

957/09

A-214

6.1048



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 367609

24-10-2008 Serial No : 19,500 Commutation : 100

Purchased By :

G. VENKATESH  
S/O. G.A. RAO

*[Signature]*  
Sub Registrar  
Ex.Officio Stamp Vendor  
S.P.O., C&IG Office, Hyd

For Whom :

ALPINE ESTATES

SALE DEED

This Sale Deed is made and executed on this 15 day of May 2009 at Secunderabad by and between:

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Partners/duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 27 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 43 years, Occupation: Business, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

AND

M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 27 years, Occupation: Business, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 43 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]*  
Partner

*[Signature]*  
Partner

1వ పుస్తకము 200 గ్రా. వ సం పు 952 దస్తావేజులు

మొత్తము కాదికముల సంఖ్య..... 16

ఈ కాగితపు పతాన సంఖ్య.....

200 గ్రా. వ సం..... నెల..... 16 వ తేది

193 / కా.క. సం..... 26 వ తేది

పగలు..... 1..... మరియు..... 2..... గంటల

మద్య కాస్తా సబ్-రిజిస్ట్రేషన్ కార్యాలయములో

శ్రీ..... K. Prabhakar Reddy.....

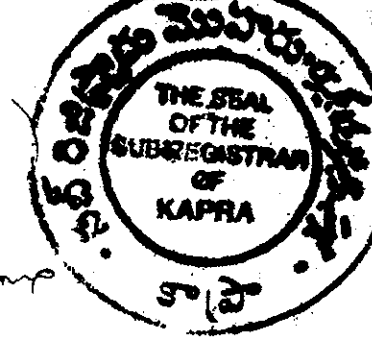
రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను

అనుసరించి సమర్పించబడిన ఫోటోగ్రాఫులు

సంఖ్య..... 5000..... లు చెల్లించినారు

రాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన ప్రేలు



Handwritten signature

Handwritten signature



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA /GPA No. 169/16/07 dated 3.08.07 registerer at SRK, PPRaf Range Reddy District.

రూపొందినది

Handwritten signature

Venkat Srinivas Reddy  
Oa: Sessula - R/o  
Green Hills colony,  
Hyderabad

S/o Anji Reddy  
M-187/2, Rd no.2  
Rampornagan

B. Rajkumar

B. RAJKUMAR  
Oa: BUSINESS - R/o

S/o. MUKUND Rao  
AIWAL, SEC BAD

200 గ్రా. వ సం..... 16 వ తేది  
193 / కా.క. సం..... 26 వ తేది

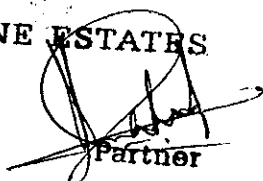
IN FAVOUR OF

MR. P. GIRISH, SON OF MR. GUNDE RAO, aged about 31 Years, Occupation: Service, residing at Fullerton Financial, P.O.Box. No. 73186, Dubai, 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. Venka 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 deluxe apartment no. 214 on the second floor in block no. 'A' having a super built-up area of 1475 sft (i.e., 1180 sft. of built-up area & 295 sft. of common area) together with undivided share in the scheduled land to the extent of 73.75 sq. yds. and a reserved parking space for one car on the stilt floor bearing no. A-36 admeasuring about 100 sft in the building known as MAYFLOWER HEIGHTS and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment

For ALPINE ESTATES

  
Partner

For ALPINE ESTATES

  
Partner

1వ పుస్తకము 200 గ్రా. సం. పు. 957 దస్తావేజులు  
 మొత్తము కారితముల సంఖ్య..... 16  
 ఈ కారితపు పనుల సంఖ్య..... 2

MARKET VALUE Rs: 1000000/

~~నంద-రిజిస్ట్రారు~~

ENDORSEMENT

Consider that the following amounts have been paid in respect of this document

No. 752431 dt. 16/5/09

I. Stamp Duty:

- 1. in the shape of stamp papers : Rs. 100/
- 2. in the shape of challan  
sec. 41 of I.S. Act 1897: Rs. 49900/
- 3. in the shape of cash  
sec. 41 of I.S. Act 1897: Rs. ---
- 4. assessment stamp duty  
sec. 14 of I.S. Act 1897, if any: Rs. ---

