

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 15943
 శ్రీమతి / శ్రీ Soham Modi Refy K. Prabhakar Reddy
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Salv	20/8	
దస్తావేజు విలువ	3997000	26/8	10/Pr
స్టాంపు విలువ రూ.	100	30/8	F
దస్తావేజు నెంబరు	3525/13	vat = 49959	
రిజిస్ట్రేషన్ రుసుము	1998		
లోటు స్టాంపు (D.S.D.)			
GHMC (T.D.)	159780	9023)	
యూజర్ ఛార్జీలు	100	30/8	
అదనపు షీట్లు	59955		
5 x	1		
మొత్తం	239820		

(అక్షరాల వి)

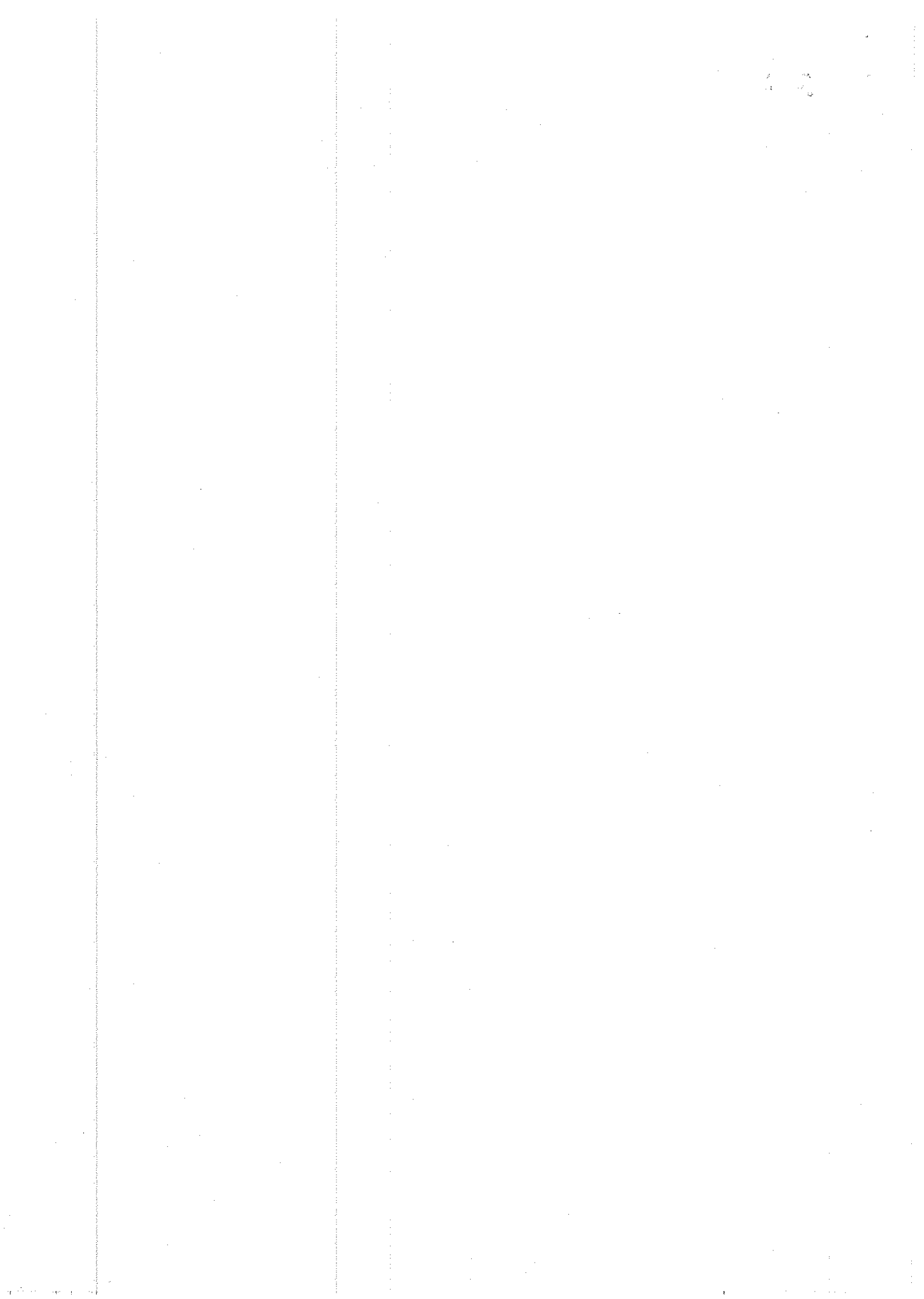
_____ రూపాయలు మాత్రమే)

తేది 30/8

వాపసు తేది _____

(Handwritten signature and stamp)

