

2485

2265/09

3-201

2712

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 6187 Date 6/8/09

Sold To A. Ramesh

S/o A. Shankaraiyah

For Whom A. Ramesh

See

Z 039126  
**LEELA G CHIMALI**  
 STAMP VENDOR  
 Licence No. 1/2009  
 5-4-76/A, Cellar Ranigunj  
 SECUNDERABAD-500 003

**SALE DEED**

This Sale Deed is made and executed on this 26<sup>th</sup> day of August 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 Shankaraiyah, 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

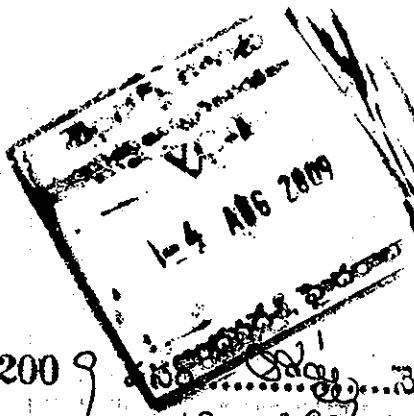
M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiyah, 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

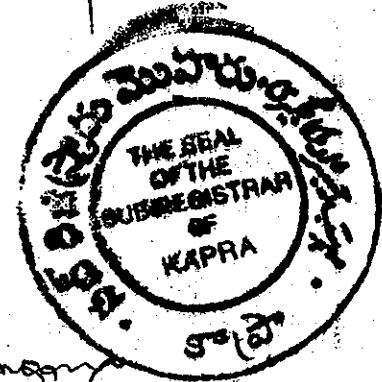
Partner

Partner



2009 వ సం. పు 2265 దస్తావేజు  
 16  
 2009 వ సం. పు 2265 దస్తావేజు  
 16

2009 వ సం. పు 2265 దస్తావేజు  
 16  
 1931 శా.శ. సర్కారుల ఆదేశము  
 పగలు 12 మర్యాద 1 గంటలు  
 మద్య కాపా సబ్-డివిజన్ కార్యాలయములో  
 శ్రీ K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ నంబరు 1908 లోని సెక్షన్ 32 ఎను  
 అనుసరించి నమోదించవలసిన ఫోటో గ్రాఫులు  
 మర్యాద వేలిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ 5000/- లా చెల్లించినారు



*Signature*

*Signature*

వాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎదమ తోటన వేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (D), 5-4-1873 & 4, 2nd Floor, Gokan Mansion, M.G. Road,  
 Secunderabad-03, through attested GNA/GPA for presentation  
 of documents. Vide GNA/GPA No. 169/RK/107  
 dated 3.07.07 Registrar of SRO  
 Ranga Reddy District. U.P.P.

నిరూపించినది

① *Thumri*  
 RAS Thumri s/o MULLUND Rao, occ. Service  
 9-11/21, KOTHA Bathi Kalam

② *Green Hills Colony, Saroornagar, And*  
 Venkat Ramana Reddy  
 occ. Service. R/A. 11-18/12, Rd No. 2  
 S/o. Sri Reddy

2009 వ సం. పు 2265 దస్తావేజు  
 16  
 1931 శా.శ. సర్కారుల ఆదేశము  
 పగలు 12 మర్యాద 1 గంటలు

**IN FAVOUR OF**

MRS. K. S. SAROJA, WIFE OF MR. K. R. GANESH, aged about 54 years, Occupation: Housewife, residing at Flat No. 207, H. No: 15-8-296, "Durga Complex", Goshamahal, Hyderabad - 500 012., 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.).

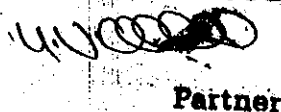
**WHEREAS:**

- 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/P1g/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 luxury apartment bearing flat no. 201 on the second floor in block no. 'B' having a super built-up area of 1450 sft (i.e., 1160 sft. of built-up area & 290 sft. of common area) together with undivided share in the scheduled land to the extent of 72.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-21 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 నం. పు 2265 వస్తావబడి  
 మొత్తము కాగితముల సంఖ్య..... 16  
 ఈ కాగితపు వరుస సంఖ్య..... 2

MARKET VALUE Rs: 1,00,000/-

~~నర-సిద్దిక~~

ENDORSEMENT

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

By challan No. 752-801/4905/8/09

I. Stamp Duty:

- 1. in the shape of stamp papers
- 2. in the shape of challan (u/s.41 of Ins. Act. 1899)
- 3. in the shape of cash (u/s.43 of Ins. Act. 1899)
- 4. adjustment of stamp duty u/s.16 of I.S. Act. 1899, if any

Rs. 100/-  
 Rs. 39900/-  
 Rs. —  
 Rs. —

II. Transfer Duty:

- 1. in shape of challan
- 2. in the shape of cash

Rs. 20000/-  
 Rs. —

III. Registration fees:

- 1. in the shape of challan
- 2. in the shape of cash

Rs. 5000/-  
 Rs. —

IV. User Charges


- 1. in the shape of challan
- 2. in the shape of cash

Rs. 100/-  
 Rs. —

Total Rs. 65700/-

  
 SUB REGISTRAR  
 KAPRA

1వ పుస్తకము 2009 నం. / కా.శ. 1999 వ  
 పు..... 2265.....సంబంధంగా రిజిస్టరు చేయబడి  
 స్టాంప్ నిమిత్తం గుర్తింపు సంఖ్య 1526 —  
 4 - 2265 / 2009 గా యివ్వబడ్డవది  
 2009 నం. 1526 సంఖ్య..... 26.....వ తేదీ

  
 నర-సిద్దిక



- 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 Luxury apartment bearing flat no. 201 on second floor in block no. 'B' having a super built-up area of 1450 sft. (i.e., 1160 sft. of built-up area & 290 sft. of common area) in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District, together with
  - a. Undivided share in scheduled land to the extent of 72.50 sq. yds.
  - b. A reserved parking space for one car on the stilt floor bearing no. B-21 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. 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.