II. Transfer Duty:

- 1. in the shape of challan: Rs. 20000/
- 2. in the shape of cash: Rs. ---

III. Registration fees:

- 1. in the shape of challan: Rs. 5000/
- 2. in the shape of cash: Rs. ---


IV. User Charges:

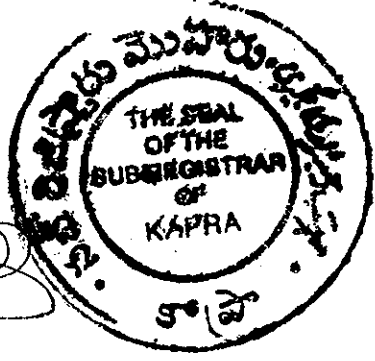
- 1. in the shape of challan: Rs. 100/
- 2. in the shape of cash: Rs. ---

Total Rs. 75700/

  
 SUB REGISTRAR  
 KAPRA

1వ పుస్తకము 200 గ్రా. సం. / కా.శ. 102/ వ  
 పు. 957 నెంబరు రిజిస్ట్రారు చేయబడి  
 క్యాబ్లెట్ వినియోగ కుర్చుకునే నెంబరు 1526  
 4 957/200 గ్రా. యివ్వబడినది  
 400 గ్రా. సం. 16 వ తేది

  
 నంద-రిజిస్ట్రారు

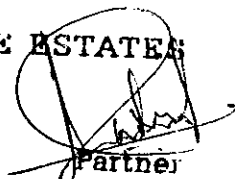


- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire 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. 10,00,000/- (Rupees Ten 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. 214 on second floor in block no. 'A' having a super built-up area of 1475 sft. (i.e., 1180 sft. of built-up area & 295 sft. of common area) in building known as Mayflower Heights, forming part of Sy. 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 73.75 sq. yds.
  - b. A reserved parking space for one car on the stilt floor bearing no. A-36 admeasuring about 100 sft forming a part of Sy. 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. 10,00,000/- (Rupees Ten 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.

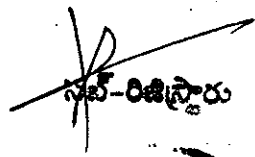
**For ALPINE ESTATES**

  
Partner

**For ALPINE ESTATES**

  
Partner

1వ పుస్తకము 2009 నం. 957 వీణలు  
మొత్తము కారితముల సంఖ్య 16  
ఈ కారితపు పనుల సంఖ్య 3

