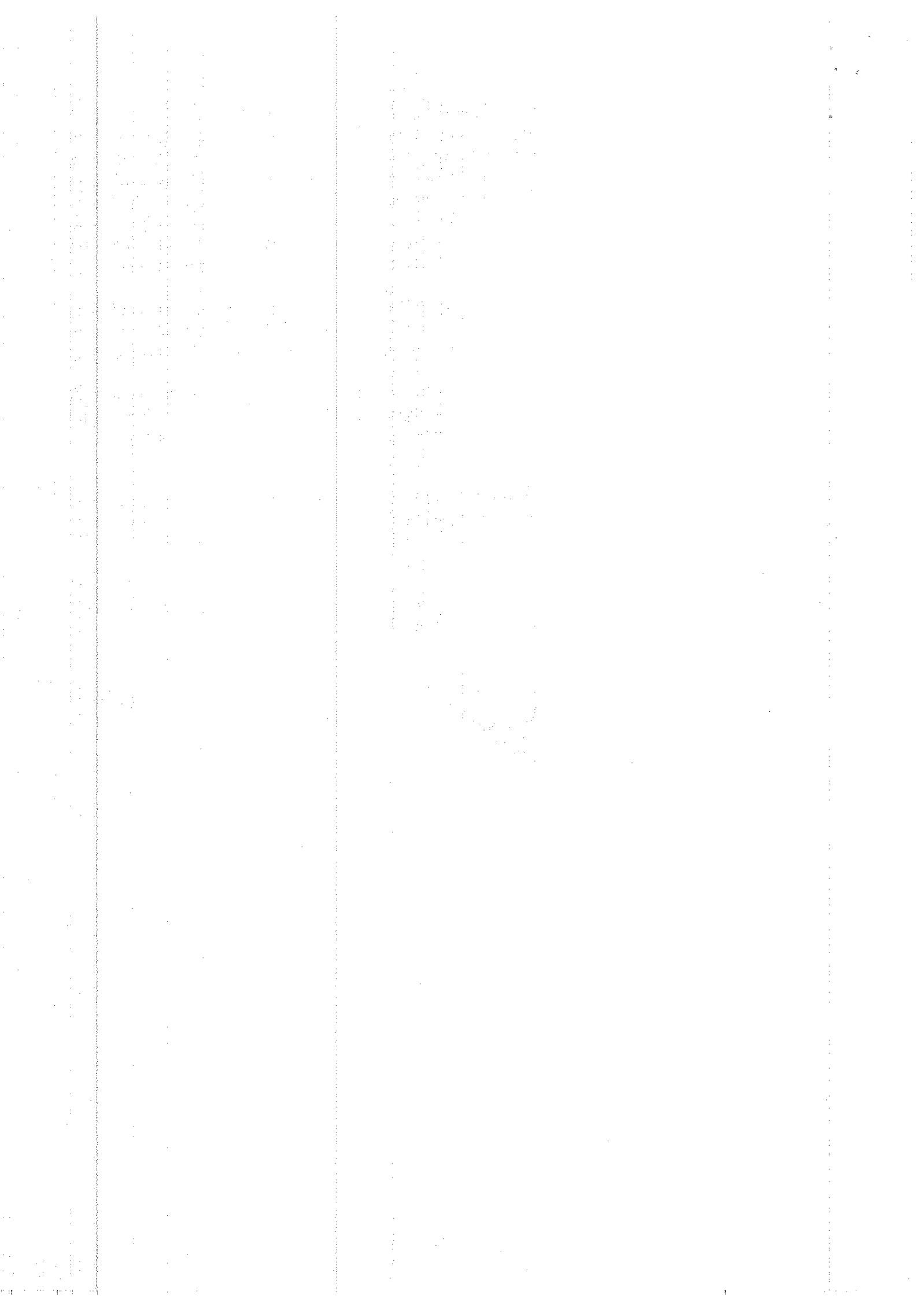
Partner

For Alpine Estates



Partner





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 deluxe apartment bearing flat no. 125 on the first floor in block no. 'B' admeasuring 1250 sft. of super built-up area (i.e., 1000 sft. of built-up area & 250 sft. of common area) together with proportionate undivided share of land to the extent of 62.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-20, 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. 124 & Lift
South By	Open to Sky & 6' wide corridor
East By	Open to Sky
West By	Open to Sky, 6' wide corridor & Staircase

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:

WITNESS:

1. 
2. 

