

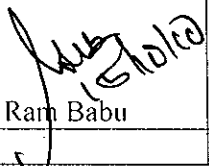
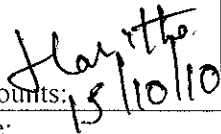


**Authorization form for handing over the possession of Flat in 'Mayflower Heights'**

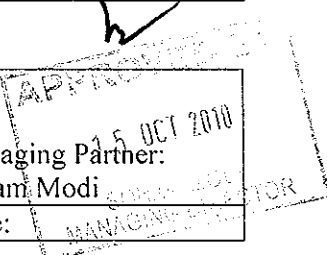
Flat No.	A.219.
Name of Buyer	Mr. J. K. JINDHAL.

A.	Total sale consideration.	3420000 ✓
B.	Less: Discount for early payments.	-
C.	Add: Reg. Charges	113200 ✓
D.	Add: VAT & Service Tax.	342000 + 116280 = 150180 ✓
E.	Add: Extra Specs Charges (revised)	- 58756 ✓
F.	Add: Misc. Charges	5211 + 15000 + 10250 ✓
G.	Less: Amount paid	3654571 + 811 ✓
H.	Balance amount Due	Nil ✓
I.	Interest Amount	79548 ✓
J.	Refund if any	
Remarks:		<p>Service tax - <del>city</del> calculated @ 3% of sale consideration.</p> <p>Corpus fund 15000; H. charges, H. fee 15000 + 10250; to be held to Mr. M.</p>
K.	Interest Amount to be charged	Nil ✓

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	
2.	Buyer has signed the Association Membership Form.	
3.	No Due Certificate signed	
4.	6 PDC for Maintenance Charges collected	
5.	Corpus fund ( amount Rs. _____ ) collected	

Authorized by:

			
G. B. Ram Babu	Accounts:	Samba Siva Rao	Managing Partner:
Date: 15/10/10	Date: 15/10/10	Date: 15/10/10	Date: 15 OCT 2010



# ALPINE ESTATES

5-4-187/3&4, II Floor, M. G. Road, Secunderabad – 500 003.  
Phone: 66335551

## LETTER OF POSSESSION

To,

Date: 07.10.2010

MR. S. K. SINGHAL  
303, K. N. R. Apartments,  
Street No. 8, Habsiguda,  
Hyderabad - 500 007

Sub: Letter of Possession for Flat No. 219 in block no. 'A' in our project known as 'Mayflower Heights' at Premises No. 3-3-27/1, Mallapur, Hyderabad – 500 076.

Dear Sir / Madam,

We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our sale deed / agreement.

You shall become a member of 'Mayflower Heights Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,



Authorised Signatory.

(SOHAM MODI)

**SENDING REPORT**

Oct. 15 2010 04:05PM

YOUR LOGO : MODI PROPERTIES SEC BAD  
YOUR FAX NO. : 04027544058

NO.	OTHER FACSIMILE	START TIME	USAGE TIME	MODE	PAGES	RESULT
01	MODI PROPERTIES	Oct. 15 04:05PM	00'29	END	01	OK

15/10/10

TO TURN OFF REPORT, PRESS 'MENU' #04.  
THEN SELECT OFF BY USING '+' OR '-'.  
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# ALPINE ESTATES

5-4-187/3&4, II Floor, M. G. Road, Secunderabad - 500 003.  
Phone: 66335551

## NO-DUE CERTIFICATE

To,

Date: 07.10.2010

MR. S. K. SINGHAL  
303, K. N. R. Apartments,  
Street No. 8, Habsiguda,  
Hyderabad - 500 007

Dear Sir / Madam,

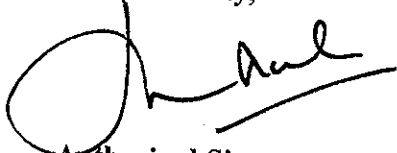
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Flat No. 219 in block no.'A' in our project known as 'Mayflower Heights' at Premises No. 3-3-27/1, Mallapur, Hyderabad -500 076.

We further confirm that no excess amount has been paid by you to us and as on date all accounts are deemed to have been settled and there is no claim against each other with respect to the amounts paid for the sale of flat.

Please sign a copy of this letter as your confirmation of the above.

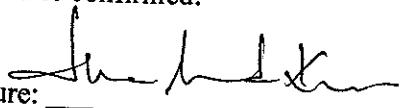
Thank You.

Yours sincerely,



Authorised Signatory.  
(SOHAM MODI)

Accepted & confirmed:

Signature: 

15/10/2010

Name: MR. S. K. SINGHAL

UNDERTAKING

From,

Date: 07.10.2009

Mr.S.K.Singhal  
303, K.N.R.Apts,  
St No.8, Habsiguda,  
Hyderabad -7

To,  
The Managing Partner,  
M/s.Alpine Estates ,  
# 5-4-187/3&4, II floor  
Soham Mansion, M.G. Road,  
Secunderabad - 03

Sub.: Undertaking for payment of service tax along with interest and penalty.  
Ref.: Booking for flat No. 219 , on Second floor in Block ' A ' in the project 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.

Dear Sir,

I have booked the above referred Flat and in that regard documents like booking form, agreement of sale, sale deed, construction agreement and agreement for development charges were executed. As per the terms agreed between us, I have agreed to pay the service tax that is leviable or may become leviable for the purchase of the said Flat.