  
నవ-రిజిస్ట్రారు



**Mehta & Modi Homes**

S no	Name of Suppliers	Bill Date	Bill no	Amount
1	Rmc Ready mix	21-11-08	4666	317257
2	Shah traders	30-12-08	11966	36046
3	Praful Sanitary	30-12-08	2117	2040
4	Sri rama sales corp	24-12-08	8133	97319
5	Raj ratan metal	22-12-08	8511	9250
6	Sehgal enterprises	26-12-08	1959	768
7	Akash steels	09-12-08	3336	193000
8	Praful Sanitary	29-11-08	2002	92222
9	Radiant systems	24-12-08	2088	1991
10	Rajesh electricals	22-12-08	10439	9093
11	secbad iron hardware	02-01-09	11154	6787
12	vasant trading	02-01-09	7463	1040
13	vasavadatta cement	24-12-08	10175	68600
14	secbad iron hardware	29-12-08	11149	4840
15	Ragi & Ragi Enterpri	06-01-09	4961	59242
16	shubham enterprises	06-01-09	14660/12	1479
17	shubham enterprises	06-01-09	14657	3260
18	shubham enterprises	02-01-09	14605	8158
19	Rmc Ready mix	20-12-08	4340	243132
20	Sree pandgu ranga timbe trade	01-01-09	195	132210
21	turbotek coating	26-12-08	1337	8250
22	Praful Sanitary	31-12-08	2123	12835
23	Praful Sanitary	02-01-09	2131	12363
24	shubham enterprises	31-12-09	14579	7759
25	Praful Sanitary	01-01-09	2125	7831
26	Shah traders	12-01-09	12061	7522
27	secbad iron hardware	09-01-09	11175	1430
28	Srilaxmi ganesh	10-01-09	821	4292
29	sree veeranjanya	10-01-09	23	2893
30	Rk steel udyog	05-01-09	1634	85961
31	Praful Sanitary	03-01-09	2135	3263
32	saradhi ads	19-01-09	1042	90
33	Radiant systems	17-01-09	2093	1144
34	anisha associates	16-01-09	444	4370
35	paint house	17-01-09	176	80000
36	paint house	13-01-09	173	2800
37	Shah traders	21-01-09	12138	9592
38	paint house	23-01-09	181	25375
39	Hm brother	28-01-09	377	230
40	Rajesh electricals	24-01-09	10474	6335
41	paint house	28-01-09	183	280
42	vasavadatta cement	16-01-09	10733	116800
43	Shah traders	28-01-09	12191	16811
44	secbad iron hardware	28-01-09	11207	309
45	secbad iron hardware	27-01-09	11203	3583
46	Radiant systems	24-01-09	2301	396
47	Radiant systems	24-01-09	2094	495
48	Sri rama sales corp	24-01-09	8833	1954
49	Praful Sanitary	17-01-09	2162	33870
50	paint house	04-02-09	189	450
51	secbad iron hardware	03-02-09	11235	2278
52	Jinkrupa agency	03-02-09	1002	1346
53	krishna vijay saw mill	21-06-08	70	4350





54	shubham enterprises	29-01-09	14775	20044
55	shubham enterprises	29-01-09	14770	12780
56	shubham enterprises	29-01-09	14830	8313
57	standard door	24-01-09	259	5405
58	prompt computers	29-01-09	871	2925
59	Radiant systems	06-02-09	2304	2904
60	secbad iron hardware	05-02-09	11239	1680
61	paint house	05-02-09	190	250
62	Gautham enterprises	07-02-09	2933	1475
63	varna media	09-02-09	1191	2766
64	Ragi & Ragi Enterpri	05-02-09	5480	54812
65	secbad iron hardware	06-02-09	11241	2594
66	venkatramana binding	10-02-09	1926	732
67	krishna murthy sons	10-02-09	11133	1205
68	mahaveer glass	03-02-09	264	14300
69	Praful Sanitary	31-01-09	2205	15730
70	Praful Sanitary	07-02-09	2237	37000
71	Praful Sanitary	07-02-09	2236	700
72	saradhi ads	11-02-09	1059	250
73	Hm brother	12-02-09	401	338
74	Radiant systems	12-02-09	2305	1892
75	Jinkrupa agency	13-02-09	1015	1616
76	paint house	13-02-09	201	560
77	paint house	12-02-09	200	2100
78	Praful Sanitary	12-02-09	2258	7700
79	saradhi ads	13-02-09	1058	250
80	Johnson tile shpooe	11-02-09	2160	7395
81	vasavadatta cement	10-02-09	1694	95000
82	shivam ent	05-02-09	2107	1388
83	Hari hara iron	17-02-09	7268	3874
84	Praful Sanitary	16-02-09	2267	47596
85	Gautham enterprises	13-02-09	122	1181
86	Bindal iron	16-02-09	1675	16225
87	Rajesh electricals	14-02-09	10498	3015
88	prompt computers	17-02-09	902	2925
89	Ragi & Ragi Enterpri	13-02-09	5664	30918
90	Praful Sanitary	13-02-09	2257	68430
91	sri pandit plywood	20-02-09	625	20877
92	vasavadatta cement	05-02-09	11709	38600
93	sainath technicals	11-02-09	881	350
94	Radiant systems	17-02-09	2306	770
95	saradhi ads	20-02-09	1070	125
96	shree aditya enterprises	11-02-09	171	3000
97	sri pandit plywood	20-02-09	624	1750
98	shree wires	17-02-09	717	2189
99	vasant trading	18-02-09	7572	2080
100	varna media	20-02-09	1227	3644
101	varna media	20-02-09	1223	1750
102	varna media	18-02-09	1210	15542
103	varna media	18-02-09	1194	3432
104	varna media	18-02-09	1212	8492
105	varna media	20-02-09	1218	350
106	Hari hara iron	18-02-09	7286	1547
107	priyanka printers	20-02-09	538	480

