

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

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శ్రీమతి / శ్రీ

Soham mode reply! K. Prabhakar

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[Handwritten Signature]
 పంపిణీశుభం

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.



2029 230. 3862 of 2013

SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

S.L.NO 9465 Date 20-08-2013 Rs. 100/-
Sold to RAMESH, S/O NASING RAO R/O SEC-BAD
For Whom ALPINE ESTATES, SEC - BAD

A. T. Sabitha
AP 192585

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 18th day of September 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 Mr. 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 Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 years; Occupation: Business, the partners / authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

Book - 1 CS Number 4029 of 2013 of SRO, Kapra

Regular document number 3862 of year 2013


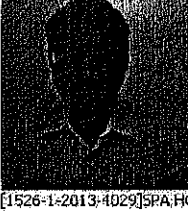






Sheet 1 of 13 Sheets

Signature of Joint Sub Registrar
Kapra




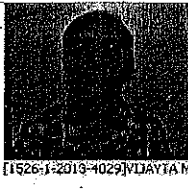
Presentation Endorsement:

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 a fee of Rs. 20610/- paid between the hours of 1 and 2 on the 20th day of SEP, 2013 by Sri Soham Modi

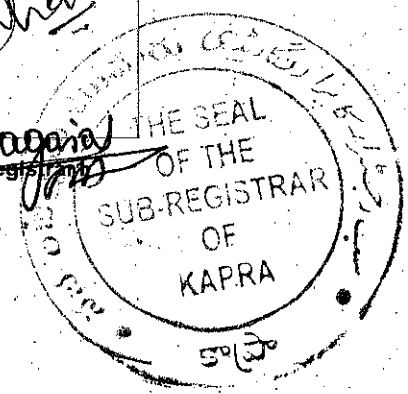
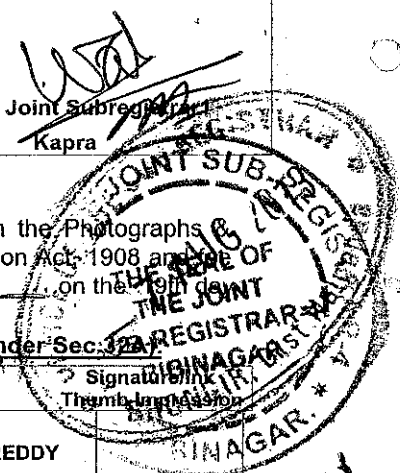
Execution admitted by (Details of all Executants/Claimants under Sec. 32A)

Sl No	Code	Thumb Impression	Photo	Address	Signature & Thumb Impression
1	EX		 [1526-1-2013-4029]SPA:HOL	SPA HOLDER K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD, Doc. NO-169/BK#107 Dt. 3.08.07	<i>20 AUG 2013</i> <i>K. Prabhakar Reddy</i>
2	CL		 [1526-1-2013-4029]KULDEEP	KULDEEP DESHPANDE FLATNO.A-314 MAYFLOWER PARK, MALLAPUR HYD	<i>Kuldeep</i>
3	CL		 [1526-1-2013-4029]ASMITA	ASMITA DESHPANDE FLATNO.A-314 MAYFLOWER PARK, MALLAPUR HYD	<i>Asmita</i>
4	CL		 [1526-1-2013-4029]ANITA SALODKAR	ANITA SALODKAR FLATNO.A-314 MAYFLOWER PARK, MALLAPUR HYD	<i>Salodkar</i>

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2013-4029]NIMISHA	NIMISHA CHAUHAN 1301,SMR VIANAY SKY CITY,RAMANTHAPU R,HYD.	<i>Nimisha Chauhan</i>
2		 [1526-1-2013-4029]VIJAYAMA	VIJAYA MAHALDAR F.NO.203,HARE KRISHNA SADAN,NACHARAM, HYD.	<i>Vijaya</i>

