

DOCT. No. 1369/10/11

CS No 1469

396  
SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

S.No. 1056 Date 21/05/2010  
 To P. N. Reddy  
 Alpine Estates

AH 064114  
 A. K. SINGH  
 S.V.L.N. 13/06, Date 5/2008  
 Secured W.D. 25-05,  
 Marredpally, Secunderabad.

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 5<sup>th</sup> day of May 2010 at SRO, Kapra, Ranga Reddy District by and between:

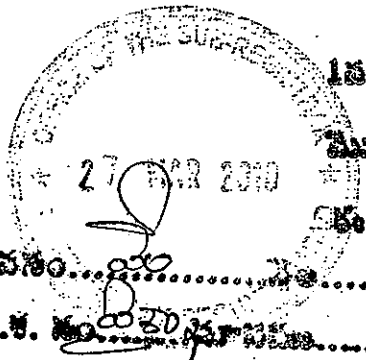
M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners / duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 years, Occupation: Business., hereinafter called the "Builder" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

**AND**

1. MR. S. K. SINGHAL, SON OF LATE R. K. SINGHAL, aged about 42 years, Occupation: Business
2. MRS. NEERJA SINGHAL, WIFE OF MR. S. K. SINGHAL, aged about 40 years, Occupation: Housewife, both are residing at 303, K. N. R. Apartments, Street No. 8, Habsiguda, Hyderabad - 500 007, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

A-219.const.agr.  
 For Alpine Estates  
  
 Partner

For Alpine Estates  
  
 Partner



1వ పుస్తకము 2010.....వ సం పు.2699.దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....13

ఈ కాగితపు వరుస సంఖ్య.....

2010 వ సం.....నెం.....వ తేది

1932 కా.శ. సం.....వ తేది

వ గలు.....

మధ్య కాశీ నల్-రిజిస్ట్రారు కార్యాలయము

శ్రీ K. Prabhakar Reddy

రిజిస్ట్రారు బిల్డింగు 1009 లోని గేటు నె.ఎ.ను

అనుబంధించి సమర్పించవలసిన డాక్యుమెంట్లు

మరచియు చేతిపముడ్రాఫ్ట్ గల డాక్యుమెంట్లు

.....1100.....

వాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన వ్రేలు



ఎడమ బొటన వ్రేలు

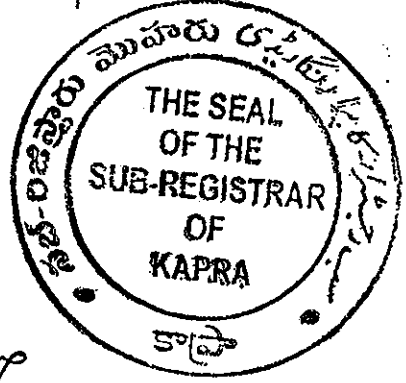


ఎడమ బొటన వ్రేలు



కుప్పించినది

నల్-రిజిస్ట్రారు



Kapra

Kapra

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O), 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road, Secunderabad-03, through attested GP/SPA for presentation of documents, Vide GPA / SPA No. 169/SP/07 dated 21.08.07 registerer at SRO, U.P.P. Ranga Reddy District

S.K. Singhal

S.K. Singhal, O.C. Business R/o. 303, K.N.R. APTS, SE-NO. 8, Habsguda Hyderabad - 007.

Neeraj

Neeraj singhal, W/o. S.K. Singhal, O.C. Housewife R/o. 303, K.N.R. APTS, SE-NO. 8, Habsguda, Hyderabad - 007.

Ch. Venkateswara Reddy

Ch. Venkateswara Reddy S/o. Anji Reddy O.C. Service 11-187/2, Green Hills colony, Saroornagar, Hyd.

B. Raj Kumar

B. Raj Kumar S/o. Anjurund Rao O.C. Service R/o. Atwal, Secbad.

2010 వ సం.....నెం.....వ తేది

1932 కా.శ. సం.....వ తేది

నల్-రిజిస్ట్రారు (ఆర్. శ్రీనివాసు ఠాట్ల)

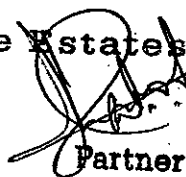
**WHEREAS:**

- A. The Buyer under a Sale Deed dated 05.05.2010 has purchased a deluxe apartment bearing flat no. 219 on the second floor in block no. 'A' admeasuring 1700 sft. 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 85.00 sq. yds.
  - A reserved parking for one car on the stilt floor bearing no. A-41 admeasuring 100 sft.
- This Sale Deed is registered as document no. 1268/10 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 deluxe apartment bearing flat no. 219 on the second floor in block no. 'A' 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 deluxe apartment bearing flat no.219 on the second floor in block no. 'A' admeasuring 1700 sft. of super built up area and undivided share of land to the extent of 85.00 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-41, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 22,20,000/- (Rupees Twenty Two Lakhs Twenty Thousand Only).
- The Buyer has already paid the above said amount of Rs. 22,20,000/- (Rupees Twenty Two Lakhs Twenty Thousand Only) before entering this agreement which was admitted and acknowledged by the Builder.

For Alpine Estates

  
Partner

For Alpine Estates

  
Partner

1వ పుస్తకము 2010.....వ సం పు 1369...దస్తావేజులు:

మొత్తము కారితముల సంఖ్య..... 13

ఈ కారితపు వరుస సంఖ్య..... 2

MARKET VALUE Rs: 2220000 / - ~~నల్ రిజిస్ట్రారు~~

**ENDORSEMENT**

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

Document No. 1369/2010...6/4/10

**I. Stamp Duty:**

- 1. In the stamp of stamp paper Rs. 100 / -
- 2. In the stamp of mutation (Sec. 41 of the Act 1899) Rs. 22100 / -
- 3. In the stamp of cash (Sec. 41 of the Act 1899) Rs. —
- 4. In the stamp of the Act 1899, if any Rs. —

**II. Transfer Fee:**

- 1. In the stamp of mutation Rs. —
- 2. In the stamp of cash Rs. —

**III. Registration Fee:**

- 1. In the stamp of mutation Rs. 1000 / -
- 2. In the stamp of cash Rs. 100 / -

**IV. User Charges:**

- 1. In the stamp of mutation Rs. 100 / -
- 2. In the stamp of cash Rs. —

Total Rs. 23400 / -

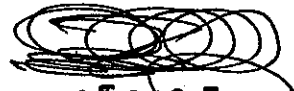
  
SUB REGISTRAR  
KAPRA

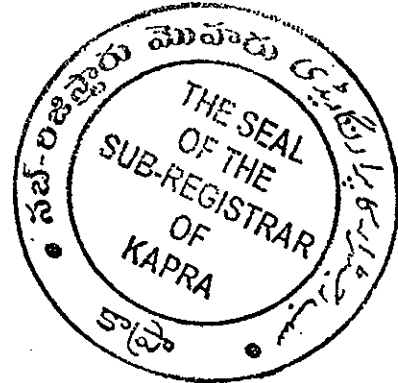
2వ పుస్తకము 2010 సం./ ఛా.స. 1932వ

పు 1369 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ సమిక్షం గుర్తింపు నెంబరు 1526

1369/2010 గా యివ్వబడ్డవది

2010 సం. 09/09/2010 నెం. 7 వ తేది

  
నల్ రిజిస్ట్రారు

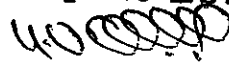


3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Builder 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 deluxe apartment bearing flat no. 219 on the second floor in block no. 'A' 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 31<sup>st</sup> May 2010 with a further 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.

