

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం: 3771

శ్రీమతి / శ్రీ

Rahul B. Mehta Depy! K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

| | | | | |
|----------------------|---------|--|-------------|-------|
| దస్తావేజు స్వభావము | Sale | | Vat - 42500 | M.P.W |
| దస్తావేజు విలువ | 1750000 | | 001094 | 12 |
| స్టాంపు విలువ రూ. | 100 | | 13/2 | |
| దస్తావేజు నెంబరు | 640/13 | | | |
| రిజిస్ట్రేషన్ రుసుము | 8750 | | | |
| లోటు స్టాంపు(D.S.D.) | | | | |
| GHMC (T.D.) | 87400 | | 55429 | |
| యూజర్ ఛార్జీలు | 100 | | | |
| అదనపు షీట్లు | 35000 | | 14/2 | |
| 5 x | / | | | |
| మొత్తం | 131250 | | | |

(అక్షరాల

Ny)

రూపాయలు మాత్రమే)

తేది

17/2/13

వాపసు తేది

సబ్ రిజిస్ట్రారు

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 levied.

654

చ. సం. 640/2013

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते


भारत INDIA
INDIA NON JUDICIAL

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AY 933629

S.No. 18917 Dt.21-11-2012 Rs.100/-
Sold to : Ramesh S/o Narsing Rao, R/o Sec.bad,
For Whom: Alpine Estates, Sec.bad


K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No, 16-02-08/2010
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

SALE DEED

This Sale Deed is made and executed on this 14th day of February 2013 at SRO, Kapra, Ranga Reddy District by:

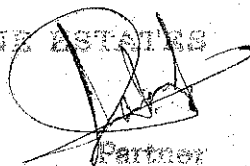
M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003., represented by its Partners / duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Bharat U. Mehta, aged about 32 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 years, Occupation: Business, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

AND

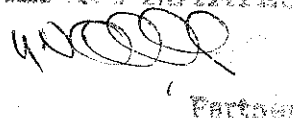
M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by Mr. Rahul B. Mehta, S/o. Late Bharat U. Mehta, aged about 32 years, Occupation: Business, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 years, Occupation: Business; the partners / authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

For ALPINE ESTATES

For ALPINE ESTATES



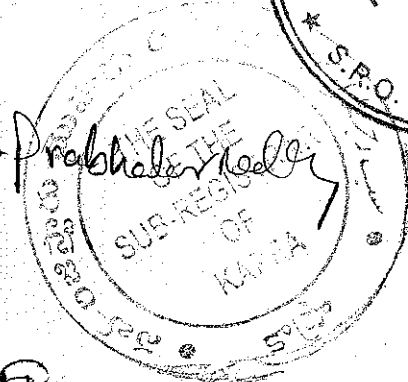
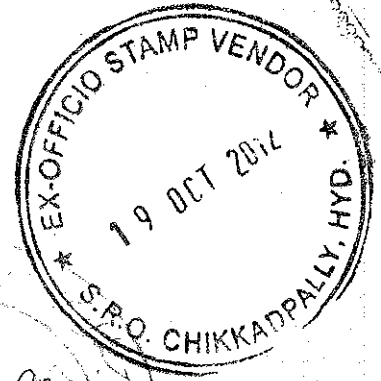
Partner



Partner

1వ పుస్తకము 2013 తేదీ... 660
 దస్తావేజు మొత్తము... 14
 ఈ కారితము వయసు...

సబ్-రిజిస్ట్రార్



Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy s/o. K.P. Reddy, Occ: Serv
 R/o: # 5-4-181/344, 1st floor, Sohamnagar,
 M.G. Road, Secbad, through SPA for presentation
 documents, vide SPA NO 169/BK/09, dt-3.09.09
 at SPA, Uppal, R.R. dist.

విరూపించినది

① P. Veerabhadra Rao s/o P. Sangameswararao occ: Employee
 H.No: 6-3-63 A&B Flat No-203 Venkata Ramana Vilayam
 Hasina Puri Colony - Saime Puri Sec-BAD - 500094.

② A. Santosh Kumar Yadav s/o A. Shanker occ: Employee
 HNo - EWS-47, AP II C Colony
 ECIL x ROADS HYDERABAD 500062

2013 వ సం... 14 వ తేదీ
 19 39 నంబరు... 25 వ తేదీ

సబ్-రిజిస్ట్రార్

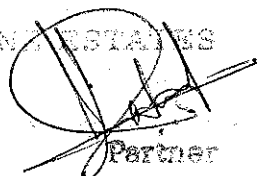
IN FAVOUR OF

Mr. VENKATA RAVI PEKETI, SON OF LATE GANTALU RAO, aged about 38 years, Occupation: Service, residing at Flat No. 501, Block A, Girishikara Plaza, SBH Complex, Ramnagar, 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.).