I am aware of the divergent views regarding the applicability of service tax for the Flat purchased by me. I have also been explained and I am aware of the following facts:

- A. As per the provisions of Finance Act, the Builder M/s. Alpine Estates , is liable to collect service tax from its Purchasers (myself), as applicable from time to time and remit it to the government.
- B. The Builder has undertaken the construction of my Flat and the construction service being provided is a subject matter of levy of service tax under the Finance Act, 1994 and the rules made there under. And that there are divergent views as to applicability of service tax on the Builders for such construction activity.
- C. The Department of Central Excise and Service Tax (Hyderabad Commissionerate) had summonsed the Builder for collection of service tax on the construction activity provided by the Builder to the Purchaser. And that the Central Board of Excise and Customs (CBEC) have issued the circular 108/2/2009-ST dated 29.01.2009 stating that there is no service tax liability on the Builders.

D. There is a legal view/opinion that service tax is not applicable on the construction provided by Builder in view of the referred circular.

E. Service tax is consumption based indirect tax and the service recipient that is the Purchaser is liable to make the payment of service tax to the service provider, that is, the Builder.

I request you to not pay the service tax that is applicable or may become applicable for the purchase of my Flat in view of the divergent views as to applicability of taxation as on date and also for the reason that the final outcome is uncertain. I understand that M/s Alpine Estates has the burden of payment of service tax and therefore, I undertake to pay the service tax to you as and when such a liability arises along with interest and penalty, if any. I request you to not make any payment towards service tax for the transaction between us till there is a final conclusion/decision in this regard.

I have as a security against the contingent liability that may arise as a result of clarity/decision in the matter or at the end of the litigation have deposited a sum of Rs. 1,16,280/- (Rupees One Lakh Sixteen Thousand Two Hundred Eighty only) as interest free security deposit with you.

In case a liability to pay service tax arises as a consequence mentioned above, I request you to discharge the liability from the security deposit lying with you. I further request you to refund the amount to me in case no service tax liability arises as a result of clarity/decision in the matter or at the end of the litigation

I further agree that the decision to make the payment of service tax along with interest and penalty shall be solely be your privilege. You may at your discretion decide to pay the service tax instead of continuing with the litigation. I shall not raise any objection on this count.

Thank you.

Yours sincerely,



(S K Singhal)

Place: Hyderabad

Date: 15/10/2010



**GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం**  
**REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ**  
**CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తుల తాకట్టు భార దృవీకరణ పత్రము**

2356/2010  
**CARD**  
 Government of Andhra Pradesh  
 Registration and Stamps Department  
 Hyderabad

**SRO/ ప.ఓ.శ.** KAPRA      **Certificate No/ దృవీకరణ పత్రము సంఖ్య:** 2333      **Application No/ ధరభాషు సంఖ్య:** 5501      **Date/ తేదీ:** 19-05-2010      **Page/ పుట:** 1 / 1

**Sri/Smt** S.K.SINGHAL      **having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.**

**శ్రీ/శ్రీమతి** S.K.SINGHAL      **ఈ దిశమునబడిన ఆస్తుల గురించి ఏదైనా రిజిస్టర్డ్ కావడం లేదా తాకట్టు భారాల వలన ఏర్పడిన అడ్డంకులు లేదా ఇతర అడ్డంకులు ఉన్నాయో లేదో దృవీకరించుటకు దరఖాస్తు చేసిన విషయం గురించి దృవీకరణ పత్రమును జారీ చేయమని కోరుతున్నాను.**

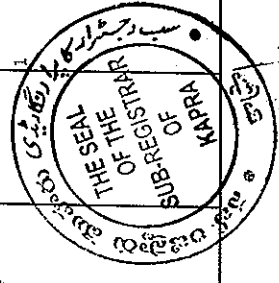
**VILL/COL :** MALLAPURMALLAPUR      **SURVEY :** 1/1,191,2/1/1,      **House:** 3-3-27/1      **APARTMENT:** MAY FLOWER HEIGHTS FLAT: 219      **NORTH:** OPEN TO SKY      **SOUTH:** FLAT NO 218 EA TO SKY      **WEST:** 6' WIDE CORRIDOR & OPEN TO SKY

**DATE & TIME of Application of EC:** 20-05-2010 00:00:00      **DATE & TIME of Generation of EC:** 20-05-2010 11:33:41

I hereby certify that a search has been made in Book I and in the indexes relating thereto for R.O. KAPRA for 4 years from 01-10-2007 to 19-05-2010 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

సం. నంబర్      సం. ల వరకు 1వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండెక్సులలో సదరు ఆస్తుల కోసం ఏదైనా నమోదు చేయబడిన అడ్డంకులు లేదా ఇతర అడ్డంకులు ఉన్నాయో లేదో దృవీకరించుచున్నాను.

