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S/O C.H.N. GOUD RAMESH For Whom:

M/S ALPINE ESTATES

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## AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITH POSSESSION

This Agreement of Sale cum General Power of Attorney is made and executed on this the 31st day of March, 2007 at Hyderabad by and between:

Ms/. Mayflower Heights a Partnership firm having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its partners

- 22.1 1. Shri. Soham Modi, S/o. Shri. Satish Modi aged about 37 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 034.
  - 2. Shri. Tejas D. Mehta S/o. Shri. Deepak Mehta aged 30 years Occupation: Business, resident of 83, Jeera, Secunderabad - 500 003.
  - 3. Shri. G. S. Kohli S/o. Shri. T.S. Kohli aged 24 years Occupation: Business, Resident of 1-12-48/1, Rockline, Staff Road, Opp: Secunderabad Club, Secunderabad – 500 003.

4. Smt. U. Ramadevi, W/o. Shri. U. Pradeep Kumar aged about 39 years, Occupation: Business. residing at 1-2-593/38, Plot No. 175, Street No.4, Lane No. 6, Domalguda, Hyderabad

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5. Shri. Chanda Srinivasa Rao S/o. Shri. Parameshwar, aged about 42 years, Occupation: Business, resident of Plot No. 266, New Vasavi Nagar, Kakaguda, Secunderabad - 500 003, hereinafter referred to as "VENDORS", which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc.

#### IN FAYOUR OF

M/s. ALPINE ESTATES, a partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner Sri Rahul B. Mehta, Son of Late Sri. Bharath U Mehta, aged about 27 years, Occupation: Business, resident of Plot No. 2-3-577, Uttam Towers, D. V. Colony, Minister Road, Secunderabad - 500 003, and Shri. Yerram Vijay Kumar, S/o. Yerram Shankaraiah aged 43 years resident of Plot No. 14 & 15, Kartik Enclave, Diamond Point, Secunderabad hereinafter referred to as the "PURCHASER" which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc.

### WHEREAS:

- The VENDORS are the absolute owners, possessors and in peaceful enjoyment of land in Sy. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.) situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-11 Gts., by virtue of registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06, duly registered at the office of the Sub-Registrar, Uppal, R. R. District (hereinafter this land is referred to as the Scheduled Land and is more particularly described at this foot of the document).
- B) THE VENDORS approached the PURCHASER to sell the Scheduled Property and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 4,85,00,000/- (Rupees Four Crores Eighty Five Lakhs Only) on the terms and conditions given hereunder.
- C) The VENDORS also agree to give General Power of Attorney in favour of the PURCHASER in respect of the Scheduled Land.

NOW THEREFORE THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

- In pursuance of this Agreement Of Sale Cum General Power Of Attorney the 1. PURCHASER has agreed to pay the entire consideration amount of Rs. 4,85,00,000/-(Rupees Four Crores Eighty Five Lakhs Only) towards sale consideration to the VENDORS, within 60 days from the date of this agreement.
- 2. The VENDORS covenants that they are the absolute possessor of the Scheduled Land and are entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Land and to transfer all the rights.

For ALPINE

- 3. The VENDORS hereby agrees and bind themselves to indemnify and keep indemnified, the PURCHASER at all times in respect of all loss, expenses and cost to which the PURCHASER may be put on account of all or any of the recitals contained herein to be incorrect with respect to title, interest, ownership, etc., of the Scheduled Land or on account of any hindrance caused to the PURCHASER in peaceful enjoyment of the Scheduled Land either by the VENDORS or by any one else claiming through them.
- 4. The VENDORS are responsible to clear off arrears of taxes charges levies, rates etc., if any that are due to payable in respect of Scheduled Land as on date of delivery of possession of the Scheduled Land to the PURCHASER.
- 5. The vacant possession of the Scheduled Land has been handed over to the PURCHASER by the VENDORS on this day.
- The PURCHASER shall bear all expenses such as stamp duty, registration etc., in 6. respect of this agreement of sale cum general power of attorney and subsequent sale deeds.
- 7. The VENDORS in pursuance of this agreement have agreed to execute a General Power of Attorney in favour of the PRCHASER.
- 8. This Agreement of Sale cum General Power of Attorney shall be an irrevocable agreement.
- 9. The VENDORS hereby authorizes the said PURCHASER to do the following acts in the name and on behalf of the VENDORS namely:
  - a) To enter into sub contract for the sale of the said property for any consideration which they may deem reasonable at their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
  - b) To sell the said property to the Sub-Agreement Holder or his/her nominee or nominees.
  - c) To execute the sale deed or sale deeds in favour of the Sub-Purchaser or Purchasers, receive the consideration money to present the sale deed or deeds execute by him in favour of the Sub-Purchaser or Purchasers before the concerned registering office, admit execution and receipt of consideration and procure the registration of the said deeds.

