

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 3298

శ్రీమతి / శ్రీ Soham Modi Reply K. pradhokan/Modi

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. SPR

దస్తావేజు వ్యభావము	Sale	20/9		Mallapur
దస్తావేజు విలువ	4500000	17/12		
స్టాంపు విలువ రూ.	100			R
దస్తావేజు నెంబర(2)	4968/2013			
రిజిస్ట్రేషన్ రుసుము	22500			
లోటు స్టాంపు(D.S.D.)	179900			
GHMC (T.D.)	67500			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు				
5 x .....				
మొత్తం	270000			

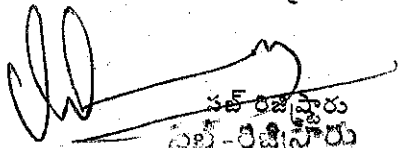
**RETURNED**  
CHNO: 641958  
17/12

(అక్షరాల By Challu

రూపాయలు మాత్రమే)

తేది 17/12

వాపసు తేది \_\_\_\_\_

  
సబ్ రిజిస్ట్రారు  
హైదరాబాద్

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.



5169

4968 of 2013

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 655748

Sl.No. 4967 Dt: 20-09-2013

Sold to: MAHENDER

S/o. MALLESH

For Whom: M/s. ALPINE ESTATES

CH. SHRAVANI

Licensed Stamp Vendor  
Licence No.15-31-029/2013  
House On P.No.21, W.S. Colony,  
Abdullapurmet (V), Hayathnagar (M),  
R.R.Dist - 501 512,

SALE DEED

This Sale Deed is made and executed on this 17<sup>th</sup> day of December 2013 at S.R.O., Kapra, Ranga Reddy District by:

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, 2<sup>nd</sup> 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 44 years, Occupation: Business, resident of Plot No.280, Road No.25, Jublee Hills, Hyderabad, and Smt. K. Sridevi, Wife of Shri. K. V. S. Reddy aged about 34 years, Occupation: Business, resident of Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad., hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominee, 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 44 years, Occupation: Business, resident of Plot No.280, Road No.25, Jublee Hills, Hyderabad, and Smt. K. Sridevi, Wife of Shri. K. V. S. Reddy aged about 34 years, Occupation: Business, resident of Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad; 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

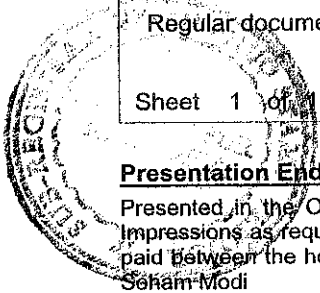
For ALPINE ESTATES

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Regular document number 4968 of year 2013

Sheet 1 of 11 Sheets

Signature of Joint SubRegistrar  
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 fee of Rs. 22500/- paid between the hours of 12 and 1 on the 17th day of DEC, 2013 by Sri Soham Modi

**Execution admitted by (Details of all Executants/Claimants of Sec 32A):**

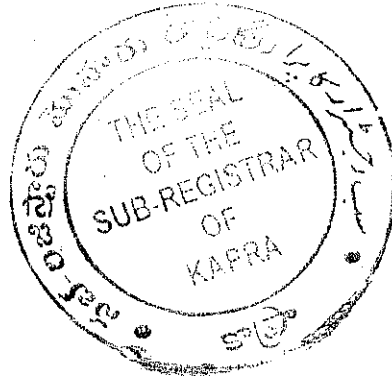
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 [1526-1-2013-5169]SPA1	SPA HOLDER K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	
2	CL		 [1526-1-2013-5169]VANAJ	VANAJAKSHI NAIR FLATNO.302 S.P.APTS, STNO.1 TARNAKA SEC BAD	

**Identified By Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2013-5169]ANOOP	ANOOP PARAMASIVAN NAIR H.NO.12-43- 447/302,ST.NO.1,S.P.AP TS,TARNAKA,SEC- BAD.	
2		 [1526-1-2013-5169]KANIL	K.ANIL VASUDEVAN EWS 213,APIIC CLNY,KAMALANAGAR, ECIL,HYD.	

