

7235

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ Sahani Mohi Upay K. prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము వుప్పుకొనడమైనది.

దస్తావేజు వ్యభావము	Sale	20/9/13	Madhupur
దస్తావేజు విలువ	3600000	10/5/14	
స్టాంపు విలువ రూ.	100	14/5	
దస్తావేజు నెంబరు	1710/14		F
రిజిస్ట్రేషన్ రుసుము	18000 -	Rate Rs. 46483 చ.అ.	
లోటు స్టాంపు (D.S.D.)	143900	Date 17/6/13	
GHMC (T.D.)	54000		
యూజర్ ఛార్జీలు			
అదనపు షీట్లు	100		
5 x		DD No. 000766	
		12/5/14	
మొత్తం	216000/-		

(అక్షరాల Nil)

రూపాయలు మాత్రమే)

తేది 14/5/14

వాపసు తేది 14/5/14

(Signature)
సబ్ రిజిస్ట్రారు
హైదరాబాద్
జిల్లా

If Document is not claimed within 10 days from the date of Registration, part of duty 50% will be levied every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

1748

D:30: 1710 of 2014

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

§

AL 655759

Sl.No. 4778 Dt: 20-09-2013

CH.SHRAVANI

Sold to: MAHENDER

Licensed Stamp Vendor

S/o. MALLESH

Licence No.15-31-029/2013

For Whom: M/s. ALPINE ESTATES

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 10th day of May 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, 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 44 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 represented by its Partners / duly authorized representatives Shri. Soham Modi, Son of Shri. Satish Modi, aged about 44 years Occupation: Business, and Shri. Yerram Vijay Kumar, Son of Shri Yerram Shankaraiah, aged about 49 years, Occupation: Business, the partners/authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner



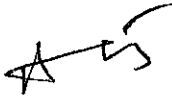



Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18000/- paid between the hours of 1 and 2 on the 14th day of MAY, 2014 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 A. PRAVEEN KUMAR REDDY::14/05/2014 [1526-1-2014-1748]	A.PRAVEEN KUMAR REDDY S/O. A.VENKATAIAH HNO.5-4-798 BHULAXMI NAGAR, VANASTHALIPURAM HYD	
2	CL		 A. HIMA BINDU::14/05/2014 [1526-1-2014-1748]	A. HIMA BINDU W/O. A.PRAVEEN KUMAR REDDY HNO.5-4-798 BHULAXMI NAGAR, VANASTHALIPURAM HYD	
3	EX		 SPA HOLDER K. PRABHAKAR [1526-1-2014-1748]	SPA HOLDER K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 A. VENKATAIAH::14/05/2014 [1526-1-2014-1746]	A.VENKATAIAH H.NO.5-4-798,BHULAXMI NAGAR,VANASTHALIPURA M,HYD.	
2		 D. MARUTHI::14/05/2014, 12:00 [1526-1-2014-1746]	D.MARUTHI H.NO.3-8- 161,P.NO.57,CHANDRAPU RI CLY, LB NAGAR, HYD.	

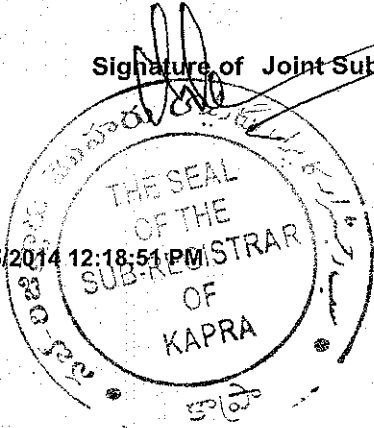
14th day of May, 2014

Signature of Joint SubRegistrar8

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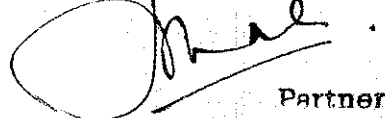
IN FAVOUR OF

1. Mrs. A Hima Bindu, Wife of Mr. A Praveen Kumar Reddy, aged about 27 years, and
2. Mr. A. Praveen Kumar Reddy, Son of Mr. A. Venkataiah, aged about 32 years, Occupation: Service, both are residing at # H. No: 5-4-798, Bhulaxmi Nagar, Vanasthalipuram, Hyderabad-500 070., 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.).