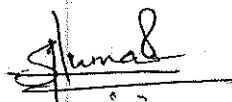
For Alpino Estates


Partner

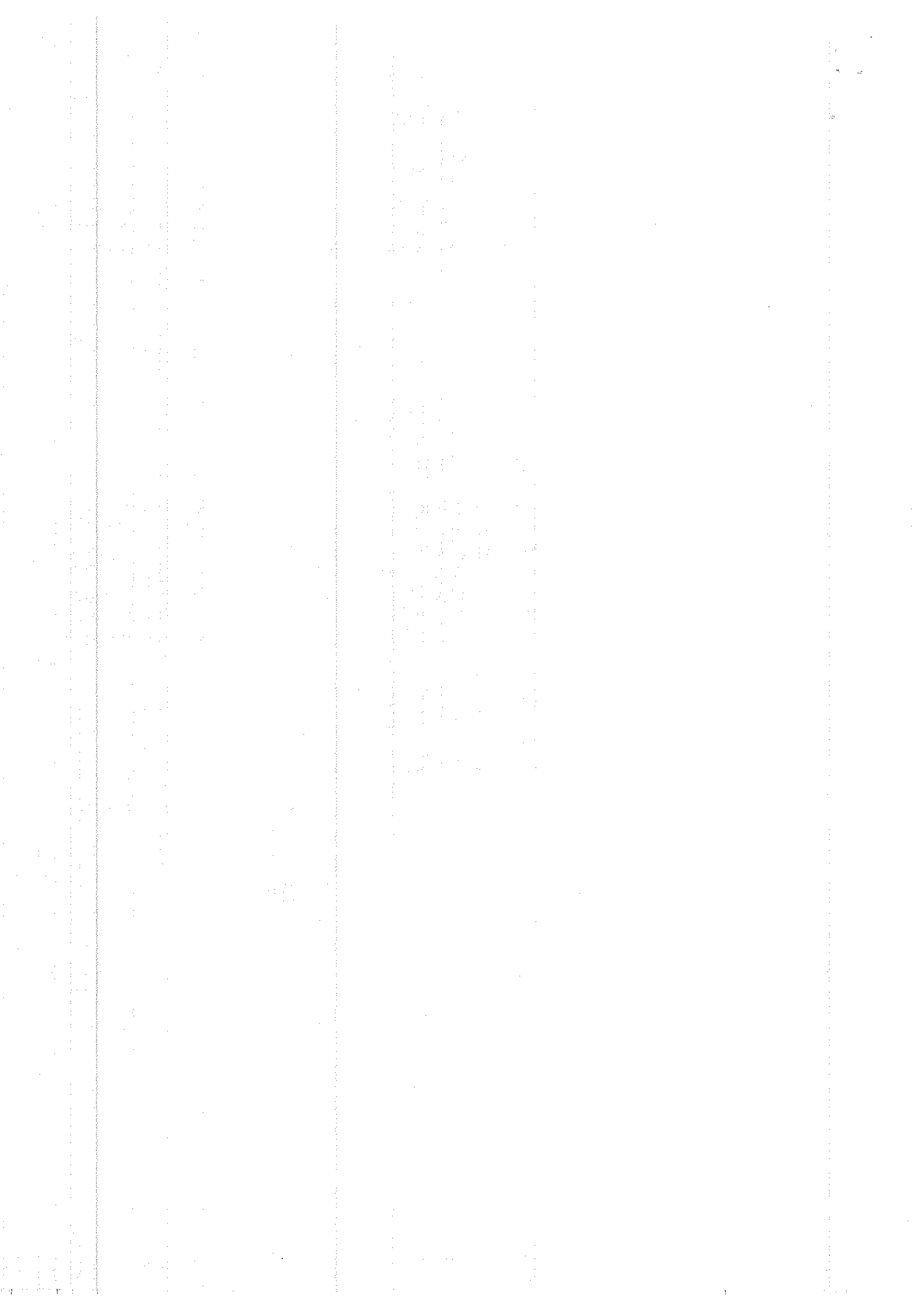
For Alpino Estates



BUILDER



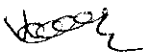
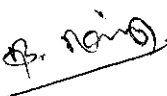
BUYER



