

ORIGINAL

11529

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

Saham Modi Repty K-prabhat <sup>(1)</sup>

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	20/9		
దస్తావేజు విలువ	460000	6/2		Mallapur
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబర్	<del>10200/14</del> U82/14			
రిజిస్ట్రేషన్ రుసుము	23000			
లోటు స్టాంపు (D.S.D.)	183900			
GHMC (T.D.)	69000			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు				
5 x .....				
మొత్తం	276000			

RETURNED

2010 007549

6/2

(అక్షరాల)

తేది 7/2/14

రూపాయలు మాత్రమే)

వాపసు తేది

సబ్ రిజిస్ట్రారు  
సబ్ రిజిస్ట్రారు  
will be levied

If Document is not claimed within 10 days from the date of Registration, sale 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



SCANNED

20: 482 of 2014



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 655752

Sl.No. 4771 Dt: 20-09-2013

CH. SHRAVANI

Sold to: MAHENDER

Licensed Stamp Vendor  
Licence No.15-31-029/2013

S/o. MALLESH

House On P.No.21, W.S. Colony,  
Abdullapurmet (V), Hayathnagar (M),  
R.R.Dist - 501 512,

For Whom: M/s. ALPINE ESTATES

**SALE DEED**

This Sale Deed is made and executed on this 6<sup>th</sup> day of February 2014 at SRO, 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 Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 years, Occupation: Business, resident of Plot Nos.14 & 15, Karthik Enclave, Diamond Point, Secunderabad., hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, 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 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  
*[Signature]*

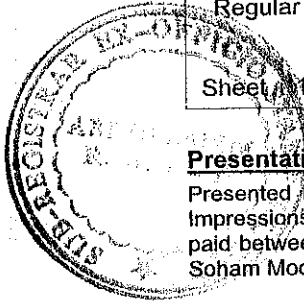
For ALPINE ESTATES  
*[Signature]*  
Partner

Book - 1 CS Number 500 of 2014 of SRO, Kapra

Regular document number 482 of year 2014

Signature of Joint SubRegistrar  
Kapra

Sheet 1 of 11 Sheets



**Presentation Endorsement:**

Presented in the Office of the Sub-Registrar along with the Photographs & Thumb Impressions as required Under Section 32A of Registration Act, 1908 and fee of Rs. 23000/- paid between the hours of 11 and 12 on the 06th day of FEB, 2014 by Sri Soham Modi

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

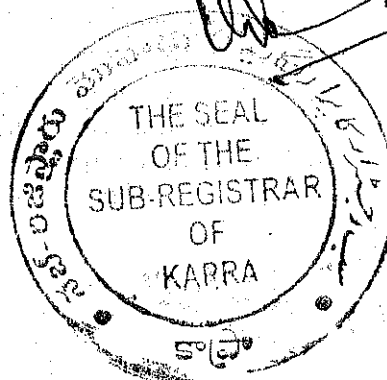
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 TANUKU SREEDHARI:07/02 [1526-1-2014-500]	TANUKU SREEDHARI HNO.1-4-63 VASANTH VIHAR CLY, STNO.8 HABSIGUDA HYD	
2	EX		 SPA HOLDER K.PRABHAKA [1526-1-2014-500]	SPA HOLDER K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	
3	CL		 TANUKU GANGADHARA RAO [1526-1-2014-500]	TANUKU GANGADHARA RAO HNO.1-4-63 VASANTH VIHAR CLY, STNO.8 HABSIGUDA HYD	

**Identified By Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 INDIRA MOHAN:07/02/20 [1526-1-2014-500]	INDIRA MOHAN R/O.C 201,MAYFLOWER HEIGHTS,MALLAPUR,H YD.	
2		 M.MAHENDER:07/02/2014 [1526-1-2014-500]	M.MAHENDER R/O.28-77,YADAV BASTI,NEREDMET,HYD	

07th day of February ,2014

Signature of Joint SubRegistrar  
Kapra



**IN FAVOUR OF**

1. Dr. Tanuku Gangadhara Rao, Son of Late. T. L. Narasimha Rao, aged about 70 years, Occupation: Retired, and
2. Mrs. Tanuku Sreedhari, Wife of Dr. T. Gangadhara Rao, aged about 65 years, Occupation: Housewife, both are residing at H. No:1-4-63, Vasanth Vihar Colony, Street No. 8, Habsiguda, Hyderabad - 500 007,. 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.).

