

B-212

DOCT. No. 3826/09

4349



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AK 605100

S.No. 2268 Date 13/11/2009  
 Sold To Ramesh  
 To. D/o W/o Naxosmy Reddy  
 of Whom Alpine Estates

A. RAGHUNATH  
 S.V.L.No.15/88, R.No.2/2008  
 Shed No.2-12-85,  
 Marredpally, Secunderabad.

**SALE DEED**

This Sale Deed is made and executed on this 21<sup>st</sup> day of December 2009 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 Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 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 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 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

*[Handwritten Signature]*

Partner


*[Handwritten Signature]*

Partner

మొదటి పేజీ  
 19 NOV 2009

1వ పుస్తకము 200 గ్ర.....వ సం పు 3826 దస్తావేజాలు  
 మొత్తము కాగితముల సంఖ్య.....16.....  
 ఈ కాగితపు వరుస సంఖ్య.....1.....

200 గ్ర వ సం. 1931 వ తేది  
 1931 శా.శ. నం. 30 వ తేది  
 పగలు 3 గంటల  
 మధ్య కాఫీ సన్-డిప్యూరు కాళ్ళాలయములో  
 శ్రీ. K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 23 ఎను  
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు  
 వంటివి వేలిముద్రలతో సహా తాళబడిన  
 దస్తావేజులు 5500/..... అందించినారు  
 వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు

శ్రీ. రిజిస్ట్రారు  




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/SPA No. 169/248/07  
 dated 3.08.07 registerer at SRO, UPPA,  
 Ranga Reddy District.

నిరూపించినది

Ch. Venkat Ramesh Reddy s/o. Anji Reddy occ. Service  
 11-187/2 Green Hills colony Hyderabad,

B. RAJ KUMAR s/o. MUKUND RAO, occ: Service  
 R/o. Alwal, Secbad.

200 గ్ర వ సం. 1931 వ తేది  
 1931 శా.శ. నం. 30 వ తేది నవ రిజిస్ట్రారు

**IN FAVOUR OF**

MR. ANIRUDDHA MALVIYA, SON OF MR. OM PRAKASH MALVIYA, aged about 34 years, Occupation: Service, residing at 205, 2<sup>nd</sup> Floor, Narmada Arcade, Snehapuri Colony, Nacharam, Hyderabad - 500 076, 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. 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 bearing flat no. 212 on the second floor in block no. 'B' having a super built-up area of 1550 sft. together with undivided share in the scheduled land to the extent of 77.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-25 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 2009.....వ సం వు. 3826 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 2

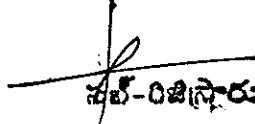
1100000/

MARKET VALUE Rs:

ENDORSEMENT

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

By challan No. 35523 Dt. 21/12/09

  
సబ్-రిజిస్ట్రారు

I. Stamp Duty:

1. In the shape of stamp papers Rs. 100/ →

2. In the shape of challan (s/s. 43 of the Act 1899) Rs. 5500/ →

3. In the shape of cash (s/s. 43 of the Act 1899) Rs. —→

4. In the shape of stamp duty s/s. 16 of the Act 1897, if any Rs. —→

II. Transfer Duty:

1. In the shape of challan Rs. 22000/ →

2. In the shape of cash Rs. —→

III. Registration fees:

1. In the shape of challan Rs. 5500/ →

2. In the shape of cash Rs. —→

IV. User Charges:


1. In the shape of challan Rs. 100/ →

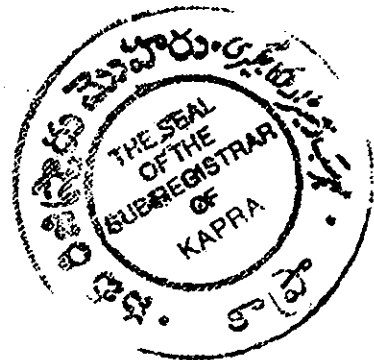
2. In the shape of cash Rs. —→

Total Rs. 82600/ →

  
SUB REGISTRAR  
KAPRA

1వ పుస్తకము 2009 సం./ కా.క. 102/ ప  
పు. 3826 నెంబరుగా రిజిస్టరు చేయబడి  
స్టాంపింగ్ నిమిత్తం దుర్తింపు నెంబరు 1526  
3826/102 గా యివ్వబడ్డనది  
2009 సం. డిసెంబరు 21 వ తేది