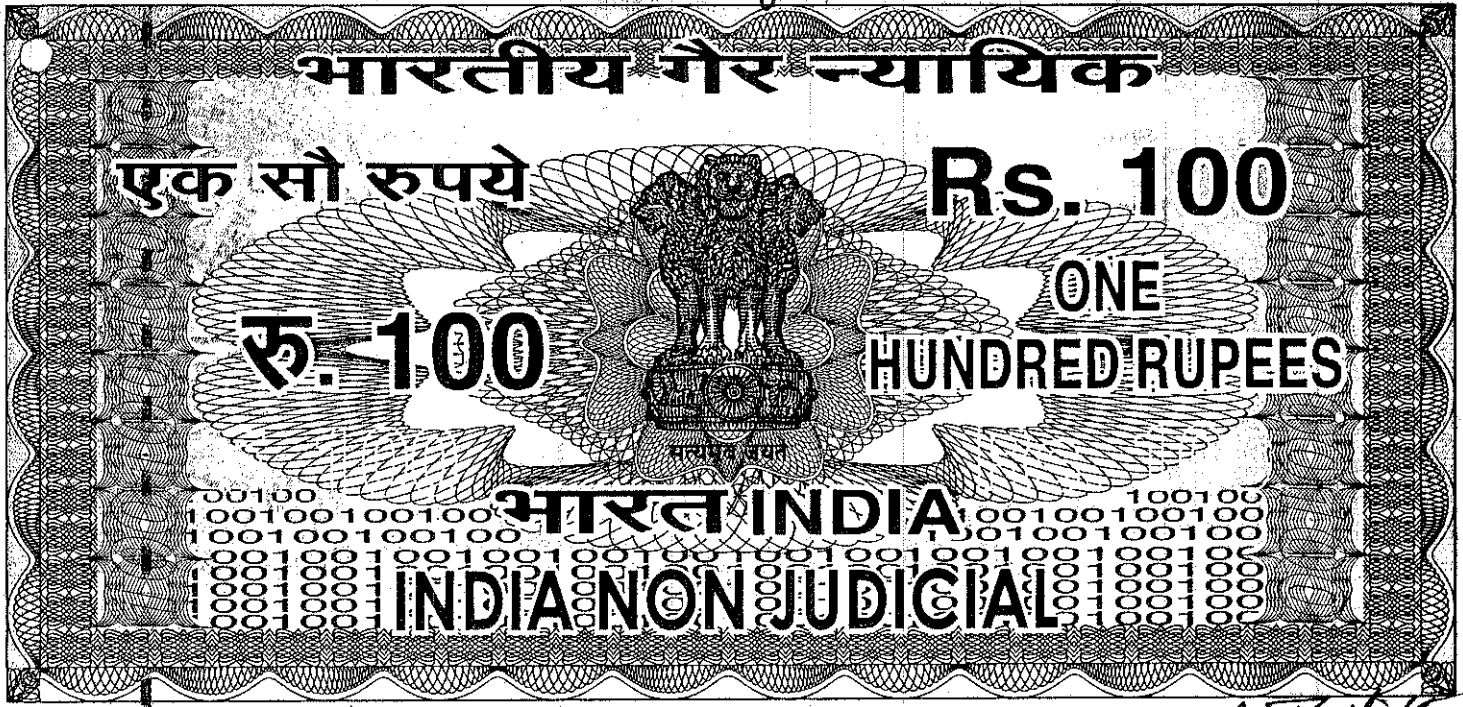
If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be charged.



13743

D: 20: 3575 of 2013

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. Babitha AP 192576

S.L.NO 9456 Date 20-08-2013 Rs. 100/-
Sold to RAMESH, S/O NASING RAO R/O SEC-BAD
For Whom ALPINE ESTATES, SEC - BAD

ALLE. BABITHA
L.NO: 23-15-018/2007,
R.L.NO. 23-15-007/2013
H.NO 6-45/1, Employees Colony
BIBINAGAR
DIST : NALGONDA-508 126
CELL : 9666993866

SALE DEED

This Sale Deed is made and executed on this 26th day of August 2013 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 Shri. Soham Modi, Son of Shri. Satish Modi, aged about 43 years, Occupation: Business, resident of Plot No.280, Road No.25, Jublee Hills, Hyderabad, and Shri. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 years, Occupation: Business, resident of Plot Nos. 14 & 15, Karthik Enclave, Diamond Point, Secunderabad, 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 its Partners/duly authorized representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years Occupation: Business, and Shri. Yerram Vijay Kumar, S/o. Shri Yerram Shankaraiah, aged about 49 years, Occupation: Business, the partners / authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

For ALPINE ESTATES

For ALPINE ESTATES

Partner

Partner

Book - 1 CS Number 3743 of 2013 of SRO, Kapra

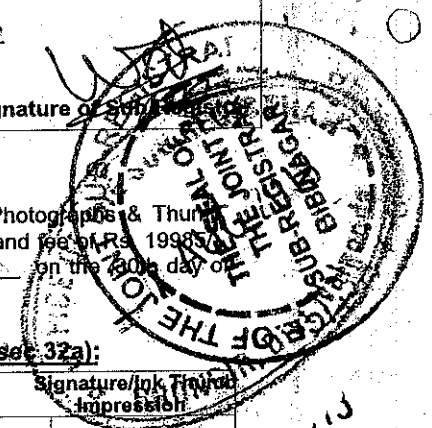
Regular document number 3743 of year 2013