Signature of Joint Sub Registrar



IN FAVOUR OF

1. Mr. Kuldeep Deshpande, Son of Mr. Vilas Deshpande, aged about 34 years, Occupation: Service.
2. Mrs. Asmita Deshpande, Wife of Mr. Kuldeep Deshpande, aged about 32 years. Occupation: Housewife
3. Mrs. Anita Salodkar, Wife of Late. Arun Salodkar, aged about 64 years, Occupation: Housewife., all residing at # Flat No. A-314, Mayflower Park, Mallapur, Hyderabad - 500 076., hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No.1/1, (Ac.1-39 Gts.), Sy. No.191 (Ac.2-00 Gts.) & 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.512 on the fifth floor, in block no. 'A' having a super built-up area of 1460 sft., (i.e., 1168 sft. of built-up area & 292 sft. of common area) together with undivided share in the scheduled land to the extent of 73.00 sq. yds., and a reserved parking space for one car on the stilt floor 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 4029 of 2013 of SRO, Kapra
 Regular document number 3862 of year 2013
 Sheet 2 of 13 Sheets
 Signature of Joint Sub Registrar
 Kapra

19th day of September, 2013 Kapra

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	226610	0		0	226710
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	20610	0		0	20610
User Charges	NA	110	0		0	110
Total	100	247330	0		0	247430

Rs. 226610/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20610/- towards Registration Fees on the chargeable value of Rs. 4121540/- was paid by the party through Challan/BC/Pay Order No ,904383 dated ,19-SEP-13.

Date

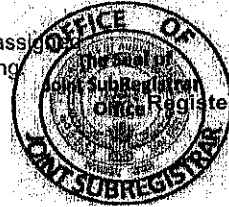
19th day of September, 2013

19/09/2013

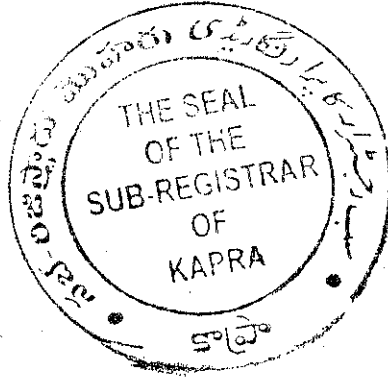
Signature of Registering Officer
 Kapra

Certificate of Registration

Registered as document no. 3862 of 2013 of Book-1 and assigned the identification number 1 - 1526 - 3862 - 2013 for Scanning



Signature of Registering Officer
 Kapra
 (Nagaiah)

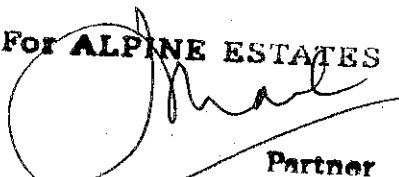


- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire 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.41,21,540/- (Rupees Forty One Lakhs Twenty One Thousand Five Hundred and Forty 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.512 on the fifth floor, in block no. 'A' having a super built-up area of 1460 sft., (i.e., 1168 sft. of built-up area & 292 sft. of common area) in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District, together with:
 - a. Undivided share in scheduled land to the extent of 73.00 sq. yds.
 - b. A reserved parking space for one car on the stilt floor admeasuring about 100 sft forming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.41,21,540/-(Rupees Forty One Lakhs Twenty One Thousand Five Hundred and Forty Only) issued by HDFC Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenants that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner

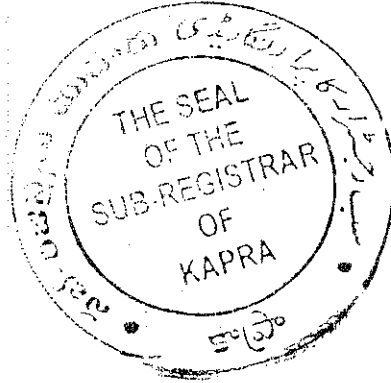
Book - 1 CS Number 4029 of 2013 of SRO, Kapra