17th day of December ,2013

Signature of Joint SubRegistrar  
Kapra



**IN FAVOUR OF**

Mrs. Vanajakshi Nair, Wife of Mr. Anoop P. Nair, aged about 46 years, Occupation: Service residing at # Flat No. 302, S P Apartment, Street No. 1, Tarnaka, Secunderabad, 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. 'B' having a super built-up area of 1550 sft., (i.e., 1240 sft. of built-up area & 310 sft. of common area) together with undivided share in the scheduled land to the extent of 77.50 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

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 Regular document number 4968 of year 2013  
 Sheet 2 of 11 Sheets  
 Signature of Joint SubRegistrar  
 Kapra

**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	247400	0		0	247500
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	22500	0		0	22500
User Charges	NA	105	0		0	105
<b>Total</b>	<b>100</b>	<b>270005</b>	<b>0</b>		<b>0</b>	<b>270105</b>

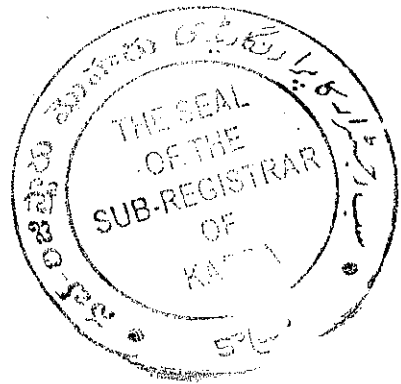
Rs. 247400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 22500/- towards Registration Fees on the chargeable value of Rs. 1500000/- was paid by the party through Challan/BC/Pay Order No ,641958 dated ,17-DEC-13.

Date  
 17th day of December ,2013  
 1935 SE మార్చి 2013 వరకు  
 Signature of Registering Officer  
 Kapra



4968 2013 సం. / చ.స. 185 త  
 4968 సంబంధించి రిజిస్ట్రేషన్ చేయబడి  
 స్టాంపు డ్యూటీ 1526  
 4968 2013 సం. ద్వారా రిజిస్ట్రేషన్ చేయబడి  
 2013 సం. డిసెంబరు 17 వ తేదీ

Signature of Registering Officer  
 Kapra




- 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.45,00,000/- (Rupees Forty Five Lakhs 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. 'B' having a super built-up area of 1550 sft., (i.e., 1240 sft. of built-up area & 310 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 77.50 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.45,00,000/- (Rupees Forty Five Lakhs Only). 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 ALPINE ESTATES



Partner

FOR ALPINE ESTATES



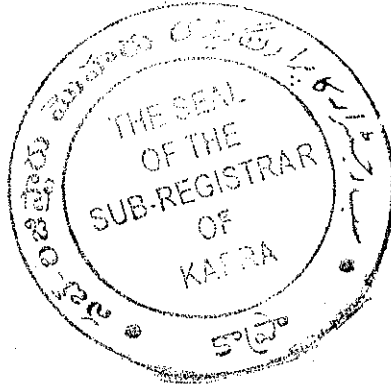
Partner

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Signature of Joint SubRegistrar  
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

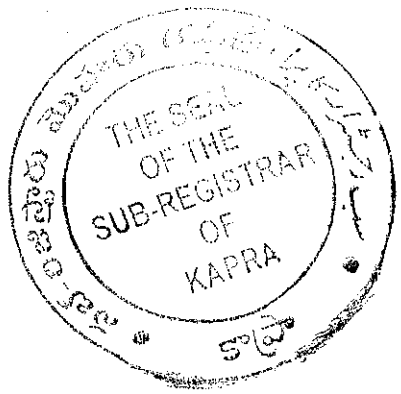
  
Partner

Book - 1 CS Number 5169 of 2013 of SRO, Kapra

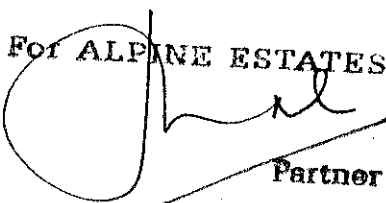
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Signature of Joint SubRegistrar  
Kapra



- 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

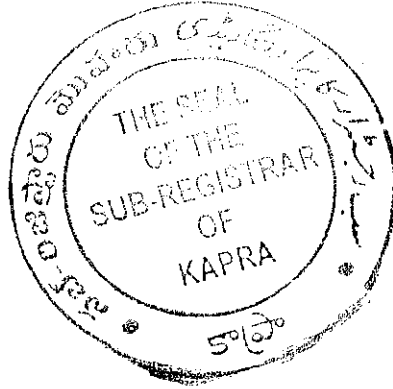
  
Partner

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Signature of Joint SubRegistrar  
Kapra