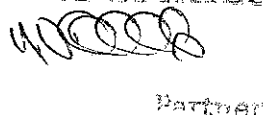
WHEREAS:

- 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. 410 on the fourth floor, in block no. 'C' 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

1వ పుస్తకము 2013 సం. 640

దస్తావేజు వివరములు సం. 14

ఈ కారితము కింది సం. 2

1750000/ -

[Signature]
సహ-కార్యదర్శి

ENDORSEMENT

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

Document No. 554729 Dtd. 12/2/13

Stamp Duty:

1. In the shape of ... Rs 100/ -

2. In the shape of ... Rs 87400/ -

3. In the shape of ... Rs. -

4. In the shape of ... Rs. -

1. In the shape of ... Rs 35000/ -

2. In the shape of ... Rs. -

1. Registration ... Rs 8750/ -

2. In the shape of cash ... Rs. -

1. In the shape of challan ... Rs 100/ -

2. In the shape of cash ... Rs. -

Total Rs 131350/ -

[Signature]
KAPPA

1వ పుస్తకము 2013 సం. 102

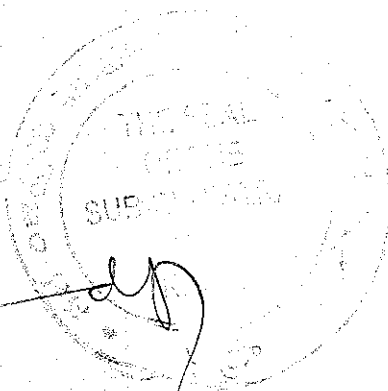
640

దస్తావేజు వివరములు సం. 1026

1 640 13

13 గుర్రవారి సం. 14

[Signature]

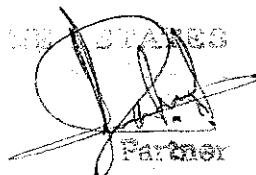


- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire 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.17,50,000/-(Rupees Seventeen 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 deluxe apartment bearing flat no. 410 on the fourth floor, in block no. 'C' 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:
 - a. Undivided share in scheduled land to the extent of 71.25 sq. yds.
 - b. 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.17,50,000/-(Rupees Seventeen Lakhs Fifty Thousand Only) issued by Axis Bank, Service Branch, 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.

For ALL THE PARTIES


Partner

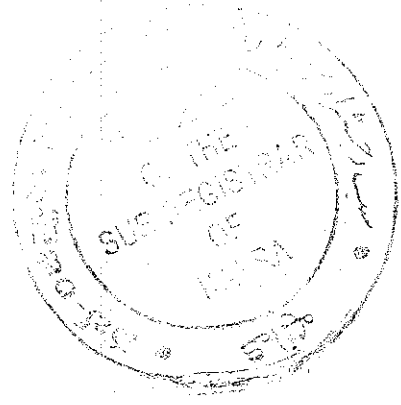
For ALPINE ESTATES



Partner


1వ పుస్తకము 2013 సం. 10 వ. 600
దస్తావేజు తెలుగులో ఉన్నది అని నిరూపించు 4
ఈ కారణము వలన 2


సచి-అ.కె.కె.సి




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

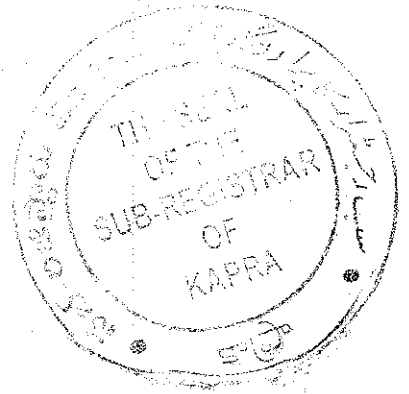

Partner

For ALPINE ESTATES


Partner

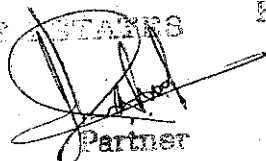
1వ పుస్తకము 2012 వ సం. వు 600
దస్తావేజు సంఖ్య 14
ఈ కార్యము చేసిన తేదీ 4


సీ-ఆఫ్-రెజిస్ట్రార్



- 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. 1,31,250/- is paid by way of challan no. 554727, dated 14.02.13 drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 47,500 /- paid by the way of pay order no. 001096, dated 13.02.13, drawn on HDFC Bank, S. D. Road, Secunderabad.