  
సబ్-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. 11,00,000/- (Rupees Eleven 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:

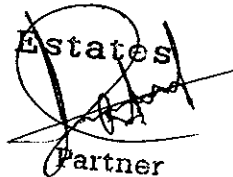
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 212 on second floor in block no. 'B' having a super built-up area of 1550 sft. in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, together with:
- Undivided share in scheduled land to the extent of 77.50 sq. yds.
  - A reserved parking space for one car on the stilt floor bearing no. B-25 admeasuring about 100 sft
- Forming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 11,00,000/- (Rupees Eleven 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.

For Alpine Estates



Partner

For Alpine Estates

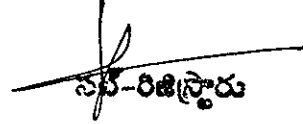


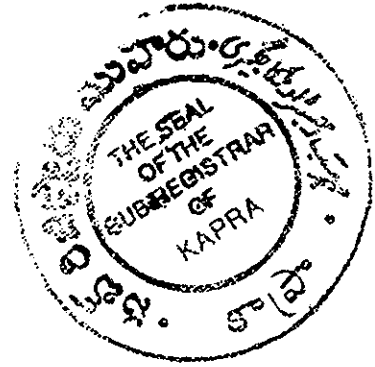
Partner

1వ పుస్తకము 200 ..వ సం పు 3826వ


మొత్తము కాగితముల సంఖ్య..... 16


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స. రిజిస్ట్రారు



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.

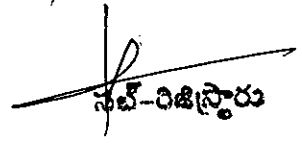
For Alpine Estates  
  
Partner

For Alpine Estates  
  
Partner

పుస్తకము 2001 వ సం. ఫిబ్రవరి 26 దినా

మొత్తము కాగితముల సంఖ్య..... 16

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సబ్-రిజిస్ట్రారు





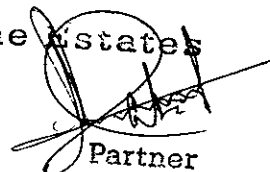
- c. That the Buyer shall become a member of the Mayflower Heights Owners Association that has been / shall be formed by the Owners of the apartments in MAYFLOWER HEIGHTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which 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.

For Alpine Estates



Partner

For Alpine Estates

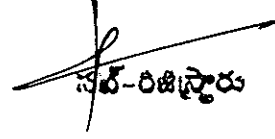


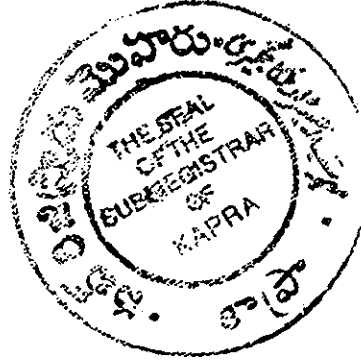
Partner

1వ పుస్తకము 200 9.....వ సం పు 2016.....దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....16.....

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సబ్-రిజిస్ట్రారు



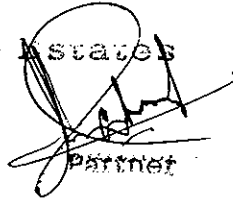
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations 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. 82,500/-is paid by way of challan no. 535975, dated 21.12.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 11,000/- paid by the way of pay order No. 153275 dated 21.12.2009, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates For Alpine Estates



Partner

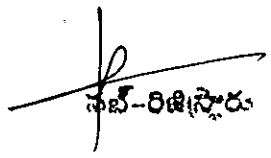


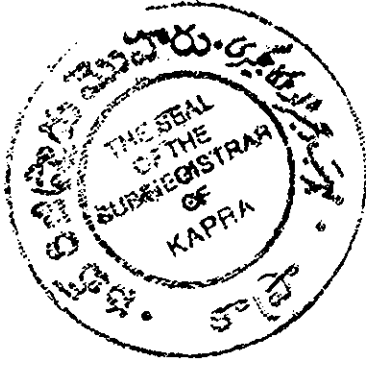
Partner

1వ పుస్తకము 200 రూ.....వ సం 2016.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16 .....