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For ALPINE

- d) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
- e) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said property.
- f) To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said property.
- g) To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.
- h) Generally to act as the Attorney or Agent of the VENDORS in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the VENDORS himself would do if personally present.
- The VENDORS for himself, his heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney namely and PURCHASER in pursuance of these presents.
- j) To develop such land and undertake such works related to real estate development such as construction of building/apartments, creation of common amenities, roads, street lights, drainage system, parks, etc.
- k) To execute and apply for electricity connections, water connections, drainage connections and to make such necessary payments in the name of the VENDORS.
- 10. The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of Transfers) Act 9 of 1977 and that the said property does not belong to and is not under mortgage to Government or their Agencies / Undertakings.
- 11. The VENDOR further declares that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
- 12. The VENDORS hereby declare that there are no Mango Trees / Coconut Trees / Betal Leaf Gardens / Orange Groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc., in the lands now being transferred; that if any suppressions of facts is notices, at a future date, the VENDORS will be liable for prosecution as per law, besides payment of deficit duty.

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**Partner** 

ther Partner YV. Ramasevi & L. Lus Lus.

### SCHEDULE OF LAND – Part A

All that part and parcel of agricultural land admeasuring about Ac. 3-39 Gts, in Sy. No. 1/1 (Ac. 1-39 Gts.) & Sy. No. 191 (part) (Ac. 2-00 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North

: Sy. No. 2/1/2 (Road)

South

: Village

East

: Sy. No. 2/1/1 & Village

West

: Sy. No. 2/1/1, 189, 190 and the balance part of Sy. No. 191.

## SCHEDULE OF LAND - Part B

All that part and parcel of agricultural land admeasuring about Ac. 0-12 Gts., being part of Sy. No. 2/1/1 of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North

: Sy. No. 2/1/2 (Road)

South

: Sy. No. 1/1

East

: Village

West

Mot.

: Sy. No. 1/1

IN WITNESSES WHEREOF the VENDORS and THE PURCHASER have affixed their signatures on this Agreement of Sale Cum General Power of Attorney on the day, the month and year first above mentioned in presence of the witnesses at Hyderabad

For MAYFLOWER HEIGHTS

TO MAYFLOWER HEIGHTS

For MAYFLOWER HEIGHTS

1. Soham Modi

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V. Rama Devi

4. U. Ramadevi (VENDORS) 2. 2. 2. 200

2. Tejas D. Refiteer

5. Chanda Srinivasa Rao

FOI ALPINE ESTATES

anul V. Mehta

(PURCHASERS)

For ALPINE ESTATES

2. Yerram Vijay Kumar

**WITNESSES:** 

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2. J. J.

REGISTRATION I	PLAN SHOWING	AGRICULTURAL	LAND		
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	MALLAPUR VILLA	GE,		UPPAL <b>Mandal</b> ,	R.R. Dist.
VENDORS:	MAYFLOWER HEIGHTS REPRESENTED BY ITS PARTNERS				
	SHRI. SOHAM MODI, S/O. SATISH MODI & OTHERS				
PURCHASER:	ALPINE ESTATES REPRESENTED BY ITS PARTNERS				
	1. SHRI. RAHUL B. MEHTA, S/O. BHARAT U MEHTA				
	2. YERRAM VIJAY	KUMAR, S/O. YERF	RAM SHANKARIAH		
REFERENCE: AREA: Ac. 4	SCALE I-11 Gts. SQ. YD		INCL: SQ. MTRS.	EXCL:	
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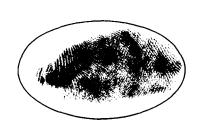
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

**VENDOR:** 

<u>SL.140.</u>

**FINGER PRINT IN BLACK** (LEFT THUMB) **PASSPORT SIZE PHOTOGRAPH BLACK & WHITE** 

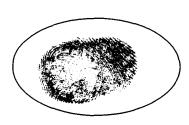
**NAME & PERMANENT** POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



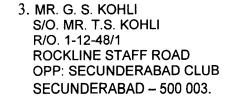


MS/. MAYFLOWER HEIGHTS HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003 REPRESENTED BY ITS PARTNERS

- 1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD - 500 034.
- 2. MR. TEJAS D. MEHTA S/O. MR. DEEPAK MEHTA R/O. 83, JEERA SECUNDERABAD - 500 003.