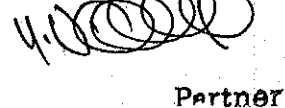
WHEREAS:

- 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.523 on the fifth floor, in block no. 'B' having a super built-up area of 1250 sft., of super built-up area (i.e., 1000 sft. of built-up area & 250 sft. of common area) together with proportionate undivided share of land to the extent of 62.50 sq. yds., and 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

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		197900	198000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		18000	18000
User Charges	NA	0	0		100	100
Total	100	0	0		216000	216100

Rs. 197900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18000/- towards Registration Fees on the chargeable value of Rs. 3600000/- was paid by the party through DD No ,766 dated ,12-MAY-14 of ,HDFC BANK/SEC-BAD.

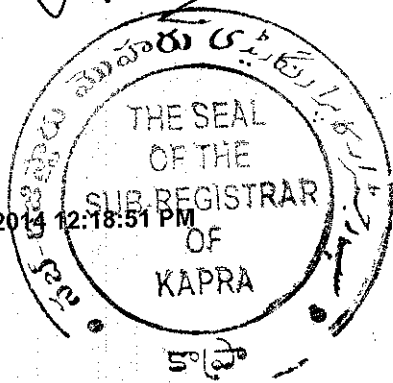
Date
14th day of May, 2014

Signature of Registering Officer
Kapra

19365 దివాలా 23 వ తేదీ

ప పుస్తకము నెంబర్ 16 నం./ కా.క. 18 క్లబ్
 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంప్ నిమిత్తం సుల్లింపు నెంబరు 1526
 1710/2014 నా యివ్వబడినది
 2014 నెంబరు 14 నెంబరు 14 వ తేదీ

సబ్ రిజిస్ట్రార్



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 Joint 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. 36,00,000/- (Rupees Thirty 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.523 on the fifth floor, in block no. 'B' having a super built-up area of 1250 sq.ft.,(i.e., 1000 sq.ft. of built-up area & 250 sq.ft. of common area) in building known as Mayflower Heights, forming part of Sy. Nos.1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, together with:

- a. Undivided share in scheduled land to the extent of 62.50 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. 36,00,000/- (Rupees Thirty Six Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs. 28,80,000/- (Rupees Twenty Eight Lakhs Eighty Thousand Only) paid by way of cheque no. 074170, dated 30.04.2004 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
- ii. Rs.3,25,000/- (Rupees Three Lakhs Twenty Five Thousand Only) paid by way of cheque no.041339, dated 26.04.2014 drawn on Axis Bank Ltd.,
- iii. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.041325, dated 26.03.2014 drawn on Axis Bank Ltd.,
- iv. Rs.1,72,800/- (Rupees One Lakh Seventy Two Thousand and Eight Hundred Only) paid by way of cheque no. 074169, dated 30.04.2004 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
- v. Rs.22,200/- (Rupees Twenty Two Thousand and Two Hundred Only) (Part Payment) paid by way of cheque no.041324, dated 22.03.2014 drawn on Axis Bank Ltd.,

FOR ALPINE ESTATES

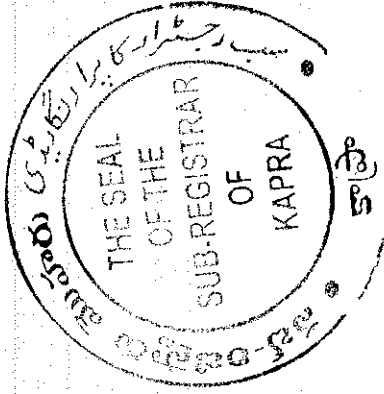

Partner

FOR ALPINE ESTATES


Partner

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Kapra

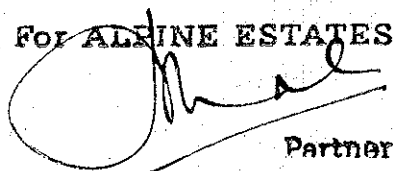


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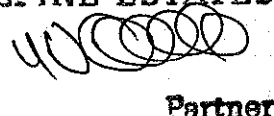
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
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



