

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు


నెం.

శ్రీమతి / శ్రీ Solkann mode kelly; Kprabhalu
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. Reddy

దస్తావేజు స్వభావము	<u>Sal</u>		<u>Vat 51295</u>	<u>R</u>
దస్తావేజు విలువ	<u>4104000</u>			<u>M.P</u>
స్టాంపు విలువ రూ.	<u>100</u>			
దస్తావేజు నెంబరు	<u>231/13</u>	<u>3515/13</u>		
రిజిస్ట్రేషన్ రుసుము	<u>20520</u>			
లోటు స్టాంపు(D.S.D.)				
GHMC (T.D.)	<u>164060</u>			
యూజర్ ఛార్జీలు	<u>100</u>		<u>604949</u>	
అదనపు షీట్లు	<u>6560</u>		<u>218</u>	
5 x	<u>1</u>			
మొత్తం	<u>246240</u>			

(అక్షరాల ni)

తేది 21/8/13 రూపాయలు మాత్రమే)

వాపసు తేది _____


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.

3520 V 15/15 28-5-2013 3515/2013



SHANU

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AY 207552

Sl.No. 7874 Dt: 28-5-2013 Rs.100/-

Sold to: MAHENDER

S/o. MALLESH

For Whom: ALPINE ESTATES

A.DINESH

Licensed Stamp Vendor

LIC.No. 15-07-041/2007

REN.No.15-07-015/2013

H.No.7-65/3, Shankar Nagar,

Peerjadiguda(V), Ghatkesar(M)

R.R.Dist: PIN:500 039.

SALE DEED

This Sale Deed is made and executed on this 19th day of August 2013 SRO, Kapra, Ranga Reddy District by:

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners / duly authorized representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years, Occupation: Business, resident of Plot No.280, Road No.25, Jublee Hills, Hyderabad, and Shri. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 years, Occupation: Business, resident of Plot Nos. 14 & 15, Karthik Enclave, Diamond Point, Secunderabad, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

AND

M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years, Occupation: Business, Occupation: Business and Shri. 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

[Signature]

[Signature]

Partner

Partner

Book - 1 CS Number 3620 of 2013 of SRO, Kapra

Regular document number 3575 of year 2013



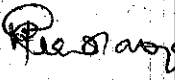


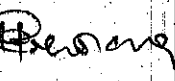
Sheet 1 of 12 Sheet

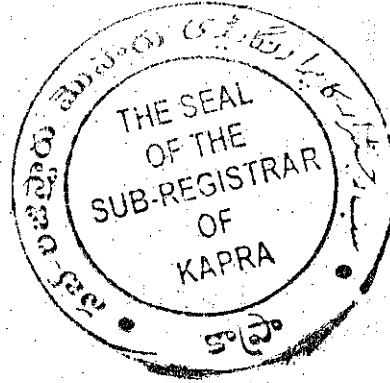
Signature of Sub-Registrar

Presentation-Endorsement:

Presented in the Office of the Sub-Registrar, Kapra along with the Photograph & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 for Rs. 20620/- (Registration Fee) paid between the hours of 3:10 to 4:00 on the 21st day of AUG, 2013 by 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	CL		 [1526-1-2013-3620]REP TO	REP TO CLAIMANT K.PRABHAKAR REDDY 5-4-187/3&4 II ND FLOOR, M.G.ROAD SEC BAD	
2	EX		 [1526-1-2013-3620]SPA HK	SPA HOLDER K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD DOC NO. 169/BKR/07 Dt. 3.08.07	







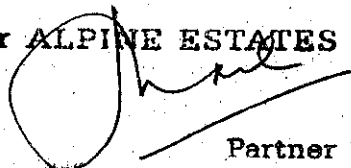
IN FAVOUR OF

1. Mrs. B. Padmalaya, wife of Mr. B. Sreenivasacharyulu, aged about 48 years, Occupation: Housewife.
2. Mr. B. Sreenivasacharyulu, son of Mr. B. V. Appalacharyulu, aged about 50 years, Occupation: Service, both are residing at # H. No: 5-57A, SRP Officers Colony, Bharathi Nagar, SIPCOT, Ranipet - 632 403, Tamil Nadu., 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 sq.ft., 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.208 on the second floor, in block no. 'C' having a super built-up area of 1425 sq.ft., 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 sq.ft., 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