2338237



5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Heights as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in MAYFLOWER HEIGHTS.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Mayflower Heights Owners Association that has been / shall be formed by the Owners of the apartments in MAYFLOWER HEIGHTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc. The Buyer shall pay a sum of Rs. 10,000/- & Rs. 15,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.

**For ALPINE ESTATES**

  
Partner

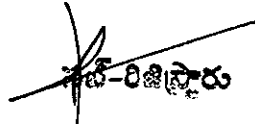
**For ALPINE ESTATES**

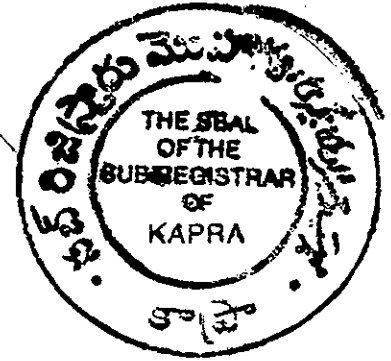
  
Partner

1వ పుస్తకము 200 రూపాయల వ సం పు..... 957 రూపాయలు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు పనుల సంఖ్య..... 4

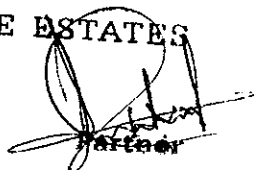
  
శ్రీ-రిజిస్ట్రారు



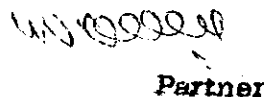
- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, shall vest jointly with the owners of the various tenements/ 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/hier/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. 75,000/- is paid by way of challan no. 752221, dated 16.5.09, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 10,000/- paid by the way of pay order No. 148676, dated 15.5.09 HDFC Bank, S. D. Road, Secunderabad.

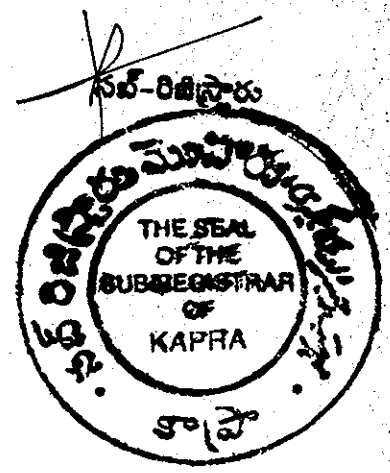
FOR ALPINE ESTATES

  
Partner

FOR ALPINE ESTATES

  
Partner

1వ పుస్తకము 2009 వ సం పు 952 వ పేజీలు  
మొత్తము కాదిగముల సంఖ్య 16  
ఈ కాదిగపు వరుస సంఖ్య 5



SCHEDULE 'A'

SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-11 Gts., forming part of Sy. 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'


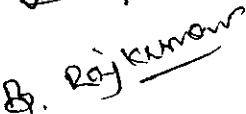
SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment bearing flat no. 214 on the second floor in block no. 'A' admeasuring 1475 sq. ft. of super built-up area (i.e., 1180 sq. ft. of built-up area & 295 sq. ft. of common area) together with proportionate undivided share of land to the extent of 73.75 sq. yds., reserved parking space for one car bearing no. A 36, admeasuring about 100 sq. ft. in the residential apartment named as Mayflower Heights, forming part of Sy. No. 1/1, 191 & 2/1/1 bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North by	Open to sky & Flat No. 213
South by	Flat No. 215 & Open to sky
East by	Open to sky
West by	6' wide corridor & 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

గ్రామము పేరు.....న పంపు.....956.దస్తావేజులు  
మొత్తము కారితముల సంఖ్య.....16.....  
ఈ కారితపు పనుల సంఖ్య.....6.....