Sl.No. వరుస సంఖ్య (1)	(e) Description of Property ఆస్తు వివరణలు (2)	Date of (Execution) (R)Registration దస్త్రీకరణ తేదీ (P) డిజిస్ట్రేషన్ తేదీ (E) రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్త్రీకరణ స్వభావం మరియు విలువ (4)	Names of Parties / వాద్యుల పేర్లు Executants (Ex) and Claimants (Cl) (ద్రాస్టి ఇచ్చిన వారు హాక్కు దారులు) (5) (6)	Ref. to Document Entry దస్త్రీకరణ క్రమ వివరణ	
					Vol.No./Page No. వాల్యం/పుట (7) (8)	Document No/Year దస్త్రీకరణ నెం./సం. (9) (10)
1	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/1/PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#EA,02,# FLAT: 219 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 0 SQ.Yds BUILT: 1800 Sq.ft      BOUNDARIES: [N]: OPEN TO SKY [S] FLAT NO 218 [E]: OPEN TO SKY [W]: 6' WIDE CORRIDOR & OPEN TO SKY  <b>LINK DOCT: 1526,1368/2010#</b>	(R) 07-05-2010 (P) 05-05-2010 (E) 05-05-2010	0109 Sale  Mkt. Value:Rs. 834750  Cons. Value:Rs . 2220000	1 (EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 17 (CL)S.K.SINGHAL 18 (CL)NEERJA SINGHAL 3 (EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR	0/0	1369 / 2010 of SRO KAPRA 1
2	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/1/PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#EA,02,# FLAT: 219 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 95 SQ.Yds BUILT: 1800 Sq.ft      BOUNDARIES: [N]: OPEN TO SKY [S] FLAT NO 218 [E]: OPEN TO SKY [W]: 6' WIDE CORRIDOR & OPEN TO SKY  <b>LINK DOCT: 1507,4591/2007# 1507,14056/2006# 1507,15639/2006#</b>	(R) 07-05-2010 (P) 05-05-2010 (E) 05-05-2010	0101 Sale  Mkt. Value:Rs. 1072750  Cons. Value:Rs . 1200000	1 (EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 17 (CL)S.K.SINGHAL 18 (CL)NEERJA SINGHAL 2 (EX)M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 3 (EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5 (EX)M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR	0/0	1368 / 2010 of SRO KAPRA 1



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found in the records of the office of the Registrar of Andhra Pradesh, Hyderabad.

Search made and certificate prepared by/ దృవీకరణ పత్రము తయారు చేసిన వారు      **జాబ్బాది**  
 Search verified and certificate examined by/ పరిశోధన పత్రము పరీక్షించిన వారు

Received Rs. 100 +20 towards EC-Free against Cash Receipt No. 38.

**సబ్-రిజిస్ట్రారు కార్యాలయము**

**OFFICE SEAL & DATE** కార్యాలయము ముద్ర/తేదీ

Signature of the Registrar



**GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం**  
**REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ**  
**CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై ఆకట్టు భార దృష్టిపరచణ పత్రము**

**2356/2010**  
**CARD**  
Card No. and Subsequent / అనుబంధములు  
 Visit us at : <http://reg.ap.gov.in/cvd>  
<http://reg.ap.gov.in>

**SRO/ ప.ఠ.శ.** KAPRA  
**St/Smt** S.K.SINGHAL  
**శ్రీ/శ్రీమతి** VILL/COL : MALLAPURMALLAPUR SURVEY: 1/1, 191, 2/1/1, House: 3-3-27/1, House: 3-3-27/1 APARTMENT: MAY FLOWER HEIGHTS FLAT: 219 NORTH: OPEN TO SKY SOUTH: FLAT NO 218 EA TO SKY WEST: 6' WIDE CORRIDOR & OPEN TO SKY

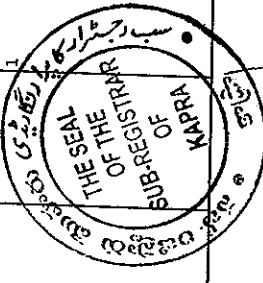
**Certificate No/ దృష్టిపరచణ పత్రము సంఖ్య:** 2303  
**Application No/ ధరణాస్తు సంఖ్య:** 5501  
**Date/ తేదీ:** 19-05-2010  
**Page/ పుట:** 1 / 1

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.  
 ఈ దరఖాస్తుపై చేయబడిన ఆకట్టు భారాలను మరియు ఆకట్టు భారాలను తెలుపు దృష్టిపరచణ పత్రము ఇవ్వడం కోసం నాకు ఈ విషయం తెలియజేసినట్లుగా దరఖాస్తు చేసినట్లుగా తెలుసుకున్నాను.  
**VILL/COL :** MALLAPURMALLAPUR SURVEY: 1/1, 191, 2/1/1, House: 3-3-27/1 APARTMENT: MAY FLOWER HEIGHTS FLAT: 219 NORTH: OPEN TO SKY SOUTH: FLAT NO 218 EA TO SKY WEST: 6' WIDE CORRIDOR & OPEN TO SKY

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సం. నంబర్ సం. ౧ వరకు 1 వ పుస్తకము మరియు అందులోని ఇండెక్సులలో సెర్చ్ ఆఫ్ ఫర్ చేయబడినట్లుగా తెలుసుకుని మరియు ఆకట్టు భారాలు మరియు ఆకట్టు భారాలను తెలుపు దృష్టిపరచణ పత్రము ఇవ్వడం కోసం నాకు ఈ విషయం తెలియజేసినట్లుగా దరఖాస్తు చేసినట్లుగా తెలుసుకున్నాను.

Sl.No. వంటక సంఖ్య (1)	(a) Description of Property ఆస్తి వివరములు (2)	Date of (E)xecution (R)egistration దస్తావేజు రాయబడిన తేదీ రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4)	Names of Parties / పార్టీల వివరములు Executants (EX) and Claimants (CI) (ప్రతి ఇచ్చిన వారు పోక్సర్ దారులు (5) (6)	Ref. to Document Entry దస్తావేజు కాపీ వివరణ	
					Vol.No./Page No. నాల్గవం / పుట	Document No./Year దస్తావేజు నెం. / సం.
1	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/1/PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#PA,02,# FLAT: 219 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 0 SQ.Yds BUILT: 1800 Sq.ft Boundries: [N]: OPEN TO SKY [S] FLAT NO 218 [E]: OPEN TO SKY [W]: 6' WIDE CORRIDOR & OPEN TO SKY <b>LINK DOCT: 1526,1368/2010#</b>	(R) 07-05-2010 (P) 05-05-2010 (E) 05-05-2010	0109 Sale  Mkt.Value:Rs. 834750  Cons.Value:Rs . 2220000	1(EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 17(CL)S.K.SINGHAL 18(CL)NEERJA SINGHAL 3(EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR	0/0	1368 / 2010 of SRO KAPRA 1
2	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/1/PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#PA,02,# FLAT: 219 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 85 SQ.Yds BUILT: 1800 Sq.ft Boundries: [N]: OPEN TO SKY [S] FLAT NO 218 [E]: OPEN TO SKY [W]: 6' WIDE CORRIDOR & OPEN TO SKY <b>LINK DOCT: 1507,4591/2007# 1507,14056/2006# 1507,15639/2006#</b>	(R) 07-05-2010 (P) 05-05-2010 (E) 05-05-2010	0101 Sale  Mkt.Value:Rs. 1072750  Cons.Value:Rs . 1200000	1(EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 17(CL)S.K.SINGHAL 18(CL)NEERJA SINGHAL 2(EX)M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 3(EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5(EX)M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR	0/0	1368 / 2010 of SRO KAPRA 1