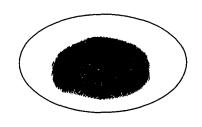








4. MRS. U. RAMADEVI W/O. MR. U. PRADEEP KUMAR (O). 1-2-593/38, PLOT NO. 175 STREET NO. 4, LANE NO. 6 **DOMALGUDA** HYDERABAD.





SIGNATURE OF WITNESSES:

1. Pullagons
2. f. #3

For MAYFLOWER HEIGHTS

**Partner** 

**FLOWER HEIGHTS** 

, lesas Dinema,

Partner

SIGNATURE OF EXECUTANTS 12.23-14 1. V. Ramaseuri

For ALPINE EST

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Partner

SIGNATURE OF THE PURCHASER

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

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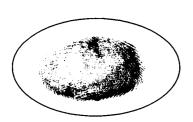
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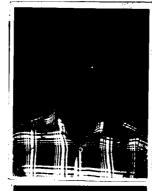
**NAME & PERMANENT POSTAL ADDRESS OF** PRESENTANT / SELLER / BUYER





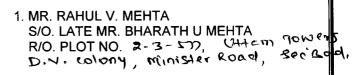
5. MR. CHANDA SRINIVASA RAO S/O. MR. PARAMESHWAR **R/O. PLOT NO. 266 NEW VASAVI NAGAR KAKAGUDA** SECUNDERABAD - 500 003.







REPRESENTED BY ITS PARTNERS







2. MR. YERRAM VIJAY KUMAR S/O. YERRAM SHANKARAIAH R/O. PLOT NO. 14 & 15 KARTIK ENCLAVE **DIAMOND POINT** SECUNDERABAD.

SIGNATURE OF WITNESSES:

For MAYFLOWER HEIGHTS

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Partner

SIGNATURE OF EXECUTANTS 4. V. fama Devi

For ALPINE ESTATES FOR ALPINE ESTATES

Mrx

**Partner** 

Partner SIGNATURE OF THE PURCHASER

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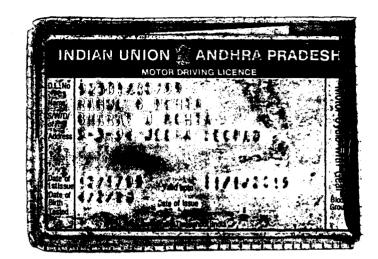
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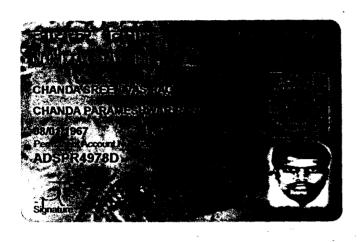
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# INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE DLRAP01044992006

VIJAYA PURAL X SHANKARAIAH 2-2-29 (( ) PAN BASAR

Signature

Issued on: 10-02-2006

Licencing Authority RTA-SECUNDERABAD

M0063196/06

**Class Of Vehicle** 

<u>Validity</u>

Non-Transport

LMV,MCWG

16-12-2014

DOB

Transport
Hazardous Validity
Badge No.

202931983

Reference No. Original LA.