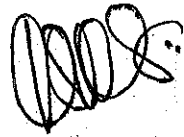


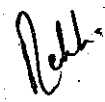
Book - 1 CS Number 3620 of 2013 of SRO, Kapra

Regular document number 3515 of year 2013

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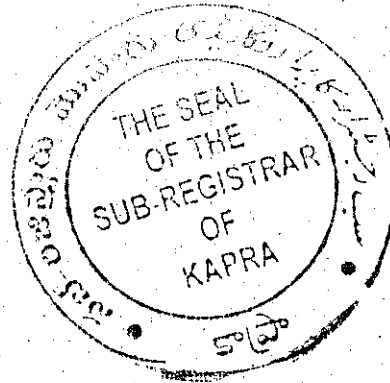

Signature of Sub Registrar

Witness:

Sl No	Name & Address	Photo	Thumb Impression	Signature
1	KOTA SRINIVAS R/O.1-4- 68/3,P.NO.10,SYNO.21, STREET NO.8,HABSIGUDA,HYD	 <small>(1526-1-2013-3620)KOTA,SR</small>		
2	KOTA REKHA R/O.1-4- 68/3,P.NO.10,SYNO.21, STREET NO.8,HABSIGUDA,HYD	 <small>(1526-1-2013-3620)KOTA</small>		

Signature of Sub Registrar

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.41,03,575/- (Rupees Forty One Lakhs Three Thousand Five Hundred and Seventy Five 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.208 on the second floor, in block no. 'C' having a super built-up area of 1425 sq. ft., in building known as Mayflower Heights, forming part of Sy. Nos.1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, together with:

- a. Undivided share in scheduled land to the extent of 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. 41,03,575/- (Rupees Forty One Lakhs Three Thousand Five Hundred and Seventy Five Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner.

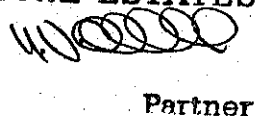
- i. Rs.28,26,250/- (Rupees Twenty Eight Lakhs Twenty Six Thousand Two Hundred and Fifty Only) paid by way of cheque no.033574, dated 13.08.2013 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
- ii. Rs.6,28,575/- (Rupees Six Lakhs Twenty Eight Thousand Five Hundred and Seventy Five Only) paid by way of cheque no.147197, dated 13.07.2013 drawn on A. P. State Co-Operative Bank Ltd., Tarnaka Branch, Sec-bad.
- iii. Rs.4,23,750/- (Rupees Four Lakhs Twenty Three Thousand Seven Hundred and Fifty Only) paid by way of cheque no. 000071, dated 14.08.2013 drawn on Bank of Baroda.
- iv. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.147196, dated 27.06.2013 drawn on A. P. State Co-Operative Bank Ltd., Tarnaka Branch, Sec-bad.
- v. Rs.25,000/- (Rupees Twenty Five Thousand Only) paid by way of cheque no.251615, dated 13.06.2013 drawn on A. P. State Co-Operative Bank Ltd., Tarnaka Branch, Sec-bad.

For ALPINE ESTATES



Partner

For ALPINE ESTATES



Partner

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 Regular document number 3511 of year 2013
 Sheet 3 of 12 Sheet
 Signature of Sub Registrar

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of I.s Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	
Stamp Duty	100	225720	0		0	225820
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	20520	0		0	20520
User Charges	NA	105	0		0	105
Total	100	246345	0		0	246445

Rs. 225720/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20520/- towards Registration Fees on the chargeable value of Rs. 4103575/- were paid by the party through Challan/BC/Pay Order No. ,604949 dated ,21-AUG-13.