I also certify that except the abovesaid acts and encumbrances no other act and encumbrances affecting the said property have been found  
 ఈ ఆకట్టు సంబంధించి చేయబడిన ఆకట్టు భారాలను మరియు ఆకట్టు భారాలను తెలుపు దృష్టిపరచణ పత్రము ఇవ్వడం కోసం నాకు ఈ విషయం తెలియజేసినట్లుగా దరఖాస్తు చేసినట్లుగా తెలుసుకున్నాను.  
 Search made and certificate prepared by/ దృష్టిపరచణ పత్రము తయారు చేసిన వారు GERRADY  
 Search verified and certificate examined by/ పరిశోధన దృష్టిపరచణ పత్రము పరిశోధన వారు  
 Received Rs. 100 +20 towards EC-Fee against Cash Receipt No. 38.  
**సీల్-రిజిస్ట్రేషన్ కార్యాలయము**  
**OFFICE SEAL & DATE/ కార్యాలయము ముద్ర/తేదీ**  
 Signature of Registrar of Stamps and Registrars, Hyderabad





**GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం**  
**REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ**  
**CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తులపై ఆక్యుపై భార ధృవీకరణ పత్రము**

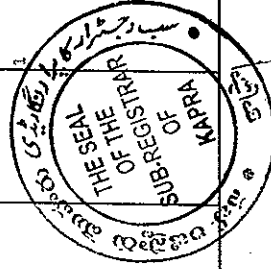
2356/10  
**CARD**  
Computerized Registration and Stamp Department  
 Visit us at : <http://reg.gov.ap.gov.in>  
<http://stamps.gov.ap.gov.in>

**SRO/ స.ర.స.** KAPRA 2333 Application No/ ధరఖాస్తు సంఖ్య : 5501 Date/ తేదీ : 19-05-2010 Page/ పుట : 1 / 1  
**Sri/Smt** S.K.SINGHAL having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.  
**శ్రీ/శ్రీమతి** S.K.SINGHAL SURVEY: 1/1, 191/2/1/1, House: 3-3-27/1 APARTMENT: MAY FLOWER HEIGHTS FLAT: 219 NORTH: OPEN TO SKY SOUTH: FLAT NO 218 EA TO SKY WEST: 6' WIDE CORRIDOR & OPEN TO SKY

**DATE & TIME of Application of EC:** 20-05-2010 00:00:00 **DATE & TIME of Generation of EC:** 20-05-2010 11:33:41  
 I hereby certify that a search has been made in Book I and in the indexes relating thereto for R.O.KAPRA For 4 Years from 01-10-2007 to 19-05-2010 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

సం. నంబర్ సం. ల వరకు 1వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండెక్సులలో సవరణ అమలు కోసం సంబంధించిన ఆక్యుపై భారాలను వెదకడము చేయబడినది మరియు ఆక్యుపై భారాలు ప్రస్తుతని ఇందుమూలముగా నేను ధృవీకరించుచున్నాను.

Sl.No. వరుస సంఖ్య (1)	(a) Description of Property ఆస్తు వివరములు (2)	Date of (E)xecution (R)egistration ఆస్తువేతన ప్రాయోజన తేదీ రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document ఆస్తువేతన స్వభావం మరియు విలువ (4)	Names of Parties / పార్టీల వివరములు Executants (Ex) and Claimants (Cl) ప్రాప్తి ఇచ్చిన వారు పాక్షకు దారులు (5) (6)	Ref. to Document Entry ఆస్తువేతన కాపీ వివరణ	
					Vol.No./Page No. వాల్యూం/పుట (7) (8)	Document No/Year ఆస్తువేతన సం./సం. (9) (10)
1	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/1/PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#PA,02.# FLAT: 219 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 0 SQ.Yds BUILT: 1800 Sq.ft Boundaries: (N): OPEN TO SKY (S) FLAT NO 218 (E): OPEN TO SKY (W): 6' WIDE CORRIDOR & OPEN TO SKY  <b>LINK DOCT: 1526,1368/2010#</b>	(R) 07-05-2010 (P) 05-05-2010 (E) 05-05-2010	0109 Sale  Mkt.Value:Rs. 834750  Cons.Value:Rs . 2220000	1 (EX)/M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 17 (CL) S.K.SINGHAL 18 (CL) NEERJA SINGHAL 3 (EX)/M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR	0/0	1369 / 2010 of SRO KAPRA 1
2	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/1/PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#PA,02.# FLAT: 219 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 85 SQ.Yds BUILT: 1800 Sq.ft Boundaries: (N): OPEN TO SKY (S) FLAT NO 218 (E): OPEN TO SKY (W): 6' WIDE CORRIDOR & OPEN TO SKY  <b>LINK DOCT: 1507,4591/2007# 1507,14056/2006# 1507,15639/2006#</b>	(R) 07-05-2010 (F) 05-05-2010 (E) 05-05-2010	0101 Sale  Mkt.Value:Rs. 1072750  Cons.Value:Rs . 1200000	1 (EX)/M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 17 (CL) S.K.SINGHAL 18 (CL) NEERJA SINGHAL 2 (EX)/M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 3 (EX)/M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5 (EX)/M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR	0/0	1366 / 2010 of SRO KAPRA 1