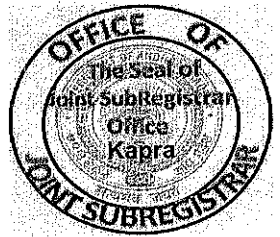
Partner

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Kapra



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- 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 building 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

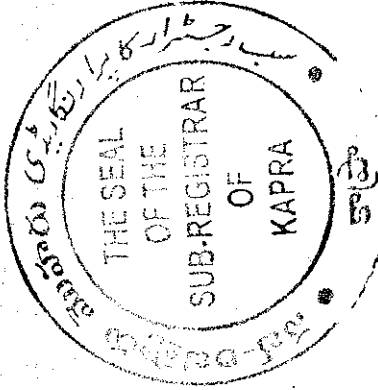
FOR ALPINE ESTATES



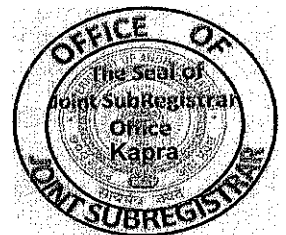
Partner

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Kapra



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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.523 on the fifth floor, in block no. 'B' admeasuring 1250 sft., of super built-up area (i.e., 1000 sft. of built-up area & 250 sft. of common area) together with proportionate undivided share of land to the extent of 62.50 sq. yds., and 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	Open to Sky
South By	Open to Sky & Flat No. 524
East By	Open to Sky
West By	Open to Sky, 6' wide corridor & Staircase

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:

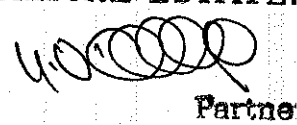
WITNESSES:

1. 


2. 

FOR ALPINE ESTATES

Partner

FOR ALPINE ESTATE:

Partner

VENDOR

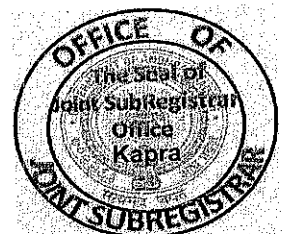
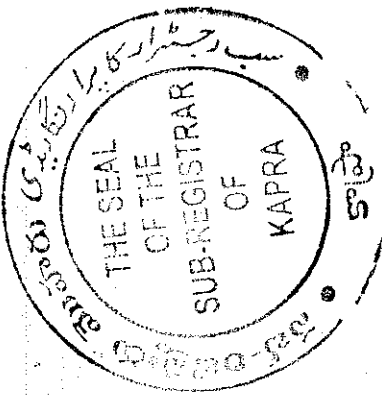

D. H. H. H.
BUYER

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Joint SubRegistrar

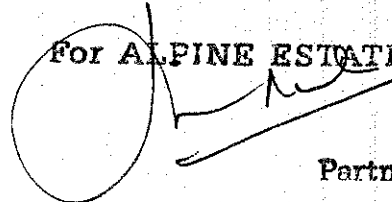
Kapra




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ANNEXTURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no 523 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 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 : 62.50 sq. yds, U/S Out of Ac. 4-11 Gts.,
4. **Built up area Particulars:**
- a) In the Stilt Floor : 100 Sft parking space for single car
- b) In the Fifth Floor : 1250 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 36,00,000/-

FOR ALPINE ESTATES

Partner

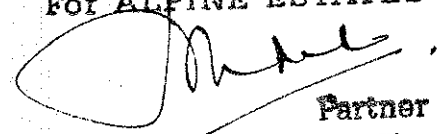
FOR ALPINE ESTATES

Partner


Date: 10.05.2014

Signature of the Executants

C E R T I F I C A T E

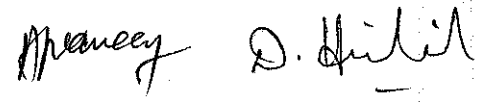
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