Sheet 1 of 13 Sheet

Signature of Sub-Registrar

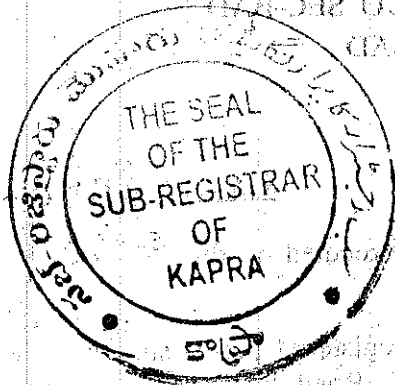
Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Kapra along with the Photographs & Thumb impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 19985/- (Registration Fee) paid between the hours of 3 and 4 on the 30th day of AUG, 2013 by M/S Alpine Estates



Execution admitted by (Details of all-executants/Claimants of sec. 32a):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Fingerprint Impression
1	CL			REP TO CLAIMANT K.PRABHAKAR REDDY 5-4-187/3&4 II ND FLOOR, M.G.ROAD SEC BAD	<u>12.0 Aug 2013</u> <i>Prabhakar</i>
2	EX			SPA HOLDER K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD DOC No-165/AR/10	<i>Prabhakar</i>



ALPINE ESTATES

IN FAVOUR OF

1. Mr. Mokshveer Bhovare, Son of Late Gopal Rao, aged about 47 years, Occupation: Service
2. Mrs. B. Sangeetha, Wife of Mr. Mokshaveer Bhovare, aged 41 years, both residing at # Flat No. 401, 4th floor, Highlight Haveli, Street No. 6, Habsiguda, 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 a deluxe apartment bearing flat no.508 on the fifth floor, in block no. 'A' having a super built-up area of 1425 sft., (i.e., 1140 sft. of built-up area & 285 sft. of common area) together with undivided share in the scheduled land to the extent of 71.25 sq. yds., and a reserved parking space for one car on the stilt floor, 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




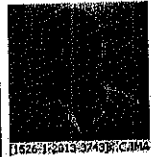

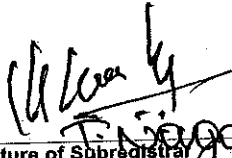
Partner

For ALPINE ESTATES

Partner

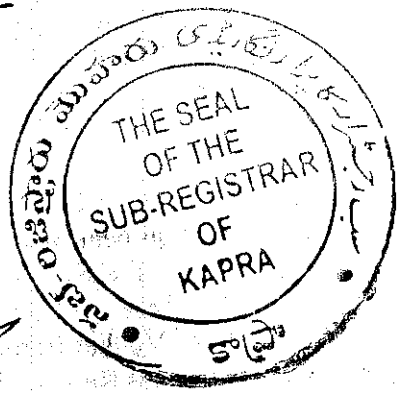
Book - 1 CS Number 3743 of 2013 of SRO, Kapra
 Regular document number 3575 of year 2013
 Sheet 2 of 13 Sheet
 Signature of Sub Registrar

Witness:

SI No	Name & Address	Photo	Thumb Impression	Signature
1	CH.RAMESH 1-3- 176/D/2,KAVADIGUDA,S EC-BAD.	 [1526] [2013-3743] CH.RAMESH		
2	K.C.IMAM SAHEB 12-13-581,ST NO.14,NAGARJUNA NAGAR,TARNAKA,SEC -BAD.	 [1526] [2013-3743] K.C.IMAM SAHEB		

Signature of Sub Registrar
 Kapra

దస్తవం 2013 సం. / చ.న. 193 వ
 పే. 3575 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంప్ నిమిత్తం గుర్తింపు నెంబరు 1526
3575 / 2013 గా యివ్వబడ్డనది
 2013 సం. ఏప్రిల్ నెల 30 వ తేది




 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.39,96,700/- (Rupees Thirty Nine Lakhs Ninety Six Thousand Seven Hundred Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

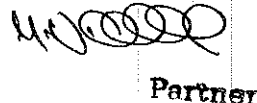
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.508 on the fifth floor, in block no. 'A' having a super built-up area of 1425 sq. ft., (i.e., 1140 sq. ft. of built-up area & 285 sq. ft. of common area) in building known as Mayflower Heights, forming part of Sy. Nos.1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R. R. District, together with:
- Undivided share in scheduled land to the extent of 71.25 sq. yds.
 - A reserved parking space for one car on the stilt floor admeasuring about 100 sq. ft.
- 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.39,96,700/- (Rupees Thirty Nine Lakhs Ninety Six Thousand Seven Hundred Only) issued by IDBI Bank Ltd., Chapel Road, Hyderabad. The Vendor hereby admit and acknowledge the receipt for said consideration.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenants that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.