ఈ కాగితపు వరుస సంఖ్య..... 6 .....

  
సబ్-రిజిస్ట్రారు



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) & 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. 212 on the second floor in block no. 'B' admeasuring 1550 sft. of super built-up area (i.e., 1240 sft. of built-up area & 310 sft. of common area) together with proportionate undivided share of land to the extent of 77.50 sq. yds., and reserved parking space for one car on the stilt floor bearing no. B-25, 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	Flat No. 211 & Open to Sky
East By	6' wide corridor & Open to Sky
West By	Open to Sky

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.

For Alpine Estates

Partner

For Alpine Estates

  
Partner  
VENDOR

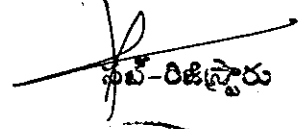
2.

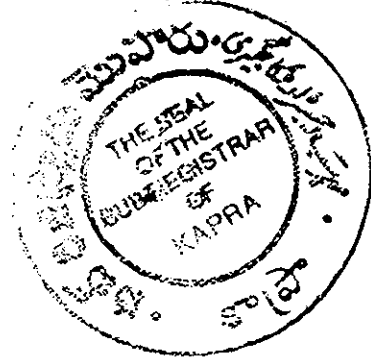
BUYER

వ పుస్తకము 2007.....వ సం ఫై 026.....

మొత్తము కాగితముల సంఖ్య..... 16.....

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ఫిబ్-రిజిస్ట్రారు



ANNEXTURE - 1 - A

1. Description of the Building : deluxe apartment bearing flat no 212 on the second 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 : Under Construction
3. Total Extent of Site : 77.50 sq. yds, U/S Out of Ac. 4-11 Gts.
4. Built up area Particulars:
- a) In the Ground Floor : 100 sft for car parking space
- b) In the First Floor :
- c) In the Second Floor : 1550 sft
- d) In the Third Floor :
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 11,00,000/-

For Alpine Estates



Partner

For Alpine Estates



Partner

Signature of the Executants

Date: 21.12.2009

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



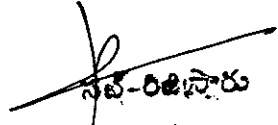
Partner

Signature of the Executants

Date: 21.12.2009



1వ పుస్తకము 2009 వ సం వు 3826 దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య.....16  
ఈ కాగితపు పరుస సంఖ్య.....8

  
న.వి. రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 212 IN BLOCK NO. 'B' 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, SON OF LATE MR. BHARAT U. MEHTA

2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAIHAH

**BUYER:**

MR. ANIRUDH MALVIYA, SON OF MR. OM PRAKASH MALVIYA

**REFERENCE:**

AREA: 77.50

SCALE: SQ. YDS. OR

INCL: SQ. MTRS.



EXCL:



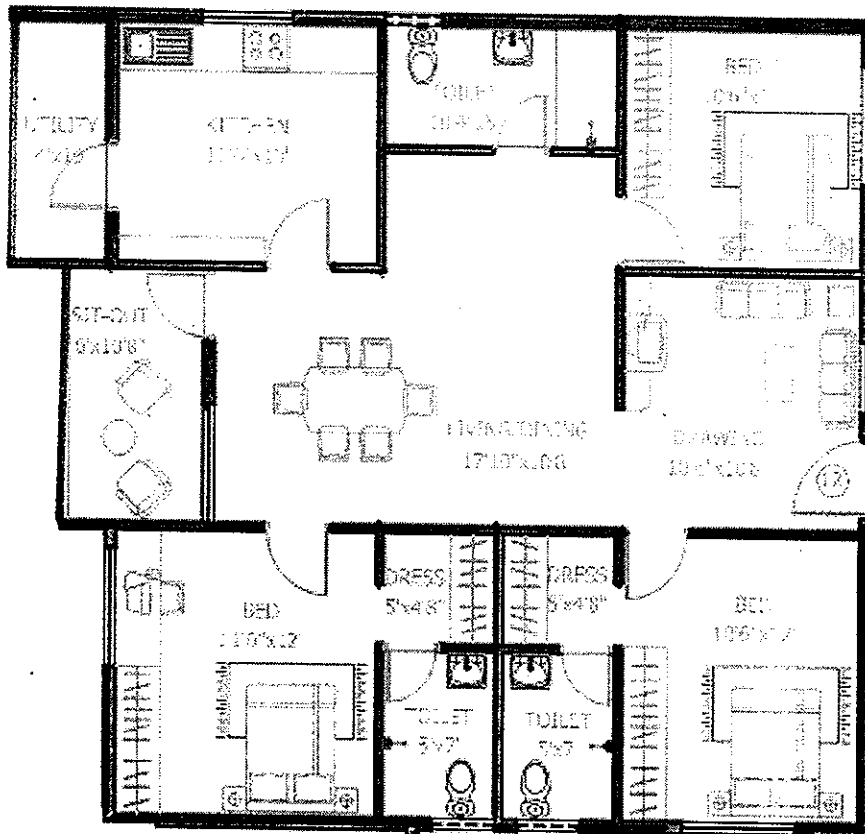
Total Built-up Area = 1550 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky

N



Open to Sky



6' wide corridor & Open to Sky

Flat No. 211 & Open to Sky  
For Alpine Estates

Partner

For Alpine Estates

Partner

SIGNATURE OF THE VENDOR

**WITNESSES:**

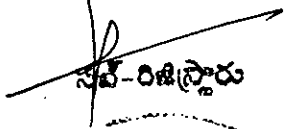
- 1.
- 2.

SIGNATURE OF THE BUYER

1వ పుస్తకము 200 గ.....వ నం పు.....<sup>2026</sup>...దస్తావేజులు

మొత్తము తాగితముల సంఖ్య.....<sup>16</sup>.....

ఈ తాగితపు వరుస సంఖ్య.....<sup>9</sup>.....

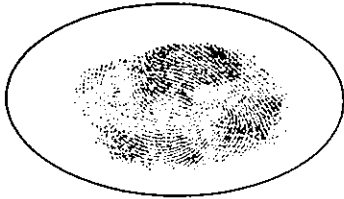
  
నవ రిజిస్ట్రారు



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

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

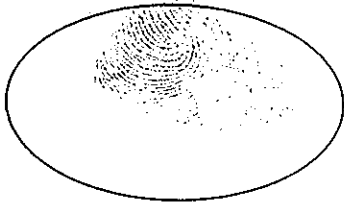
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



VENDOR:

**M/S. ALPINE 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

- SRI. RAHUL B. MEHTA  
S/O. LATE SRI. BHARAT U. MEHTA  
R/O. PLOT NO. 2-3-577, UTTAM TOWERS  
D. V. COLONY, MINISTER ROAD  
SECUNDERABAD – 500 003.
- SRI. YERRAM VIJAY KUMAR  
S/O. SRI YERRAM SHANKARAI AH  
R/O. PLOT NO. 14 & 15  
KARTHIK ENCLAVE  
DIAMOND POINT  
SECUNDERABAD.



SPA FOR PRESENTING DOCUMENTS  
VIDE DOC. NO./19/2007 Dt: 03/08/2007:

SRI. K. PRABHAKAR REDDY  
S/O. SRI. K. PADMA REDDY  
(O). 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. ROAD  
SECUNDERABAD – 500 003.



BUYER:

MR. ANIRUDDHA MALVIYA  
S/O. OM PRAKASH MALVIYA  
R/O. 205, IIND FLOOR,  
NARMADA ARCADE,  
SNEHAPURI COLONY,  
NACHARAM, HYDERABAD - 500 076.



SIGNATURE OF WITNESSES:

For Alpine Estates

For Alpine Estates

1.