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found in the books of the Registrar of Stamps and in the indexes relating thereto for R.O.KAPRA For 4 Years from 01-10-2007 to 19-05-2010 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.  
 Received Rs. 100 +20 towards EC-Fee against Cash Receipt No. 38.  
**సీల్-రిజిస్ట్రేటరు కార్యాలయము**  
 తేదీ: 20/05/2010  
 Search made and certificate prepared by/ ధృవీకరణ పత్రము తయారు చేసిన వారు **GEERENDY**  
 Search verified and certificate examined by/ సరిచూచి ధృవీకరణ పత్రము పరిశీలించిన వారు  
 OFFICE SEAL & DATE కార్యాలయము ముద్రలు/తేదీ  
 Signature/సీల్

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 1551 శ్రీమతి / శ్రీ Rahu Bimela Rao

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు వ్యభావము	Sale	CH.		
దస్తావేజు విలువ	200000	200000		1369/00
స్టాంపు విలువ రూ.	100	100		1269/00
దస్తావేజు నెంబరు	87/100	88/100		
రిజిస్ట్రేషన్ రుసుము				
లోటు స్టాంపు(D.S.D.)	100	100		VNo 155674
GHMC (T.D.)				3510 22200
యూజర్ ఛార్జీలు				155675
అదనపు షీట్లు				3510
5 x .....				12000
మొత్తం	100	11600		

RETURNED

(అక్షరాల) P. Bimela Rao

తేది 6/5/20 రూపాయలు మాత్రమే)

వాపసు తేది

సహాయక కమిషనరు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 100/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

నెం.

1551

Rahu Bhandu Kapra

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	CH.		
దస్తావేజు విలువ	200000	220000	1369	00
స్టాంపు విలువ రూ.	100	100	1369	00
దస్తావేజు నెంబరు	87/100	88/100		
రిజిస్ట్రేషన్ రుసుము				
లోటు స్టాంపు (D.S.D.)	100	100		
GHMC (T.D.)				
యూజర్ ఛార్జీలు				
అదనపు షీట్లు				
5 x .....				
మొత్తం	100	11600		

RETURNED

VNo 155674  
 35/10 22200  
 155675  
 35/10  
 12000

(అక్షరాల Rahudra)

తేది 1/1/20

రూపాయలు మాత్రమే)

వాపసు తేది \_\_\_\_\_

సహాయక కమిషనరు

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



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 1735 8/3/08  
 Sold to G. Venkatesh  
 by G. A. Rao  
 Alpine Estates

L. G. Chimalgi  
 K 804947

LEELA G CHIMALGI  
 STAMP VENDOR  
 No. 12/23  
 5-4-76/A, Leela Rangunji  
 SECUNDERABAD-500 003

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this 12<sup>th</sup> day of December 2007 at Secunderabad 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 27 years, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 43 years, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

IN FAVOUR OF

1. Mr. S. K. Singhal, son of Late Shri R. K. Singhal, aged about 42 years,
2. Mrs. Neerja Singhal, wife of Mr. S. K. Singhal, aged about 40 years, residing at 303, K. N. R. Apartments, Street No. 8, Habsiguda, Hyderabad - 500 007, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

For ALPINE ESTATES For ALPINE ESTATES

*[Signature]*  
 Partner

*[Signature]*  
 Partner

1. *[Signature]*  
 2. *[Signature]*

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 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, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007.
- E. The Buyer is desirous of purchasing apartment no. 219 on the second floor in block no. 'A' in the proposed residential apartment 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. 34,20,000/- (Rupees Thirty Four Lakhs Twenty Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Buyer has made a provisional booking vide booking form no. 1214 dated 27<sup>th</sup> February 2009 for the above referred apartment and has paid a booking amount of Rs. 25,000/- to the Vendor.
- I. The parties hereto after discussions and negotiations have agreed to certain terms and conditions of sale and are desirous of reducing the same into writing.

For Alpine Estates

Partner

For Alpine Estates

Partner

**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. That the Vendor agrees to sell for a consideration and the Buyer agrees to purchase a Deluxe Apartment together with proportionate undivided share in land and parking space, as a package, as detailed here below in the residential apartment named as Mayflower Heights, being constructed on the Scheduled Land (such apartment hereinafter is referred to as Scheduled Apartment) which is more fully described in Schedule 'B' annexed to this agreement. The construction of the Scheduled Apartment will be as per the specifications given in Schedule 'C'.