FOR ALPINE ESTATES

Partner

FOR ALPINE ESTATES

Partner

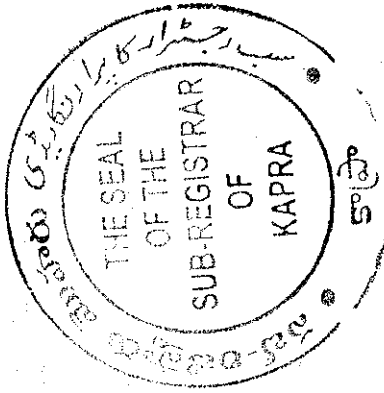
Date: 10.05.2014

Signature of the Executants

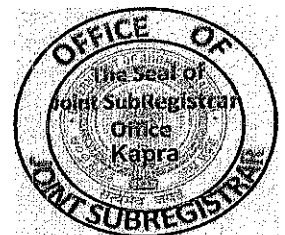


Bk - 1, CS No 1748/2014 & Doct No
1710 / 2014 Sheet 7 of 13

Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 523 IN BLOCK NO. 'B' 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.

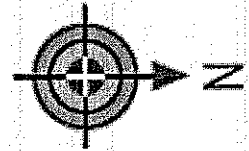
VENDOR: M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

- 1. SHRI. SOHAM MODI, SON OF SHRI SATISH MODI
- 2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAI AH

BUYER: 1. MRS. A HIMA BINDU, WIFE OF MR. A PRAVEEN KUMAR REDDY
2. MR. A. PRAVEEN KUMAR REDDY, SON OF MR. A. VENKATAIAH

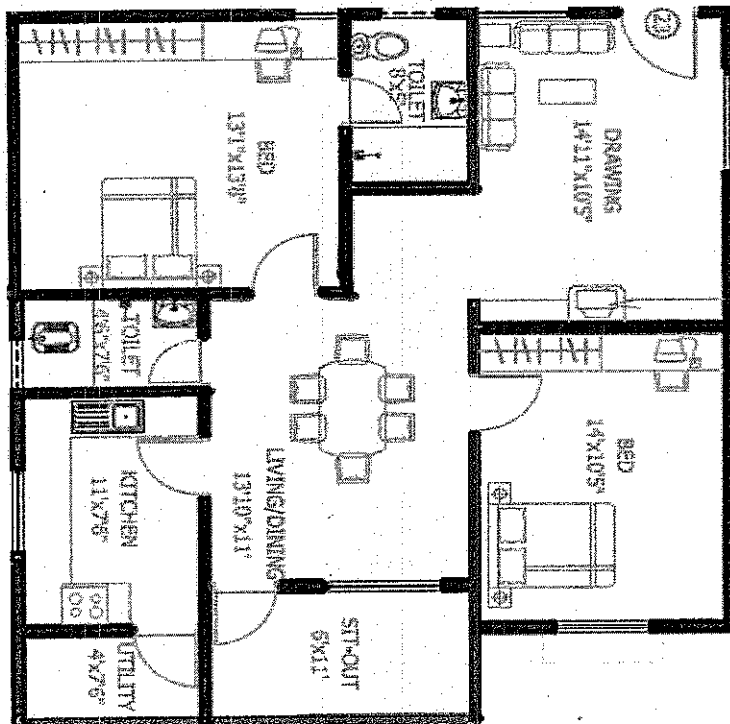
REFERENCE: AREA: 62.50 **SCALE:** SQ. YDS. OR **INCL:** SQ. MTRS. **EXCL:**

Total Built-up Area = 1250 sft.
Out of U/S of Land = Ac. 4-11 Gts.