For ALPINE REALTIES


Partner

For ALPINE REALTIES



Partner

1వ పుస్తకము 213 వ పేజీ 640
దస్తావేజు నెంబర్ 145
ఈ కార్యము పూర్తి నుండి

సబ్-రెజిస్ట్రార్



SCHEDULE 'A'
SCHEDULE OF LAND

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

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

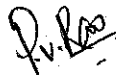
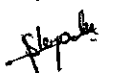
SCHEDULE 'B'
SCHEDULE OF APARTMENT

All that portion forming a semi-finished, deluxe apartment bearing flat no. 410 on the fourth floor, in block no. 'C' admeasuring 1425 sq. ft., of super built-up area (i.e., 1140 sq. ft. of built-up area & 285 sq. ft. 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 sq. ft. 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. 411 |
| South by | Open to Sky & Staircase |
| East by | Open to Sky & 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:

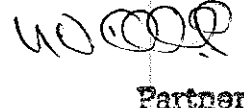
WITNESSES:

1. 
2. 

For ALPINE ESTATES


Partner

For ALPINE ESTATES

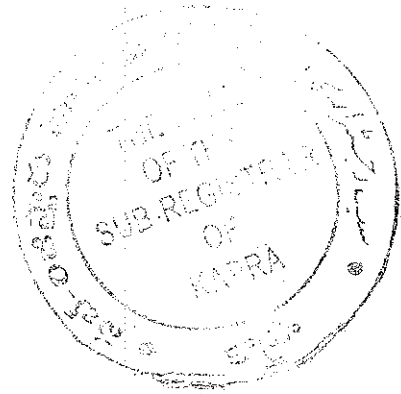

Partner

VENDOR


BUYER


1వ పుస్తకము 2013 వ సం. వి. 640
దస్తావేజు మొత్తము 14
మరియు కాగితము మొత్తము 6

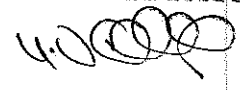
సచివ-రాయలగారి



ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 410 on the fourth floor, in block no. 'C' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 71.25 sq. yds., U/S Out of Ac. 4-11 Gts..
4. **Built up area particulars:**
- a) In the Ground / Stilt 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 : 1425 sft
- 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. 17,50,000/-