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'

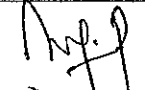

SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no.512 on the fifth floor, in block no. 'B' admeasuring 1550 sft., of super built-up area ((i.e., 1240 sft. of built-up area & 310 sft. of common area) together with proportionate undivided share of land to the extent of 77.50 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	Open to Sky
South By	Open to Sky & Flat No. 511
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

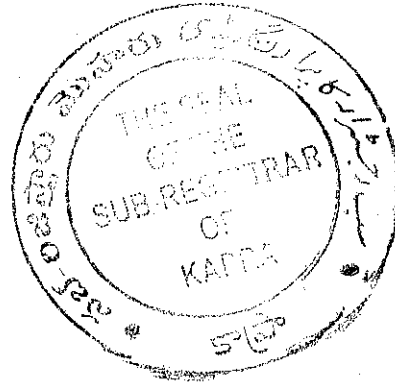
  
BUYER

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Signature of Joint SubRegistrar  
Kapra



**ANNEXTURE-1-A**

1. Description of the Building :DELUXE apartment bearing flat no. 512 on the fifth floor, in block no. 'B' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at 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 : 77.50 sq. yds., U/S Out of Ac. 4-11 Gts.,
4. **Built up area Particulars:**
- a) In the Stilt / Ground Floor : 100 sft., Parking space for one car
- b) In the Fifth Floor : 1550 sft
5. Annual Rental Value : -
6. Municipal Taxes per Annum : -
7. Executant's Estimate of the MV of the Building : Rs. 45,00,000/-

For ALPINE ESTATES  
  
Partner

For ALPINE ESTATES

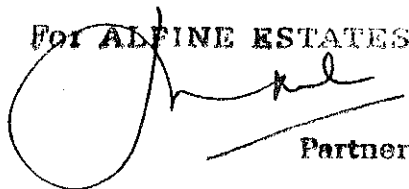
  
Partner

Date: 17.12.2013

Signature of the Executants

**C E R T I F I C A T E**

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

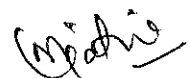
For ALPINE ESTATES  
  
Partner

For ALPINE ESTATES

  
Partner

Date: 17.12.2013

Signature of the Executants

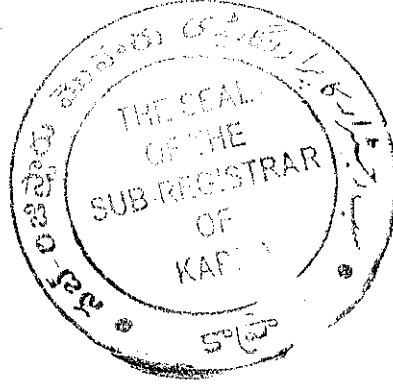


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Signature of Joint SubRegistrar  
Kapra





**REGISTRATION PLAN SHOWING**

FLAT NO. 512 IN BLOCK NO. 'B' ON THE 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. SMT. K. SRIDEVI, WIFE OF SHRI. K. V. S. REDDY