Open to Sky, 6' wide corridor & Staircase

Open to Sky & Flat No. 524



Open to Sky

Open to Sky

WITNESSES:

- 1. *[Signature]*
- 2. *[Signature]*

For ALPINE ESTATES

[Signature]
Partner

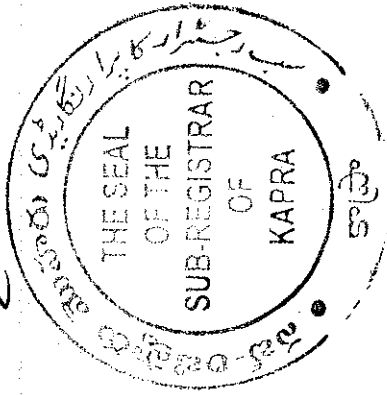
For ALPINE ESTATES

[Signature]
Partner
SIGNATURE OF THE VENDOR

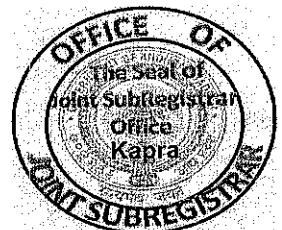
[Signature]
SIGNATURE OF THE BUYER

Bk - 1, CS No 1748/2014 & Doct No
1710/2014 Sheet 8 of 13

Joint SubRegistrar
Kapra



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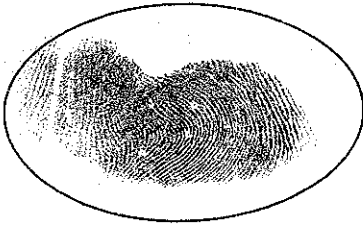


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

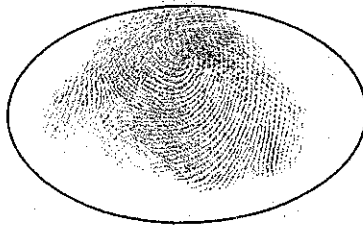
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. ALPINE ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD – 500 003.
REPRESENTED BY ITS PARTNERS:

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



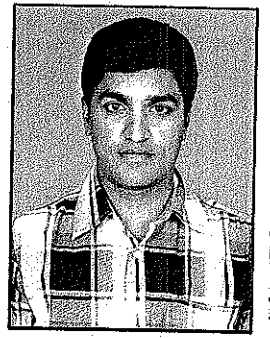
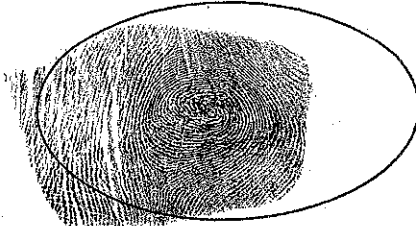
**SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 169/BK-IV/2007, Dt. 03.08.07**

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. A HIMA BINDU
W/O. MR. A. PRAVEEN KUMAR REDDY
R/O. # H. NO: 5-4-798
BHULAXMI NAGAR
VANASTHALIPURAM
HYDERABAD- 500 070
2. MR. A. PRAVEEN KUMAR REDDY
S/O. MR. A. VENKATAIAH
R/O # H. NO: 5-4-798
BHULAXMI NAGAR
VANASTHALIPURAM
YDERABAD- 500 070.



SIGNATURE OF WITNESSES:

- 1.
- 2.