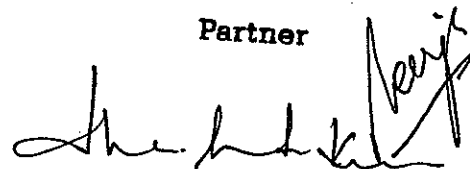
For Alpine Estates

  
Partner

For Alpine Estates



Partner

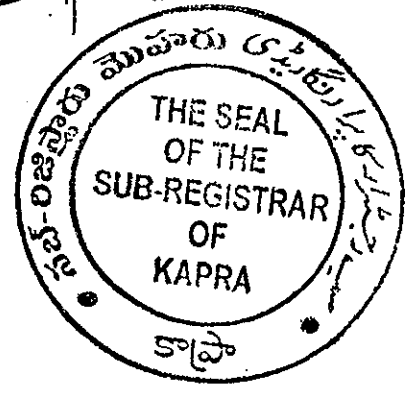


1వ పుస్తకము 2010.....వ సం వు 1369.....చట్టసేవలు

మొత్తము కాగితముల సంఖ్య..... 13.....

ఈ కాగితపు వరుస సంఖ్య..... 3.....

~~పబ్లికేషన్~~



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.

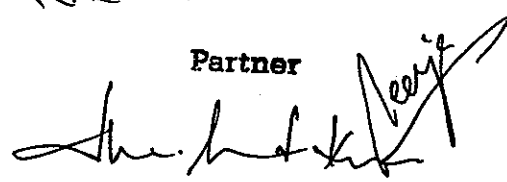
For Alpine Estates

  
Partner

For Alpine Estates



Partner

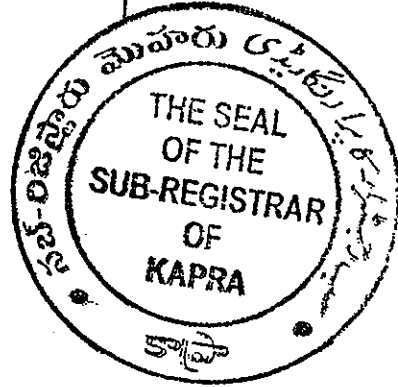


1వ పుస్తకము 2010.....వ సం పు 1269.....వస్త్రములు

మొత్తము కాగితముల సంఖ్య.....13.....

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~~స. రిజిస్ట్రారు~~



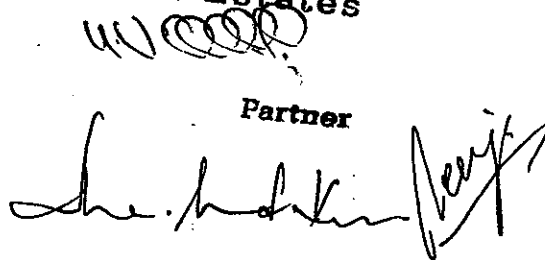


16. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
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. 23,200/- is paid by way of challan no. 53565, dated 6.05.10, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 22,000/- paid by the way of pay order No. 155679, dated 3.5.10, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

  
Partner

For Alpine Estates

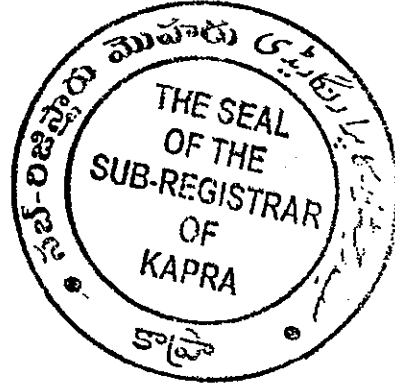
  
Partner

1వ స్తంభము 2010.....వ సం పు. 1369. చస్తానా

మొత్తము కారితముల సంఖ్య..... 13

ఈ కారితపు వరుస సంఖ్య..... 5

~~సబ్-రిజిస్ట్రారు~~



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-11 Gts., forming part of Sy. Nos. 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 'B'

SCHEDULE OF APARTMENT

All that portion forming deluxe apartment bearing flat no. 219 on the second floor in block no. 'A' admeasuring 1700 sft. of super built up area together with proportionate undivided share of land to the extent of 85.00 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-41, 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. 218
East By	Open to Sky
West By	6' wide corridor & Open to Sky

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

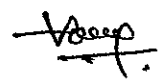

WITNESS:

For Alpine Estates

For Alpine Estates

  
Partner

  
BUILDER Partner

1. 
2. 

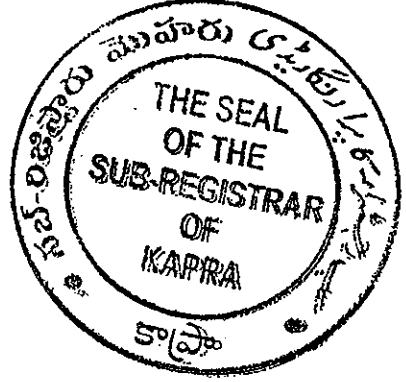
  
BUYER  


1వ పుస్తకము 2010.....వ సం పు 1369.....వస్తావెలు

మొత్తము కాగితముల పంఖ్య.....13.....

ఈ కాగితపు వరుస పంఖ్య.....6.....

~~నర-రిజిస్ట్రారు~~



**SCHEDULE OF SPECIFICATION FOR  
COMPLETION OF CONSTRUCTION**

Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	
Walls	4 7/8" 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	

**Note:**


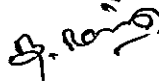
1. Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided.
2. Change of colour or fixing of grills & gates to the main door / balcony shall not be permitted.
3. Changes in walls, door positions or other structural changes shall not be permitted.
4. Only select alterations shall be permitted at extra cost.
5. Specifications / plans subject to change without prior notice.

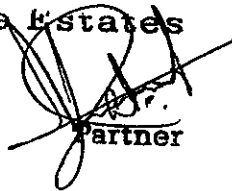
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For Alpine Estates

For Alpine Estates

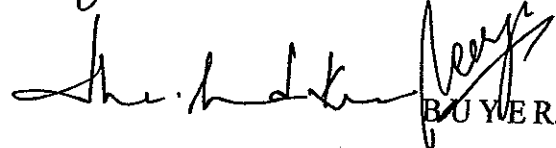
WITNESS:

1. 
2. 

  
Partner



Partner  
BUILDER

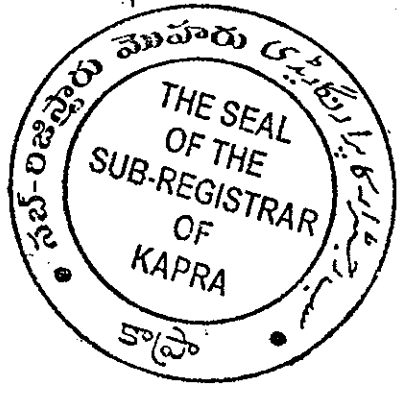
  
BUYER.

1వ పుస్తకము 2010.....వ సం పు 1369.....దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య..... 13.....

ఈ కాగితపు వరుస సంఖ్య..... 7.....

~~నవ-రిజిస్ట్రారు~~



**REGISTRATION PLAN SHOWING**

FLAT NO. 219 IN BLOCK NO. 'A' ON SECOND FLOOR

BEARING PERMISES NO. 3-3-27/1, IN PROJECT KNOWN AS "MAYFLOWER HEIGHTS"

**IN SURVEY NOS.**

1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R.R. DIST.**

**BUILDER:**

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 SHANKARAI AH

**BUYER:**

1. MR. S. K. SINGHAL, SON OF LATE. SHRI. R. K. SINGHAL

2. MRS. NEERJA SINGHAL, WIFE OF. MR. S. K. SINGHAL

**REFERENCE:**

**AREA:** 85.00

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.