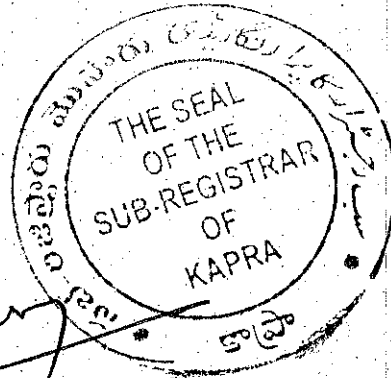
Date

Year 2013 August Month 21st day

1935 (౯౨) వ 31వ తేదీ

Signature of Registering Officer
 Kapra

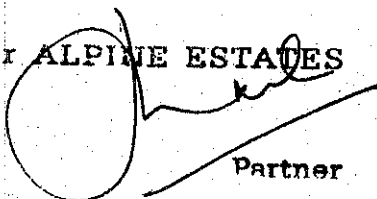
ద పుస్తకము 2013 నం./ కా.శ. 1935 వ
 నం. 3511 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంప్ నిమిత్తం గుర్తింపు నెంబరు 1526
 1 3511 / 2013 గా యివ్వబడ్డనది
 2013 నం. 1935 వ 22 వ తేదీ



Handwritten signature of the Sub-Registrar.

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.
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.

For ALPINE ESTATES



Partner

For ALPINE ESTATES



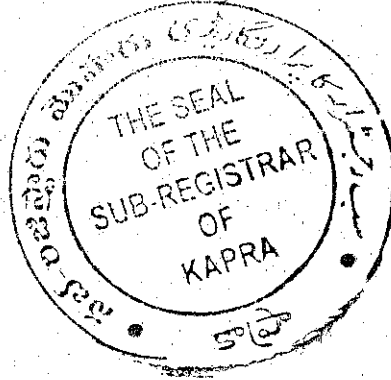
Partner

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Regular document number 3515 of year 2013

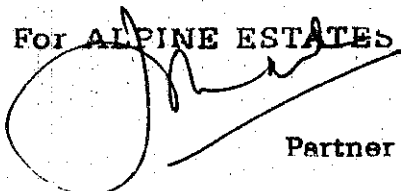
Sheet 4 of 12 Sheet

Signature of Sub Registrar



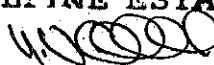
- c. That the Buyer shall become a member of the Mayflower Heights Owners Association that has been / shall be formed by the Owners of the apartments in MAYFLOWER HEIGHTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which 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.
- 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.

FOR ALPINE ESTATES



Partner

FOR ALPINE ESTATES



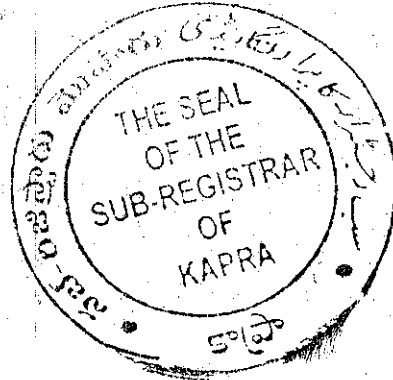
Partner

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Regular document number 3575 of year 2013

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Signature of Sub Registrar



- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs.2,46,240/- is paid by way of challan no.606949, dated 11.08.2013, drawn State Bank of Hyderabad, Kushaiguda Branch,

SCHEDULE 'A'
SCHEDULE OF LAND

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

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



SCHEDULE 'B'
SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no.208 on the second floor, in block no. 'C' admeasuring 1425 sft., of super built-up area (i.e.,1140 sft. of built-up & 285 sft. of common area) together with proportionate undivided share of land to the extent of 71.25 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

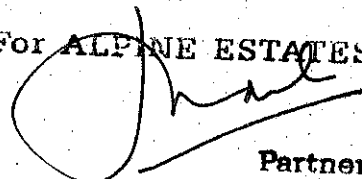
North By	Flat No. 209 ✓
South By	Flat No. 207 ✓
East By	Open to Sky & 6' wide corridor ✓
West By	Open to Sky ✓

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

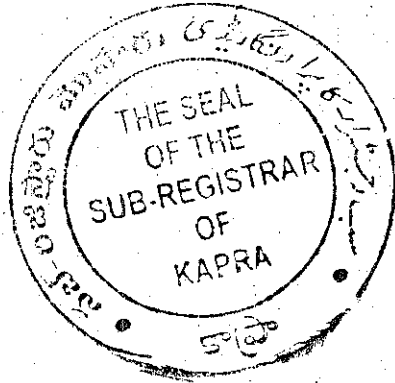
VENDOR

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Regular document number 3515 of year 2013