**BUYER:** MRS. VANAJAKSHI NAIR, WIFE OF MR. ANOOP P. NAIR

**REFERENCE:**  
**AREA:** 77.50

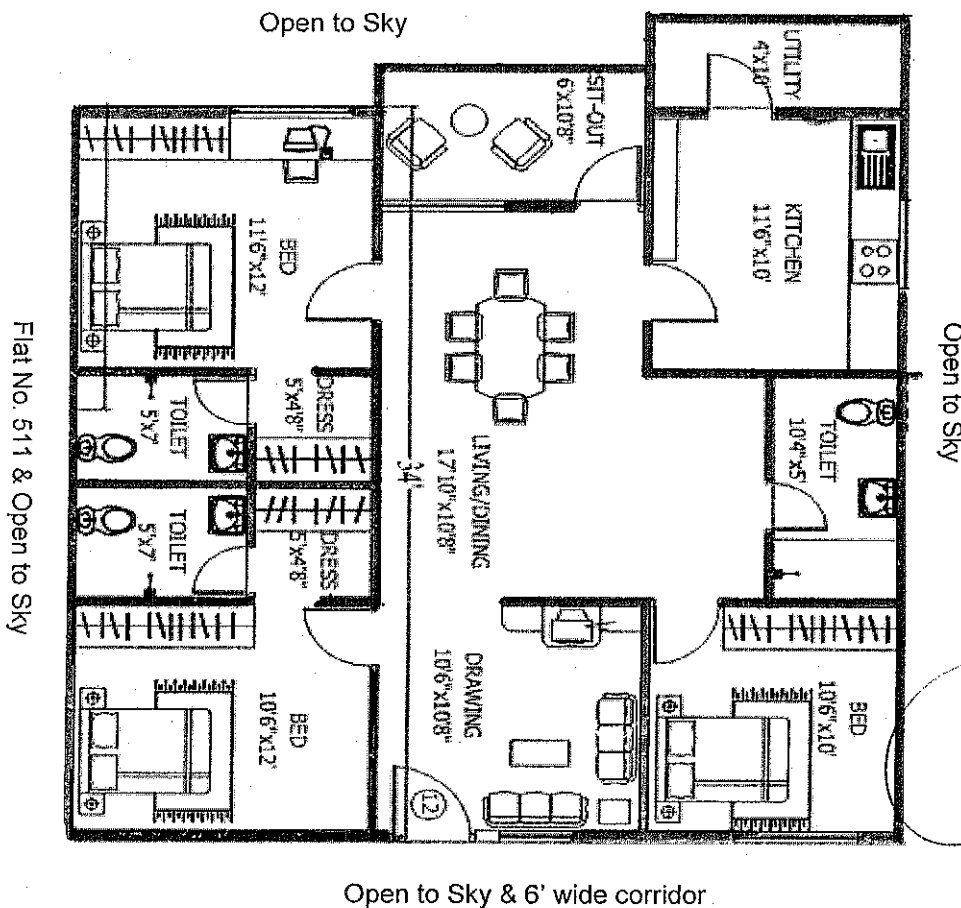
**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**



**EXCL:**

Total Built-up Area = 1550 sft.  
Out of U/S of Land = Ac. 4-11 Gts.



For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

**WITNESSES:**

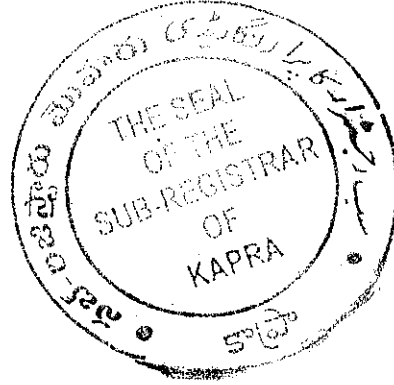
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- 2.

Book - 1 CS Number 5169 of 2013 of SRO, Kapra

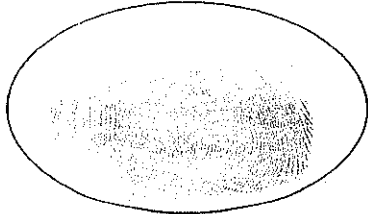

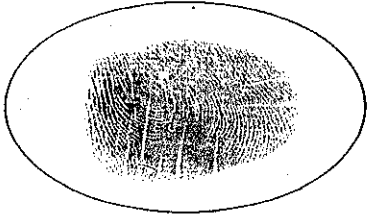


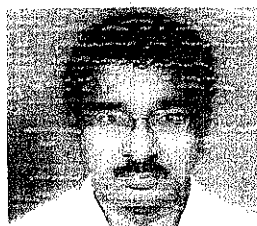
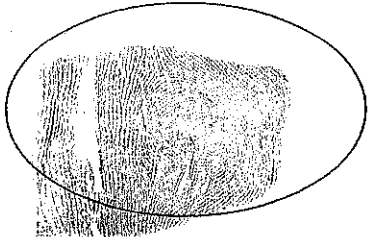