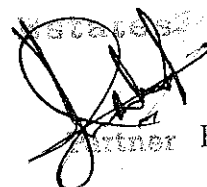
<u>SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION</u>		
Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	
Walls	4"/6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Vitrified tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Panel doors with branded hardware	
Electrical	Copper wiring with modular switches	
Windows	Aluminum sliding windows with grills	
Bathroom	Designer ceramic tiles with 7' dado	Superior designer ceramic tiles with 7' dado with bathtub in one bathroom.
Sanitary	Branded sanitary ware	Branded sanitary ware with counter top basins.
C P fittings	Branded CP Fittings	Superior Branded CP Fittings
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft granite tiles dado, SS sink with drain board.
Plumbing	GI & PVC pipes	
Lofts	Lofts in each bedroom & kitchen	
<p><u>Note:</u></p> <ol style="list-style-type: none"> Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided. Change of colour or fixing of grills & gates to the main door / balcony shall not be permitted. Changes in walls, door positions or other structural changes shall not be permitted. Only select alterations shall be permitted at extra cost. Specifications / plans subject to change without prior notice. 		

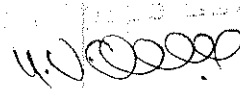
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

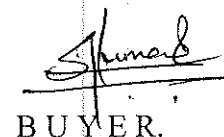
- 
- 

for alpine estates





Partner BUILDER



BUYER.

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

REGISTRATION PLAN SHOWING

FLAT NO. 125 IN BLOCK NO. 'B' 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.

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

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

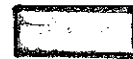
2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAI AH

BUYER: MR. A. N. SIVA KUMAR, SON OF MR. A. NANJUNDESWARAN

REFERENCE:
AREA: 62.50

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



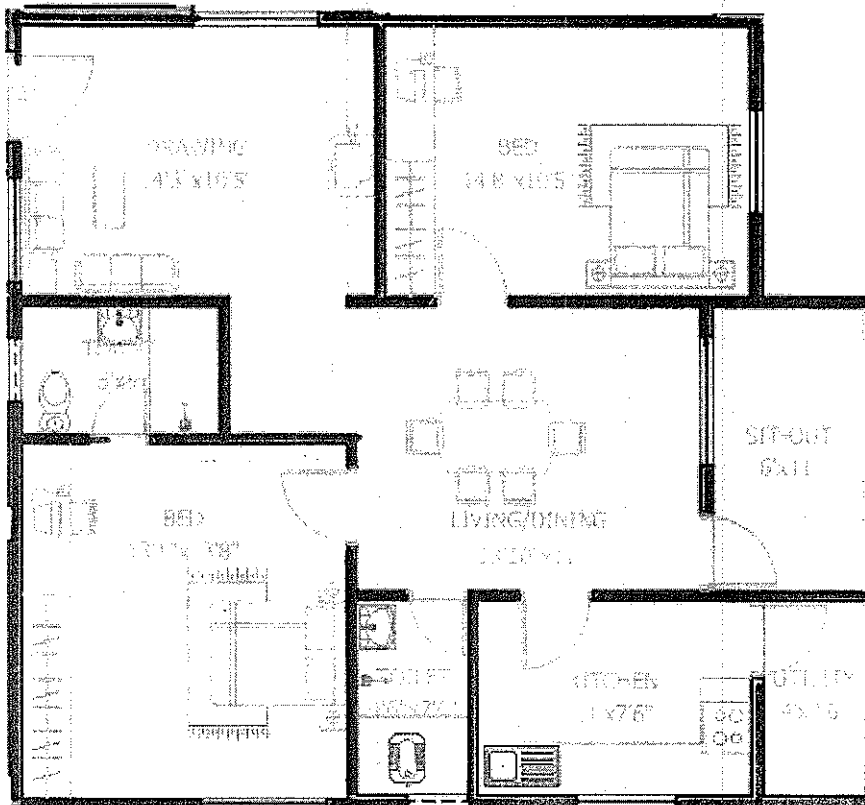
EXCL:

Total Built-up Area = 1250 sft.
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky, Lift & Flat No. 124



Open to Sky, 6' wide corridor & Staircase



Open to Sky

6' wide corridor & Open to Sky

For Alpine Estate

Partner

For Alpine Estate

Partner

SIGNATURE OF THE BUILDER

SIGNATURE OF THE BUYER

WITNESSES:

-
-