~~సహ-రిజిస్ట్రారు~~





ANNEXURE-1-A

1. Description of the Building : Deluxe apartment bearing flat no. 214 on the second floor in block no. 'A' of "Mayflower Heights", Residential Localities, forming part of Sy. 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 (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 73.75 sq. yds., U/S Out of Ac: 4-11 Gts..
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 100 sq. ft. Parking space for One Car
- (c) In the First Floor :
- (d) In the Second Floor : 1475 sq. ft.
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,00,000/-

For ALPINE

  
Signature of the Executants

For ALPINE ESTATES

  
Partner

Date: 15.05.2009

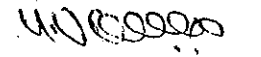
C E R T I F I C A T E

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: 15.05.2009

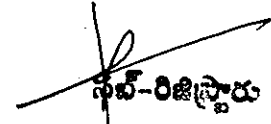
Signature of the Executants



1వ పుస్తకము 2007 సం. పు. 956 పేజీలు

మొత్తము కాగితముల సంఖ్య 16

ఈ కాగితపు పదును సంఖ్య 7

  
సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 214 IN BLOCK NO. 'A' 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. SRI RAHUL B. MEHTA, S/O. LATE MR. BHARAT U. MEHTA

2. SRI YERRAM VIJAY KUMAR, S/O. SRI YERRAM SHANKARAIHAH

**BUYER:**

MR. P. GIRISH, SON OF MR. GUNDE RAO

**REFERENCE:**

AREA: 73.75

**SCALE:**

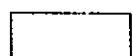
SQ. YDS. OR

**INCL:**

SQ. MTRS.



**EXCL:**



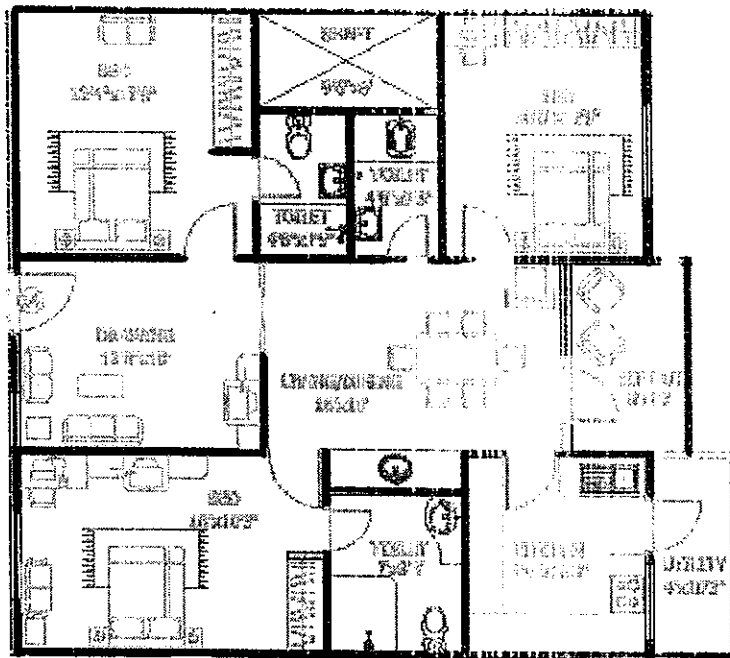
Total Built-up Area = 1475 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Open to sky & Flat No. 213

N



6' wide corridor & Open to sky



Open to sky

Flat No. 215 & Open to sky

**WITNESSES:**

1.

2.