Partner

Partner

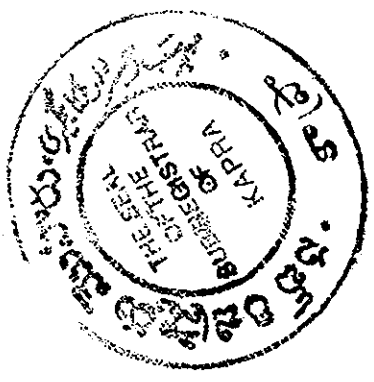
2.

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

ప పుస్తకము 200 రూపాయల సంఖ్య.....వ సంఖ్య.....చేదస్తావెట్టాలు  
మొత్తము కాగితముల సంఖ్య.....16  
ఈ కాగితపు పదున సంఖ్య.....10



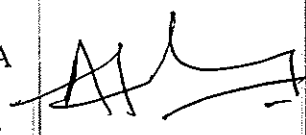
  
సహాయక-అధికారి



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

C.S.No./Year: 004035/2009 of SRO: 1526(KAPRA)

21/12/2009 15:53:15

S/No.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) ANIRUDDHA MALVIYA 205, NARMADA ARCADE, NACHARAM, HYD.	
2	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.	
3	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.	
4	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.	
5	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.	

Witness  
Signatures

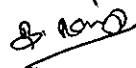


Operator  
Signature



Subregistrar  
Signature

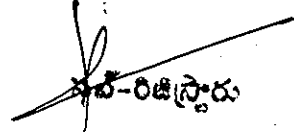




1వ పుస్తకము 200 శ్లో.....వ సం పు 3826 వేజాలు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 11



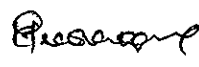
  
నవ-రిజిస్ట్రారు




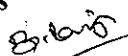
**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 004035/2009 of SRO: 1526(KAPRA)

21/12/2009 15:53:15

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6			(EX) K.PRABHAKAR REDDY 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

Witness  
Signatures

Operator  
Signature



Subregistrar  
Signature



1వ పుస్తకము 200 గ. ....వ సం పు 382 ప్రస్తావనలు  
మొత్తము కాగితముల సంఖ్య.....16.....  
ఈ కాగితపు వరుస సంఖ్య.....12.....

~~సబ్-రిజిస్ట్రారు~~





**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLRAP01044992006

VIJAYA BHARAT  
SHANKARAJAH  
2-7-29  
PAN BAZAR

SECUNDRABAD

Issued on: 10.02.2006

Licensing Authority,  
RTA, SECUNDRABAD.

10053195/06 Class Of Vehicle Validity  
Non-transport LMV,MCWG 16-12-2016  
Transport  
Hazardous Validity  
Badge No.  
Reference No. 202931983  
Original LA RTA SECUNDRABAD  
DOB 17-12-1964  
Blood Gr.  
Date of 1st Issue 13.09.1993



Family Members Details

S.No	Name	Relation	Date of Birth	Age
1	isha	Wife	08/02/84	22

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

**HOUSEHOLD CARD**

Card No : PAPI67881501086  
F.P Shop No : 815  
Name of Head of Household : Mehta, Rahul  
Father/Husband name : Bharat  
Date of Birth : 04/12/1989  
Age : 26  
Occupation : Own Business  
House No. : 2-3-572, 401, UTTAM TOWERS  
Street : AMPHISTER ROAD  
Colony : D V COLONY  
Ward : Ward-2  
Circle : Circle VIII  
District : Hyderabad

(Rs.) : 100.000  
No. (1) : 45339 (Double)  
No. (2) : /  
No. (3) : /

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15011974  
Permanent Account Number  
AWSP8104E

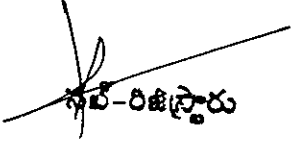
Signature

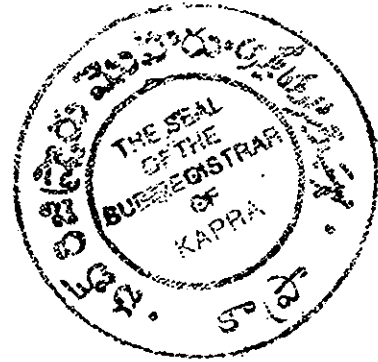


1వ పుస్తకము 200 గ్.....వ సం పు. 3826...వ పేజీలు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 13