FOR ALPINE ESTATES


Partner

FOR ALPINE ESTATES


Partner

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 Regular document number 3025 of year 2013
 Sheet 3 of 13 Sheet
 Signature of Sub Registrar

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of I.S Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	
Stamp Duty	100	219735	0		0	219835
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	19985	0		0	19985
User Charges	NA	110	0		0	110
Total	100	239830	0		0	239930

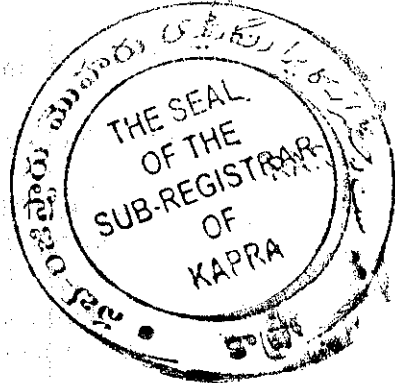
Rs. 219735/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19985/- towards Registration Fees on the chargeable value of Rs. 3996700/- were paid by the party through Challan/BC/Pay Order No. ,904237 dated ,30-AUG-13.

Date

Year 2013 August Month 30th day

19/8/13 శనివారం సవ 9వ తేదీ

Signature of Registering Officer
 Kapra



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

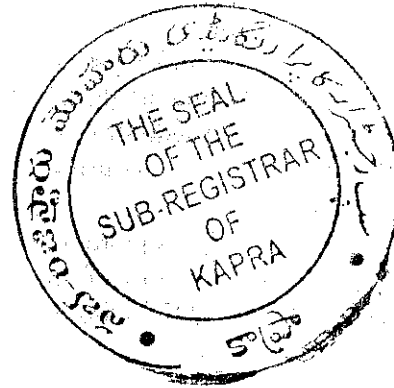

Partner

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Regular document number 3525 of year 2013

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Signature of Sub Registrar



- 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.2,39,820/- is paid by way of challan no. 904237, dated 30.8.13 drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

For ALPINE ESTATES


Partner

For ALPINE ESTATES



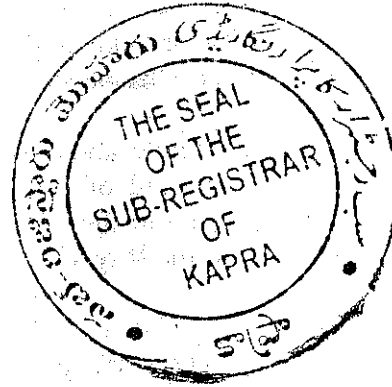
Partner

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Signature of Sub Registrar



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'


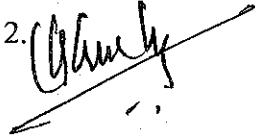
SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no.508 on the fifth floor, in block no. 'A' admeasuring 1425 sft., of super built-up area (i.e., 1140 sft. of built-up area & 285 sft. of common area) together with proportionate undivided share of land to the extent of 71.25 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft., in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North by	Flat No. 509
South by	Flat No. 507 & Staircase
East by	Open to Sky, Lift & 6' wide corridor
West by	Open to Sky

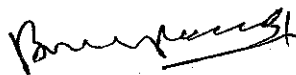
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

For ALPINE ESTATES

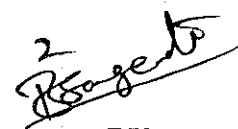

Partner



For ALPINE ESTATES


Partner

VENDOR

2 

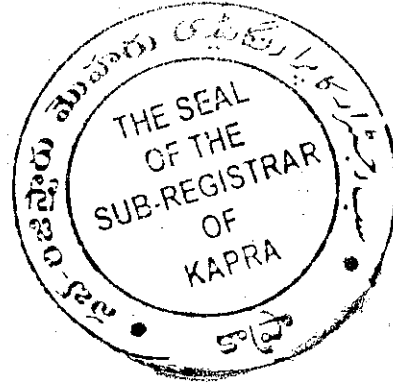
BUYER

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Regular document number 3525 of year 2013

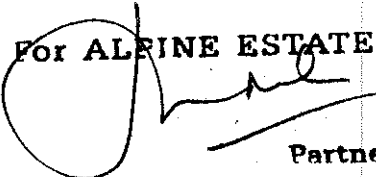
Sheet 6 of 13 Sheet

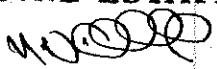
Signature of Sub Registrar



ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 508 on the fifth floor, in block no. 'A' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District.
- (a) Nature of the roof : R. C. C. (G+5) ✓
- (b) Type of Structure : Framed Structure ✓
2. Age of the Building : New ✓
3. Total Extent of Site : 71.25 sq. yds., U/S Out of Ac. 4-11 Gts..
4. **Built up area Particulars:**
- a) In the Ground / Stilt Floor : 100 sqft. Parking space for one car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : 1425 sqft.,
5. Annual Rental Value : -
6. Municipal Taxes per Annum : -
7. Executant's Estimate of the MV of the Building : Rs. 39,96,700/-