**EXCL:**



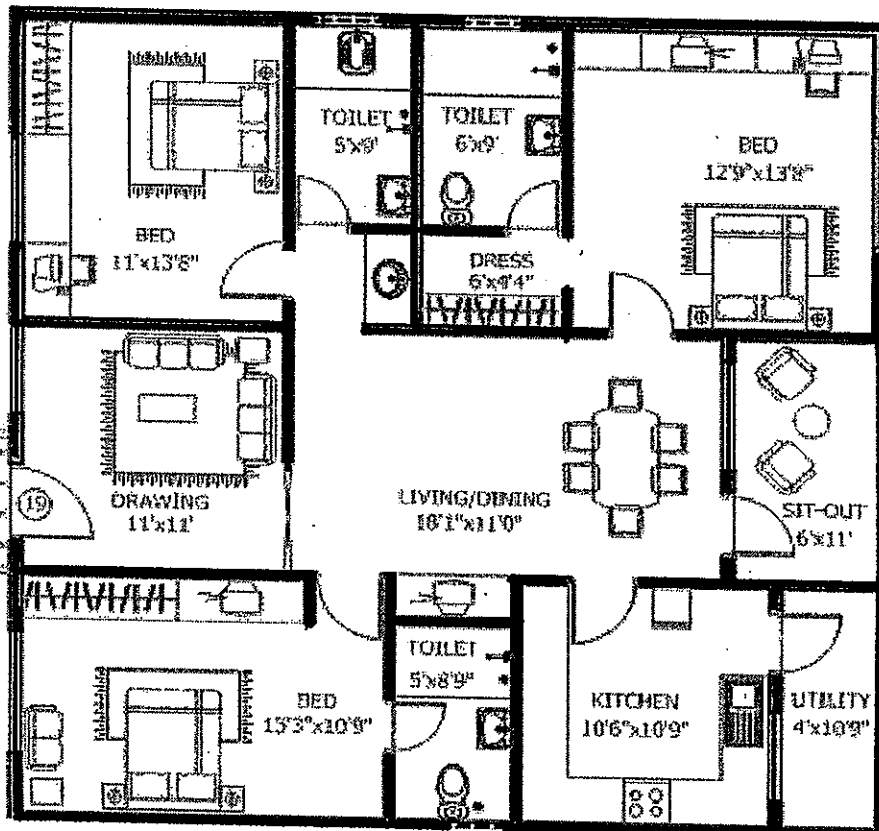
Total Built-up Area = 1700 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky

N



6' wide corridor & Open to Sky



Flat No. 218

For Alpine Estates

For Alpine Estates

**WITNESSES:**

- 1.
- 2.

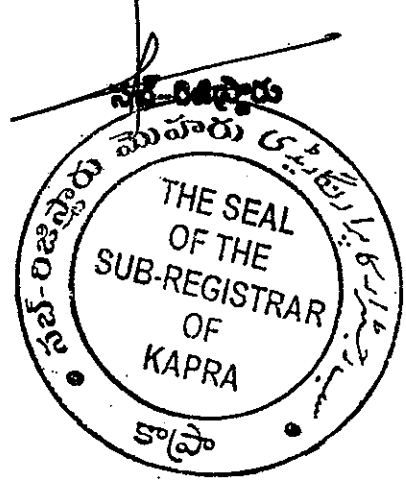
Partner

Partner  
SIGNATURE OF THE BUILDER

1వ పుస్తకము 2010.....వ సం పు 269.....


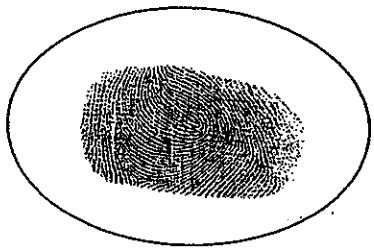


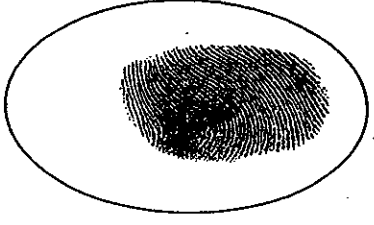

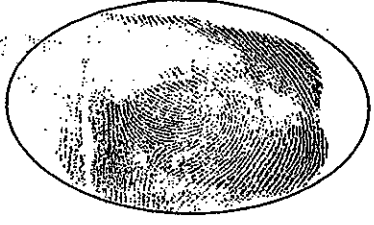

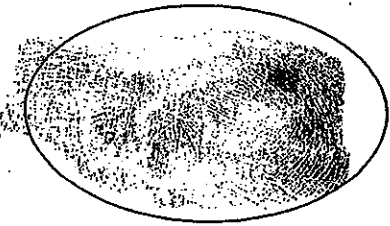

మొత్తము కాగితముల సంఖ్య..... 13 .....

ఈ కాగితపు వరుస సంఖ్య..... 0 .....

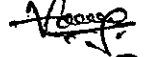



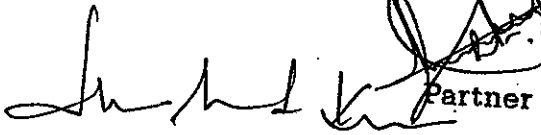



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

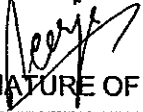
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>BUILDER:</b></p> <p>M/S. ALPINE ESATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNERS: 1. MR. RAHUL B. MEHTA S/O. LATE BHARAT U. MEHTA R/O. PLOT NO. 2-3-577 UTTAM TOWERS, D. V. COLONY MINISTER ROAD SECUNDERABAD – 500 003.</p> <p>2. MR. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAIHAH R/O. PLOT NO. 14 &amp; 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p> <p><b>SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07</b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD – 500 003.</p> <p><b>BUYERS:</b></p> <p>1. MR. S. K. SINGHAL S/O. LATE R. K. SINGHAL R/O. 303, K. N. R. APARTMENTS STREET NO. 8 HABSIGUDA HYDERABAD – 500 007.</p> <p>2. MRS. NEERJA SINGHAL W/O. MR. S. K. SINGHAL R/O. 303, K. N. R. APARTMENTS STREET NO. 8 HABSIGUDA HYDERABAD – 500 007.</p>
			
			
			
			

SIGNATURE OF WITNESSES:

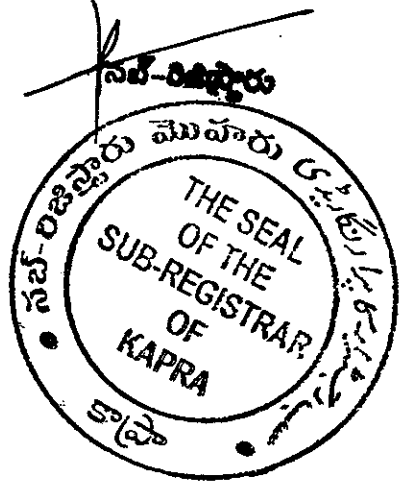
- 
- 

 Partner

For Alpine Estates  
  
SIGNATURE OF EXECUTANTS  
Partner

  
SIGNATURE OF BUYER


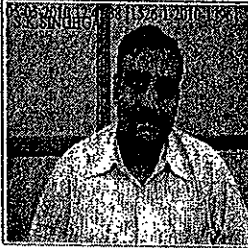
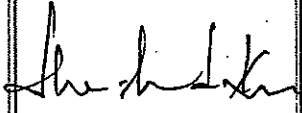





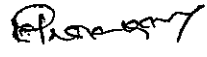
1వ పుస్తకము 2010.....వ సం పు. 269...చిన్నవీణలు  
మొత్తము కాగితముల సంఖ్య..... 13  
ఈ కాగితపు వరుస సంఖ్య..... 9



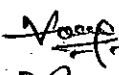
**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 001396/2010 of SRO: 1526(KAPRA)

05/05/2010 12:49:00

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) S.K.SINGHAL, 303 KNR APT.,HABSIGUDA, HYD.	
2			(CL) NEERJA SINGHAL 303 KNR APT.,HABSIGUDA, HYD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
5			(EX) K.PRABHAKAR REDDY (SPA HOLDER) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

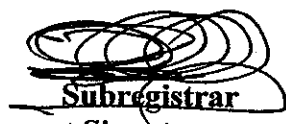
Witness Signatures



Operator Signature



Subregistrar Signature

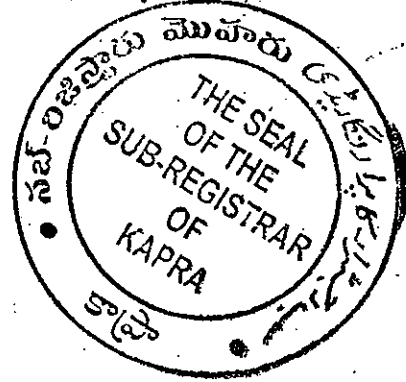


1వ వుత్తకము 2010.....వ నం పు.వి.ప్ర.వ.సం.ప.క.అ.