Regular document number 4968 of year 2013

Sheet 8 of 11 Sheets

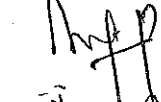
Signature of Joint SubRegistrar  
Kapra

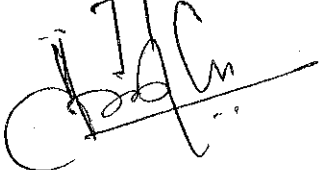


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

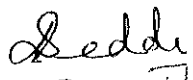
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>VENDOR:</b> <b>M/S. ALPINE ESTATES</b> A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNERS: 1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO.280, ROAD NO.25 JUBLEE HILLS, HYDERABAD,  2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1 <sup>ST</sup> LANE BEGUMPET, HYDERABAD
			
			
			
			<b>SPA FOR PRESENTING DOCUMENTS</b> <b>VIDE DOC. NO. 169/BK-IV/2007, DT. 03.08.07</b>  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.  <b>BUYER:</b>  MRS. VANAJAKSHI NAIR W/O. MR. ANOOP P. NAIR R/O. # FLAT NO. 302 S P APARTMENT, STREET NO. 1 TARNAKA SECUNDERABAD

SIGNATURE OF WITNESSES:

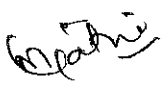
1. 

2. 

For ALPINE ESTATES  
  
 Partner

For ALPINE ESTATES  
  
 Partner

SIGNATURE OF EXECUTANTS

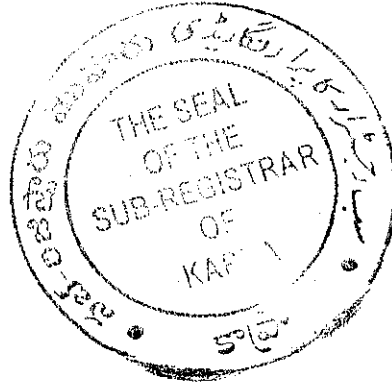
  
 SIGNATURE(S) OF BUYER(S)

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Regular document number 4968 of year 2013

Signature of Joint SubRegistrar  
Kapra

Sheet 9 of 11 Sheets



**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
ALPINE ESTATES

भारत सरकार  
GOVT OF INDIA

17/01/2007  
Permanent Account Number  
AANFA5250F

05022507

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  
18-10-1989

हस्ताक्षर / SIGNATURE

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

FOR ALPINE ESTATES

*[Signature]*  
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AIYFK2089F

नाम / NAME  
SRIDEVI KALICHETTI

पिता का नाम / FATHER'S NAME  
VENKATA RAMI REDDY NARALA

जन्म तिथि / DATE OF BIRTH  
19-04-1977

हस्ताक्षर / SIGNATURE

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

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  
AWSPP8104E

हस्ताक्षर / SIGNATURE

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

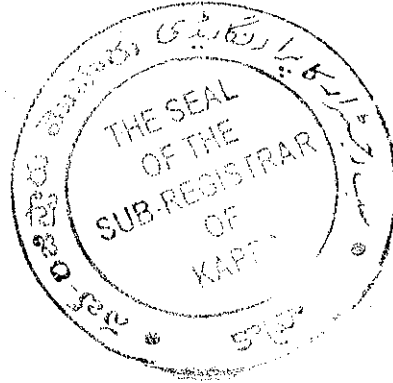
*[Signature]*

Book - 1 CS Number 5169 of 2013 of SRO, Kapra

Regular document number 4968 of year 2013

Signature of Joint SubRegistrar  
Kapra

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Buheri

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAIPN0601J



नाम /NAME

VANAJAKSHI NAIR

पिता का नाम /FATHER'S NAME

MANBHADUR MAHENDRA SINGH

जन्म तिथि /DATE OF BIRTH

10-10-1967

*Signature*

हस्ताक्षर /SIGNATURE

*Signature*

मुख्य आयकर आयुक्त, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिला जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
मुख्य आयकर आयुक्त,  
आयकर भवन,  
बशीर बाग,  
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Chief Commissioner of Income-tax,  
Aayakar Bhavan,  
Basheerbagh,  
Hyderabad - 500 004.

WITNESS:

*Signature*



INDIAN UNION DRIVING LICENCE

ANDHRA PRADESH

AP02920110018175

K ANIL VASUDEWAN

K.G.VASUDEWAN

EWS 213 APIC COLONY

KAMAL NAGAR

ECIL ROSTHYD

KEESARA

RANGA REDDY



Signature  
Issued On: 14/11/2011

Licensing Authority  
RTA RANGAREDDY EAST

Non Transport

Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity

10/11/2018

Transport

Date of Validity

Badge No.