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

Signature of the Executants


Date: 26.08.2013

C E R T I F I C A T E

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

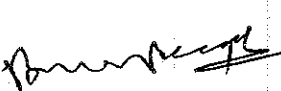

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

Signature of the Executants

Date: 26.08.2013

 
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2

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Signature of Sub Registrar



REGISTRATION PLAN SHOWING

FLAT NO. 508 IN BLOCK NO. 'A' ON FIFTH 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. SHRI. SOHAM MODI, SON OF SHRI SATISH MODI ✓
- 2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAI AH ✓

BUYER: 1. MR. MOKSHVEER BHOVARE, SON OF LATE GOPAL RAO ✓
2. MRS. B. SANGEETHA, WIFE OF MR. MOKSHAVEER BHOVARE

REFERENCE:
AREA: 71.25

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

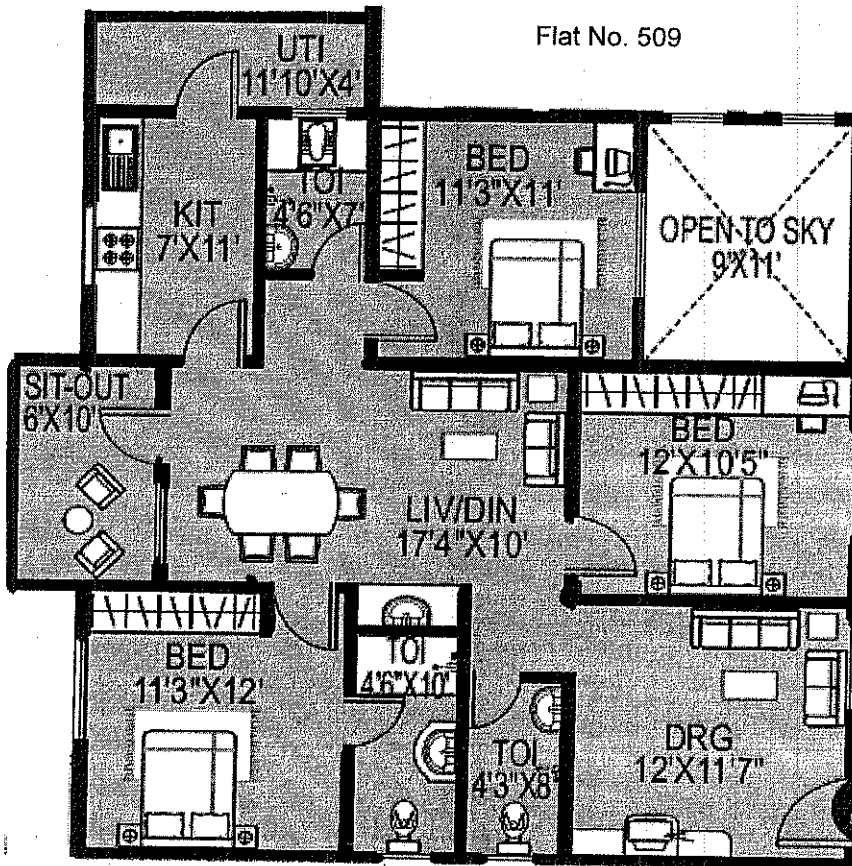


EXCL:

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



Flat No. 509



Open to Sky, Lift & 6' wide corridor

Open to Sky

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

WITNESSES:

- 1.
- 2.