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....10.....

~~నం. రిజిస్ట్రారు~~



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



DRIVING LICENCE  
DLRAP01044992006  
VIJAYA KUMAR  
SHANKARAIIAH  
27-23  
PAN BAZAR  
SECUNDRABAD

Signature  
Issued on: 13-02-2006

Licensing Authority  
RTA, SECUNDRABAD

10053196/06    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



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  
 Sex : Male  
 Name of Head of Household : Mehta, Rahul  
 Father/Husband name : Bharat  
 Date of Birth : 04/12/1980  
 Age : 26  
 Occupation : Own Business  
 House No. : 2-3-577,401,UTTAM TOWERS  
 Street : NIRMISTAR ROAD  
 Colony : D V COLONY  
 Ward : 2  
 Circle : VIII  
 District : Hyderabad

(Rs.) : 100,000  
 No. (1) : 45539/(Double)  
 No. (2) : /  
 No. (3) : /

श्रीलक्ष्मी विन्डो  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
PADMA REDDY KANDU  
15/01/1974  
Permanent Account Number  
AWSPP8104E

भारत सरकार  
GOVERNMENT OF INDIA

For Alpine Estates

*[Signature]*  
Partner

For Alpine Estates

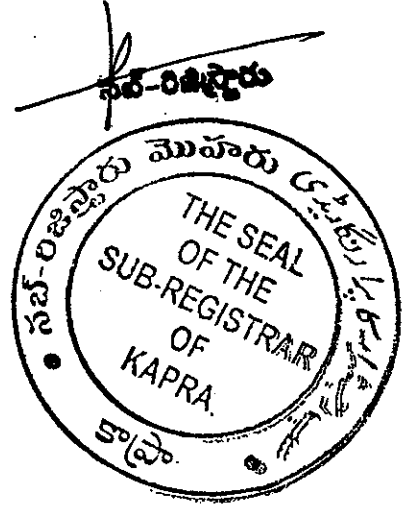
*[Signature]*

Partner


పుస్తకము 2010.....వ సంపుటి.....వస్తాపెలలు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు పకున సంఖ్య.....11.....



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABYPS2188J**

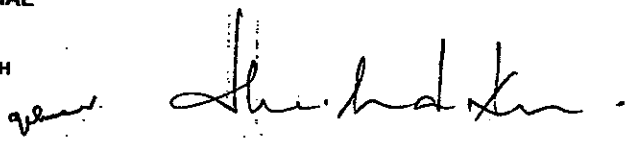


नाम /NAME  
**SHAIENDRA KUMAR SINGHAL**

पिता का नाम /FATHER'S NAME  
**RAJ KUMAR SINGHAL**

जन्म तिथि /DATE OF BIRTH  
**16-06-1968**


हस्ताक्षर /SIGNATURE



मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा  
 Chief Commissioner of Income-tax, Karnataka & Goa

NEERAJA SINGH  
 NAND KISHORE GARWAL  
 20/11/1972  
 Permanent Account Number  
**AYNS8495A**

Signature



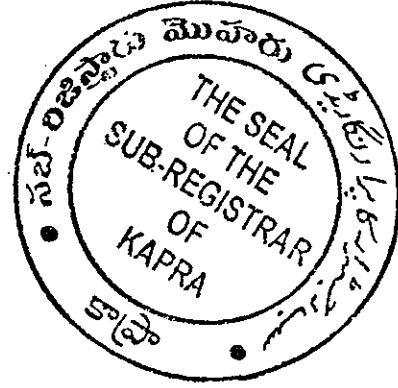
*Neeraja*

1వ పుస్తకము 2010.....వ సం పు.269.....

మొత్తము కాగితముల సంఖ్య..... 13.....

ఈ కాగితపు వరుస సంఖ్య..... 12.....