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Signature of Sub Registrar



ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.208 on the second 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 Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 71.25 sq. yds., U/S Out of Ac. 4-11 Gts..
4. **Built up area Particulars:**
- a) In the Stilt / Ground Floor : 100 sft., for parking space for one car
- b) In the First Floor : -
- c) In the Second Floor : 1425 Sft
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 41,03,575/-

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

Date: 19.08.2013

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: 19.08.2013

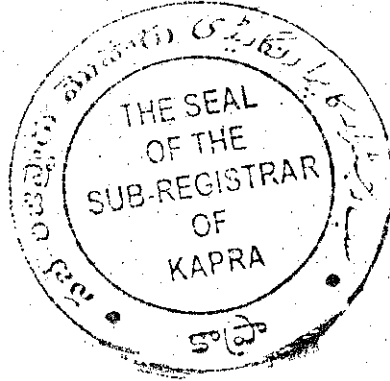
Signature of the Executants

Book - 1 CS Number 3620 of 2013 of SRO, Kapra

Regular document number 3575 of year 2013

Sheet 7 of 12 Sheet

Signature of Sub Registrar



REGISTRATION PLAN SHOWING

FLAT NO. 208 IN BLOCK NO. 'C' ON SECOND 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 SHANKARAIHAH

BUYER: 1. MRS. B. PADMALAYA, WIFE OF MR. B. SREENIVASACHARYULU

2. MR. B. SREENIVASACHARYULU, SON OF MR. B. V. APPALACHARYULU

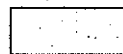
REFERENCE:
AREA: 71.25

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



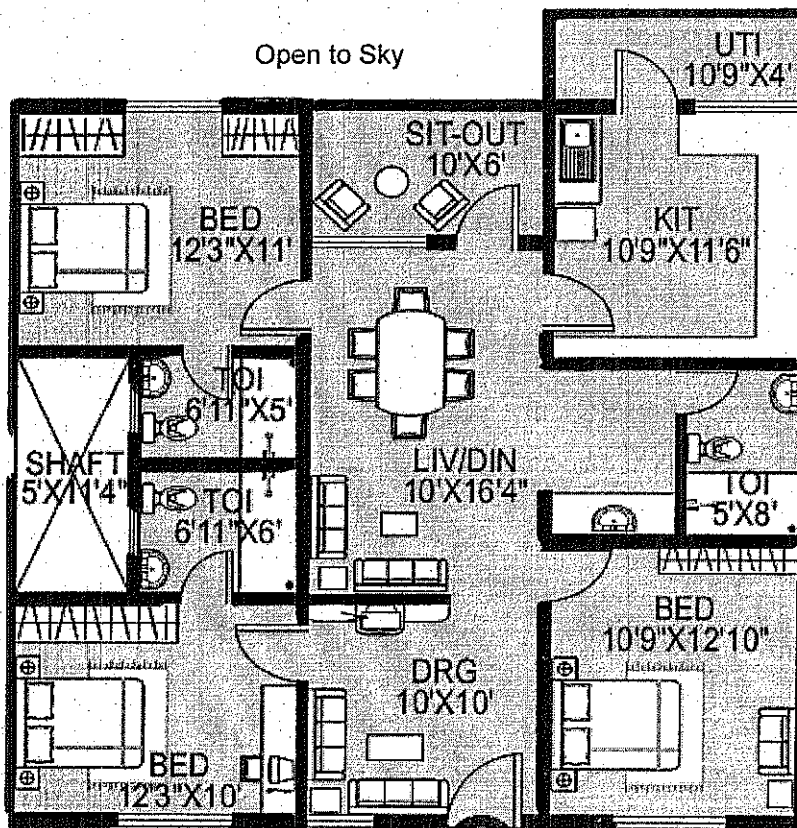
EXCL:



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



Flat No. 207



Flat No. 209

Open to Sky & 6' wide corridor

WITNESSES:

- 1.
- 2.