SIGNATURE OF THE VENDOR

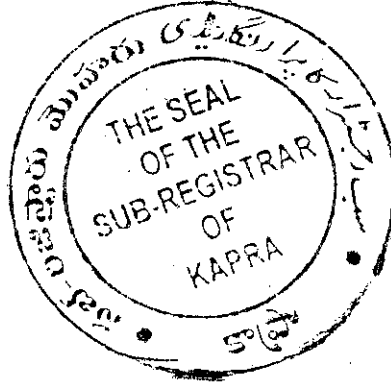
SIGNATURE OF THE BUYER

Book - 1 CS Number 3743 of 2013 of SRO, Kapra

Regular document number 3525 of year 2013

Sheet 8 of 13 Sheet

Signature of Sub-Registrar

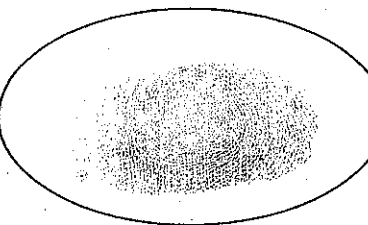
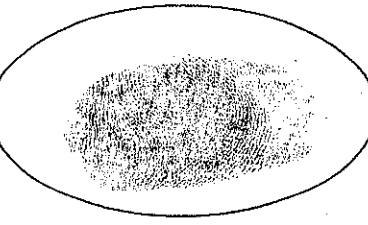
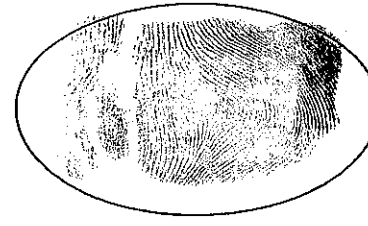
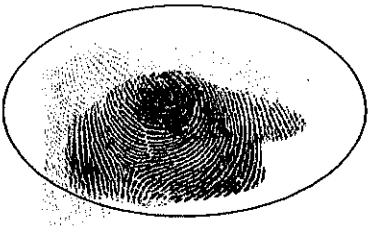
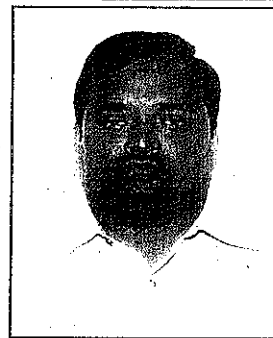


**PHOTOGRAPHS AND
RE**

**ITS AS PER SECTION 32A OF
ACT, 1908.**

SL.NO. **FINGER PRINT
IN BLACK
(LEFT THUMB)**

**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER**



VENDOR:

M/S. ALPINE ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD – 500 003.
REPRESENTED BY ITS PARTNERS:
1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI
R/O. # PLOT NO.280
ROAD NO.25, JUBLEE HILLS,
HYDERABAD.
2. MR. YERRAM VIJAY KUMAR
SON OF SRI YERRAM SHANKARAIHAH
R/O. PLOT NO. 14 & 15
KARTHIK ENCLAVE
DIAMOND POINT
SECUNDERABAD.

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

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

BUYER:

1. **MR. MOKSHVEER BHOVARE**
S/O. LATE GOPAL RAO
R/O. # FLAT NO. 401
4TH FLOOR
HIGHLIGHT HAVELI
STREET NO. 6
HABSIGUDA, HYDERABAD
2. **MRS. B. SANGEETHA**
W/O. MR. MOKSHAVEER BHOVARE
R/O. # FLAT NO. 401
4TH FLOOR
HIGHLIGHT HAVELI
STREET NO. 6
HABSIGUDA, HYDERABAD.

SIGNATURE OF WITNESSES:

1.
2.

For ALPINE ESTATES

Partner

For ALPINE ESTATES

**SIGNATURE OF EXECUTANTS
Partner**

We stand here with our photograph(s) and finger prints in the form prescribed, through our representative, Mr. K. Prabhakar Reddy, as We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

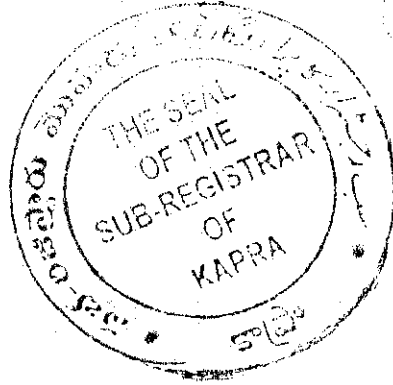
SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 3743 of 2013 of SRO, Kapra

Regular document number 3075 of year 2013

Sheet 9 of 13 Sheet

Signature of Sub-Registrar

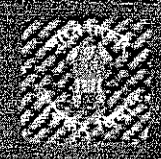


VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
ALPINE ESTATES

भारत सरकार
GOVT. OF INDIA

17/01/2007
Permanent Account Number
AANEAS250E



नाम सेवा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

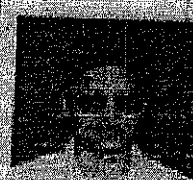
नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
Soham Modi

Direct Commissioner of Income Tax, Andhra Pradesh



For ALPINE ESTATES
[Signature]
Partner

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH


DRIVING LICENCE
DLRAP01044992006

VIJAYA KUBRAJI
SHANKARAJI
2-2-29 III
PAN ELA 218

SECUNDERABAD

10-02-2006

Issuing Authority
RTO, SECUNDERABAD





For ALPINE ESTATES
[Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT. OF INDIA

15/01/1974
Permanent Account Number
AWSPR8104E

Signature
[Signature]



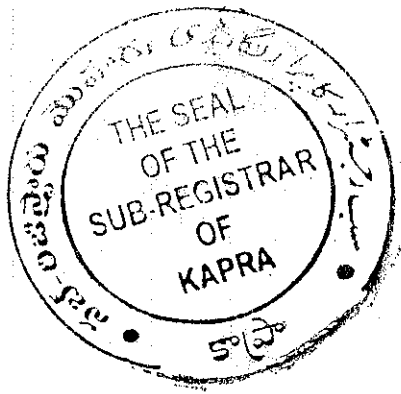
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Book - 1 CS Number 3743 of 2013 of SRO, Kapra