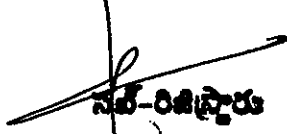
~~సబ్-రజిస్ట్రారు~~

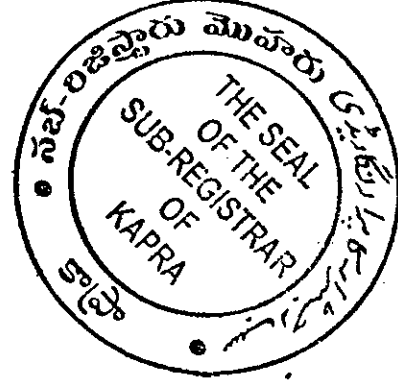




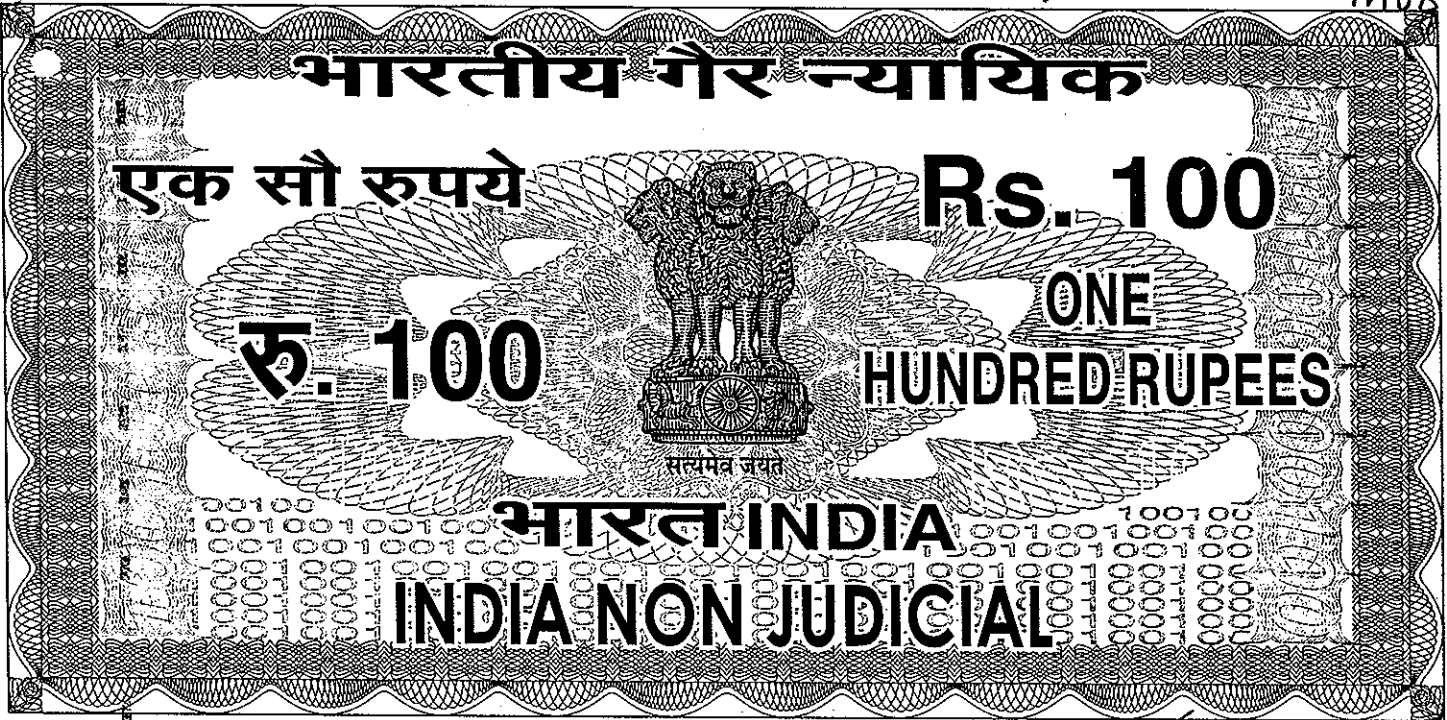


1వ వుస్తకము 20/0.....వ సం వు. 1269 దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య..... 13  
ఈ కాగితపు వరుస సంఖ్య..... 13

  
నవ-0జిస్ట్రారు



SCANNED 395



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AH 064113

S.No. 1423 Date 21/05/2010  
P.N. Rao  
A. Pine Estates

A. RAGHURAM  
S.V.L.No.15/99  
Marradpally, Secunderabad

SALE DEED

This Sale Deed is made and executed on this 5<sup>th</sup> day of May 2010 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

*[Signature]*  
Partner

*[Signature]*  
Partner





**IN FAVOUR OF**

1. MR. S. K. SINGHAL, SON OF LATE R. K. SINGHAL, aged about 42 years,  
Occupation: Business
2. MRS. NEERJA SINGHAL, WIFE OF MR. S. K. SINGHAL, aged about 40 years,  
Occupation: Housewife, both are residing at 303, K. N. R. Apartments, Street No. 8,  
Habsiguda, Hyderabad - 500 007, 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 sq.ft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

**For Alpine Estates**      **For Alpine Estates**  
        
**Partner**      **Partner**

MARKET VALUE Rs:

10. V. 1200000

1వ పుస్తకము 2010 సంపు 1368

పుస్తకము కాగితముల సంఖ్య 16

కాగితపు వరుస సంఖ్య 2

సబ్-రెజిస్ట్రార్

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:  
B-Charan No. 1368/2010

I. Stamp duty:

1. In the shape of stamp paper Rs. 100/-

2. In the shape of adhesion (Sec. 47 of the Act of 1997) Rs. 59900/-

3. In the shape of each (Sec. 47 of the Act of 1997) Rs. -/-

4. In the shape of each (Sec. 47 of the Act of 1997) Rs. -/-

II. Transfer duty:

1. In the shape of adhesion Rs. 20000/-

2. In the shape of each Rs. -/-

III. Stamp duty on lease:

1. In the shape of adhesion Rs. 6000/-

2. In the shape of each Rs. 100/-

IV. User Charges:

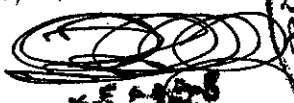
1. In the shape of adhesion Rs. 100/-

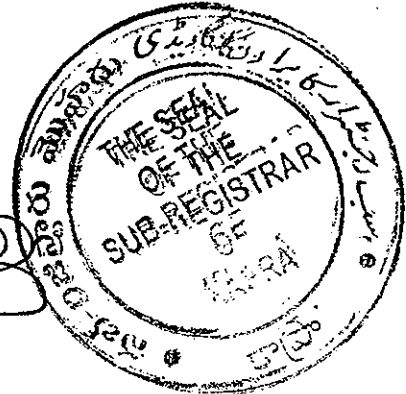
2. In the shape of each Rs. -/-

Total Rs. 90200/-

  
SUB REGISTRAR  
KAPRA

1వ పుస్తకము 2010 సం. / చ.న. 1368  
పుస్తకము 1368 సంపు 1368  
సబ్-రెజిస్ట్రార్ కుర్చీపు నెంబర్ 1526  
1-1368/2010  
2010 సం. 7

  
సబ్-రెజిస్ట్రార్



- E. The Buyer is desirous of purchasing deluxe apartment bearing flat no. 219 on the second floor in block no. 'A' having a super built-up area of 1700 sft. together with undivided share in the scheduled land to the extent of 85.00 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A- 41 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
- 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. 12,00,000/- (Rupees Twelve 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 FOLOWS:

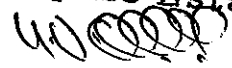
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 219 on second floor in block no. 'A' having a super built-up area of 1700 sft. in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, together with:

- a. Undivided share in scheduled land to the extent of 85.00 sq. yds.
- b. A reserved parking space for one car on the stilt floor bearing no. A-41 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. 12,00,000/-(Rupees Twelve 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

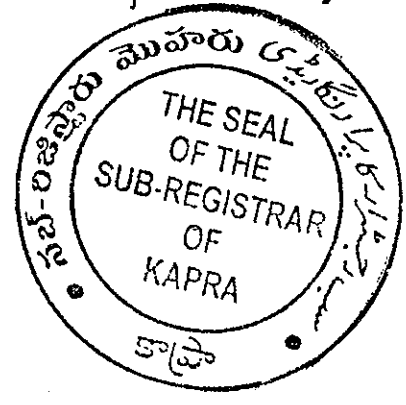
For Alpine Estates  
  
Partner

1వ పుస్తకము 2010.....వ సం పుస్తకము.....

మొత్తము కాగితముల సంఖ్య.....16.....


ఈ కాగితపు వరుస సంఖ్య.....3.....

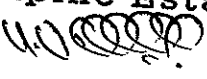
సబ్-రిజిస్ట్రారు





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

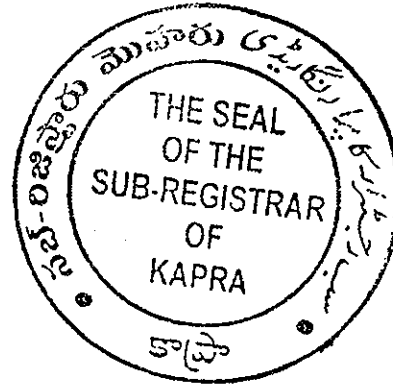
For Alpine Estates  Partner

1వ పుస్తకము 2010.....వ సం పు.3663..దస్తావేజులు


మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....4.....

~~నర్-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.

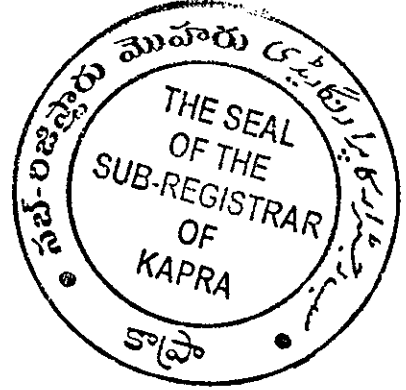
For Alpine Estates For Alpine Estates  
  
Partner Partner

ప పుస్తకము 2010.....వ సం పు 1368

మొత్తము కాగితముల సంఖ్య.....16


ఈ కాగితపు వయస్ సంఖ్య.....5

~~సహ-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. 90,000/-is paid by way of challan no. 535455 dated 6.05.10, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 12,000/- paid by the way of pay order No. 153675 dated 3.05.10 drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates  
  
Partner

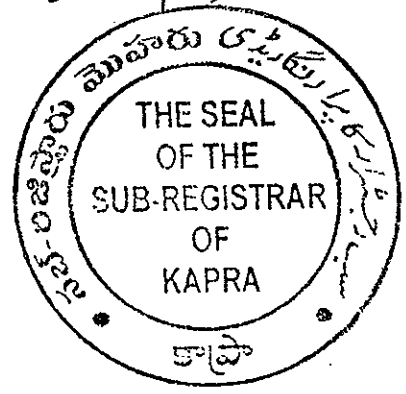
For Alpine Estates  
  
Partner

1వ పుస్తకము 2010.....న సంపు. 1263...వస్తావజ్జా

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....6.....