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

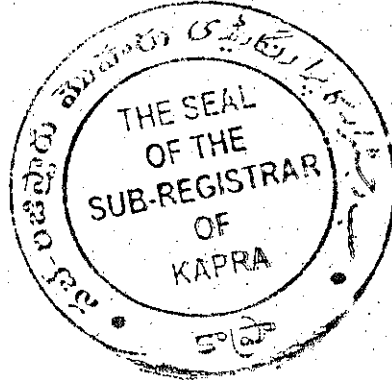
SIGNATURE OF THE VENDOR

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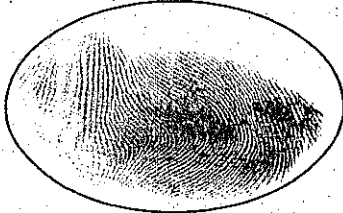
Signature of Sub Registrar



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

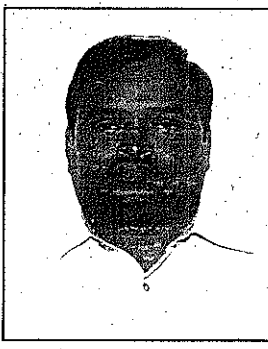
SL.NO. **FINGER PRINT
IN BLACK
(LEFT THUMB)**

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

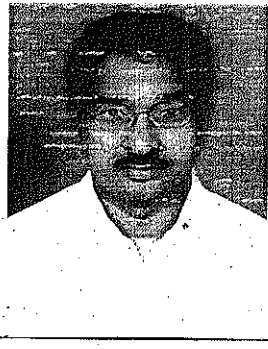


VENDOR:

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

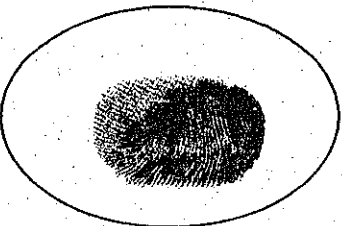


1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI
R/O. # PLOT NO.280
ROAD NO.25, JUBLEE HILLS
HYDERABAD
2. SRI. YERRAM VIJAY KUMAR
S/O. SRI YERRAM SHANKARAI AH
R/O. PLOT NO. 14 & 15
KARTHIK ENCLAVE
DIAMOND POINT
SECUNDERABAD.



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.
Representative to Buyers.



BUYER:

1. MRS. B. PADMALAYA
W/O. Mr. B. SREENIVASACHARYULU
R/O.H.NO: 5-57A,
SRP OFFICERS COLONY,
BHARATHI NAGAR, SIPCOT,
RANIPET -632403, .
2. MR. B. SREENIVASACHARYULU
S/O. MR. B.V. APPALACHARYULU
R/O. H.NO: 5-57A,
SRP OFFICERS COLONY,
BHARATHI NAGAR, SIPCOT,
RANIPET -632403, .



SIGNATURE OF WITNESSES:

- 1.
- 2.

ALPINE ESTATES

For ALPINE ESTATES

SIGNATURE OF EXECUTANTS Partner

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

SIGNATURE OF THE REPRESENTATIVE

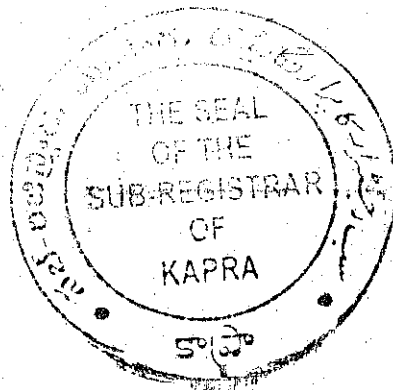
SIGNATURE OF THE BUYER

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Regular document number 3515 of year 2013

Sheet 9 of 12 Sheet

Signature of Sub Registrar



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
ALPINE ESTATES

भारत सरकार
GOVT. OF INDIA

17/01/2007
Permanent Account Number
AANFA5250F

06/03/2007

For ALPINE ESTATES
[Signature]
Partner

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
[Signature]