**Schedule of Apartment:**

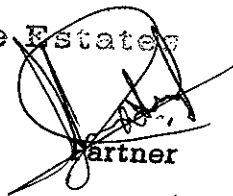
- a) Deluxe Apartment No. 219 on the second floor in block no. 'A' admeasuring 1700 sft of super built up area.
  - b) An undivided share in the Schedule Land to the extent of 85.00 Sq. Yds.
  - c) A reserved parking space for one car on the stilt floor bearing no. A 41, admeasuring about 100 sft.
2. That the total sale consideration for the above shall be Rs. 34,20,000/- (Rupees Thirty Four Lakhs Twenty Thousand only).
  3. That the Buyer has paid an amount of Rs. 25,000/- to the Vendor, the receipt of which is admitted and acknowledged by the Vendor.
  4. The Buyer agrees to pay the balance sale consideration amount of Rs. 33,95,000/- to the Vendor in installments as stated below:

Installment	Amount	Due Date of Payment
Installment I	2,00,000/-	30.11.2007
Installment II	4,57,500/-	14.01.2008
Installment III	4,57,500/-	01.04.2008.
Installment IV	4,57,500/-	01.07.2008
Installment V	4,57,500/-	01.10.2008
Installment VI	4,57,500/-	01.01.2009
Installment VII	4,57,500/-	01.04.2009
Installment VIII	4,57,500/-	01.07.2009

The installments received will be appropriated first towards the consideration for sale of undivided share in land.

5. That the Buyer shall pay the installments as mentioned in clause 4 above regularly in favour of the Vendor either by demand draft / pay-order / cheque / cash and obtain receipt for the same and the Buyer shall pay such installments on the due dates, subject to clause 6 given below.
6. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 21 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 4 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.

**For Alpine Estates**

  
Partner

**For Alpine Estates**

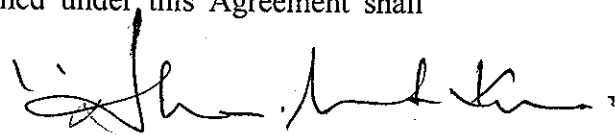
  
Partner

7. In the event the installment payments are delayed by more than 15 days after they become due, the Buyer shall be liable to pay the overdue installments with interest calculated @1.5% p.m. Under no circumstances the Buyer shall delay the payment of installments for more than 1 month from the due date. That in case of delay in payment of installments for more than 1 month from the due date, this agreement shall stand cancelled and the Vendor shall be entitled to charge cancellation charges @ 15% of the agreed total sale consideration. In the event of the Buyer proposing to avail a housing loan and the Buyer fails to obtain housing loan within 30 days of the provisional booking, the cancellation charges will be nil provided necessary intimation to this effect is given to the Vendor in writing along with necessary proof of non-sanction of the loan. In case of such non intimation the cancellation charges shall be Rs. 25,000/-. Further if on the request of the Buyer the booking is cancelled within 60 days of the provisional booking the cancellation charges shall be Rs. 50,000/-.
8. The non-payment of any installments and/or any amounts due by the Buyer to the Vendor as stipulated under this agreement, shall entitle the Vendor to cancel the agreement 'suo-moto', unilaterally without any recourse to the Buyer and the Vendor need not give any prior notice or intimation to the Buyer of such action of cancellation of the Agreement.
9. The Vendor shall be entitled to re-allot / sell the said apartment thus cancelled in favour of any other person. No notice from the Vendor shall be necessary to the defaulting Buyer to take action as stated herein, and such action shall be the sole prerogative and discretion of the Vendor and the defaulting Buyer shall have no say in or to object to the same.
10. That the Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanction within 30 days from the date of provisional booking. The Vendor 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 Vendor by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
11. That for the purposes of creating a charge in favour of the bank / financial institutions on the apartment being constructed so as to enable the Buyer to avail housing loan, the Vendor will execute a sale deed in favour of the Buyer for sale of apartment in a semi-finished state. In the event of execution of sale deed before the apartment is fully completed, the Buyer shall be required to enter into a separate construction contract with the Vendor for completing the unfinished apartment and the Buyer shall not raise any objection for execution of such an agreement.
12. That in the event the Buyer is arranging/has arranged finance under Housing Finance scheme/or any other scheme for the purchase of schedule apartment and payment of sale consideration under this Agreement, it shall be the sole responsibility of the Buyer for timely payments from such financier to the Vendor. Any default in payment by such financier to the Vendor shall be deemed to be the default by the Buyer and the consequence as regards default in payments as contained under this Agreement shall become operative.

**For ALPINE ESTATES For ALPINE ESTATES**

  
Partner

  
Partner



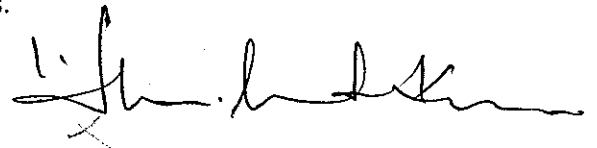
2 - 

13. That any time given to the Buyer for fulfillment of his obligations hereunder by the Vendor or the nominee of the Vendor shall not be considered to be a waiver of any term or condition of this agreement nor shall it give any rights to the Buyer other than the time so granted. Such granting of the time etc., shall not prejudice the rights of the Vendor in any manner whatsoever.
14. That on payment of the full consideration amount as mentioned above and on completion of construction of the said apartments, the Vendor shall deliver the possession of the schedule apartment to the Buyer with all amenities and facilities as agreed to between the parties and the Buyer shall enter into possession of the schedule apartment and enjoy the same with all the rights and privileges of an owner.
15. That the Buyer has examined the title deeds, plans, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Buyer shall not hereafter, raise any objection on this account.
16. 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 agreement, or the sale deed, and/or the agreement of construction.
17. That the Vendor shall build the apartment, etc. in the proposed building according to the plans and designs made out and according to the specifications mentioned in Schedule 'C' hereto with such modifications and alterations as may be required or are deemed necessary by the Vendor under the circumstances from time to time. The cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charges extra.
18. That it is specifically understood and agreed by the Buyer that the Sale Deed executed in favour of the Buyer and the Agreement for Construction entered into, if any, between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and are inseparable.
19. 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.
20. That the residential apartment shall always be called 'Mayflower Heights' and the name thereof shall not be changed.
21. That the Vendor agrees to deliver the schedule apartment to the Buyer on or before 1<sup>st</sup> July 2009, with a further grace period of 6 months.

