

This Sale Deed is made and executed on this $\frac{99}{29}$ day of January 2008 at Secunderabad by and

M/S. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3&4, Il 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, Shankaraiah, aged about 43 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram (Which expression where the context so permits shall mean and include its successors in ginterest, nominees, assignees, etc).

AND

M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 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 no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

For ALPINE ESTATES

For ALPINE ESTATES

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2008 ano 96 72 30 30 27 a 36 1929.కా.శ. సంమాగ్రమాసము..... 7....వ తేది సుద్య కాణా సంవ-రిజిణ్యారు కార్యాలయముతా ట్ర్మిట్ Meddy రిజి(స్ట్రిషష్ చట్టము 1988 లోని సెక్షన్ **కిని.ఎను** అనుసరించి సనుర్పించనలసిన ఫోటోగ్రాఫులు ఆంతయాని

మురియు వేలినుండు లో సహ దాఖలుచేస్తు $\frac{1}{2}$ కాంటు కాంటు $\frac{1}{2}$ కాంటు $\frac{$

డాసీ ఇచ్చినట్టు ఒ**వ్పకొన్నది**

M.G. Load, SeiBad, Abrough cheska SPA bor Pregentation of documents, vide SPA NO. 169 (BKIN/2007)

at seo, uppal, R.R. 0182.



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IN FAVOUR OF

MISS. S. VASANTHI, DAUGHTER OF LATE SHRI S. RAGHAVENDER RAO, aged about 49 years, residing at 2A, Kaundinya Apartments, Street No. 6, Himayatnagar, Hyderabad 500 029, 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. 411 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 deluxe apartment no. 301 on the third floor in block no. 'A' having a super built-up area of 1060 sft (i.e., 848 sft. of built-up area & 212 sft. of common area) together with undivided share in the scheduled land to the extent of 53.00 sq. yds. and a reserved parking space for one car on the stilt floor bearing no. A-42 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

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Commed that the following amounts have been paid in respect of	this document:
I. Stamp Duty:	1
1. in the shape of stamp papers.	Rs. 100
2. In the shape of challent (u/s./.1 of RR.Act.1809)	RS 2.000
3. In the shape of cash (u/s.41 of I.S.Act.1879)	Rs.
4. at less to cot of stamp duty u/s.16 of i.S. Act.1899, if any	Rs.
H. Transfer Buty:	
1. in shape of challan	Rs. 12760 -
2. in the shape of cash	Rs.
III. Registration fees:	
1. In the shape of challan	Rs. 3190
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.
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- 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. 6,38,000/- (Rupees Six Lakhs Thirty Eight Thousand 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 FOLOWS:

- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 301 on third floor in block no. 'A' having a super built-up area of 1060 sft. (i.e., 848 sft. of built-up area & 212 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 53.00 sq. yds.
 - b. A reserved parking space for one car on the stilt floor bearing no. A-42 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. 6,38,000/-(Rupees Six Lakhs Thirty Eight Thousand 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.

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- 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 bylaws 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.

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- 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.
- 10. Stamp duty and Registration amount of Rs. 42 850 1- is paid by way of challan no. 5 70580/, dated 29.01.08, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 6380/- paid by the way of pay order No. 138312, dated 29.01.08, HDFC Bank, S. D. Road, Secunderabad.

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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 No. 301 on the third floor in block no. 'A' admeasuring 1060 sft. of of super built-up area (i.e., 848 sft. of built-up area & 212 sft. of common area) together with proportionate undivided share of land to the extent of 53.00 sq. yds., reserved parking space for one car bearing no. A-42, admeasuring about 100 sft. 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 & 6' wide corridor	
South By	Open to sky	
East By	Open to sky	
West By	Flat No. 302	

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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For ALPINE ESTATES

For ALPINE ESTATES

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ANNEXTURE-1-A

1. Description of the Building : Deluxe apartment no. 301 on the third 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

: 53.00 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 sft. Parking space for One Car

(c) In the First Floor

(d) In the Second Floor

(e) In the Third Floor

: 1060 sft.

(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. 6,38,000/-

For ALPINE ESTATES

NO pariso

Partner Signature of the Executants

For ALPINE ESTATE

Date: 29.01. 2008

CERTIFICATE

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

For ALPINE ESTATES

Date: 09.01. 2008

For ALPINE ESTATES

Partner

Signature of the Executants

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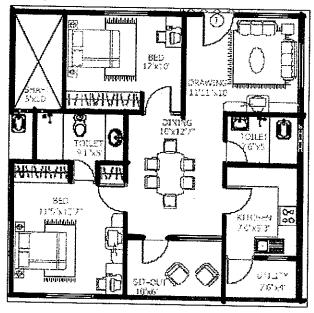
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REGISTRATION P	LAN SHOWING	FLAT NO. 30	1 IN BLOCK NO. 'A' ON TH	IIRD FLOOR	
O	BEARING PERI	MISES NO. 3-3-	27/1, IN PROJECT KNOW	N AS " MAYFLOWE !	R HEIGHTS"
IN SURVEY NOS.	1/1, 2/1/1 & 191				SITUATED AT
	MALLAPUR VII	LLAGE,	UPPAL	MA	NDAL, R.R. DIST.
VENDOR:	M/S. ALPINE ES	STATES REPRE	SENTED BY ITS PARTNE		
	1. SRI RAHUL E	3. MEHTA, \$/O.	LATE MR. BHARAT U. ME	НТА	
	2. SRI YERRAM	I VIJAY KUMAF	R, S/O. SRI YERRAM SHAN	IKARAIAH	
BUYER:	MISS. S. VASA	NTHI, DAUGHT	ER OF LATE SHRI S. RAG	HAVENDER RAO	
REFERENCE: 53	SCALE 3.00 SQ. YE	E: DS. OR	INCL: SQ. MTRS.	EXCL	
Total Built-up Area	= .1060 sff	<u></u>			