Regular document number 3862 of year 2013



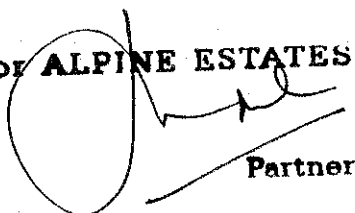
Signature of Joint Subregistrar1
Kapra

Sheet 3 of 13 Sheets




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**



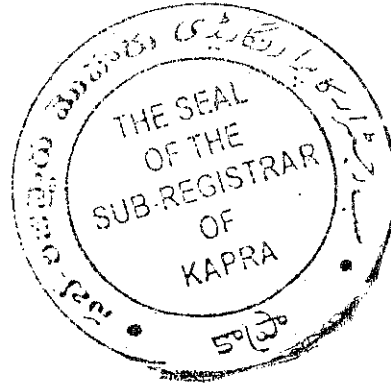
Partner

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Regular document number 3862 of year 2013

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Signature of Joint Subregistrar
Kapra



- 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.

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 Gts.) & 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.512 on the fifth floor, in block no. 'A' admeasuring 1460 sft. of super built-up area (i.e., 1168 sft. of built-up area & 292 sft. of common area) together with proportionate undivided share of land to the extent of 73.00 sq. yds., and a reserved parking space for one car admeasuring about 100 sft.. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky & Flat No. 513
East By	Open to Sky
West By	Open to Sky & 6' wide corridor

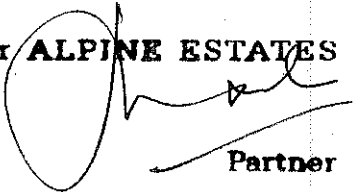
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

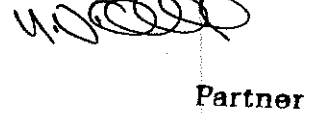
1. Mimish Chauhan

2. Abha

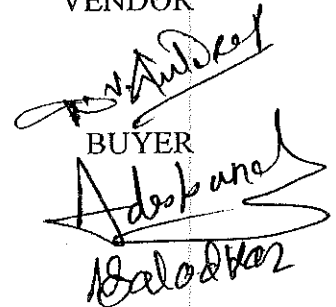
For **ALPINE ESTATES**


Partner

For **ALPINE ESTATES**


Partner

VENDOR

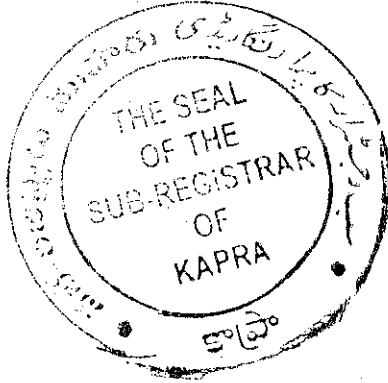

BUYER
Adshana
Baladhar

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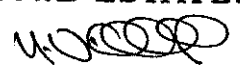
Signature of Joint Sub Registrar
Kapra



ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 512 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 : 73.00 sq. yds, U/S Out of Ac. 4-11 Gts.
4. **Built up area Particulars:**
- a) In the Ground Floor : 100 sft. 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 : 1460 Sft.,
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 41,21,540/-

For ALPINE ESTATES

Partner

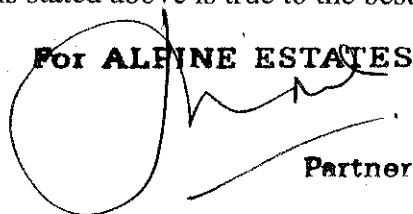
For ALPINE ESTATES

Partner

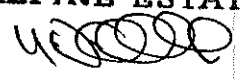
Signature of the Executants

Date: 18.09.2013

C E R T I F I C A T E

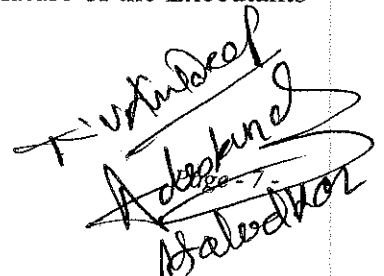
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

Signature of the Executants

Date: 18.09.2013



REGISTRATION PLAN SHOWING

FLAT NO. 512 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:

MR. KULDEEP DESHPANDE, SON OF MR. VILAS DESHPANDE & OTHERS

REFERENCE:
AREA: 73.00

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



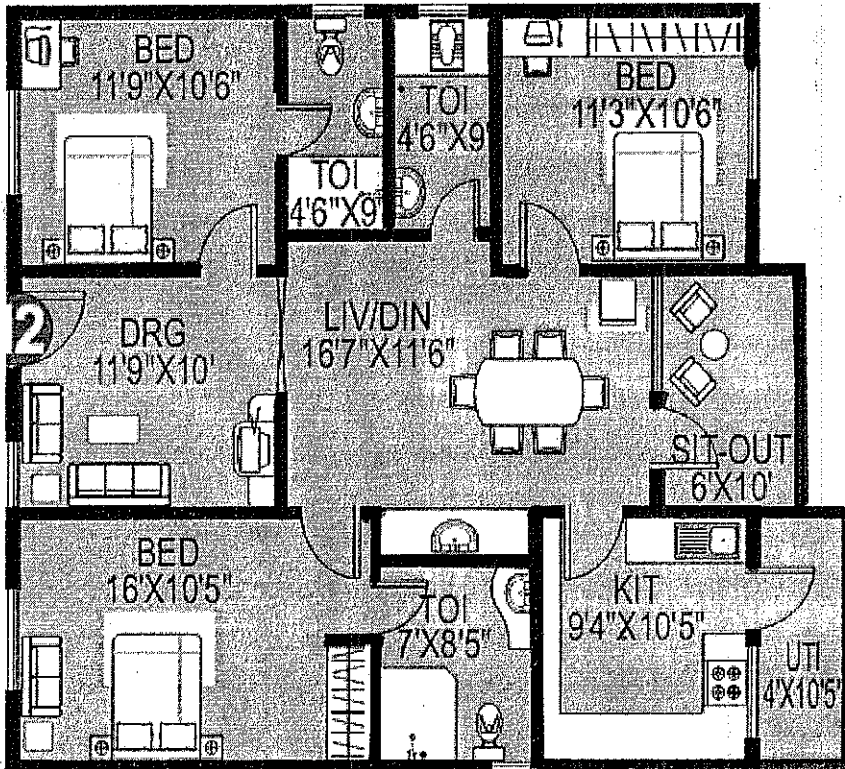
EXCL:

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

Open to Sky



6' wide corridor & Open to Sky



Open to Sky

Open to Sky & Flat No.513

FOR ALPINE ESTATES

FOR ALPINE ESTATES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

WITNESSES:


1. Nivishahauhan
2. Dhaw

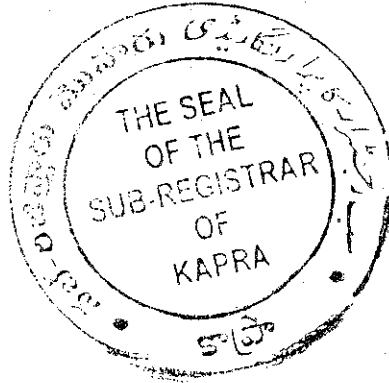
SIGNATURE OF THE BUYER

Book - 1 CS Number 4029 of 2013 of SRO, Kapra

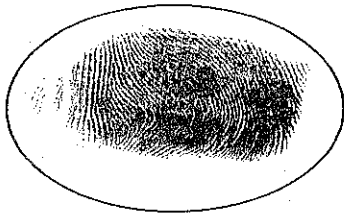
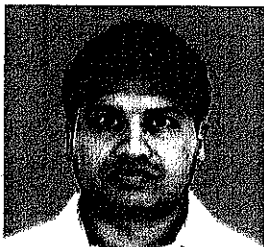