**For ALPINE ESTATES For ALPINE ESTATES**

  
**Partner**

  
**Partner**



2 - 



22. That in event of any delay in the completion of the construction of the scheduled apartment and delivery of possession of the said tenement by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., the Vendor shall not be held responsible. The Buyer shall not have any right to claim any interest, loss or damage etc. or shall not insist for the refund of any amount till the final work is completed.
23. That upon completion of construction of the apartment the Vendor shall intimate to the Buyer the same at his last known address and the Buyer shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Vendor shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Buyer shall also be obliged to pay for maintenance thereof to the Vendor or the respective society.
24. That the Buyer shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission, assistance to him or his nominated contractors or their agents, nominees etc., or body that may be set up by Vendor to construct, repair, examine, survey the building or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary.
25. That the Buyer shall not cut, maim, injure, tamper or damage any part of the structure or any part of the building nor shall he/she/they make any additions or alterations in the building without the written permission of the Vendor or from the Mayflower Heights Owners Association, the body that has been / shall be formed for the maintenance of the Apartments.
26. That the Buyer shall keep and maintain the building 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, disturbances or difficulty to the occupiers of the other apartments etc.; (d) store extraordinarily heavy material therein; (e) do such things or acts which may render void, or voidable 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.
27. That from the intimation as to possession of the Scheduled Apartment or date of receipt of possession of the apartment, which ever is earlier the Buyer shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses etc that may be payable with respect to the Schedule apartment including Municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to state or Central Government or other local bodies or any other concerned body or authority, etc.

**For ALPINE ESTATES For ALPINE ESTATES**

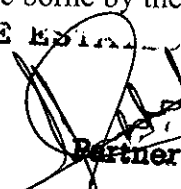
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Partner


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Partner

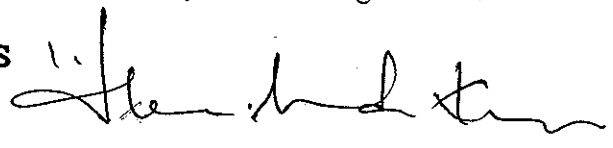
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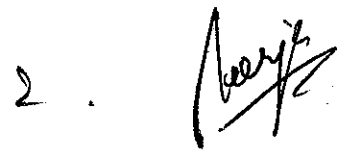
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28. That the Buyer shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with apartment before it is fully constructed and possession delivered unless he/she/they have made full payments including other charges such as for electricity, water and other connections etc., under and strictly according to this agreement.
29. That the Buyer shall become a member of the Mayflower Heights Owners Association, the body that has been / shall be formed for the maintenance of the building. As a member, the Buyer shall abide by the rules and by-laws framed by the said association, which shall be the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other services and property of common enjoyment) and shall pay such amount or amounts as decided by the said 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.
30. That the Buyer shall impose all the conditions laid down in the agreement upon the transferee, tenant, occupiers or user of each apartment. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the apartment and the transfer of all or any rights therein shall only be subject to such conditions.
31. That the Buyer shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the land and/or the apartment etc., on account of joint ownership of the same by a number of persons.
32. That any disputes or differences between the parties hereto shall be subject to Hyderabad/Secunderabad Jurisdiction only.
33. That the Vendor shall cause this Agreement of sale to be registered in favour of the Buyer as and when the Buyer intimates in writing to the Vendor his/her/their preparedness with the amount payable towards stamp duty, registration charges and other expenses related to the registration of this Agreement.
34. That the Vendor shall, in due course, cause sale deed/s or other conveyance to be executed and registered in favour of the Buyer for transfer of the apartment, etc. and the undivided share in the land, subject to the Buyer paying all dues payable under or in pursuance of this Agreement.
35. That the stamp duty, registration charges and other expenses related to the execution and registration of this agreement of sale and other deeds, or conveyances and agreements shall be borne by the Buyer only.

For ALPINE ESTATES  
  
Partner

For ALPINE ESTATES  
  
Partner

1. 

2. 

SCHEDULE 'A'

SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-11 Gts., forming part of Sy. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.) , bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, are bounded as under:

North By	Sy. No. 2/1/2 (road)
South By	Village
East By	Village
West By	Sy. No. 2/1/1(part), Sy. No. 189, Sy. No. 190 & Sy. No. 191(part)

SCHEDULE 'B'

SCHEDULE OF APARTMENT

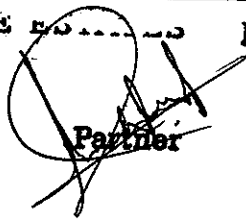
All that portion forming Apartment No. 219 on the second floor in block no. 'A' admeasuring 1700 sft. of super built-up area (i.e., 1360 sft. of built-up area & 340 sft. of common area) together with proportionate undivided share of land to the extent of 85.00 sq. yds. and reserved parking space for one car bearing no. A 41, admeasuring about 100 sft. in the residential apartment named as Mayflower Heights, forming part of Sy. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District 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

WITNESSES:

- 1.
- 2.

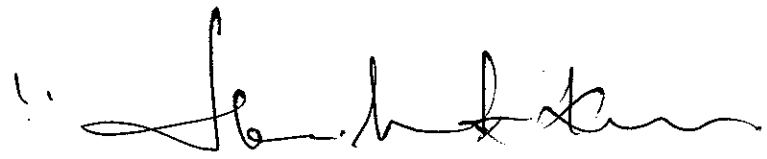
**For ALPINE ESTATES**

  
Partner

**For ALPINE ESTATES**

  
Partner

VENDOR

1. 