ALPINE ESTATES

Partner

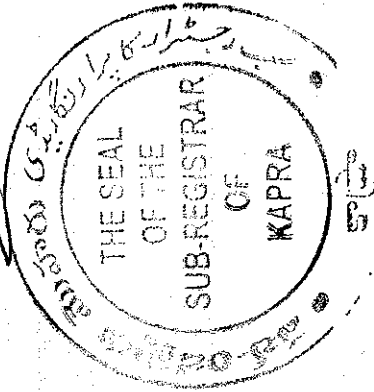
For ALPINE ESTATES

Partner
SIGNATURE OF EXECUTANTS

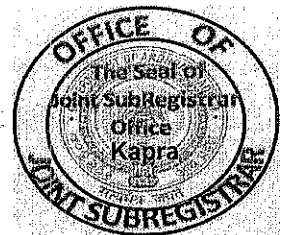
SIGNATURE OF BUYER

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710/2014 Sheet 9 of 13

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



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H


नाम NAME
SOHAM SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANILAL MODI

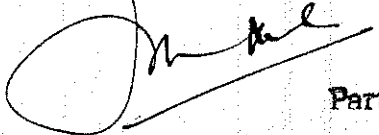
जन्म तिथि DATE OF BIRTH
18-10-1969

हस्ताक्षर SIGNATURE
Soham Modi

Chief Controlling Officer of Income Tax, Andhra Pradesh



For ALPINE ESTATES



Partner


INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLRAP01044992005


VIJAYA KUBAR
SHANKARAJAH
3-7-29 H
PAN BAZAR
SECUNDERABAD

Signature
Issued on: 10-02-2005

Witnessing Authority
RFA-SECUNDERABAD



For ALPINE ESTATES




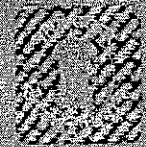

Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI

भारत सरकार
GOVT OF INDIA

15/01/1974
Permanent Account Number
AWSPP8104E

Signature
Prabha Reddy

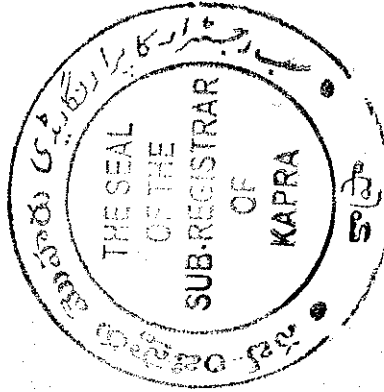


Prabha Reddy

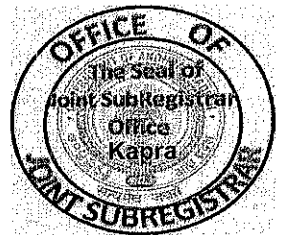
Bk - 1, CS No 1748/2014 & Doct No
1710/2014

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Joint SubRegistrar
Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT
HIMA BINDU DABADE
MARUTI DABADE
06/08/1986
Permanent Account Number
AWMPD4614R
Signature

504614

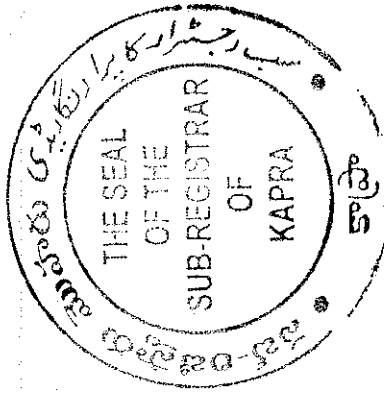
D. Dabade

आयकर विभाग
INCOME TAX DEPARTMENT
PRAVEEN KUMAR A
AYINALA VENKATAIAH
26/01/1982
Permanent Account Number
ANMPP4691D
Signature

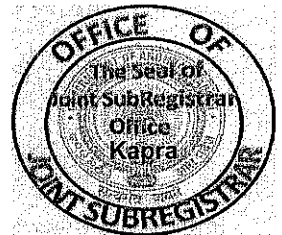
Praveen

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Joint SubRegistrar
Kapra





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వి. 1998/1698


 सत्यमेव जयते
Election Commission Of India
 భారత ఎన్నికల సంఘము
IDENTITY CARD
 గుర్తింపుకార్డు
JJK4505657

Elector's Name : A. VENKATAIAH
 ఓటరు పేరు : ఏ. వెంకటయ్య
Father's Name : A. RANGAIAH
 తండ్రి పేరు: ఏ. రంగయ్య
Sex : M **Age as on 1-1-2006** **52**
 లింగము : పు 1-1-2006 నాటికి వయస్సు

AN

Address: విరునామా
5-4-77/3/2/A 5-4-77/3/2/A
SAHEB NAGAR సాహెబ్ నగర్ కలన్
KALAN
bhulaxmi nagar భూలక్ష్మి నగర్
~~vanasthalipuram వనస్థలిపురం~~
~~Electoral Registration Officer~~
~~ఓటరు రిజిస్ట్రేషన్ అధికారి~~
MALAKPET Assembly Constituency
 మలక్ పేట్ విధానసభ నియోజకవర్గము
Place: vanasthalipuram
 స్థలము: వనస్థలిపురం
Date / తేదీ : 26-07-2006
This card may be used as an identity card
under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో
 గుర్తింపు కార్డుగా ఉపయోగించవచ్చును
JJK4505657 399 / 1698

Bk - 1, CS No 1748/2014 & Doct No
1710/2014 Sheet 12 of 13

Joint SubRegistrar
Kapra



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10. 11. 2018

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABAPD1834A

नाम /NAME
MARUTHI DABADE

पिता का नाम /FATHER'S NAME
RAMAPPA DABADE

जन्म तिथि /DATE OF BIRTH
06-05-1952

हस्ताक्षर /SIGNATURE

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

इस कार्ड के खो / मिल 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.