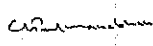
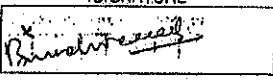
Regular document number 3525 of year 2013

Sheet 10 of 13 Sheet

Signature of Sub Registrar 



Buher:

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AEBPB8188B	
नाम /NAME	MOKSHAVEER BHOVARE	
पिता का नाम /FATHER'S NAME	GOPAL BHOVARE	
जन्म तिथि /DATE OF BIRTH	15-08-1965	
हस्ताक्षर /SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

Buher

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Regular document number 3505 of year 2013

Sheet 11 of 13 Sheet

Signature of Sub Registrar





BUYER



Government of India



AADHAAR

భారత ప్రభుత్వం ప్రాధికారం

భారత ప్రభుత్వం

Unique Identification Authority of India

సంఖ్య / Enrollment No. : 1027/00594/03495

సమాచారం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- గుర్తింపుకు ధృవీకరణ ఆన్లైన్ అథెంటికేషన్ ద్వారా పొందవచ్చు.

30/12/2011

To
Bhovare Sangeetha
 భోవరే సంగీత
 W/O Mokshaveer
 27-1-1
 pavani elite
 near childrens park
 ram ji nagar
 Nellore
 Stonehousepet, Nellore,
 Andhra Pradesh - 524002



UF150619942IN

15061994



INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online.

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5818 2967 8182

ఆధార్ - సామాన్యని హక్కు

- ఆధార్ దేశమంతటా ఆమోదించబడుతుంది.
- ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందచేయడంలో సహాయపడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



భోవరే సంగీత



భోవరే సంగీత
Bhovare Sangeetha

పుట్టిన సంవత్సరం/Year of Birth: 1972
స్త్రీ / Female

5818 2967 8182



విరుణామా: w/o మోక్షవేర,
 27-1-1,
 పావని ఎలిట్,
 చిల్డ్రెన్స్ పార్క్,
 రామ్ జి నగర్,
 నెల్లూరు
 స్టోన్ హౌస్ పేట్,
 ఆంధ్రప్రదేశ్,
 524002

భారత ప్రభుత్వం ప్రాధికారం

Address: W/O Mokshaveer, 27-1-1, pavani elite, near childrens park, ram ji nagar, Nellore, Stonehousepet, Andhra Pradesh, 524002

ఆధార్ - సామాన్యని హక్కు

1947
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

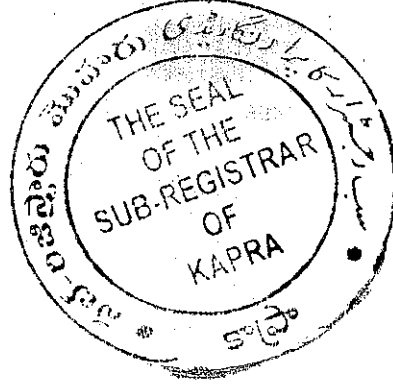
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ఓంకారం-560001

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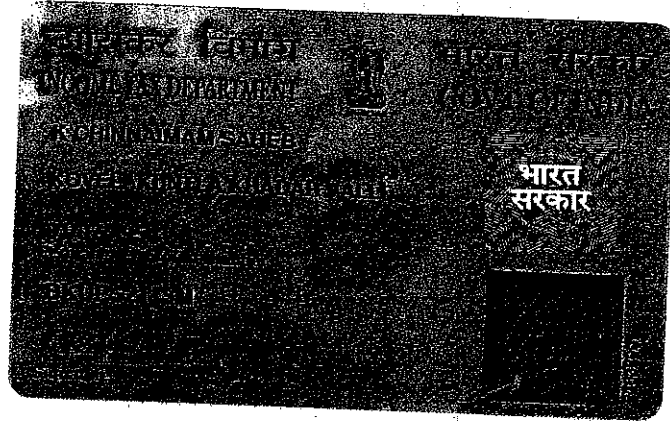
Regular document number 3525 of year 2013

Sheet 12 of 13 Sheet

Signature of Sub Registrar



WITNESS:



Chandragiri

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

C RAMESH

NARSING RAO CHANDRAGIRI

21/07/1979

Permanent Account Number
AKRPR1896C

[Signature]
Signature



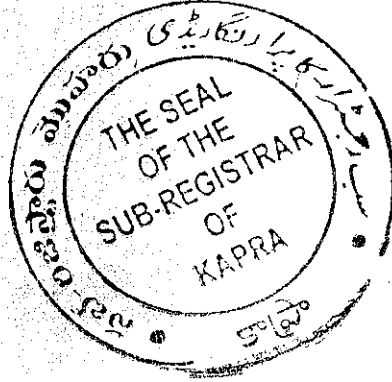
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Book - 1 CS Number 3743 of 2013 of SRO, Kapra