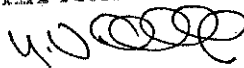
**WHEREAS:**

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. Nos.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. 507 on the fifth floor, in block no. 'C' having a super built-up area of 1600 sq. ft., (i.e., 1280 sq. ft. of built-up area & 320 sq. ft., of common area) together with undivided share in the scheduled land to the extent of 80 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 500 of 2014 of SRO, Kapra  
 Regular document number 482 of year 2014  
 Sheet 2 of 11 Sheets  
 Signature of Joint SubRegistrar  
 Kapra

**Endorsement:**

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of I.S Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		252900	253000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		23000	23000
User Charges	NA	0	0		100	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>		<b>276000</b>	<b>276100</b>

Rs. 252900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 23000/- towards Registration Fees on the chargeable value of Rs. 4600000/- was paid by the party through DD No ,7549 dated ,06-FEB-14 of ,HDFC BANK/SEC-BAD

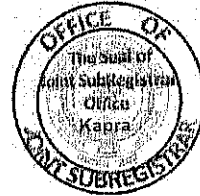
Date

07th day of February ,2014

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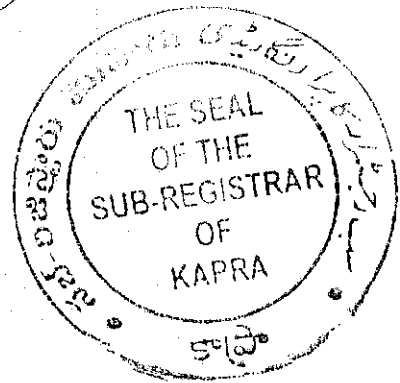
Signature of Registering Officer

Kapra



ప పుస్తకము 2014 నం./ క.స. 1935  
 482 నంబరుగా రిజిస్టరు చేయబడి  
 స్టాంప్ నిమిత్తం గుర్తులు నెంబరు 106  
 482/2014 గా యివ్వబడ్డనది  
 2014 నం. 1935 నెం. 7 వ తేదీ

*(Handwritten 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.46,00,000/- (Rupees Forty Six 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.507 on the fifth floor, in block no. 'C' having a super built-up area of 1600 sft., (i.e., 1280 sft. of built-up area & 320 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 80.00 sq. yds.
  - b. A reserved parking space for one car on the stilt floor admeasuring about 100 sft.forming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.46,00,000/- (Rupees Forty Six 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.
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.

FOR ALPINE ESTATES

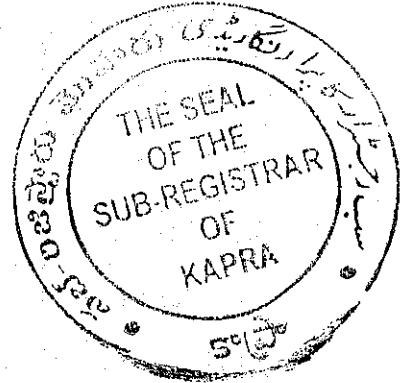
FOR ALPINE ESTATES

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Regular document number 482 of year 2014

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Signature of Joint SubRegistrar  
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.46,00,000/- (Rupees Forty Six Lakhs Only) and the Buyer has agreed to purchase the same.
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  - a. Undivided share in scheduled land to the extent of 80.00 sq. yds.
  - b. A reserved parking space for one car on the stilt floor admeasuring about 100 sft.forming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.46,00,000/- (Rupees Forty Six 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.
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.