Out of U/S of Land = Ac. 4-11 Gts,

Open to sky

Flat No. 302



Open to sky & 6' wide corridor

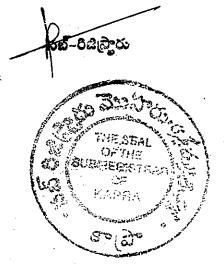
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WITNESSES:

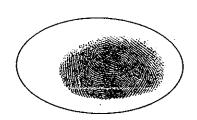


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PRESENTANT / SELLER / BUYER





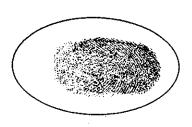


M/S. ALPINE ESATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.
REPRESENTED BY ITS PARTNERS
1. MR. RAHUL B. MEHTA
SON OF LATE SRI. BHARAT U. MEHTA
R/O. PLOT NO. 2-3-577
UTTAM TOWERS, D. V. COLONY
MINISTER ROAD
SECUNDERABAD – 500 003.





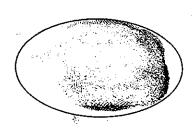
2. MR. YERRAM VIJAY KUMAR SON OF SRI YERRAM SHANKARAIAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.





SPA FOR PRESENTING DOCUMENTS VIDE DOCUMENT NO. 169/ IV/ 2007:

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:

MISS. S. VASANTHI D/O. LATE SHRI S. RAGHAVENDER RAO R/O. 2A, KAUNDINYA APARTMENTS STREET NO. 6 HIMAYATNAGAR HYDERABAD - 500 029.

SIGNATURE OF WITNESSES:

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For ALPINE ESTATE

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For ALPINE ESTATES

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SIGNATURE OF EXECUTARITS

S. Vasanthi

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Family Members Details

7. · ·	>2mc	K#191100	Date of Birth	Age.
	ishs	Nife.	08/02/84	22



D.P.L. No.114 BHARAT SCOUTE & Arin--- 的653195/96

Class Of Vehicle

Non-Fransport

UMV.MCWG

11.12.2014

Transport

Hazardous Validity

Badge No. Pelerence No.

Original LA. 0008

RTA SECUNDICABAD

17-12-1954

Blood Gr.

Date of 1st issue

13.09.1993

202931983



HOUSEHOLD_CARD

Card No F.P Shop No

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్ మ్మార్ నాగాని -

Name of Head of Household

: Mehta, Rabut

ত্ত্তি।ইতু কৈত • :

Fatherf Unsband name : Bharai

තුමුරම්**ධ/Date of Birth** : 94/12/1980

ಕಮನ್ನು/Áge

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వృత్తి /Occupation

: Own Supmess

aod あっかHouse No. 12-3-577,491,UTTAN TOWERS వీడి /Street

Colony

: MRHSTER ROAD : 0 V CODONY

Ward

Circle

Circle VIII

ಪಲ್ಲ್ /District

: ಶ್ರಾವರ್ಥವು " Fyderatori

(Rz.) 🙀 100,000

No. (I): 45339 (Dooble)

me (1) : Navraine Enterprises FE

No. (2) : / te (2)

INDIAN UNION DRIVING LICENCE DHRA PRADESH



DRIVING LICENCE

PRABHAKAN HEDDY K PADAK KEDOV 7-3-64/18224 HEEREET SANDER HYDERARAD

CHANGE CHANGE

For ALPINE ESTATES

FOR ALPINE ESTATES

Partner

1వ పు స్తకము	20 0 8 s is	ు పు25./ ప్రైవేజులు
మొ త్తము కా గి	తము ల సంఖ్య	
ఈ కాగితపు క	 కరున సంఖ్య	10

STAPERA STATES

ANDHRA PRADESH IRANSPORT DEPAREME CERTIFICATI OF REGISTRATION

Registration No. Regid Owner S/D/W/R/G of Address AP09AM9148 UASANTHI S

S. RAGHAUENOR RAC

ENDA APTS.

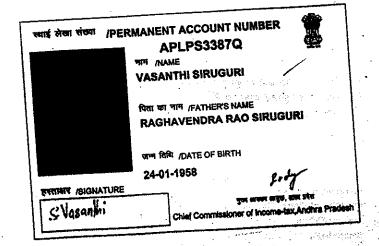
HIMANOTHINGS HYDERADAL

Class of Vehicle MOTO SALO Month & Yr of Mfr 04/2002

Type of Body Month & Yr of Mfr Chasis No Engine No. Fuel Used

04/2002 SB308IN 163164 F8BIN2273846 PETROL





S-Vasanti

1వ పుస్తకము 200 డి......వ సం పు.2:స్.....దస్తాపేజులు మొత్తము కాగితముల సంఖ్య.. రం కాగితపు వరున సంఖ్య. ఈ కాగితపు 431709/03 Cubic Capacity
Maker's Classification
Wheel Base
Seating Capacity
Unladen Weight
Color 796 MARUTI 800 MPI STD 2176 C BEIGE SelfOwned No. of current tranfers Regn. Valid Upto 26/05/2017 Tax Rs.16645(Life Time) **Date of Registration** 27/05/2002 S. Varanthi Signature of the Owner Addi. Registring Authority RTA-HYDERABAD-CZ KAPRA

इस कार्ड के खो / मिल जाने पर कृत्या जारी करने बाले प्राधिकारी को सूचित / वापस कर दें मुख्य आयकर आयुक्त, आयकर मदन, 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.



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ఈ కాగితపు వరుస సంఖ్య.