Regular document number 3575 of year 2013

Sheet 13 of 13 Sheet

Signature of Sub Registrar



mee seva
Measur, Juster



మీ సేవ
మూల్యం, మేరణం

00CC 99287449

GOVERNMENT OF ANDHRA PRADESH

REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY

App No : 517846

MeeSeva App No : ECM094625779

Statement No: 3141402

Sri/Smt.: MOK SHVEER B : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: MALLAPUR, House No. : 3-3/2/1, Flat No: 508, Apartment MAYFLOWER HEIGHTS, Ward : 3-Block : 3 VILLAGE: MALLAPUR, Survey No : 1/1, 191/2/1A, East: OPEN TO SKY, LIFT & 6' WIDE CORRIDOR West: OPEN TO SKY South: FLATNO.507 & STAIRCASE North: FLATNO.509
A search is made in the records of SRO(s) of KAPRA relating there to for 6 years from 01-10-2007 To 13-09-2013 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg. Date Pres. Date	Ext. Date	Nature & Mkt. Value Con. Value	Name of Parties Executant (EX) & Claimant (CL)	Vol/Pg No CD No Doc No/Year (Schedule No)
1	VILL/COI: MALLAPUR/MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY 1/1/PART 191/PART 2/1/1/PART HOUSE: 3-3-27/1 APARTMENT: MAYFLOWER HEIGHTS FLAT: 508 EXTENT: 71.25SQ. Yds BUILT: 1525SQ. FT Boundries: [N] FLATNO.509 [S] FLATNO.507 & STAIRCASE [E]: OPEN TO SKY, LIFT & 6' WIDE CORRIDOR [W]: OPEN TO SKY This document Link Doct, Link Doct Link Doct 1526/4591/2007 of SRO 1507/14056/2006 of SRO 1507/15639/2006 of SRO 1507/2006	(R) 30-08-2013 (E) 26-08-2013 (P) 30-08-2013		0101 (Sale Deed) Mkt. Value: Rs 3996700 Cons. Value: Rs 3996700	1. (CL) REP TO CLAIMANT K.PRABHAKAR REDDY 2. (EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 3. (EX) M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 4. (EX) SPA HOLDER K.PRABHAKAR REDDY 5. (EX) M/S ALPINE ESTATES REP BY SOHAM MODI 6. (EX) M/S MAYFLOWER HEIGHTS REP BY SOHAM MODI 7. (CL) MOKSHVEER BHOVARE 8. (CL) B. SANGEETHA	0/0 3575/2013 [1] of SRO KAPRA
2	VILL/COI: MALLAPUR/MALLAPUR W-B: 0-0 SURVEY 2/1/1 EXTENT: 12 Guntas Boundries: [N]: SY NO. 2/1/2 (ROAD) [S]: SY NO. 1/1 [E]: VILLAGE [W]: SY NO. 1/1 This document Link Doct, Link Doct 1507/14056/2006 of SRO 1507/15639/2006 of SRO 1507/2006	(R) 10-04-2007 (E) 31-03-2007 (P) 07-04-2007		0111 (AGREEMENT OF SALE CUM GPA) Mkt. Value: Rs 1350000 Cons. Value: Rs 1350000	1. (EX) M/S MAYFLOWER HEIGHTS 2. (EX) M/S ALPINE ESTATES	0/0 CD Volume 362 4591/2007 [2] of SRO URPA
3	VILL/COI: MALLAPUR/MALLAPUR W-B: 0-0 SURVEY 1/1 191/PART EXTENT: 159 Guntas Boundries: [N] SY: NO-2/1/2 (ROAD) [S] VILLAGE [E]: SY NO-2/1/1 & VILLAGE [W]: SY NO-2/1/1 189; 190 AND THE BALANCE PART OF SY NO 191 This document Link Doct, Link Doct 1507/14056/2006 of SRO 1507/15639/2006 of SRO 1507/2006	(R) 10-04-2007 (E) 31-03-2007 (P) 07-04-2007		0111 (AGREEMENT OF SALE CUM GPA) Mkt. Value: Rs 17887500 Cons. Value: Rs 17887500	1. (EX) M/S MAYFLOWER HEIGHTS 2. (EX) M/S ALPINE ESTATES	0/0 CD Volume 362 4591/2007 [1] of SRO URPA

Certified By

Name: CH. Ashok Kumar
Designation: SUB REGISTRAR
SRO: KAPRA

Note: This is a Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.mee seva.gov.in/> by furnishing the application number mentioned in the Certificate

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

Declaration by the Authorized Agent for Delivering the Electronic Services

- i. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.
The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.
- ii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.
The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.
- iii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.
During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.
- iv. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.
Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

సంతకము
Signature

MANAGER
e-SEVA NALAKURUNTA
ముద్ర
Seal