**For Alpine Estates**



**Partner**

**For Alpine Estates**

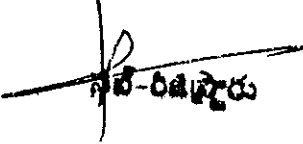


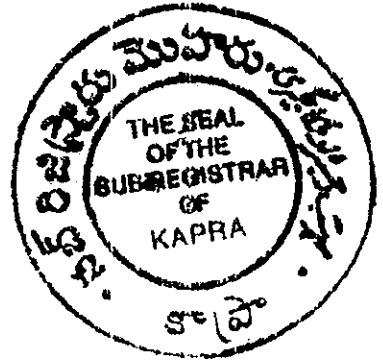
**Partner**

1వ పుస్తకము 200 గ్ర.....వ సం పు 2265

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 3

  
సబ్-రెజిస్ట్రారు

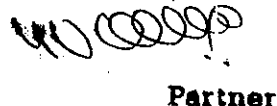


3. The Vendor further covenants that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Heights as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in MAYFLOWER HEIGHTS.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.

**For Alpine Estates**

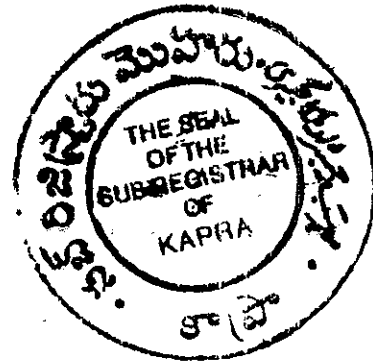
  
**Partner**

**For Alpine Estates**

  
**Partner**

వ స్వస్థకము 200 గ్ర.....వ సం పు 2265 బాలు  
మొత్తము కాగితముల సంఖ్య..... 16  
ఈ కాగితపు వరుస సంఖ్య..... 4

~~శా. 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**

వ పుస్తకము 2009.....వ సం పు 2261.....చెప్పివేటలు:

మొత్తము కాగితముల సంఖ్య..... 16 .....

ఈ కాగితపు వరుస సంఖ్య..... 5 .....

  
అవ-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. 65,000/- is paid by way of challan no. 52861/43, dated 25.8.09, drawn on State Bank of Hyderabad, Kusaiguda Branch, Hyderabad and VAT an amount of Rs. 10,000/- paid by the way of pay order No. 150813, dated 24.08.2009, HDFC Bank, S. D. Road, Secunderabad.

**For Alpine Estates**

  
**Partner**

**For Alpine Estates**



**Partner**

1వ పుస్తకము 200 శ్లో.....వ సం పు.....దస్తవీలు

మొత్తము కాగితముల సంఖ్య.....  
16

ఈ కాగితపు వదున సంఖ్య.....  
6

  
కా.ప్రొ.



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 Luxury apartment bearing flat no. 201 on the second floor in block no. 'B' admeasuring 1450 sft. of super built-up area (i.e., 1160 sft. of built-up area & 290 sft. of common area) together with proportionate undivided share of land to the extent of 72.50 sq. yds., reserved parking space for one car on the stilt floor bearing no. B-21, 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 Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	6' wide corridor & Open to sky
South By	Open to sky
East By	Open to sky
West By	Flat No. 202

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

  
BUYER

1వ పుస్తకము 2009.....వ సం పు. 2265 దస్తావేజులు:

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు చరుస సంఖ్య..... 7

  
శివ-రెడ్డిగారు



ANNEXTURE-1-A

1. Description of the Building : Luxury apartment bearing flat no. 201 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 Old Village, Mallapur, Uppal Mandal, Ranga Reddy 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 : 72.50 sq. yds., U/S Out of Ac. 4-11 Gts..
4. Built up area Particulars:
- a) In the Ground Floor : 100 sqft. Parking space for One Car
- b) In the First Floor :
- c) In the Second Floor : 1450 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. 10,00,000/-

Date: 26.08.2009

**For Alpine Estates**

  
**Partner**

**For Alpine Estates**



**Partner**  
Signature of the Executants

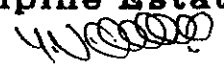
C E R T I F I C A T E

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

**For Alpine Estates**

  
**Partner**

**For Alpine Estates**



Date: 26.08.2009

**Partner**  
Signature of the Executants **Partner**

*K.S.Saroja*

1వ పుస్తకము 200 గ...వ నం పు: 2265 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 8

~~శ. రవిశ్రీనివాస~~





**REGISTRATION PLAN SHOWING**

FLAT NO. 201 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, S/O. LATE MR. BHARAT U. MEHTA