FOR ALPINE ESTATES

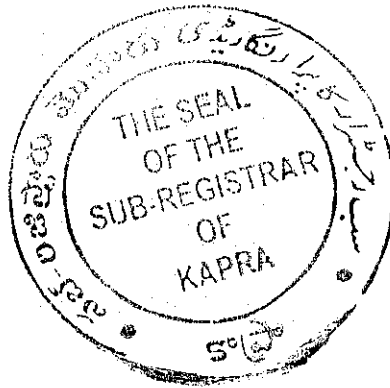
FOR ALPINE ESTATES

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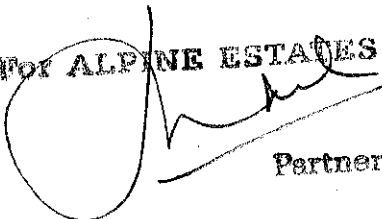
Regular document number 482 of year 2014

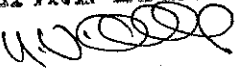
Sheet 3 of 11 Sheets

Signature of Joint SubRegistrar  
Kapra



6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Heights as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in MAYFLOWER HEIGHTS.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Mayflower Heights Owners Association that has been / shall be formed by the Owners of the apartments in MAYFLOWER HEIGHTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc. The Buyer shall pay a sum of Rs. 10,000/- & Rs. 15,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.

For ALPINE ESTATES  
  
Partner

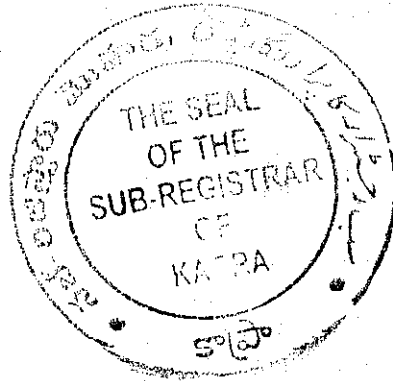
For ALPINE ESTATES  
  
Partner

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Regular document number 482 of year 2014


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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

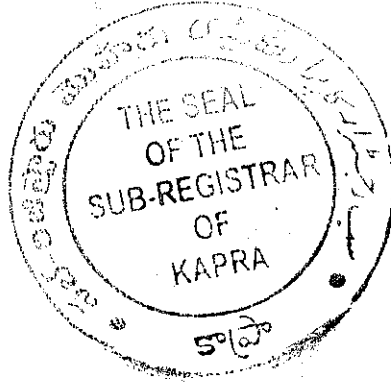
For ALPINE ESTATES  
  
Partner

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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.507 on the fifth floor, in block no. 'C' admeasuring 1600 sft., of super built-up area (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with proportionate undivided share of land to the extent of 80 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft. in the residential apartment named as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North by	Flat No. 508
South by	Open to Sky
East by	Open to Sky , Staircase & 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:

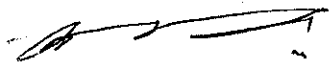
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2. 

FOR ALPINE ESTATES

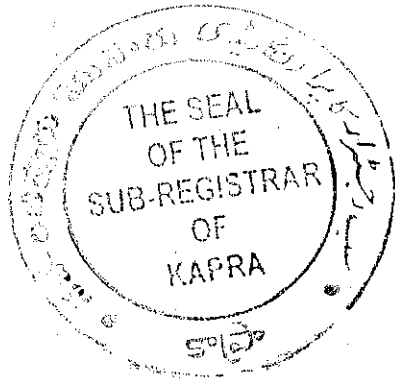
  
Partner

FOR ALPINE ESTATES

  
VENDOR Partner

  
Sreedhar  
BUYER

Book - 1 CS Number 500 of 2014 of SRO, Kapra  
Regular document number 482 of year 2014  
Signature of Joint SubRegistrar  
Kapra  
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**ANNEXTURE - 1 - A**