Chief Commissioner of Income Tax, Andhra Pradesh

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLRAP01044992006

VIJAYA KUMARI
SHANKARAJAH
2-2-29 III
PAN BATOR

SECUNDERABAD

10-02-2005

licensing authority
RTO SECUNDERABAD

For ALPINE ESTATES
[Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT. OF INDIA

15/01/1974
Permanent Account Number
AWSPP8104E

Signature
[Signature]

10/05/2006

[Signature]

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Regular document number 3511 of year 2013

Sheet 10 of 12 Sheet

Signature of Sub Registrar



BUYER:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SRINIVASA CHARYULU BIRINDAVANAM

VENKATA APPALA CHARYULU
BRINDAVANAM
13/07/1963

Permanent Account Number
ADLPB1709P

[Handwritten Signature]
Signature

[Portrait Photo]
27092010

[Handwritten Signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PADMALAYA

SARANGAPAN IYENGAR DEEVI

19/06/1965

Permanent Account Number
BJGPP0230D

[Handwritten Signature]
Signature

[Portrait Photo]
14092010

[Handwritten Signature] B

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Regular document number 3515 of year 2013


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Signature of Sub Registrar



WITNESS:

संख्या / PERMANENT ACCOUNT NUMBER
AFAPK3056R

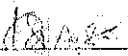


नाम / NAME
SRINIVAS KOTA

पिता का नाम / FATHER'S NAME
BHASKARA SARMA KOTA


जन्म तिथि / DATE OF BIRTH
23-05-1972

हस्ताक्षर / SIGNATURE



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


आयकर विभाग
INCOME TAX DEPARTMENT




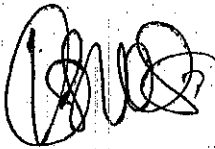
भारत सरकार
GOVT. OF INDIA

KOTA REKHA
SRINIVASA NARASINGA RAO
26/12/1981

Permanent Account Number
BCNPK7085F



हस्ताक्षर
Signature



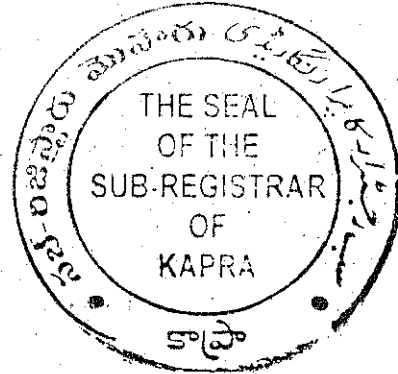
Book - 1 CS Number 3620 of 2013 of SRO, Kapra

Regular document number 3575 of year 2013



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Signature of Sub Registrar





00CC 61222285

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

App No : 316247

MeeSeva App No : ECM084480931

Date : 26-Aug-13

Statement No : 2941777

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: 208, 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: FLATNO.207 North: FLATNO.209

A search is made in the records of SRO(s) of KAPRA relating there to for 6 years from 01-10-2007 To 25-08-2013 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 Exe.Date Pres.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: 208 EXTENT: 71.25SQ.Yds BUILT: 1525SQ. FT Boundires: [N]: FLATNO.209 [S] FLATNO.207 [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) 23-08-2013 (E) 19-08-2013 (P) 21-08-2013	0101 (Sale Deed) Mkt.Value:Rs. 4103575 Cons.Value:Rs. 4103575	1 .1.(CL)REP TO CLAIMENT K.PRABHAKAR REDDY 2.(EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 3.(EX)M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 4.(EX)SPA HOLDER K.PRABHAKAR REDDY 5.(EX)M/S ALPINE ESTATES REP BY SOHAM MODI 6.(EX)M/S MAYFLOWER HEIGHTS REP BY SOHAM MODI 7.(CL)B.PADMALAYA 8.(CL)B.SREENIVASACHARYULU	0/0 3515/ 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 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 .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 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 .1.(EX)M/S.MAYFLOWER HEIGHTS 2.(CL)M/S.ALPINE ESTATES	0/0 CD_Volume: 362 4591/ 2007 [1] of SROUPPAL

Certified By

<https://asp.meeseva.gov.in/APSDCPortal/UserInterface/Citizen/CARD/ECCertificate.aspx...> 8/26/2013

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



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