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

**BUYER:**

MRS. K. S. SAROJA, WIFE OF MR. K. R. GANESH

**REFERENCE:**

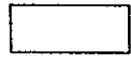
**AREA:** 72.50

**SCALE:**  
**SQ. YDS: OR**

**INCL:**  
**SQ. MTRS.**



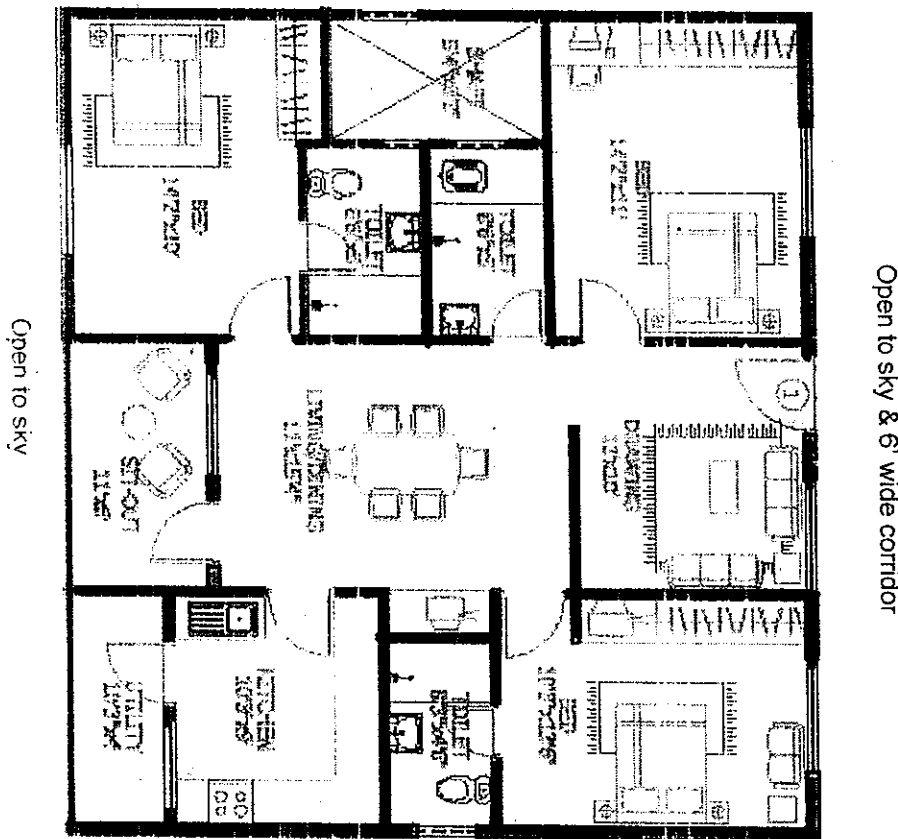
**EXCL:**



Total Built-up Area = 1450 sft.  
Out of U/S of Land = Ac. 4-11 Gts.



Flat no. 202



Open to sky

For Alpine Estates

For Alpine Estates

**WITNESSES:**

1. *[Signature]*

2. *[Signature]*

Partner

Partner

SIG. OF THE VENDOR

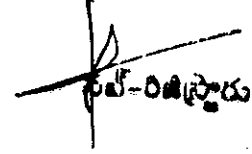
*K.S. Saroja*

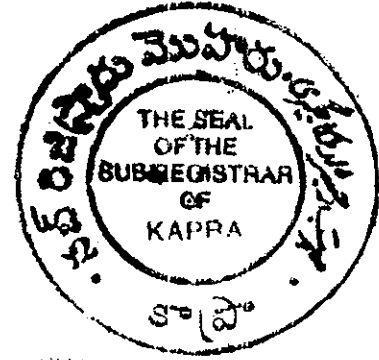
SIG. OF THE BUYER

1వ పుస్తకము 200 9.....వ సం పు 2265 పస్తావీజులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 9

  
సీ-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
			<p><u>VENDOR:</u></p> <p><b>M/S. ALPINE ESATES</b> 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> <ol style="list-style-type: none"> <li>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.</li> <li>SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAIHAH R/O. PLOT NO. 14 &amp; 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</li> </ol>
			<p><u>SPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC. NO. 169/BKIV/2007 Dt: 03/08/2007:</u></p> <p>SRI. K. PRABHAKAR REDDY S/O. SRI. K. PADMA REDDY (O). 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>BUYER:</u></p> <p>MRS. K. S. SAROJA W/O. MR. K. R. GANESH R/O. FLAT NO. 207 H. NO: 15-8-296 "DURGA COMPLEX" GOSHAMAHAL HYDERABAD - 500 012.</p>

SIGNATURE OF WITNESSES

1

2

**For Alpine Estates**

Partner

**For Alpine Estates**

Partner  
SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2009.....వ సం పు 2265.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16.....

ఈ కాగితపు వరుస సంఖ్య..... 10.....

*[Handwritten signature]*  
సీ-రిజిస్ట్రారు





*[Faint, illegible text at the bottom of the page]*

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

C.S.No./Year: 2485/2009 of SRO: 1526(KAPRA)

26/08/2009 14:19:02

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) K.S.SAROJA 15-8-296, DURGA COMPLEX, GOSHMANHALHYD	<i>K.S. Saroja</i>
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 *[Signature]* Operator *[Signature]*  
Signatures *[Signature]* Signature

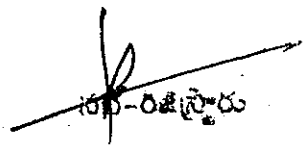
*[Signature]*  
Subregistrar  
Signature

1వ పుస్తకము 200 గ్ర.....వ సం. 2265 దస్తావేజులు

16

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు పనుల సంఖ్య..... 11



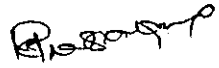
  
సబ్-రెజిస్ట్రారు

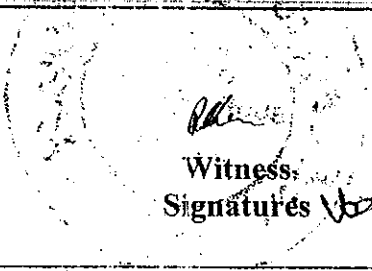


Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No /Year: 2485/2009 of SRO: 1526(KAPRA)

26/08/2009 14:19:02

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



Witness Signatures 

  
Operator Signature

  
Subregistrar Signature

1వ పుస్తకము 200 రూపాయల సంఖ్య 2285 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య 16

ఈ కాగితపు వరుస సంఖ్య 12

~~సహ-రీజిస్ట్రారు~~





**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLHAP01044392006

VIJAYA BHADRI  
SHANKARAI  
27-23  
PAN BASTAR

SECUNDRABAD

10-02-2006

350, SECUNDRABAD

0003195/06 Class Of Vehicle Validity

Non-Transport LMV,MCWG 18-12-2014  
Transport  
Hazardous Validity  
Badge No.  
Reference No. 202931983  
Original LA RTA SECUNDRABAD  
DOB 17-12-1964  
Blood Gr.  
Date of 1st Issue 10-09-1993



Family Members Details

Name	Relation	Date of Birth	Age
	Wife	08/12/84	22

**HOUSEHOLD CARD**

Card No : PAPI67881E01086  
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-B-577, 491 JITTAM TOWERS  
Street : MINISTER ROAD  
Colony : D.V. COLONY  
Ward : Ward-2  
Circle : Circle VIII  
District : Hyderabad

(Rs.) : 100.000  
No. (1) : 45339 (Double)  
No. (1) : Navratna Enterprises PCC  
No. (2) : /  
No. (2) : /



D.P.L. No. 114

BHARAT SECURE &...