1. Description of the Building : DELUXE apartment bearing flat no. 507 on the fifth 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 : New
3. Total Extent of Site : 80.00 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 : 1600 Sft.,
5. Annual Rental Value : -
6. Municipal Taxes per Annum : -
7. Executant's Estimate of the MV of the Building : Rs. 46,00,000/-

FOR ALPINE ESTATES  
  
Partner

FOR ALPINE ESTATES  


Partner

Signature of the Executants

Date: 06.02.2014

**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

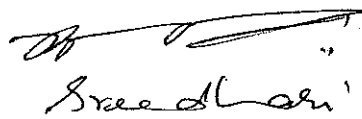
FOR ALPINE ESTATES



Partner

Date: 06.02.2014

Signature of the Executants

  
Sreedhar

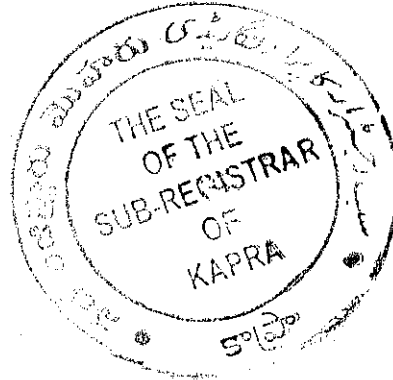
Book - 1 CS Number 500 of 2014 of SRO, Kapra

Regular document number 482 of year 2014

Signature of Joint Sub Registrar

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Kapra



**REGISTRATION PLAN SHOWING**

FLAT NO. 507 IN BLOCK NO. 'C' ON FIFTH FLOOR

BEARING PERMISES NO. 3-3-27/1, IN PROJECT KNOWN AS "MAYFLOWER HEIGHTS"

**IN SURVEY NOS.** 1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R.R. DIST.**

**VENDOR:** M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAI AH

**BUYER:** 1. DR. TANUKU GANGADHARA RAO, SON OF LATE. T. L. NARASIMHA RAO

2. MRS. TANUKU SREEDHARI, WIFE OF DR. T. GANGADHARA RAO

**REFERENCE:**  
**AREA:** 80.00

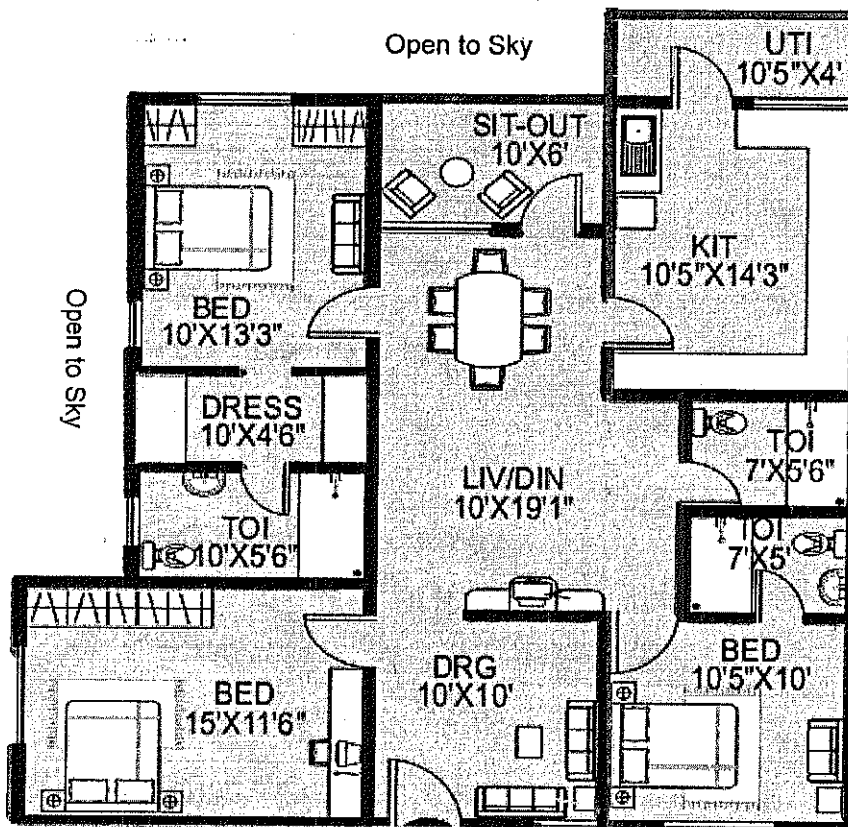
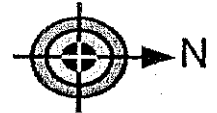
**SCALE:**  
**SQ. YDS. OR**