  
నర-శిశ్నారు



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 deluxe apartment bearing flat no. 219 on the second floor in block no. 'A' admeasuring 1700 sft. of super built-up area (i.e., 1360 sft. of built-up area & 340 sft. of common area) together with proportionate undivided share of land to the extent of 85.00 sq. yds., and reserved parking space for one car on the stilt floor bearing no. A-41, 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:

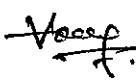
North By	Open to Sky
South By	Flat No. 218
East By	Open to Sky
West By	6' wide corridor & Open to Sky

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

WITNESSES:

For Alpine Estates

For Alpine Estates

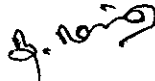
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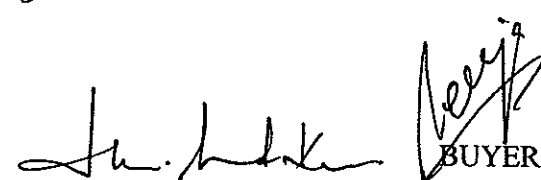
  
Partner



Partner

VENDOR

2. 

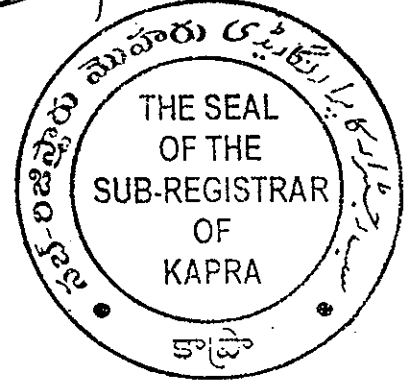
  
BUYER

1వ పుస్తకము 20/0.....వ సం పు. 1266ది. పన్నెటికా.

మొత్తము కాగితముల సంఖ్య..... 16.....

ఈ కాగితపు వరుస సంఖ్య..... 7.....

~~సబ్-రెజిస్ట్రారు~~





ANNEXTURE - 1 - A

1. Description of the Building : Deluxe apartment bearing flat no 219 on the second floor in block no. 'A' 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 : 85.00 sq. yds, U/S Out of Ac. 4-11 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor : 100 sft. Parking space for Single Car
- b) In the First Floor :
- c) In the Second Floor : 1700 sq.yds
- 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. 12,00,000/-

**For Alpine Estates**

**For Alpine Estates**

Date: 05.05.2010

Signature of the Executants

**Partner**

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**

**For Alpine Estates**

Date: 05.02.2010

Signature of the Executants

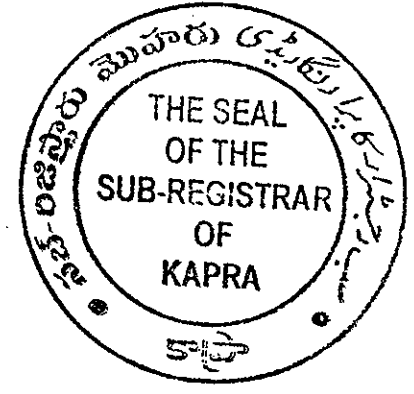
**Partner**

1వ పుస్తకము 2010.....వ సం పు.సి.సి.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....8.....

  
సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 219 IN BLOCK NO. 'A' ON SECOND FLOOR

BEARING PERMISES NO. 3-3-27/1, IN PROJECT KNOWN AS "MAYFLOWER HEIGHTS"

**IN SURVEY NOS.**

1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE,

UPPAL

**MANDAL, R.R. DIST.**

**VENDOR:**

M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

1. SRI RAHUL B. MEHTA, SON OF LATE MR. BHARAT U. MEHTA

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

**BUYER:**

1. MR. S. K. SINGHAL, SON OF LATE. SHRI. R. K. SINGHAL

2. MRS. NEERJA SINGHAL, WIFE OF. MR. S. K. SINGHAL

**REFERENCE:**

**AREA:**

85.00

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.



**EXCL:**



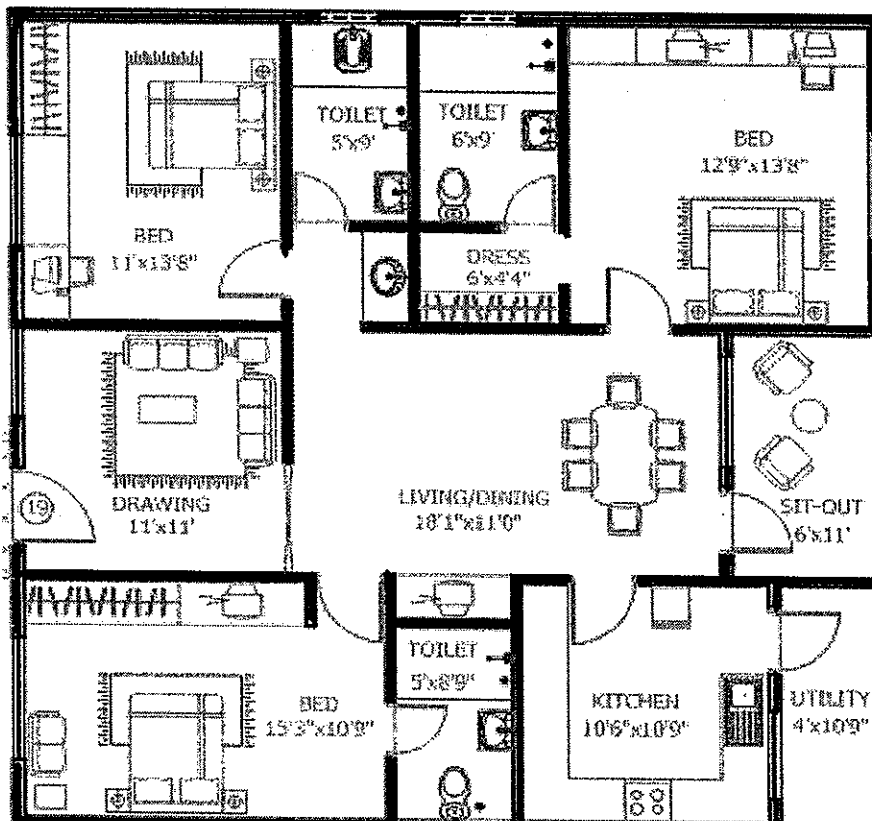
Total Built-up Area = 1700 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky

N



6' wide corridor & Open to Sky



Open to Sky

Flat No. 218

For Alpine Estates

For Alpine Estates

**WITNESSES:**

- 1.
- 2.

Partner

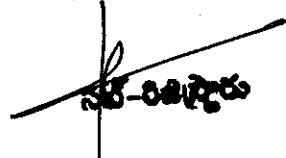
SIGNATURE OF THE VENDOR

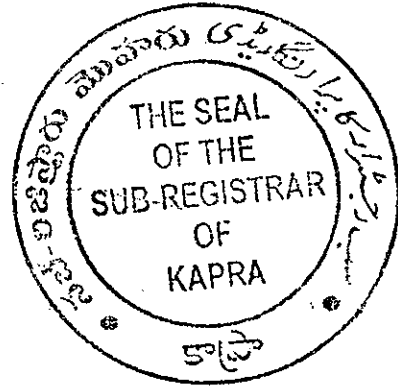
SIGNATURE OF THE BUYER

1వ పుస్తకము 2010.....వ సం పు. 368...వస్తావేదాలు









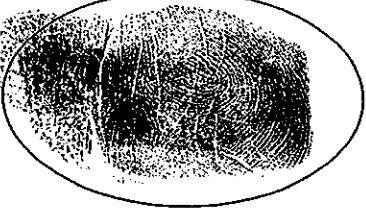

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....9.....