For ALPINE ESTATES

Partner

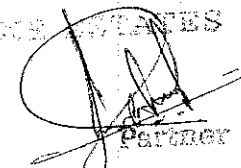
For ALPINE ESTATES

Partner

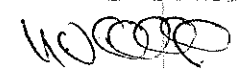
Signature of the Executants

Date: 14.02.2013

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: 14.02.2013

1వ పుస్తకము గా 13వ పుస్తకము పై 640
దస్తావేజు మొత్తము 14
ఈ కారితము కమిషన్


సహ-నిర్వాహి



REGISTRATION PLAN SHOWING

FLAT NO. 410 IN BLOCK NO. 'C' ON FOURTH 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 SHANKARAIHAH

BUYER: MR. VENKATA RAVI PEKETI, SON OF LATE GANTALU RAO

REFERENCE:
AREA: 71.25

SCALE:
SQ. YDS. OR

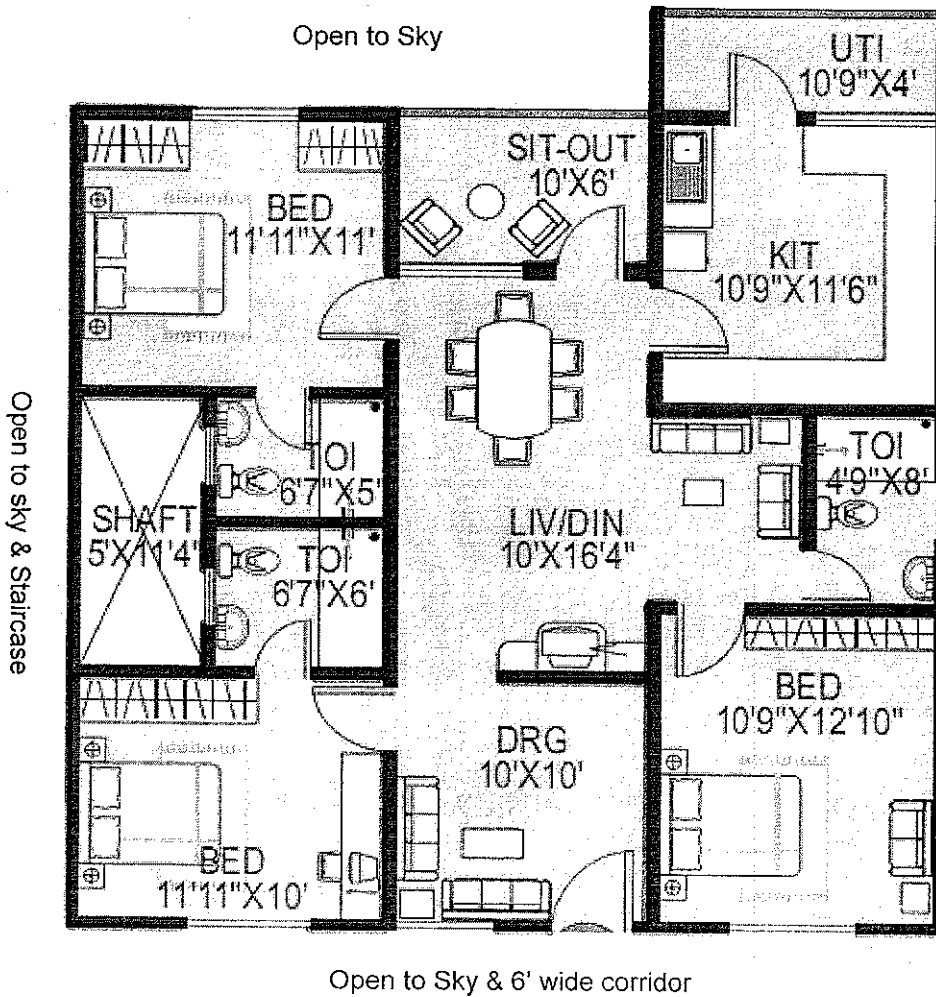
INCL:
SQ. MTRS.



EXCL:



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



Flat No. 411

For ALPINE ESTATES

[Signature]
Partner

For ALPINE ESTATES

[Signature]
Partner

WITNESSES:

- [Signature]*
- [Signature]*

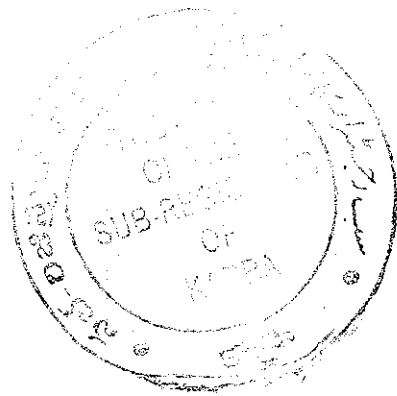
SIGNATURE OF THE VENDOR

[Signature]

SIGNATURE OF THE BUYER

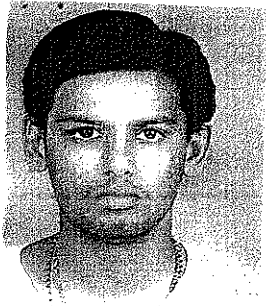
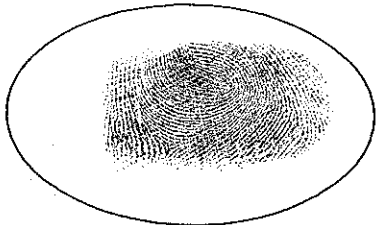
0

వ పుస్తకము సంఖ్య 640
రస్తావేదిక సంఖ్య 14
ఈ కాగితము పరిమాణం 8
సబ్-రిజిస్ట్రార్



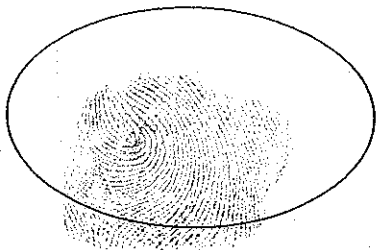
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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