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



**EXCL:**

Total Built-up Area = 1600 sft.  
Out of U/S of Land = Ac. 4-11 Gts.



Flat No. 508

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

Staircase, Open to Sky & 6' wide corridor

**WITNESSES:**

- 1.
- 2.

SIGNATURE OF THE VENDOR

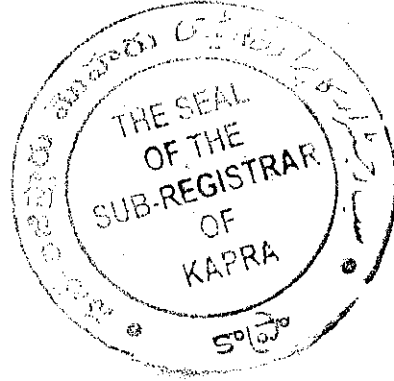
SIGNATURE OF THE BUYER

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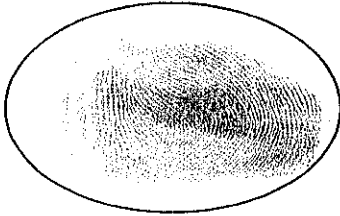
Signature of Joint SubRegistrar  
Kapra



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

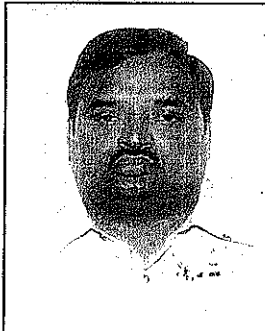
**SL.NO.**      **FINGER PRINT  
IN BLACK  
(LEFT THUMB)**

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

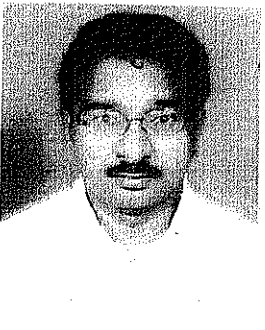


**VENDOR:**

**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.



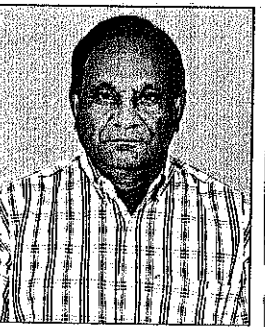
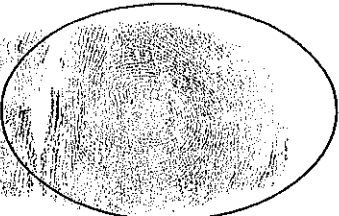
**SPA FOR PRESENTING DOCUMENTS**  
**VIDE DOC. NO. 169/BK-IV/2007, DT. 03.08.07**

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.

**BUYER:**

1. DR. TANUKU GANGADHARA RAO  
S/O. LATE. T. L. NARASIMHA RAO  
H. NO:1-4-63  
VASANTH VIHAR COLONY  
STREET NO. 8, HABSIGUDA  
HYDERABAD-500 007.

2. MRS. TANUKU SREEDHARI  
W/O. DR. T. GANGADHARA RAO  
R/O. H. NO:1-4-63  
VASANTH VIHAR COLONY  
STREET NO. 8, HABSIGUDA  
HYDERABAD-500 007.