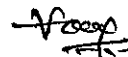
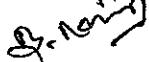
  
నర-రిజిస్ట్రారు






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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR:</b></p> <p>M/S. ALPINE ESATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNERS:</p> <p>1. MR. RAHUL B. MEHTA S/O. LATE BHARAT U. MEHTA R/O. PLOT NO. 2-3-577 UTTAM TOWERS, D. V. COLONY MINISTER ROAD SECUNDERABAD – 500 003.</p> <p>2. MR. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 &amp; 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p> <p><b>SPA FOR PRESENTING DOCUMENTS</b> <b>VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07</b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD – 500 003.</p> <p><b>BUYERS:</b></p> <p>1. MR. S. K. SINGHAL S/O. LATE R. K. SINGHAL R/O. 303, K. N. R. APARTMENTS STREET NO. 8 HABSIGUDA HYDERABAD – 500 007.</p> <p>2. MRS. NEERJA SINGHAL W/O. MR. S. K. SINGHAL R/O. 303, K. N. R. APARTMENTS STREET NO. 8 HABSIGUDA HYDERABAD – 500 007.</p>
			
			
			
			

SIGNATURE OF WITNESSES:

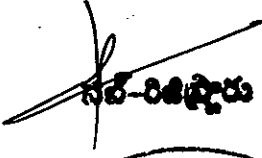
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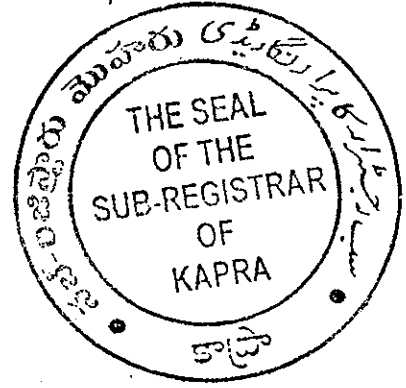
Alpine Estates For Alpine Estates  
 Partner  
  
 SIGNATURE OF EXECUTANTS Partner  
  
 SIGNATURE OF BUYER

పాప పుస్తకము 2010.....వ సంపుట! 369...చిహ్నములు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....10.....







  
నర-సిద్దికూరు



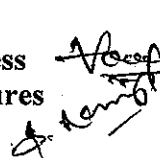
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 1395/2010 of SRO: 1526(KAPRA)

05/05/2010 12:52:15

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) S.K.SINGHAL 303 KNR APT.,HABSIGUDA, HYD.	
2			(CL) NEERJA SINGHAL 303 KNR APT.,HABSIGUDA, HYD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
5	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

Witness  
Signatures

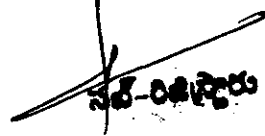
 Operator  
Signature

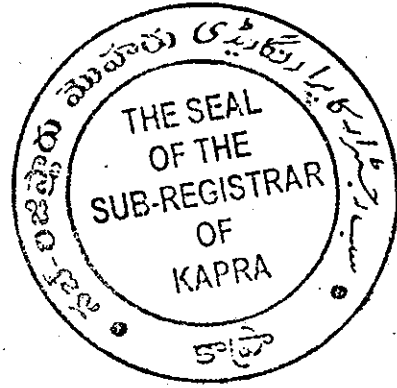
  
Subregistrar  
Signature

1వ పుస్తకము 2010.....వ సం పు.366ది...చిట్టవేళలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....11.....

  
నల్-రిజిస్ట్రారు


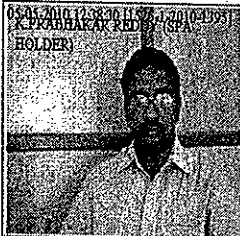
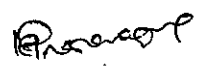




**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 1395/2010 of SRO: 1526(KAPRA)

05/05/2010 12:52:15

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

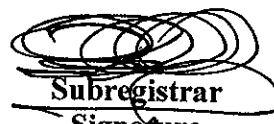
Witness  
Signatures



Operator  
Signature



Subregistrar  
Signature

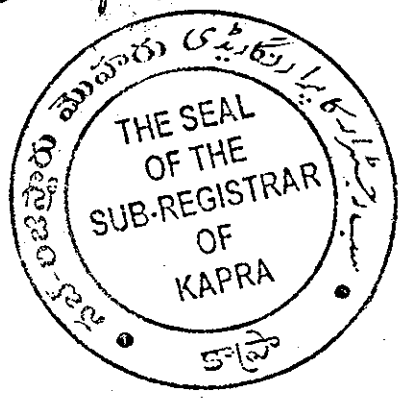


1వ పుస్తకము 2010.....వ నం పు.1368

మొత్తము కాగితముల సంఖ్య.....16

ఈ కాగితపు వరుస సంఖ్య.....12

~~సబ్-రెజిస్ట్రారు~~



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



DRIVING LICENCE  
DLRAP01044992006

VIJAYA KUMAR  
SHANKARAIAH  
2-7-29  
PAN BAZAR

SECUNDRABAD

Issued on: 13-02-2005

Issuing Authority  
RTA-SECUNDRABAD



**Family Members Details**

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

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

M0053136/06 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 13-09-1993



**HOUSEHOLD CARD**

Card No : PAPI67881501086  
 F.P Shop No : 815  
 Name of Head of Household : Mehta, Rahul  
 Gender : male  
 Father/ Husband name : Bharat  
 Date of Birth : 04/12/1980  
 Age : 26  
 Occupation : Own Business  
 House No. : 2-3-577,401,UTAM TOWERS  
 Street : MINISTER ROAD  
 Colony : D V COLONY  
 Ward : 2  
 Circle : Circle VIII  
 District : Hyderabad  
 (Rs.) : 100,000  
 No. (1) : 45339/(Double)  
 Name (1) : Navratna Enterprises,LOC  
 No. (2) : /  
 Name (2) :

**आयकर विभाग**  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
RADMA REDDY KANDI  
15/01/1974  
Permanent Account Number  
AWSPR104E

**भारत सरकार**  
GOVT OF INDIA

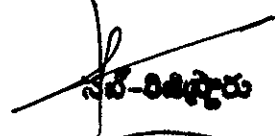
For Alpine Estates  
Partner

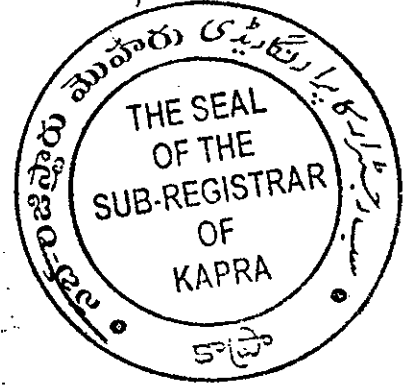
For Alpine Estates  
Partner

వ పుస్తకము 2010.....వ సం వృ...368...దస్తావేజులు


మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....13.....