आयकर विभाग  
INCOME TAX DEPARTMENT

PRABHAKAR REDDY, K

PADMA REDDY, KANBI

15/03/1974

Permanent Account Number  
AWSPPB103E

Signature

भारत सरकार  
GOVERNMENT OF INDIA

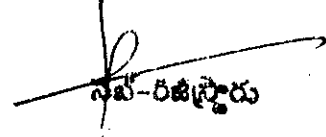


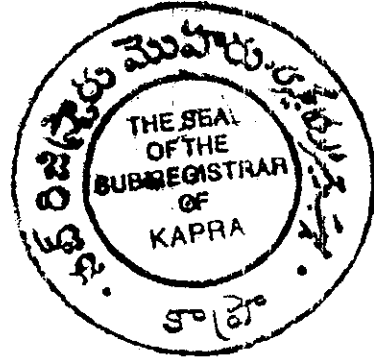
*Handwritten signature*

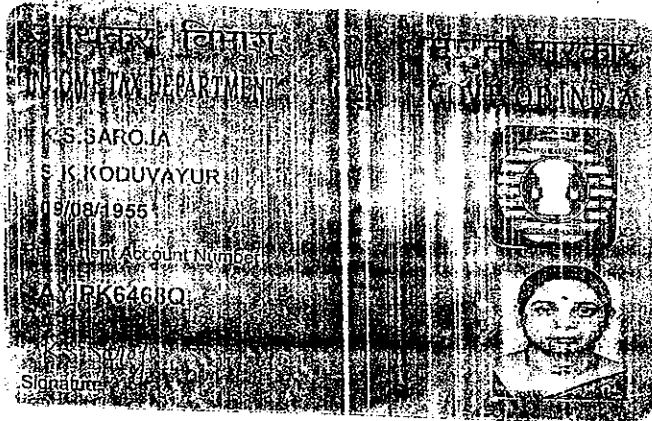
1వ పుస్తకము 200 గ్ర.....వ సం పు 2265 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 13

  
నవ-రజిస్ట్రారు





K.S. Saroja

1వ పుస్తకము 2009.....వ సం పు. 2265.....

మొత్తము కాగితముల సంఖ్య..... 16


ఈ కాగితపు వరస సంఖ్య..... 14

~~న.కె. రవిశ్రీనివాస రావు~~




WITNESSES NO. 1

Customer Relations Division



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



Name : Ch Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature : *[Signature]*  
Valid upto : 30 April 2009  
Issuing Authority : *[Signature]*  
Blood Group : O +ve  
Address :  
S 4, H/384, 11th Floor,  
M G Road, Secunderabad-500003.  
Ph 040-86335551, 040-27544058  
[www.modiproperties.com](http://www.modiproperties.com)

Res. Add.:  
# 11-197/2, 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  
MJKUND RAO

03/01/1978  
Permanent Account Number  
AIOPR9883L

*[Signature]*  
S. Gupta



22022066

अस कार्ड के साथ कर्मचारी अपना दायित्व निभाने पर  
आयकर विभाग को सूचित करना होगा।  
आयकर विभाग को सूचित करने के लिए  
सोपरी मजिल, 3rd फ्लोर, ए. विंग, कर्नाटा मिल्स कंप्लेक्स,  
एन. बी. मार्ग, लोअर पैरेल, हुबलि - 560 013

If this card is lost / someone else has found it,  
please inform / return to:

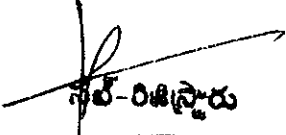
Income Tax PAN Services Unit NSDL  
3rd Floor, Trade World, A Wing,  
Karnata Mills Complex,  
S. B. Marg, Lower Panel, Hubli - 560 013

Tel: 91-22-2499 4634 Fax: 91-22-2495 0664  
email: [hlinfo@nsdl.com](mailto:hlinfo@nsdl.com)

1వ పుస్తకము 2009 వ సం పు 2265 దస్తావేజులు

నెయిత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 15

  
సబ్-రిజిస్ట్రారు



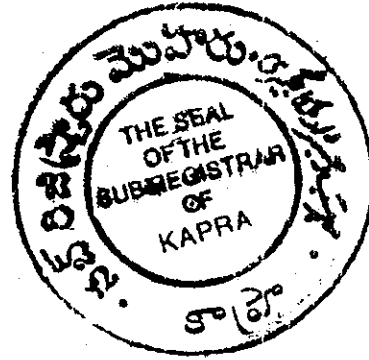


1వ పుస్తకము 200 గా.....వ సంపు...<sup>226</sup>దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16.....

ఈ కాగితపు వరుస సంఖ్య..... 16.....

~~సబ్-రెజిస్ట్రారు~~





2466

2266/09

2713



SCANNED

ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 6108 Date 6/8/09 Re. 100?  
 To A. Ramesh  
 S/o A. Parthasaraiyah  
 For Whom Alpine Estates

See

*Leela G Chimalg*  
Z 039127

**LEELA G CHIMALG**  
 STAMP VENDOR  
 Licence No. 1/2009  
 5-4-76/A, Cellar Ranigunj,  
 SECUNDERABAD-500 003.

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 26<sup>th</sup> day of August 2009 SRO, Kapra, Ranga Reddy District 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 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

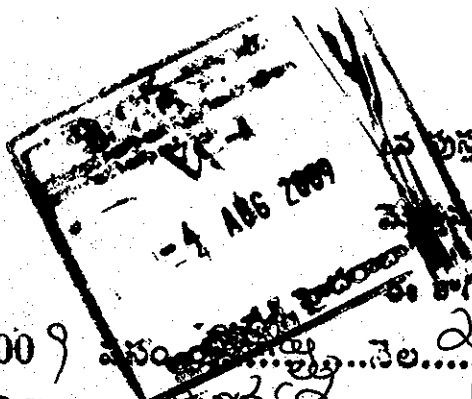
MRS. K. S. SAROJA, WIFE OF MR. K. R. GANESH, aged about 54 years, Occupation: Housewife, residing at Flat No. 207, H. No: 15-8-296, "Durga Complex", Goshamahal, Hyderabad - 500 012., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