  
నవ-రిజిస్ట్రారు



**KARNATAKA STATE**  
**DRIVING LICENCE FORM-7** **KA-01**

**INDIA**

DL.No. : 7783/04-05  
 ANIRUDDHA MALVIYA  
 S/O : O P MALVIYA  
 FLAT NO- 218, BLK C GOLDEN CORNER  
 APTS, BELLANDUR GATE, SARJAPUR ROAD  
 BANGALORE 560 037.  
 Bld Grp : A-VE  
 D.O.B : 17/02/1976  
 PH : 51169930

*[Handwritten signature]*

Valid Throughout India	Validity	From	To
LMV	Non-	20/10/2004	19/10/2024
	Trans.:		

**OLA :RTO BNG CENTRAL**

**D.O.I : 20/10/2004**

**Tested by: S MURTHY(IMV)**

Temporary Address:  
 20/10/2004

Restriction:

ZEN DS.

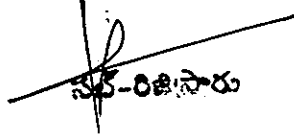
*[Handwritten signature]*  
**L A BANGALORE CENTRAL**

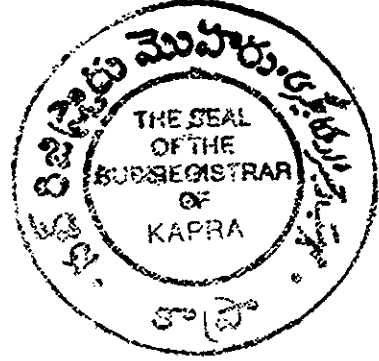
CMS COMPUTERS LTD.

1వ పుస్తకము 2009.....వ సం పుస్తకముల వేతనములు

మొత్తము కాగితముల సంఖ్య..... 16


ఈ కాగితపు వరుస సంఖ్య..... 14

  
సర్-రిజిస్ట్రారు





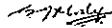
**WITNESSES NO. 1**

Customer Relations Division



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



Name : Ch.Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature :   
Valid upto : 30 April 2009  
Issuing Authority :   
Blood Group : O +ve  
Address:  
5-4-187/3&4, IInd Floor,  
M.G Road, Secunderabad-500003.  
Ph:040-66335551, 040-27544058  
www.modiproperties.com


Resi.Add.:  
# 11-187/2, Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

**WITNESSES NO. 2**

आयकर विभाग  
INCOME TAX DEPARTMENT



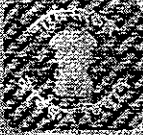
भारत सरकार  
GOVT. OF INDIA

B M RAJ KUMAR  
MUKUND RAO

03/01/1978  
Permanent Account Number  
AIOPR9833L



Signature



21/02/2009

इस कार्ड के खो जाने पर / जोया हुआ कार्ड मिलने पर  
कृपया सूचित करें / सूचित करें  
आयकर विभाग, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कंपाउंड  
एच.बी. मार्ग, लोअर पैरल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,  
Please Inform / return to

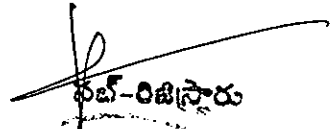
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S. B. Marg, Lower Panel, Mumbai - 400 013.

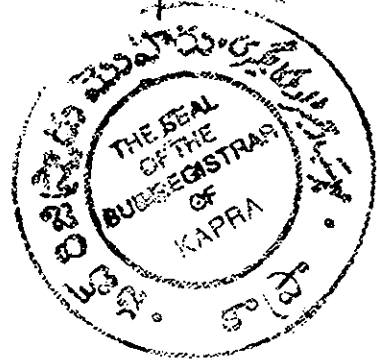
Tel: 91-22-2499 4650 / Fax: 91-22-2499 1664  
email: tininfo@nsdl.com

1వ పుస్తకము 200 రూపాయల సంఖ్య 3826 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య 16

ఈ కాగితపు చదున సంఖ్య 11

  
సబ్-రిజిస్ట్రారు





1వ పుస్తకము 200 రూ....వ సం పు 2826 పుస్తకములు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....16.....