Reference No.

AP02920110018175

Original LA.

RTA RANGAREDDY EAST

Date of First Issue

14/11/2011

Date of Birth

11/11/1968

Blood Group

O+ve

WITNESS:

*Signature*



అనూప్ పరమసివన్ నాయర్  
Anoop Paramasivan Nair



పుట్టిన సంవత్సరం/Year of Birth: 1969  
పురుషుడు / Male

2896 0884 3455



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O పి పి నాయర్  
12-43-447/302

స్ట్రీట్ నో 1, ఎన్ పి అపార్ట్మెంట్స్  
బ్యాంకు ఆఫ్ బరోడా వక్కన రోడ్ లా  
తార్నాకా, సెకండ్రాబాద్, హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500017

Address: S/O P P Nair,  
12-43-447/302, Street No 1,  
S P Apts, Lane Beside  
Bank Of Baroda, Tarnaka,  
Secunderabad, Lallaguda,  
Hyderabad, Andhra Pradesh,  
500017

ఆధార్ - సామాన్య ని హక్కు

*Signature*

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

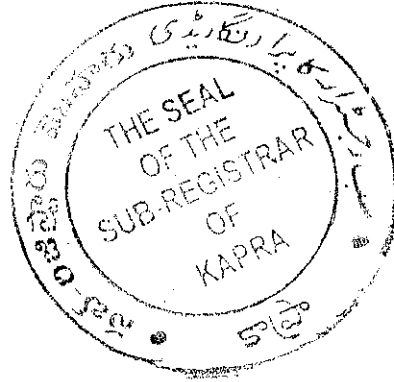
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బెంగళూరు-560001

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Regular document number 4968 of year 2013

Sheet 11 of 11 Sheets

Signature of Joint SubRegistrar  
Kapra







00DD 42284021

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

App No : 384960

MeeSeva App No : ECM126421098

Date : 26-Dec-13

Statement No : 5011343

**Sri/Smt.:** VANAJAKSHI NAIR : 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: 512 ,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 & FLATNO.511 North: OPEN TO SKY**

A search is made in the records of SRO(s) of KAPRA relating there to for 6 years from 01-10-2007 To 23-12-2013 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	Exe.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 - - 3	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: 512 EXTENT: 77.5SQ.Yds BUILT: 1650SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY & FLATNO.511 [E]: OPEN TO SKY & 6' WIDE CORRIDOR [W]: OPEN TO SKY <b>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</b>	(R) 17-12-2013 (E) 17-12-2013 (P) 17-12-2013		0101 (Sale Deed ) Mkt.Value:Rs. 4500000 Cons.Value:Rs. 4500000	1. 1.(EX)M/S ALPINE ESTATES REP BY K.SRIDEVI 2.(EX)M/S MAYFLOWER HEIGHTS REP BY K.SRIDEVI 3.(EX)SPA HOLDER K.PRABHAKAR REDDY 4.(EX)M/S ALPINE ESTATES REP BY SOHAM MODI 5.(EX)M/S MAYFLOWER HEIGHTS REP BY SOHAM MODI 6.(CL)VANAJAKSHI NAIR	0/0 4968/ 2013 [1] of SROKAPRA
2 - 3	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 <b>This document Link Doct,Link Doct 1507, 14056/2006 of SRO 1507;15639/2006 of SRO 1507;/2006</b>	(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. 1.(EX)M/S.MAYFLOWER HEIGHTS 2.(CL)M/S.ALPINE ESTATES	0/0 CD_Volume: 362 4591/ 2007 [2] of SROUPPAL
3 - 3	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 <b>This document Link Doct,Link Doct 1507, 14056/2006 of SRO 1507;15639/2006 of SRO 1507;/2006</b>	(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. 1.(EX)M/S.MAYFLOWER HEIGHTS 2.(CL)M/S.ALPINE ESTATES	0/0 CD_Volume: 362 4591/ 2007 [1] of SROUPPAL

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.meeseva.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 పరిష్కార వకలు 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.

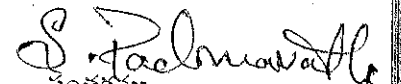
During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.


- 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

  
ముద్ర  
Seal