Maruthi Dabade

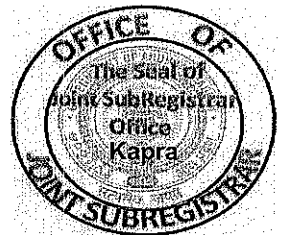
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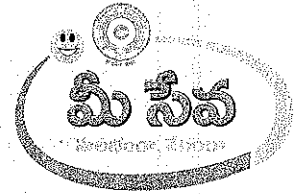
110/2014 Sheet 13 of 13

Joint Sub Registrar
Kapra



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00EE 56839221

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

App No : 235386

MeeSava App No : ECM058655731

Date : 16-May-14

Statement No : 7028349

Sri/Smt.: **PRAVEEN KUMAR** : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of under mentioned property
VILLAGE: MALLAPUR, House No. : 3-3-27/1, Flat No: 523, Apartment: MAYFLOWER HEIGHTS, Ward : 3-Block : 3
VILLAGE: MALLAPUR, Survey No : ,1/1,191,2/1/1, East: OPEN TO SKY West: OPEN TO SKY 6 WIDE CORRIDOR & STAIRCASE South: OPEN TO SKY & FLATNO.524 North: OPEN TO SKY

A search is made in the records of SRG(s) of KAPRA relating there to for 7 years from 01-10-2007 To 14-05-2014 for acts and encumbrance affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Ext.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No. CD Doct No/Year [ScheduleNo]
1	VILL/COL: MALLAPUR/MALLAPUR OLD VILLAGE W-BY 3-3 SURVEY: 1/1PART 19/PART 2/1/1PART HOUSE: 3-3-27/1 APARTMENT: MAYFLOWER HEIGHTS FLAT: 523 EXTENT: 62.550 Yds BUILT: 1350SQ. FT Boundries: [N]: OPEN TO SKY [S]: OPEN TO SKY & FLATNO.524 [E]: OPEN TO SKY [W]: OPEN TO SKY 6 WIDE CORRIDOR & STAIRCASE This document Link Doct,Link Doct,Link Doct 1526, 4591/2007 of SRO 1507;14056/2006 of SRO 1507;15639/2006 of SRO 1507;/2006	(R) 14-05-2014 (E) 10-05-2014 (P) 14-05-2014		0101 (Sale Deed) Mkt Value:Rs. 3600000 Cons Value:Rs. 3600000	1.1.(EX)M/S ALPINE ESTATES REP BY K.SRIDEVI 2.(EX)M/S MAY FLOWER 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)A.HIMA BINDU 7.(CL)A.PRAVEEN KUMAR REDDY 8.(EX)M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY K JMAR 9.(EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR	0/0 1710/ 2014 [1] of SROKAPRA
2	VILL/COL: MALLAPUR/MALLAPUR W-B: 0-0 SURVEY: 2/1/1 EXTENT: 12 Guntas Boundries: [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	VILL/COL: MALLAPUR/MALLAPUR W-B: 0-0 SURVEY: 1/1 191/PART EXTENT: 159 Guntas Boundries: [N]: SY NO 2/1/2 (ROAD) [S] VILLAGE [E]: SY NO 2/1/1 & VILLAGE [W]: SY NO 2/1/1, 169, 190 AND THE BALANCE PART OF SY NO 191 This document Link Doct,Link Doct 1507, 14056/2006 of SRO 1507;15339/2006 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. 17287500 Cons Value:Rs. 17587500	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 సరియైన నకలు 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 నడరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిత్యహాని 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.



ముద్ర Seal  4X60.