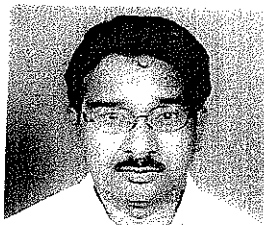
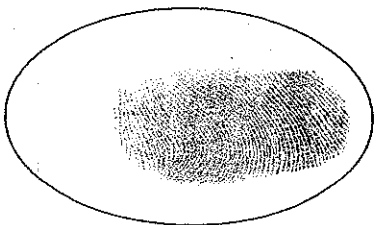


VENDOR:

M/S. ALPINE ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD – 500 003.
REPRESENTED BY ITS PARTNERS:
1. MR. RAHUL B. MEHTA
S/O. LATE BHARAT U. MEHTA
R/O. PLOT NO. 2-3-577, UTTAM TOWERS
D. V. COLONY, MINISTER ROAD
SECUNDERABAD – 500 003.

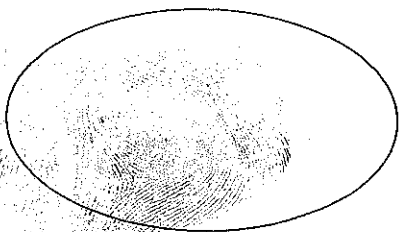


2. MR. YERRAM VIJAY KUMAR
SON OF SRI YERRAM SHANKARAI AH
R/O. PLOT NO. 14 & 15
KARTHIK ENCLAVE
DIAMOND POINT
SECUNDERABAD.



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

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



BUYER:

MR. VENKATA RAVI PEKETI
S/O. LATE GANTALU RAO
R/O. FLAT NO. 501, BLOCK A
GIRISHIKARA PLAZA
SBH COMPLEX
RAMNAGAR
HYDERABAD .

SIGNATURE OF WITNESSES:

-
-

For ALPINE ESTATES

Partner

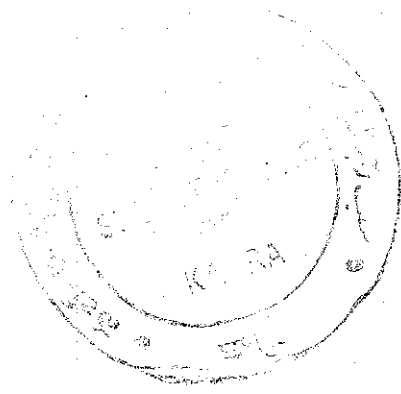
For ALPINE ESTATES

Partner

SIGNATURE OF EXECUTANTS

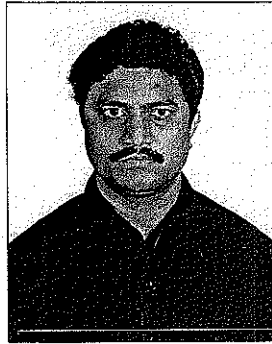
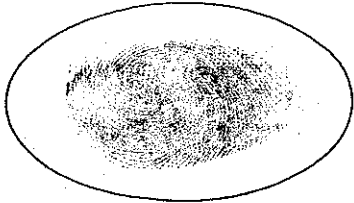
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 13 వాడు 600
2వ పుస్తకము 14 వాడు 14
3వ పుస్తకము 15 వాడు 9
మొత్తము 623



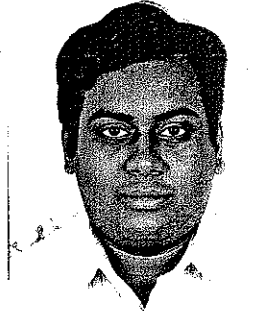
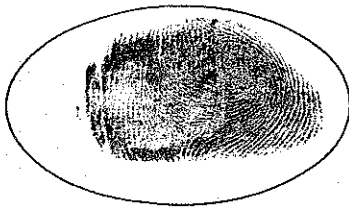
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



WITNESSES:

1. MR. P. VEERA BHADRA RAO
S/o. MR. P. SANGAMESHWARAO
R/O: # 6-3-63 A & B
FLAT NO. 203,
VENKATA RAMANA NILAYAM
HASTHINA PURI COLONY, SALMIPU
SEC BAD - 094.



2. MR. A. SANTOSH KUMAR YADAV
S/o. MR. A. SHANKER
R/O: # EHS-47
APHC COLONY
ECIL 'X' ROADS
HYDERABAD - 062.

SIGNATURE OF WITNESSES:

1.

2.