RTA SECUNDRABAD

17-12-1964

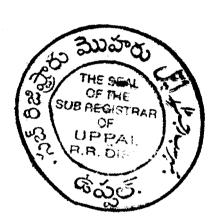
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13-09-1993



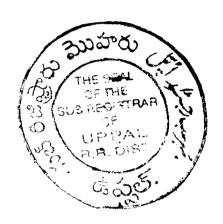
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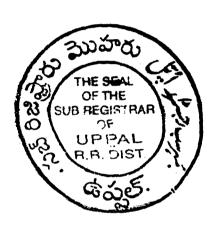
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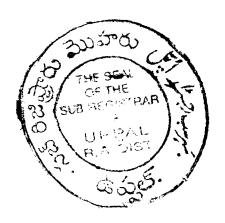


1 ప పుస్తకము 45 1 ప్రాంగ్ దస్తావేజుల మొత్తం కాగితపుల సంఖ్య 17 ఈ కాగితపు వరుస సంఖ్య 19

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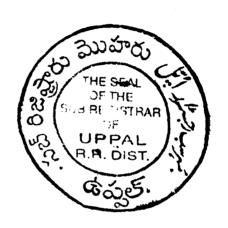


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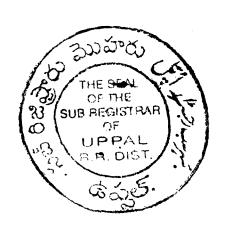
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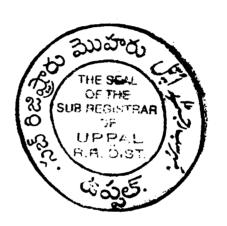
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వాసి యిచ్చినట్లు ఒప్పు కొన్నది. ఎడమ బ్రొటనబ్రేలు <u>V Rama స</u>ాలు

Мо. V. Pradeep Kumer, occ. Businesa R/o. 1-2-593/38, Plot No.175 8t-No-4, (and No.6, Domotguda,

Hudusbod.

నరూపించినది.

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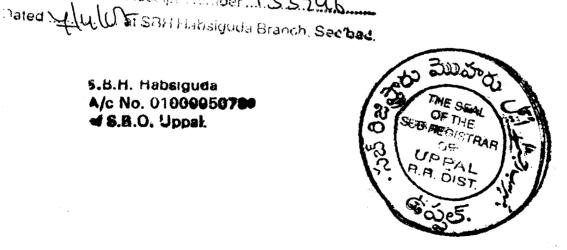


13 పుస్తకము 45 91.30 గా. దస్తావేజాల మొత్తం కాగితముల పంఖ్య.ఎ.ఎ...ఈ కాగితపు వరుస సంఖ్య....ె..... సబ్-రిజిస్తాన

\*Maores enent Under Section 42 of Act fl of 184 No. 4551 of 200 Date 1410} I hereby certify that the proper deficit stamp duty of Rs. 455,00 Rupees - 304 nine (houseld receased anyons or NOTE: D.S.D. RS. SOLED.R.F.RS. Total has been levied in respect of this instrument has been collected as tom Sri Sahan maxli agreed M.V of Rs.Lf. 85,00 800 out on the basis of the agreed Market Value sonsideration of Rs. M. & S. 0000d being higher than the consideration agreed Market Value. SR.O. Uppal NOTE D.S.D. Rs. Registration Endorsement An amount of Rs...US3.00.....towards Stamp Duty Including Transfer duty and Rs. LOOO towards Registration Fee was paid by the party

> 5.B.H. Habsiguda A/c No. 01000050780 **4 S.B.O.** Uppal.

through Challan Receipt Number 133946



1 3 పుస్తకము 4571 3000 దస్తావేజుల మొత్తం కాగితముల సంఖ్య....!. ఈ కాగితపు వరుగ

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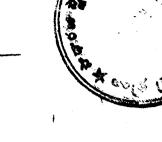
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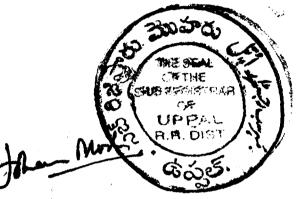
ఉప్పల్ సబ్-రిజిస్టారు అఫీసులో

& Sohen made రజిస్ట్రేషన్ చట్టము, 190<mark>8 లోని సెక్షన్ 32 ఎ-ను</mark> ອລາກຽວ ກ່ວນຽງວວ່ວຍ**ືກລ່ວງຄົນ ຄວາມ**້າການອນ మరియు పేలిముద్ర**లతో సహ దాఖలుచేసి** 

డ్రాస్ లుచ్చినట్లు ఒప్పుకొన్నట్ల 

సబ్-రిజిస్టారు





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[బోటన**్రేలు** 

April Bhowalt 4. malla our Businers Mr. glano, 2-3-577 altern Tomers Dr. bolony Minister Kond, Le'Sed.