  
నవ-రిజిస్ట్రారు





# KADAKIA & MODI HOUSING

5-4-18/3&4, II Floor, M. G. Road, Secunderabad - 500 003.

Phone: 66335551

(10)

Dear Customer,

You may be aware that your bungalow is nearing completion.

If you wish to make any minor additions or alterations to the bungalow that you have booked, we request you to visit the site during office hours between 05.07.2010 to 20.07.2010. We also request you to finalize details like color of walls, bathroom tiles etc. during your visit to the site. Our site engineers will make note of these details.

For your convenience we request you to take prior appointment so that our engineers can give you their undivided attention. You may contact Mr. Khizer (Project Manager) on +91-9705893924 or Mr. Srinivasa Rao (Admin - Officer) on +91-9908282828 or +91-9247024461.

In case you fail to contact us during the above mentioned period, we shall assume that no changes in the brochure.

Thank You.

Yours sincerely,

Authorised Signatory,  
For Kadakia & Modi Housing.

Please refer to the notes given over leaf.

2

**Notes:**

1. Working drawing and electrical drawing for your bungalow are enclosed for your reference.
2. Select materials that you may choose to provide like tiles, marble, sinks, etc. must be handed over at our site before 21.07.2010.
3. Standard specification for deluxe bungalows shall be as follows:

- Specifications shall be as per materials provided in model bungalows i.e., nos. 1, & 35 and as mentioned in the brochure
- Choice of 2 colors for walls (from shade card of Asian paints-OBD) shall be given. Ceiling shall be white only. Buyers are requested to not choose dark colors-especially blue and green.
- No guarantee of quality and consistency shall be given for dark colors.
- Choice of marble or vitrified tiles is available for deluxe bungalow.
- Choice of 3 / 2 combinations of bathroom tiles for deluxe and semi deluxe bungalow shall be provided.
- Choice of tiles shall be limited to samples installed in model bungalows
- Please note that no change shall be permitted in external elevation, color, windows, compound wall, drive way flooring (including pavers), etc.
- Provision of solar water heater shall be made on the terrace upon request.
- For materials and specifications to be provided in semi deluxe bungalows, customer may visit a semi deluxe bungalow in our other projects namely Bungalow No. 330 at Silver Oak Bungalows or villa no. 30 at Nilgiri Homes. Samples of flooring and bathroom tiles are available for inspection at site

4. Charges & Refunds will be as follows:

**a. Non standard items to be supplied by the buyer & installed free of cost**

- Hardware & Teak Doors
- CP Fittings, Colored Sanitary Ware, Bathroom Tiles.
- Marble / Ceramic Tiles for Flooring
- Marble/Granite Kitchen Platform.
- Kitchen sink

**b. Charges for additions/alterations:**

- Extra Electrical Points / Switch Boards / Sockets/Switches – Rs 150 for each item;
- 15A point – Rs. 1,000.
- Extra Walls – Rs. 75 /sq.ft.
- Tin Oxide Polishing – As Per Actual.
- Additional Kitchen Platform & Dado – Rs 200/sq.ft.
- Washing Machine, Electrical point + drain pipe – Rs. 1,500.
- Plumbing as per actual.
- Wooden Threshold – Rs. 500/-.

**c. Refund for substitutions:**

- Kitchen & Bathroom Tiles – Rs. 40 / 25 per sq ft for deluxe and semi deluxe respectively.
- Flooring – Marble slabs or Vitrified tiles/Ceramic tiles – Rs.50 / 25 per sq ft for deluxe and semi deluxe respectively.
- CP Fittings – as per actual.
- Walls – GI & PVC lines - Electrical points – Nil
- Doors and hardware – as per actual.
- Sanitary ware – as per actual.
- Kitchen platform & dado – Rs.200 sq.ft.