**For Alpine Estates For Alpine Estates**

*[Signature]*  
 Partner

*[Signature]*  
 Partner

*K.S. Saroja*  
 Page 1



వస్తుకము 2009.....వ సం పు 2266 దస్తావేజులు

వస్తువులు కాగితముల సంఖ్య.....13

కాగితపు వరుస సంఖ్య.....1

2009 వ సం.....నెల 26.....వ తేది

193 / కా.క. నంబూరు.....సము 4.....వ తేది

పగలు.....12.....మరియ.....1.....గంటల

మద్య కాప్రా సెట్-రెజిస్ట్రారు కార్యాలయములో

శ్రీ.....K. Prabhakar Reddy.....

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32 ఎను

అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు

మరియు వేలివుద్రలతో సహా దాఖలుచేసి

రుసుకు యా.....1000/.....లా చెల్లించినా

వాసి ఇచ్చినట్లు జన్మకొన్నది

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

నిరూపించినది

నిరూపించినది

నిరూపించినది

నిరూపించినది

నిరూపించినది

నిరూపించినది

నిరూపించినది

నిరూపించినది

నిరూపించినది

నిరూపించినది

నిరూపించినది

నిరూపించినది

నిరూపించినది

నిరూపించినది

Handwritten signature and text.



Handwritten signature.

Handwritten signature.

K. Prabhakar Reddy, S/o. K. Prabhakar Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/GPA for presentation of documents, With GPA (GPA No. 169/2007) dated 3-08-07 registered at SRO, Uppur, Rang Reddy District.

K.S. Saroja

K. S. Saroja w/o. K.R. Ganeshy  
C/O: Housewife - No. 207, H.No. 15-8-296,  
"Durga Complex", Goshamahal, Hyderabad

- 1) Lakshmi  
S/o. K.S. Lakshmi S/o. K. Lakshmi Reddy, occ: Service  
9-11-21, Katha Batti, Bolaram  
SEC-04P
- 2) Venkateswara Reddy S/o. Arjun Reddy occ: Service  
Green Hills Colony  
K.No. 11-157/2, Rd No. 2,  
Saravarnagar, Hyd

2009 వ సం.....నెల 26.....వ తేది  
193 / కా.క. నంబూరు.....సము 4.....వ తేది

**WHEREAS:**

- A. The Buyer under a Sale Deed dated 26.08.2009 has purchased a semi-finished, Luxury apartment bearing no. 201, on the second floor in block no. 'B' admeasuring 1450 sft. (i.e., 1160 sft. of built-up area & 290 sft. of common area) of super built up area in residential apartments styled 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:
- Proportionate undivided share of land to the extent of 72.50sq. yds.
  - A reserved parking for one car on the stilt floor bearing no. B-21, admeasuring 100 sft.

This Sale Deed is registered as document no. 2265/09, in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.

- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished Luxury apartment bearing no. 201 on the second floor in block no. 'B' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

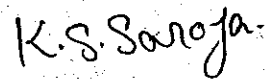
- The Builder shall complete the construction for the Buyer a Luxury apartment bearing flat no. 201 on the second floor in block no. 'B', admeasuring 1450 sft. of super built up area (i.e., 1160 sft. of built-up area & 290 sft. of common area) and undivided share of land to the extent of 72.50 sq. yds. A reserved parking space for one car on the stilt floor bearing no. B-21, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 21,00,000/- (Rupees Twenty One Lakhs Only).
- The Buyer has already paid the above said amount of Rs. 21,00,000/- (Rupees Twenty One Lakhs Only) which was admitted and acknowledged by the Builder.

**For Alpine Estates**

  
Partner

**For Alpine Estates**

  
Partner

  
K.S. Saroja

1వ పుస్తకము 2009.....వ సం పు 2266...వస్తావెలాలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....2.....

MARKET VALUE Rs: 2100000 | —

ENDORSEMENT

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

By challan No. 752801/1000 dt. 25/8/09

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100 | —
- 2. in the shape of challan (u/s.41 of I.S. Act.1899) Rs. 20900 | —
- 3. in the shape of cash (u/s.41 of I.S. Act.1899) Rs. —
- 4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any Rs. —

II. Transfer Duty:

- 1. in shape of challan Rs. —
- 2. in the shape of cash Rs. —

III. Registration fees:

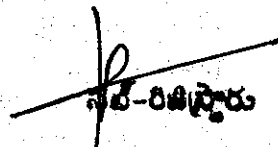
- 1. in the shape of challan Rs. 1000 | —
- 2. in the shape of cash Rs. —

IV. User Charges

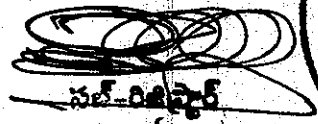
- 1. in the shape of challan Rs. 100 | —
- 2. in the shape of cash Rs. —

Total Rs. 22100 | —

  
SUB REGISTRAR  
KAPRA

  
సబ్-రిజిస్ట్రారు

1వ పుస్తకము 2009 సం./ కా.శ. 193/ వ  
పు.....2266...సంబరగా రిజిస్టరు చేయబడి  
స్టాంప్ నిమిత్తం గుర్తింపు వెంబరు 1526  
.....2266.. / 2009 గా యివ్వబడినది  
2009 సం. ఆగస్టు 26 వ తేది

  
సబ్-రిజిస్ట్రారు



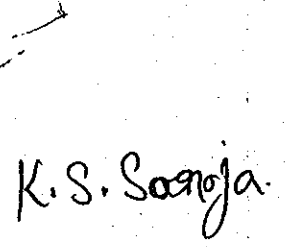
3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
4. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
5. The Buyer has handed over the vacant and peaceful possession of the semi-finished Luxury apartment bearing no. 201 on the second floor in block no. 'B' to the Builder for the purposes of completion of construction of the apartment.
6. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
7. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
8. The Builder shall complete the construction of the Apartment and handover possession of the same by 01<sup>st</sup> October 2009 with a further grace period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

**For Alpine Estates**

  
Partner

**For Alpine Estates**

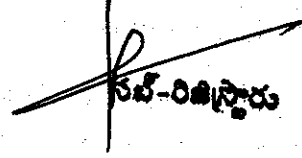
  
Partner

  
K.S. Soarja

1వ పుస్తకము 2009.....వ సం పు.7766వస్తావేదాలు

సేవకము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు పదున సంఖ్య.....3.....