FOR ALPINE ESTATES

Partner

FOR ALPINE ESTATES

Partner

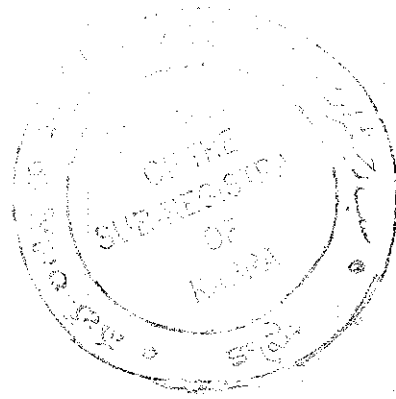
SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 2013 నెంబర్ 640

రస్తావేజ్ పుస్తకము నెంబర్ 14

ఈ కార్యక్రమము 10/10

సర్-రిజిస్ట్రార్



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





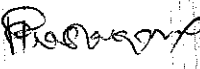

RegNo/Year: 654 /2013

of SRO:1526

Report Date: 14-FEB-13 02:17 PM

This report prints Photos and FPs of all parties


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


| Sl No | Code | Thumb Impression | Signature | Photo | Address |
|-------|------|---|---|--|---|
| 1 | CL |  |  |  [1526-1-2013-654]VENK | VENKATA RAVI PEKETI FLATNO.501 BNO.A GIRISHIKARA PLAZA, SBH COMPLEX RAM NAGAR HYD |
| 2 | EX |  |  |  [1526-1-2013-654]SPA H | SPA HOLDER K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD |

Identified by

Witness 1

Witness 2


Photos and Tis
captured by me

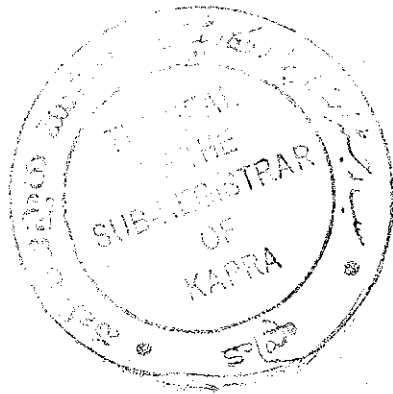

Caputure of Photos and Tis
done in my presence

1వ పుస్తకము 13 వ పేజీ

దస్తావేజు నెంబరు

ఈ తాగితబల తుది

సబ్-రజిస్ట్రారు



VENDOR:

**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992005

VIJAYA KUMAR
SHANKARAJAH
3-7-23
PAN BAZAR
SECUNDRABAD

Issued on: 10-02-2005

Licensing Authority
RTA SECUNDRABAD

| | | |
|--------------------|------------------|------------|
| MO053195405 | Class Of Vehicle | Validity |
| Non-Transport | LMV.MCWG | 1E-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 | Shra | 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

పుట్టిన తేదీ/Date of Birth : 04/12/1980

వయస్సు/Age : 26

వృత్తి/Occupation : Own Business

ఇంకా/House No. : 2-3-571401, UTTAM TOWERS

రోడ్/Street : MINISTER ROAD

Colony : D V COLONY

Ward : 2

Circle : Circle VIII

జిల్లా/District : Hyderabad

(Rs.) : 100,000

No. (1) : 45339/(Double)

పేరు/Name (1) : Nevraina Enterprises PCC

No. (2) : /

పేరు/Name (2) : /

[Signature]

[Signature]
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
AWSPP8104E

[Signature]
Signature

[Photo]

[Signature]

For ALPINE ESTATES

[Signature]
Partner

For ALPINE ESTATES

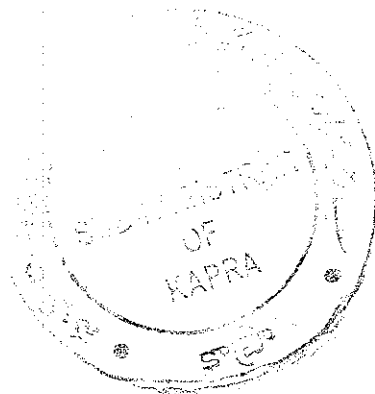
[Signature]
Partner

1వ పుస్తకము 2013 వ సం॥ ఖ. 6000

దస్తావేల మొత్తము 44

ఈ కారితము కుటుంబ 12


వదే-రిజిస్ట్రారు




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PEKETI VENKATA RAVI
GANTALU PEKETI
01/05/1974
Permanent Account Number
AOJPP2313N

P.V. Rao
Signature



BUYER:

P.V. Rao

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

P VEERABHADRA RAO
S M R PALADUGU
16/08/1975
Permanent Account Number
AKZPP3975E

P.V. Rao
Signature



WITNESS:


P.V. Rao

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

A SANTOSH KUMAR YADAV
AKULA SHANKAR
24/06/1983
Permanent Account Number
AKMPA2322H

A. Santosh Kumar Yadav
Signature

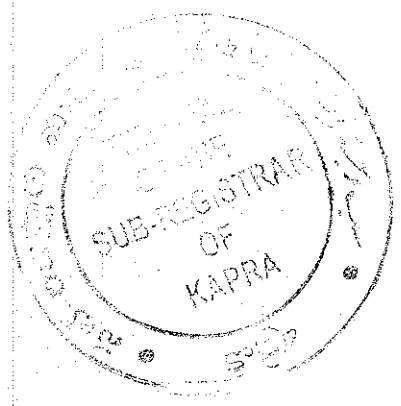


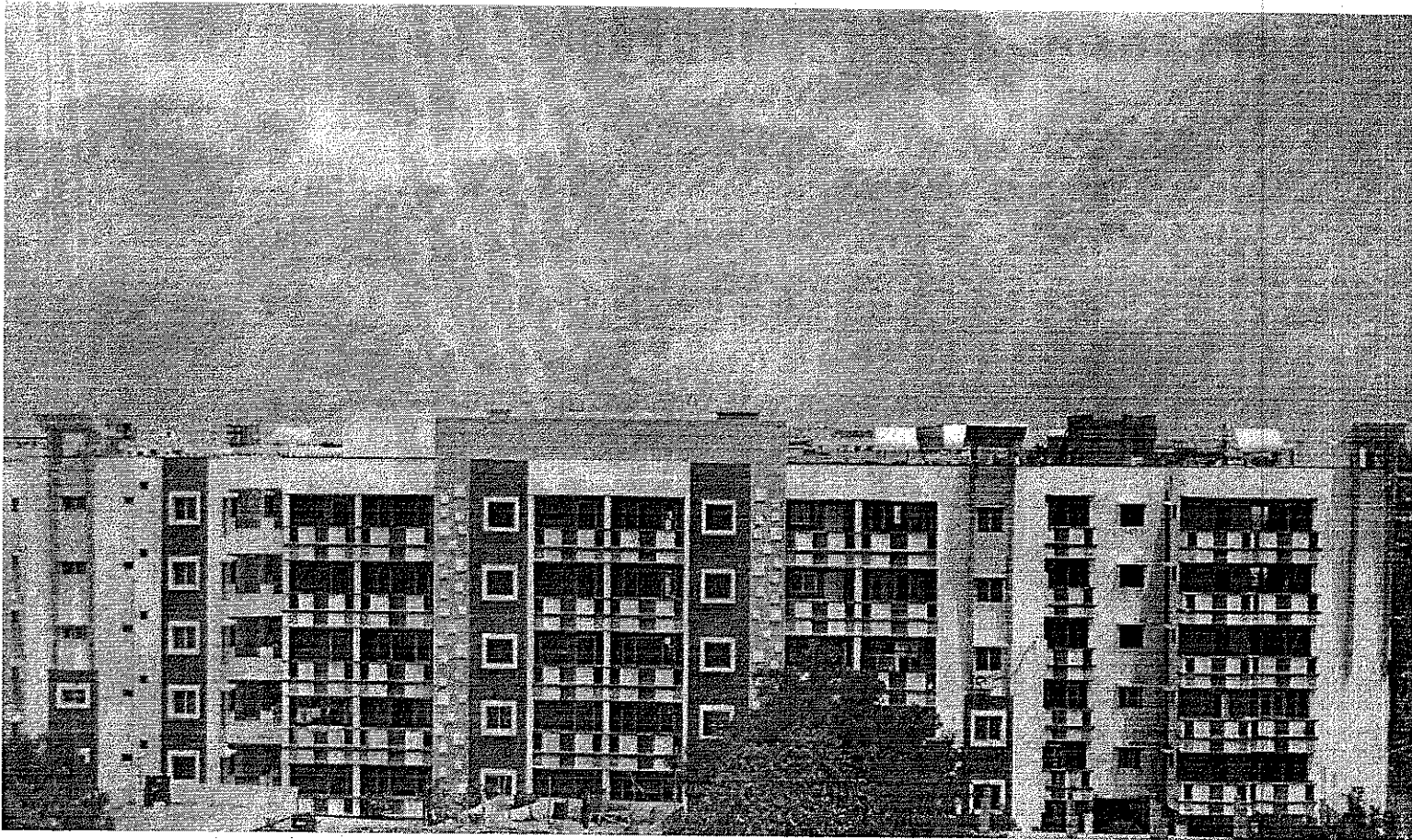
WITNESS:

A. Santosh Kumar Yadav

1వ పుస్తకం సంఖ్య 13 644
2వ పుస్తకం సంఖ్య 14
3వ పుస్తకం సంఖ్య 17

సబ్-రెజిస్ట్రారు



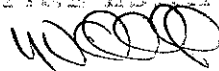


For ALPINE ESTATES

A handwritten signature in black ink, consisting of several overlapping loops and lines, positioned over the text.

Partner

For ALPINE ESTATES

A handwritten signature in black ink, consisting of several overlapping loops and lines, positioned over the text.

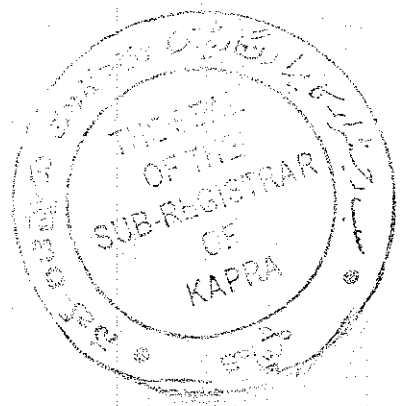
Partner

ವ ಪುಸ್ತಕಮು 20 13 ನ ಸಂಖ್ಯೆ 600

ದಸ್ತಾವೇಜು ಪರಿಶೀಲನೆ ಸಂಖ್ಯೆ 14

ಈ ಕಾರಣವು ಸಂಖ್ಯೆ 14

[Handwritten signature]
ಸಹ-ರಜಿಸ್ಟ್ರಾರ್





**GOVERNMENT OF ANDHRA PRADESH
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY**



App No : 851089

Date : 06-Mar-13

MeeSeva App No : ECM032226337 **00AA65876085**

Statement No : 514264

Sri/Smt.: MODI : 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: , 3-3-27/1, Flat No: 410 ,Apartment: MAYFLOWER HEIGHTS ,Ward : 3-Block : 3 VILLAGE: MALLAPUR, Survey No : ,1/1,191/2/1/1, East: OPEN TO SKY & 6 WIDE CORRIDOR West: OPEN TO SKY South: OPEN TO SKY & STAIRCASE North: FLATNO.411

A search is made in the records of SRO(s) of UPPAL relating there to for 6 years from 10-01-2007 To 04-03-2013 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 Doct. No./Year [Schedule No] |
|----------|---|--|-----------|---|---|--|
| 1 566 | VILL/COL: MALLAPUR/MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1PART 191/PART 2/1/1PART HOUSE: 3-3-27/1 APARTMENT MAYFLOWER HEIGHTS FLAT: 410 EXTENT: 71.25SQ Yds BUILT: 1525SQ. FT Boundires: [N]: FLATNO.411 [S] OPEN TO SKY & STAIRCASE [E]: OPEN TO SKY & 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) 14-02-2013 (E) 14-02-2013 (P) 14-02-2013 | | 0101 (Sale Deed) Mkt.Value:Rs 1750000 Cons.Value:Rs. 1750000 | 1. (EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 2.(EX)M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 3.(EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 4.(EX)M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 5.(EX)SPA HOLDER K.PRABHAKAR REDDY 6.(CL)VENKATA RAVI PEKATI | 0/0 640/ 2013 [1] of SROKAPRA |
| 2 566 | VILL/COL: MALLAPUR/MALLAPUR W-B: 0-0 SURVEY: 2/1/1 EXTENT 12 Guntas Boundires: [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.(CL)M/S.ALPINE ESTATES | 0/0 CD Volume: 362 4591/ 2007 [2] of SROUPPAL |
| 3 566 | VILL/COL: MALLAPUR/MALLAPUR W-B: 0-0 SURVEY: 1/1 191/PART EXTENT: 159 Guntas Boundires: [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.(CL)M/S.ALPINE ESTATES | 0/0 CD Volume: 362 4591/ 2007 [1] of SROUPPAL |

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

Certified By



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

Note: This is a Digitally Signed Certificate, doesnot require physical signature. And this certificate can be verified at <http://www.meeseva.gov.in/> by furnishing the application number mentioned in the certificate.