*[Handwritten signatures of witnesses]*

For ALPINE ESTATES

*[Handwritten signature for Alpine Estates]*

For ALPINE ESTATES

*[Handwritten signature for Alpine Estates]*

SIG. OF THE VENDOR

*[Handwritten signature of the buyer]*


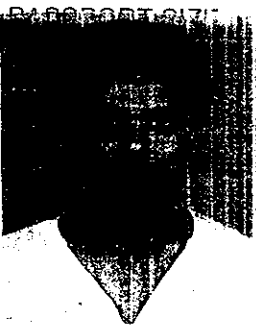


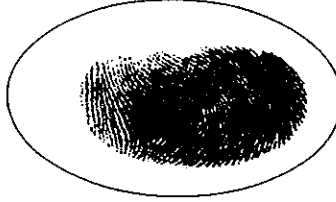

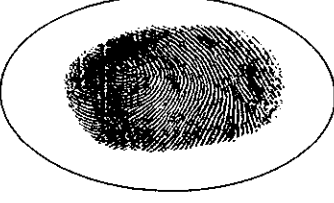

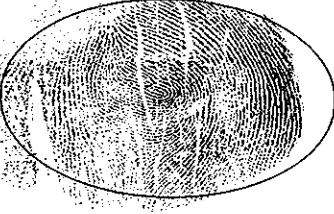

SIG. OF THE BUYER

నందకము 200 ).....వ సం పు. 957 దస్తావేజులు  
మొత్తము కారితముల సంఖ్య..... 16  
ఈ కారితపు వరుస సంఖ్య..... 8


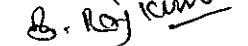
నల్-రిజిస్ట్రారు



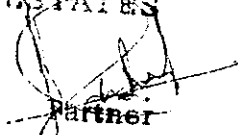
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR:</b></p> <p>M/S. ALPINE ESATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003. REPRESENTED BY ITS PARTNERS</p> <p>1. MR. RAHUL B. MEHTA SON OF LATE SRI. BHARAT U. MEHTA R/O. PLOT NO. 2-3-577, UTTAM TOWERS D. V. COLONY, MINISTER ROAD SECUNDERABAD - 500 003.</p> <p>2. MR. YERRAM VIJAY KUMAR SON OF SRI YERRAM SHANKARAIHA R/O. PLOT NO. 14 &amp; 15, KARTHIK ENCLAVE DIAMOND POINT, SECUNDERABAD</p> <p><b>SPA FOR PRESENTING DOCUMENTS VIDE DOCUMENT NO. 169/IV/2007:</b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O) 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.</p> <p><b>PURCHASER:</b></p> <p>MR. P. GIRISH S/O. MR. GUNDE RAO R/O. FULLERTOR FINANCIAL, P.O. BOX. 73186, DUBAI.</p> <p><b>REPRESENTATIVE:</b></p> <p>MR. K. KRISHNA MURTHY S/O. MR. VENKOB RAO R/O. H.NO. 3-10-20/158, RTC COLONY, RAMANTHPUR, HYDERABAD - 500007</p>
			
			
			
			


SIGNATURE OF WITNESSES:

1. 
2. 

**For ALPINE ESATES**

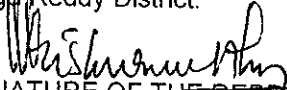
  
Partner

**For ALPINE ESATES**

  
SIGNATURE OF EXECUTANTS  
Partner

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Krishna Murthy as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Rangareddy District.


  
SIGNATURE OF THE REPRESENTATIVE

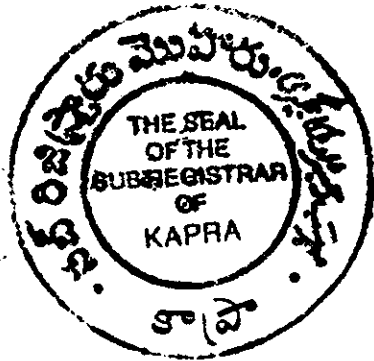
  
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2009.....వ సం పు. 57.....వ పేజీలు

మొత్తము కాగితములు సంఖ్య..... 16 .....

ఈ కాగితపు పదున తలభాగం..... 9 .....