 సబ్-రిజిస్ట్రారు



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9. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
10. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
11. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
12. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
13. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Mayflower Heights project.
14. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Mayflower Heights project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
15. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
16. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

**For Alpine Estates**

  
Partner

**For Alpine Estates**

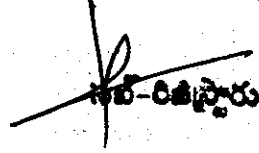
  
Partner

K.S. Saroja.

1వ పుస్తకము 2009.....వ సం పు. 27.6.2010

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....4.....

  
నర-రిజిస్ట్రారు



సంఖ్య: 2009/27.6.2010

సంఖ్య: 2009/27.6.2010

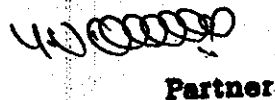


17. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
18. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
19. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
20. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
21. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
22. Stamp duty and Registration amount of Rs. 22,000/- is paid by way of challan no. 752801/62 dated 25.8.09, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs.21,000/- paid by the way of pay order No. 150816, dated 24.08.2009, HDFC Bank, S. D. Road, Secunderabad.

**For Alpine Estates**

  
**Partner**

**For Alpine Estates**

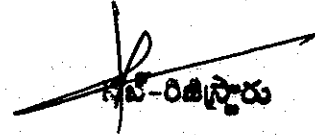
  
**Partner**

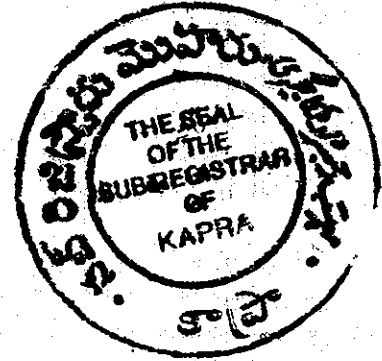
*K.S. Saroja*

1వ పుస్తకము 2009.....వ సం పు.22.66దస్తావేళలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వయస్ సంఖ్య.....5.....

 గవ-రిజిస్ట్రారు



13/11/09

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 Luxury apartment bearing flat no. 201 on the second floor in block no. 'B' admeasuring 1450 sft. of super built-up area (i.e., 1160 sft. of built-up area & 290 sft. of common area) together with proportionate undivided share of land to the extent of 72.50 sq. yds., reserved parking space for one car on the stilt floor bearing no. B-21, 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 Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	6' wide corridor & Open to sky
South By	Open to sky
East By	Open to sky
West By	Flat No. 202

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

WITNESSESS:

1. *Raj Kumar*

2. *[Signature]*

**For Alpine Estates**

*[Signature]*  
**Partner**

**For Alpine Estates**

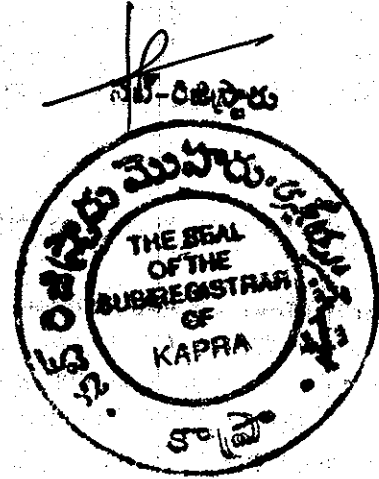
*[Signature]*  
**BUILDER**  
**Partner**

*K.S. Saroja*  
**BUYER.**

1వ పుస్తకము 2009.....వ సం పు 22.66 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....6.....



Sub Registrar  
Kapra

Sub Registrar  
Kapra

<b>SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION</b>		
<b>Item</b>	<b>Deluxe Apartment</b>	<b>Luxury Apartment</b>
Structure	RCC	
Walls	4"6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Vitrified tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Panel doors with branded hardware	
Electrical	Copper wiring with modular switches	
Windows	Aluminum sliding windows with grills	
Bathroom	Designer ceramic tiles with 7' dado	Superior designer ceramic tiles with 7' dado with bathtub in one bathroom.
Sanitary	Branded sanitary ware	Branded sanitary ware with counter top basins.
C P fittings	Branded CP Fittings	Superior Branded CP Fittings
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft granite tiles dado, SS sink with drain board.
Plumbing	GI & PVC pipes	
Lofts	Lofts in each bedroom & kitchen	
<p>Note:</p> <ol style="list-style-type: none"> <li>1. Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles &amp; sanitary fittings shall be provided.</li> <li>2. Change of colour or fixing of grills &amp; gates to the main door / balcony shall not be permitted.</li> <li>3. Changes in walls, door positions or other structural changes shall not be permitted.</li> <li>4. Only select alterations shall be permitted at extra cost.</li> <li>5. Specifications / plans subject to change without prior notice.</li> </ol>		

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

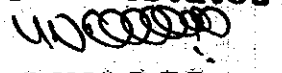
WITNESSESS:

1. 
2. 

**For Alpine Estates**

  
Partner

**For Alpine Estates**

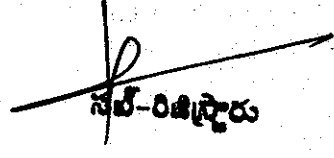
  
BUILDER  
Partner

  
BUYER.

1వ పుస్తకము 2009.....వ సం పు. 2266 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 13.....

ఈ కాగితపు పురుస సంఖ్య..... 7.....