  
నర-శిష్యులు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABYPS2188J**

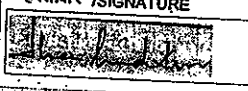


नाम /NAME  
**SHAIENDRA KUMAR SINGHAL**

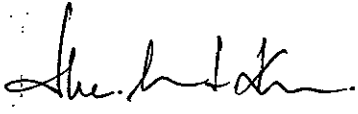
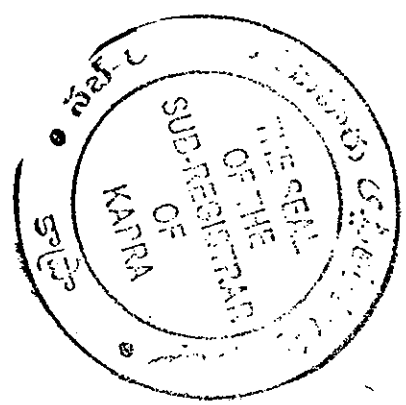
पिता का नाम /FATHER'S NAME  
**RAJ KUMAR SINGHAL**

जन्म तिथि /DATE OF BIRTH  
**16-06-1968**

हस्ताक्षर /SIGNATURE




मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा  
 Chief Commissioner of Income-tax, Karnataka & Goa


नाम /NAME  
**NEERAJA SINGHAL**  
**NAND KISHORE AGARWAL**

जन्म तिथि /DATE OF BIRTH  
**20/01/1972**

Permanent Account Number  
**APYPS8495A**



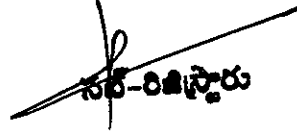
Signature

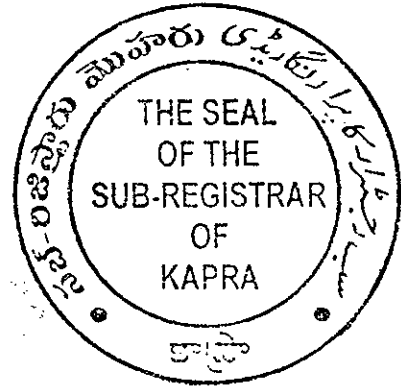


1వ పుస్తకము 20/0.....వ సం పు.366క్రి.దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....16.....


ఈ కాగితపు వరుస సంఖ్య.....14.....

  
సబ్-రిజిస్ట్రారు





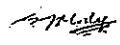
**WITNESSES NO. 1**

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

यदि कार्ड के लो जाने पर / कोया हुआ कार्ड मिलने पर  
दुपरा सूचित करें / सूचित  
आयकर विभाग का कार्ड लो करने पर  
तीसरी मजिल, ट्रेड वर्ल्ड, ए विंग, कान्ता मिल्स कंपाउंड  
एस. बी. मार्ग, लोअर पार्स, 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,  
Kantala Mills Compound,  
S. B. Marg, Lower Parsl, Mumbai - 400 013

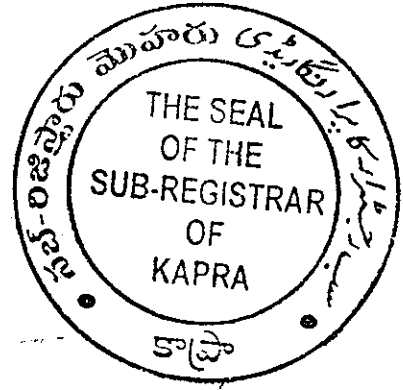
Tel: 91-22-2499-4650 / Fax: 91-22-2499-1664  
email: nsdlinfo@nsdl.co.in

1వ పుస్తకము 2010.....వ సం పు. 12681 వస్త్రవేదాలు

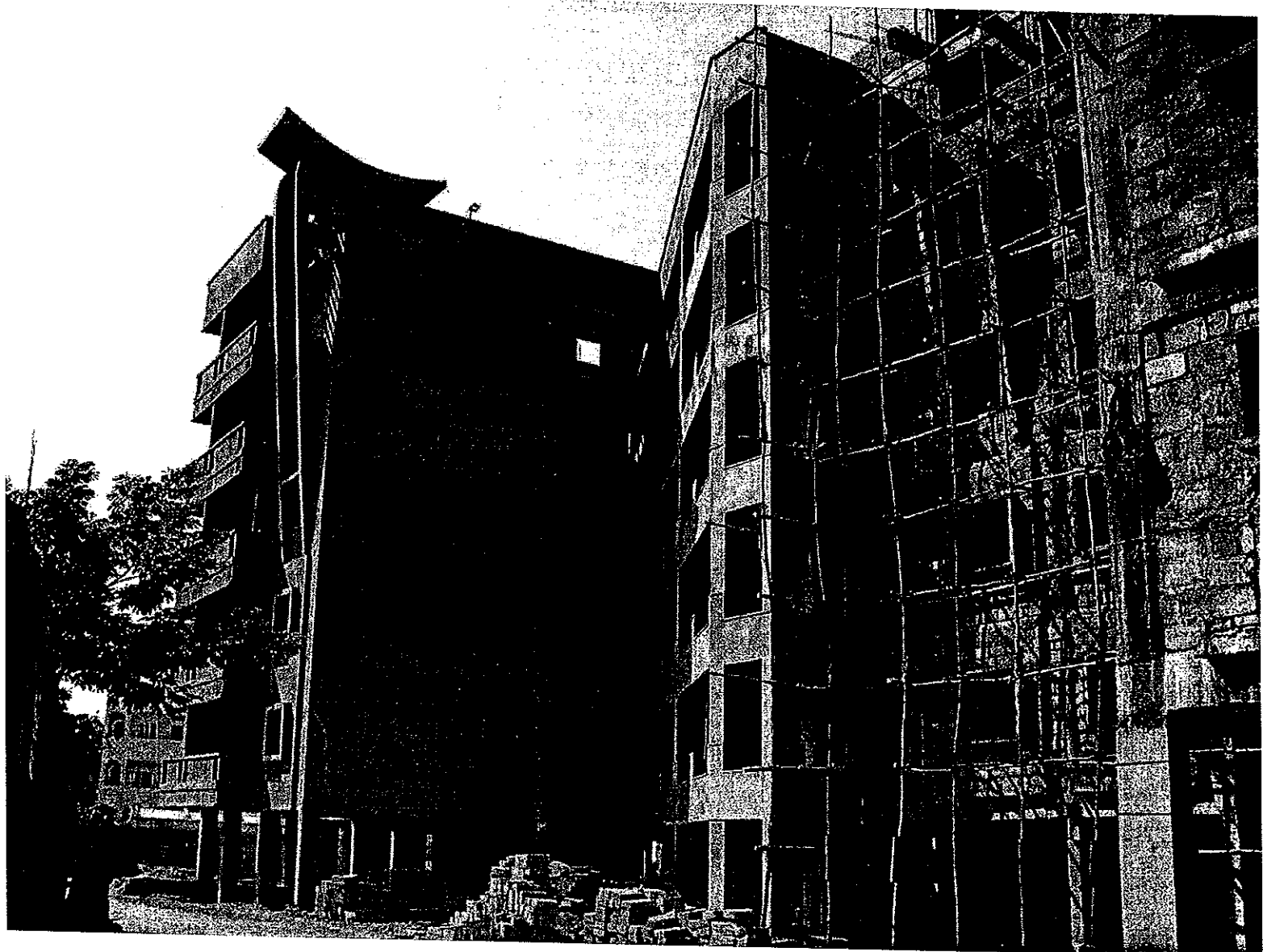
మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....15.....

~~నర్-రిజిస్ట్రారు~~







For Alpine Estates

*[Handwritten signature]*  
Partner

For Alpine Estates

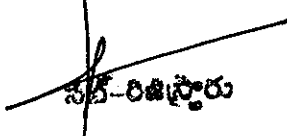
*[Handwritten signature]*

Partner

1వ పుస్తకము 2010.....న సం పు.12683.దస్తావీజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....16.....

  
నవ-రిజిస్ట్రారు