**SIGNATURE OF WITNESSES:**

1. *Sohan*  
2. *17/10/07*

**ALPINE ESTATES**

**For ALPINE ESTATES:**

*[Signature]*  
Partner

*[Signature]*  
Partner  
**SIGNATURE OF EXECUTANTS**

*[Signature]*

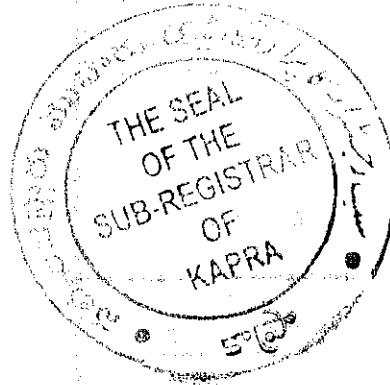
*[Signature]*  
**SIGNATURE OF THE BUYER**

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Regular document number 482 of year 2014

Signature of [Signature] Joint SubRegistrar  
Kapra

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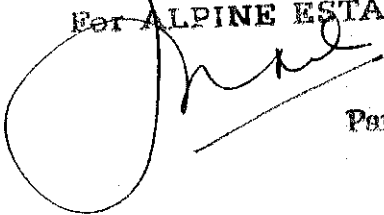
**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
ALPINE ESTATES

भारत सरकार  
GOVT. OF INDIA

17/01/2007  
Permanent Account Number  
AANFA5250F




For ALPINE ESTATES  
  
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H


नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE  


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



INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH


DRIVING LICENCE  
DLRAP01044992006

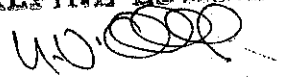
VIJAYA KUMAR Y  
SHANKARAIAN  
27-29 III  
PAN BAYAR

SECUNDERABAD

Signature  
issued on: 10-02-2006

LICENSING AUTHORITY  
RTO, SECUNDERABAD





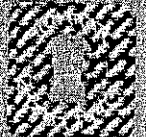

For ALPINE ESTATES  
  
Partner

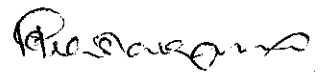
आयकर विभाग  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
PADMA REDDY KANDI

भारत सरकार  
GOVT. OF INDIA

15/01/1974  
Permanent Account Number  
AWSPP8104E

हस्ताक्षर / SIGNATURE  




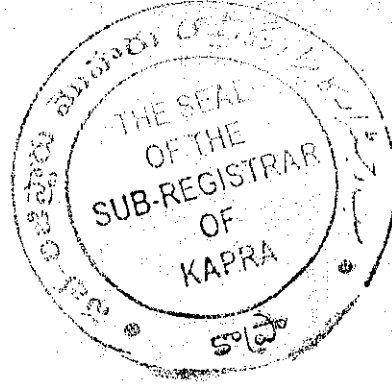


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Signature of Joint SubRegistrar  
Kapra





BUNERS:


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

GANGADHARA RAO TANUKU  
NARASIMHA RAO TANUKU LAKSHMI  
20/11/1943

Permanent Account Number  
ABUP16018J

Signature



*[Handwritten signature]*


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

TANUKU SREEDHARI  
GOPALAN NARAYANAN NAIR  
08/10/1946

Permanent Account Number  
APXPT5422M

Signature



Sreedhari

WINNER

INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH

16170/RRD/1982

INDRA MOHAN  
S/O D. S. GOVIL  
C-20  
MAYFLOWER HEIGHTS  
MALLAPUR  
UPPAL  
RANGA REDDY - 500076

Signature

Issued On: 13/06/2012

Licensing Authority  
RTA RANGAREDDY EAS



*[Handwritten signature]*


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

M MAHENDAR  
MALLES MANDA  
20/07/1978

Permanent Account Number  
AQAPM0412C

Signature



*[Handwritten signature]*

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Signature of Joint SubRegistrar  
Kapra