  
నల్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING** FLAT NO. 201 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.**

**BUILDER:** 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 SHANKARAI AH

**BUYER:** MRS. K. S. SAROJA, WIFE OF MR. K. R. GANESH

**REFERENCE:**  
**AREA:** 72.50

**SCALE:**  
**SQ. YDS. OR**

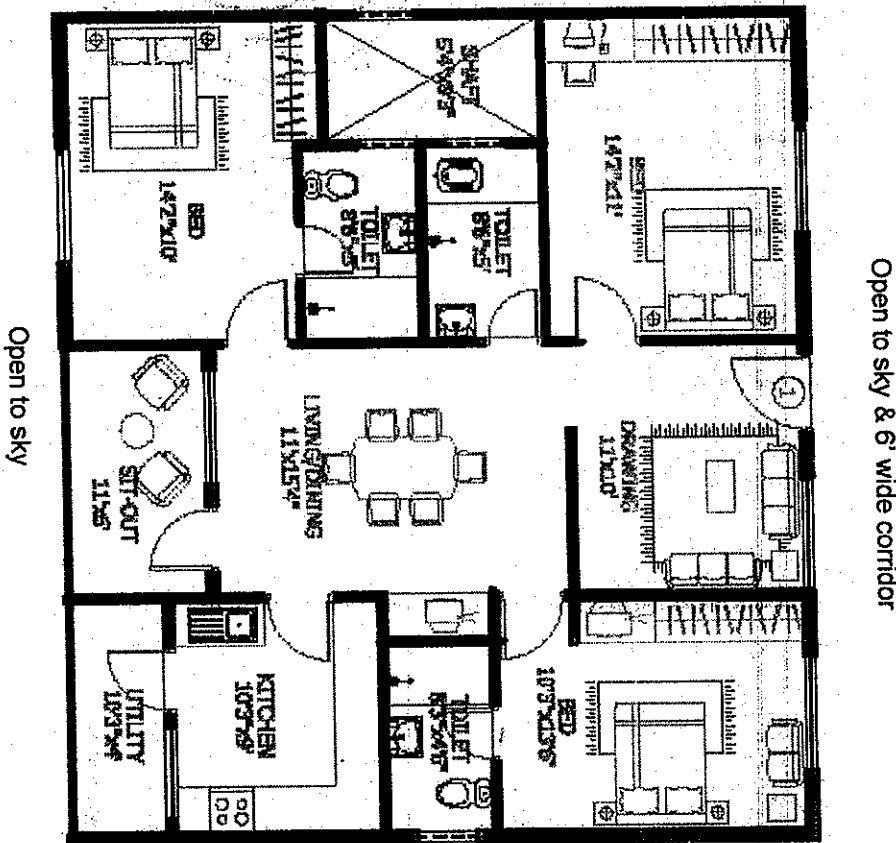
**INCL:**   
**SQ. MTRS.**

**EXCL:** 

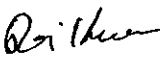

Total Built-up Area = 1450 sft.  
Out of U/S of Land = Ac. 4-11 Gts.



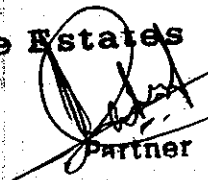
Flat no. 202

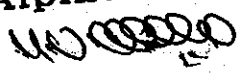


**WITNESSES:**

1. 
2. 

For Alpine Estates For Alpine Estates

  
Partner

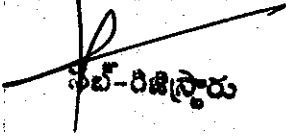
  
SIG. OF THE BUILDER

K.S. Saroja  
SIG. OF THE BUYER

1వ పుస్తకము 2009.....వ సం పు. 2266 పస్తావీజాలు

మొత్తము కాగితముల సంఖ్య..... 13.....

ఈ కాగితపు వమన సంఖ్య..... 8.....

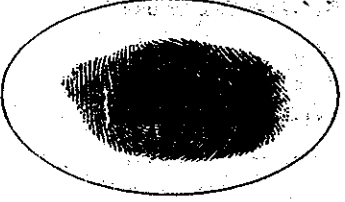


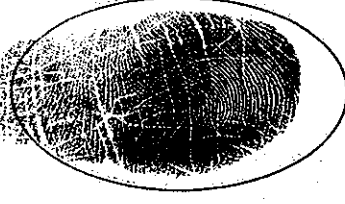
  
సబ్-రిజిస్ట్రారు




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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
		<b>BUILDER:</b> <b>M/S. ALPINE ESATES</b> 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. 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.
		2. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.
		<b>SPA FOR PRESENTING DOCUMENTS</b> <b>VIDE DOC. NO. 169/VBKIV/2007 Dt: 03/08/2007.</b>  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.
		<b>BUYER:</b>  MRS. K. S. SAROJA W/O. MR. K. R. GANESH R/O. FLAT NO. 207 H. NO: 15-8-296 "DURGA COMPLEX" GOSHAMAHAL HYDERABAD - 500 012.


SIGNATURE OF WITNESSES:

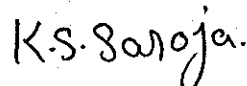
1   
2 

**For Alpine Estates**

  
**Partner**

**For Alpine Estates**

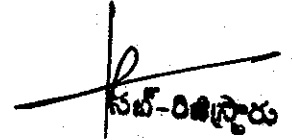
  
**Partner**  
SIGNATURE OF EXECUTANTS

  
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2009.....వ సం పు. 2266 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 9

  
సబ్-రిజిస్ట్రారు



Sub-Registrar Kapra

*[Handwritten signature]*

Sub-Registrar

Sub-Registrar Kapra





*[Handwritten signature]*

Sub-Registrar

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

C.S.No./Year: 002486/2009 of SRO: 1526(KAPRA)

26/08/2009 14:18:31

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) K.S.SAROJA 15-8-296, DURGA COMPLEX, GOSHMANHALHYD	<i>K.S. Saroja</i>
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 ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
4			(EX) K.PRABHAKAR REDDY (SPA FOR THIS DOC) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	<i>K. Prabhakar</i>