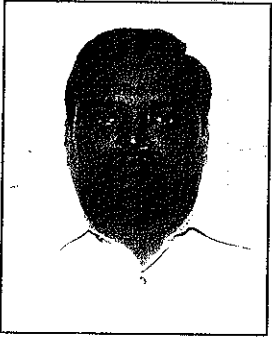
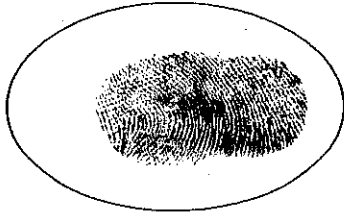

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Signature of 
Joint Subregistrar
Kapra





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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<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. SHRI. SOHAM MODI S/O. SHRI. SATISH MODI R/O. # PLOT NO.280 ROAD NO.25, JUBLEE HILLS HYDERABAD.</p> <p>2. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAIHAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p>
			
			

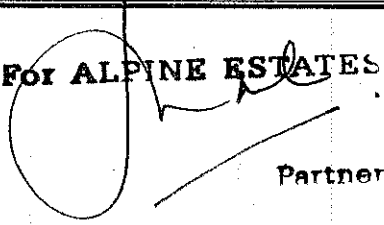
**SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 169/BK-IV/2007, DT. 03.08.07:**

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.

SIGNATURE OF WITNESSES:

1. 
2. 

FOR ALPINE ESTATES



Partner

FOR ALPINE ESTATES

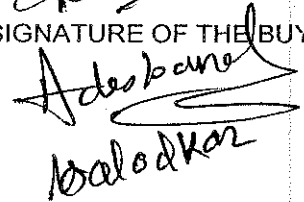


Partner

SIGNATURE OF EXECUTANTS



SIGNATURE OF THE BUYER

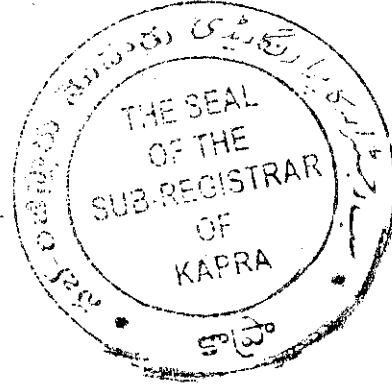


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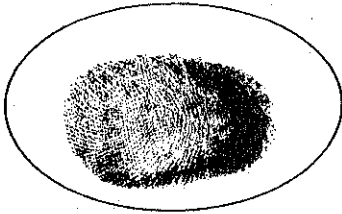
Signature of Joint Subregistrar
Kapra



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

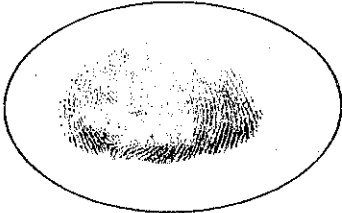
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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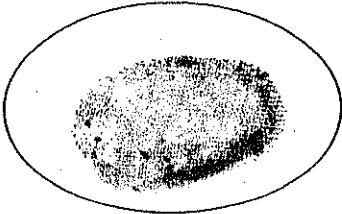


BUYERS:

1. MR. KULDEEP DESHPANDE
S/O. MR. VILAS DESHPANDE
R/O. # FLAT NO. A-314
MAYFLOWER PARK
MALLAPUR
HYDERABAD - 500 076



2. MRS. ASMITA DESHPANDE
W/O. MR. KULDEEP DESHPANDE
R/O. # FLAT NO. A-314
MAYFLOWER PARK
MALLAPUR
HYDERABAD - 500 076



3. MRS. ANITA SALODKAR
W/O. LATE ARUN SALODKAR
R/O. # FLAT NO. A-314
MAYFLOWER PARK
MALLAPUR
HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

1. *Mimshankarhan*
2. *[Signature]*

For ALPINE ESTATES

[Signature]
Partner

For ALPINE ESTATES

[Signature]
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF THE BUYER

[Signature]
[Signature]
[Signature]

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Signature of Joint Sub Registrar
Kapra





VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
ALPINE ESTATES

भारत सरकार
GOVT OF INDIA

17/01/2007
Permanent Account Number
AANFA5250F




स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H



नाम / NAME
SOHAM SATISH MODI

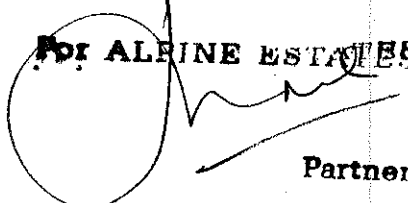
पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी
Chief Commissioner of Income-tax, Andhra Pradesh



For ALPINE ESTATES

Partner



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLRAPD1044992005

VIJAYA KURARI
BHANKARAJAH
27-28
PAN BASTAR
SECUNDERABAD

Signature
10-02-2005

उपस्थित अधिकारी
PRA SECUNDERABAD




For ALPINE ESTATES




Partner

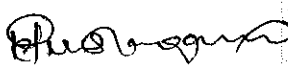
आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT OF INDIA

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर / SIGNATURE




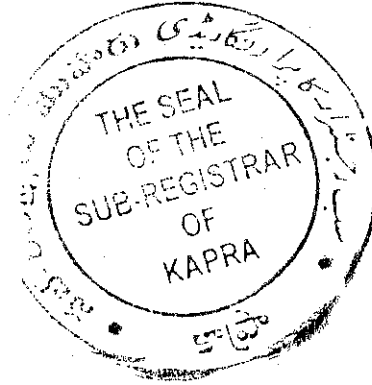


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Signature of Joint Subregistrar
Kapra



BUYER:


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

KULDEEP VILAS DESHPANDE
VILAS VISHNUPANT DESHPANDE

29/01/1978
Permanent Account Number
AJZPD0559K

Kuldeep Deshpande
Signature



09082006

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने
आयकर पैन सेवा इकाई, एन एस डी एल
लोधी मंजिल, ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4630, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

Kuldeep Deshpande


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ASMITA DESHPANDE
ARUN SALODKAR

21/07/1980
Permanent Account Number
APBPD7176A

Asmita Deshpande
Signature



09082006

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने
आयकर पैन सेवा इकाई, एन एस डी एल
महली मंजिल, टाईम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4630, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

Asmita Deshpande

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEHPS8624M



नाम / NAME
ANEETA ARUN SALODKAR

पिता का नाम / FATHER'S NAME
PUSHPA NARAYAN SHASTRI

जन्म तिथि / DATE OF BIRTH
26-06-1949

A. A. Salodkar
हस्ताक्षर / SIGNATURE

SAW. A. A. Salodkar
COMMISSIONER OF INCOME-TAX, VIDARBH

इस कार्ड के खोने / गिन जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त, विदर्भ,
आयकर भवन, पहला माला,
तेलखेडी रोड, सिविल लाईन्स,
नागपुर-४४० ००१.

In case this card is lost/found, kindly inform/return
to the issuing authority :
Commissioner of Income-tax (Vidarbha),
Aayakar Bhawan, First Floor,
Telangkhedi Road, Civil Lines,
Nagpur - 440 001.

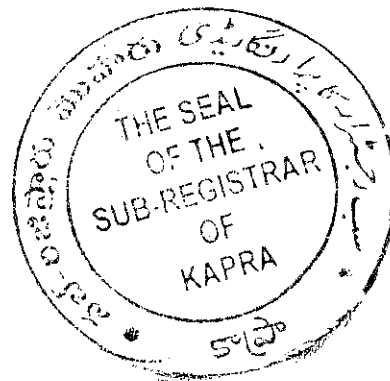
Asmita Deshpande

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Signature of Joint Subregistrar
Kapra




WINNER 3

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NIMISHA CHAUHAN
HARSH PRATAP SINGH
20/02/1982
Permanent Account Number
AFOPC5736N

Nimisha Chauhan
Signature



Mumbai

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.


यदि कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं।
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIJAYTA MAHALDAR
OMKAR NATH DHAR
09/04/1974
Permanent Account Number
AJSPD7575L

Vijayta Mahaldar
Signature



Vijayta Mahaldar

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं।
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614

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Signature of Joint Subregistrar
Kapra