BUYER

2. 

SCHEDULE 'C'

<b>SPECIFICATIONS</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>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>Change of colour or fixing of grills &amp; gates to the main door / balcony shall not be permitted.</li> <li>Changes in walls, door positions or other structural changes shall not be permitted.</li> <li>Only select alterations shall be permitted at extra cost.</li> <li>Specifications / plans subject to change without prior notice.</li> </ol>		

IN WITNESS WHEREOF the parties hereto have signed this agreement in token of their acceptance after understanding the contents with free will and without any influence or coercion in presence of the witness:

WITNESSES:

1.

2.

**For ALPINE ESTATES For ALPINE ESTATES**

*[Signature]*  
**Partner**

*[Signature]*  
**Partner**

VENDOR

*[Signature]*

BUYER

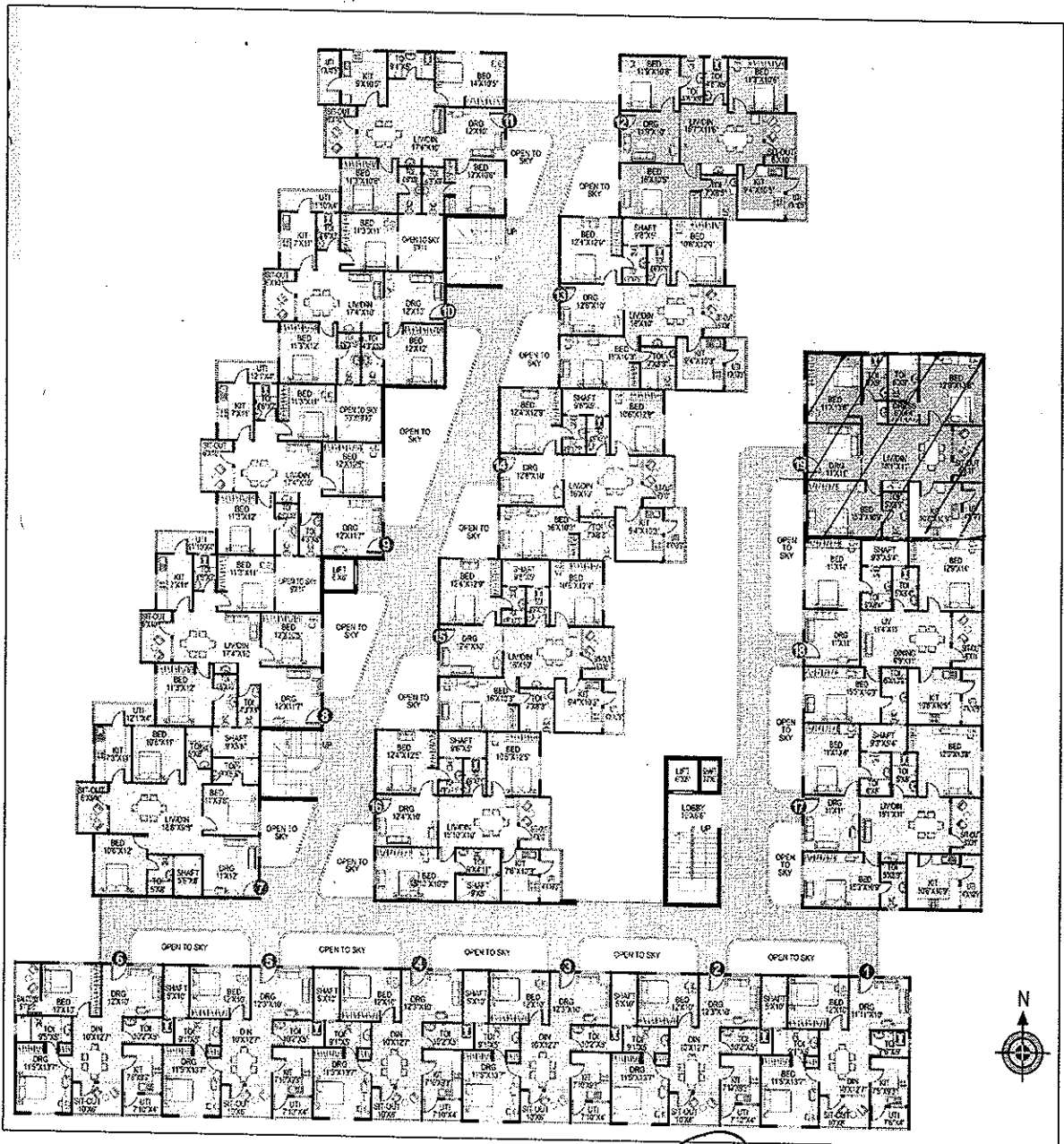
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Plan showing Apartment No. 219 on the second floor in block 'A' of 'May Flower Heights' at Premises No. 3-3-27/1, Mallapur, Near Nacharam, Hyderabad - 500 076.

Vendor: M/s. Alpine Estates  
 Buyer: 1. Mr. S. K. Singhal  
 2. Mrs. Neerja Singhal  
 Flat area: 1700 Sft.  
 Undivided share of land: 85.00 Sq.Yds.

**Boundaries :**

North by: Open to sky  
 South by: Flat No. 218  
 East by: Open to sky  
 West by: 6' wide corridor & Open to sky



WITNESSES:

- 1.
- 2.

For ALPINE ESTATES

For ALPINE ESTATES

*[Handwritten signature]*  
 Partner

*[Handwritten signature]*  
 VENDOR  
 Partner

1. *[Handwritten signature]*  
 2. *[Handwritten signature]*  
 BUYER