*Rythen*  
Witness  
Signatures

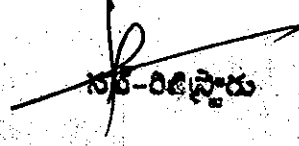
*[Signature]*  
Operator  
Signature

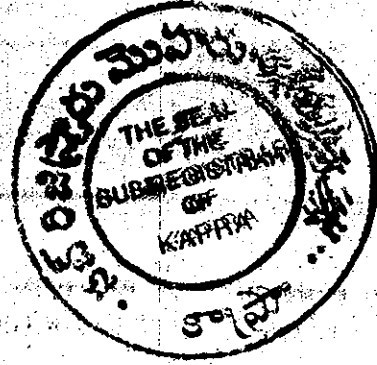
*[Signature]*  
Subregistrar  
Signature

1వ పుస్తకము 2009.....ప సం పు. 22.66 పుస్తకములు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 10

  
నర-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLRAP01044992006

VIJAYA BHARAT  
SHANKARAJAH  
2-2-23  
PAN BHARAT

SECUNDRABAD



10.02.2005

10.02.2005



Family Members Details

Name	Relation	Date of Birth	Age
Shankarajah	Wife	08/02/84	22

*[Signature]*

*[Signature]*  
D.P.L. No. 114  
BHARAT SCOUTS & GUIDES

10053195/06    Class Of Vehicle    Validity

Non-Transport    LMV,MCWG    16-12-2014

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



**HOUSEHOLD CARD**

Card No : PAP167881501086

F.P Shop No : 815

Name of Head of Household : Mehta. Rahul

Father/Husband name : Bharat

Date of Birth : 04/12/1980

Age : 26

Occupation : Own Business

House No. : 2-1-577,491, JTTAM TOWERS

Street : MINISTER ROAD

Colony : D V COLONY

Ward : 2

Circle : VIII

District : Hyderabad

(Rs.) : 100,000

No. (1) : 45339 (Double)

Ent (1) : Navratna Enterprises, JOC

No. (2) : /

Ent (2) : /

Income Tax Department    भारत सरकार  
INCOME TAX DEPARTMENT    GOVT OF INDIA

PRABHAKAR REDDY K

PADMA REDDY (KANDI)

16/01/1974

Signature

*[Signature]*

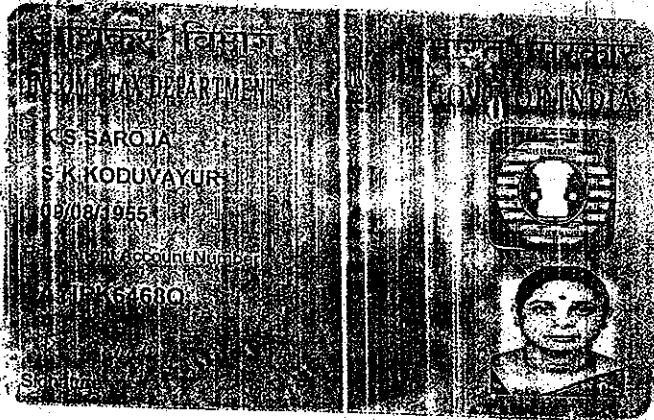
1వ పుస్తకము 2009.....వ సం పు.22.66 దస్తావేజులు

మొత్తము తాగితముల సంఖ్య.....13.....

ఈ తాగితపు వరుస సంఖ్య.....11.....

నవ-రిజిస్ట్రారు



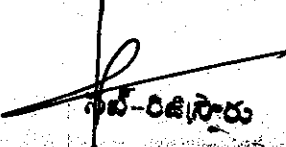


K.S. Saroja.

1వ పుస్తకము 2009.....వ సం పు.2266రస్తావేదాలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు పరుస సంఖ్య.....12.....



  
సబ్-రెజిస్ట్రారు





**WITNESSES NO. 1**

Customer Relations Division



Name : Ch.Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature : *[Signature]*  
Valid upto : 30 April 2009  
Issuing Authority : *[Signature]*  
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](http://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. Employees 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  
AIOPR5836L



*[Signature]*  
Signature

यदि कार्ड को खोया जाय तो कृपया तुरंत सूचना देना चाहिए।  
अथवा किसी भी कारणवश कार्ड को खोना हो तो  
सोमनाथ नगर, 24 बस स्टॉप, कृष्णा नगर, हैदराबाद-500015  
पर श्री. म.रा. जोशी परामर्श कृपया 9393381666

If this card is lost / someone's card is lost /  
Please Inform / return to:  
Income Tax PAN Services Unit, NSDI,  
2nd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S. B. Marg, Lower Panel, Hyderabad - 500 015  
Tel: 91-22-2499 4510 / 91-22-2499 4511  
email: [itinf@madit.com](mailto:itinf@madit.com)

ప పుస్తకము 2009.....వ సం పు 2266 దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య.....13.....  
ఈ కాగితపు చతున సంఖ్య.....13.....

~~సవ-రిజిస్ట్రారు~~



ORIGINAL

ఆంధ్రప్రదేశ్ రాష్ట్రములో భూమిని అమ్మకమునకు వాడకమునకు

వి.నెం. 1685  
క్ర.నెం. 1685  
అ.నెం. 1685  
అ.నెం. 1685

అమ్మకము	1000000	1000000	15085
స్టాంపు విలువ	100	100	vat 2000
అమ్మకము వెలుపలు	2265/09	2266/09	15086
రిజిస్ట్రేషన్ కుసుము	5000	1000	752801/43
లోటు స్టాంపు(D.S.D.)	39900	20900	25/8
GHMC (T.D.)	20000	100	752801/42
యూజర్ ఛార్జీలు	100		25/8
అదనపు పేట్లు			
5 x			
మొత్తం	65000	22000	

RETURNED

(అక్షరాల) (న)

తేది 26/8/09

వాపసు తేది

ఈ పాపాలు మాత్రమే  
A. Suresh  
సర్కిల్ ఆఫీసరు  
రాజ్ గాంధీ

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