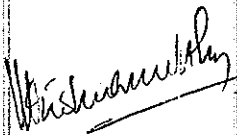
  
సబ్-రిజిస్ట్రారు





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

C.S.No./Year: **001048/2009** of SRO: 1526(KAPRA)

16/05/2009 12:49:27

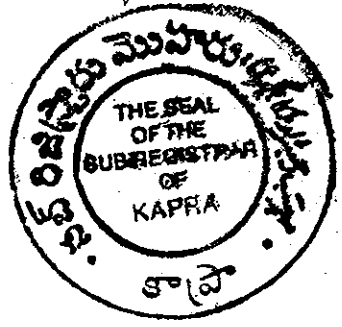
SINo.	Thumb Impression	Photo	Name and Address of the Party	Party BSignature
1	Manual Enclosure	Manual Enclosure	(CL) P.GIRISH FULLERTON FINANCIAL,P.O.BOXNO.73186, DUBAI.	
2		 16-05-2009 12:49:27 SRO: 1526(KAPRA) CLAIMANT	(CL) K.KRISHNA MURTHY(REP T CLAIMANT) 3-10-20/158,RTC COLONYRAMANTHPUR,HYD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B. MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	
4	Manual Enclosure	Manual Enclosure	(EX) M/S. MAYFLOWER HEIGHTS REP BY RAHUL B. MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	
5	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5- 4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	

Witness Signatures   
S. Vijayar  Operator Signature

  
Subregistrar Signature

1వ పుస్తకము 200 రూపాయల సంఖ్య 957 పన్నెండు  
మొత్తము కాగితముల సంఖ్య 16  
ఈ కాగితపు వరుస సంఖ్య 10

~~నవ-రిజిస్ట్రారు~~



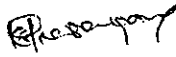




**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 001048/2009 of SRO: 1526(KAPRA)

16/05/2009 12:49:27

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
6	Manual Enclosure	Manual Enclosure	(EX) M/S. MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	
7			(EX) K.PRABHAKAR REDDY (SPA HOLDER FOR PRESENTING DOCS) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD	

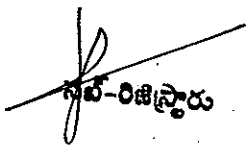
Witness Signatures & Operator Signature

  
Subregistrar  
Signature

1వ పుస్తకము 200 రూ. వ సం పు 1957 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య 16

ఈ కాగితపు వరుస సంఖ్య 11

  
నవ-రిజిస్ట్రారు



**INDIAN DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
 DL 9A901044992006  
 PRABHAKAR REDDY  
 BHARAT SCOUTS  
 24723  
 24723  
 15/01/1974



Family Members Details

Name	Relation	Date of Birth	Age
Prabhakar Reddy	Self	15/01/1974	24
Padma Reddy Kandi	Spouse		

D.P.L. No. 114  
 BHARAT SCOUTS & GUIDES

**आयकर विभाग  
 INCOME TAX DEPARTMENT**

**PRABHAKAR REDDY K**

**PADMA REDDY KANDI**

**15/01/1974**

Permanent Account Number

**AWSP8104E**

*Prabhakar Reddy*  
 Signature

**For ALPINE ESTATES**

*[Signature]*  
 Partner

**भारत सरकार  
 GOVT OF INDIA**



**For ALPINE ESTATES**

*[Signature]*  
 Partner

DRIVING LICENCE  
 DL 9A901044992006  
 PRABHAKAR REDDY  
 BHARAT SCOUTS  
 24723  
 24723  
 15/01/1974

**HOUSEHOLD CARD**

Card No : TAPD/58150168

Shop No : 115

Name of Head of Household : Prabhakar Reddy

Age : 24

Marital Status : Married

Spouse Name : Padma Reddy Kandi

Date of Birth : 15/01/1974

Age : 24

House No : 115

Street : 115

Ward : 115

City : 115

State : 115

Postal Code : 115

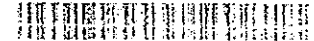
Sex : Male

No. (1) : 115

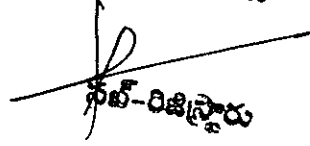
No. (2) : 115

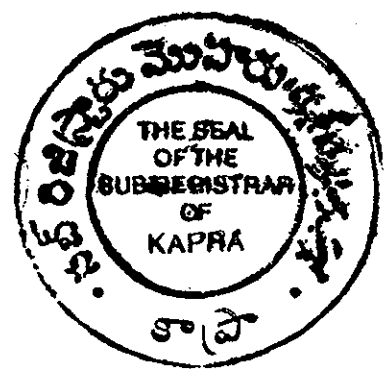
No. (3) : 115

No. (4) : 115



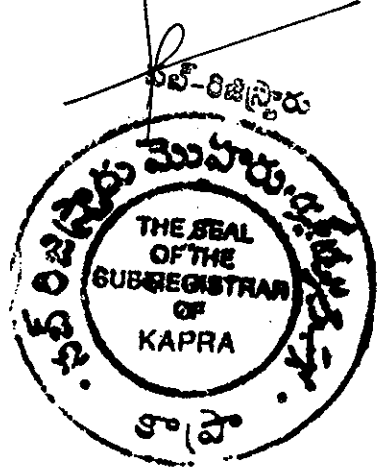
1వ పుస్తకము 200 రూ..... పేజీలు 957 దస్తావేజులు  
 మొత్తము కాగితముల సంఖ్య..... 16  
 ఈ కాగితపు పదునెంభ్యు..... 12

  
 సబ్-రిజిస్ట్రారు





1వ పుస్తకము 200 రూపాయలకు పుస్తకము 16  
2వ పుస్తకము 200 రూపాయలకు పుస్తకము 13

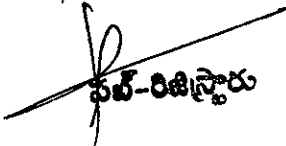


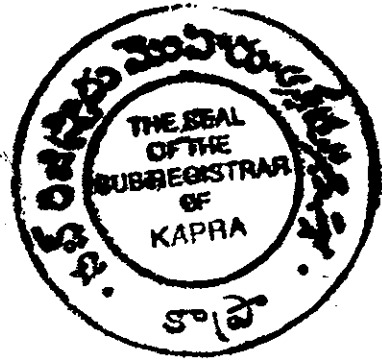


1వ పుస్తకము పేరికి... సంపు... 959... పేజీలు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు పనుల సంఖ్య..... 14

  
పబ్-రిజిస్ట్రారు





**WITNESSES NO. 1**

**Customer Relations Division**



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature : *[Handwritten Signature]*

Valid upto : 30 April 2009

Issuing Authority : *[Handwritten Signature]*

Blood Group : O +ve

Address  
5-4-187/3&4, 11th Floor,  
M.G Road, Secunderabad-500003.  
Ph-040-66335551, 040-27544059

[www.modiproperties.com](http://www.modiproperties.com)

Resi Add.  
# 11-187/2 Road No.2,  
Green Hills Colony,  
Sardor Nagar  
Hyderabad  
Ph-939 3331666 0246165661

Notes for Emergency Use

- 1. Please do not use this card while on duty
- 2. This card is valid only for emergency use
- 3. The date of expiry must be reported to the issuing authority

आयकर विभाग  
INCOME TAX DEPARTMENT

B M RAJ KUMAR

MUKUND RAO

03/01/1978

Permanent Account Number

AIOPR9833L

*[Handwritten Signature]*

भारत सरकार  
GOVT OF INDIA

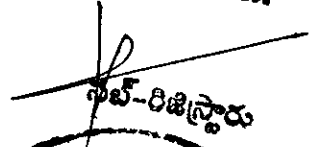


व्यक्तिगत आयकर विभाग  
आयकर विभाग  
आयकर विभाग  
आयकर विभाग

आयकर विभाग  
आयकर विभाग  
आयकर विभाग  
आयकर विभाग

आयकर विभाग  
आयकर विभाग

అ పుస్తకము 2009 వ సం పుస్తకము దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య 16  
ఈ కాగితములను సంఖ్య 15

  
సబ్-రిజిస్ట్రారు





1వ పుస్తకము 200 గ్ర.....వ సం పు.....  
మొత్తము కాగితముల సంఖ్య.....  
ఈ కాగితపు వరుస సంఖ్య.....

16  
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~~సబ్-రిజిస్ట్రారు~~

