

3223/09

3687

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

AD 010901

Sold to: Ramesh  
S/o. Mr. Narayana Rao  
ALPINE ESTATES

K. SRINIVAS  
S.V.L.No.26/98, R.No.11/2007  
CITY CIVIL COURT  
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on the 5<sup>th</sup> day of November 2009 at SRO. Kapra, Ranga Reddy District by:

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, I floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners/duly authorized representative Mr. Rami 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  
  
Partner

For Alpine Estates  
  
Partner

1వ పుస్తకము 2009.....వ సం పు 3223  
 2వ పుస్తకము కారితముల సంఖ్య.....17  
 ఈ కారితపు పేరున సంఖ్య.....

2009 వ సం. నవంబరు నెల.....వ తేదీ  
 1931 శా.శ. నవంబరు మాసము.....16.....వ తేదీ  
 పగలు.....11.....గంటలు.....12.....గంటల  
 మద్య కాత్రా నాఫ్-రిజిస్ట్రేషన్ కార్యాలయములో  
 శ్రీ. K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ కార్యాలయ : 18000 లోని సెక్షన్ 22.ఎ.లో  
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులకు  
 మరలము వేలిముద్రలతో సహా దాఖలు చేసే  
 రుసుము రూ.....47.50/.....లు చెల్లించినట్లు  
 వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు

సబ్-రిజిస్ట్రారు



K. Prabhakar Reddy

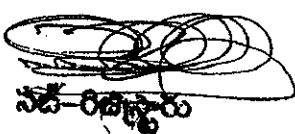


నిరూపించినది

K. Prabhakar Reddy, S/o. C. Far na Reddy, Occupation: Service,  
 (O). 5-4-18713 & 4, 2nd floor, Soham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/SP for presentation  
 of documents, Vide GPA / SP No. 1591 dated 15/11/09  
 dated 3.08.09 registered at SRO, UPP-7  
 Range Reddy District.

- (1) శ్రీ. Raj Kumar S/o. MURUND RAO, OCC: SERVICE  
 R/o. A.P. SEC 15/AD
- (2) A. Laxmi Kanth S/o. SADARMA OCC: BUSINESS  
 R/o. (A.P. SEC) SEC 15/AD

2009 వ సం. నవంబరు నెల.....వ తేదీ  
 1931 శా.శ. నవంబరు మాసము.....16.....వ తేదీ




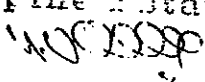
**IN FAVOUR OF**

1. MR. GOPAL PURANIK, SON OF LATE B. D. P. G. PURANIK, aged about 58 years, Occupation: Service
2. MRS. DEEPA PURANIK, WIFE OF MR. GOPAL PURANIK, aged about 52 years, Occupation: Housewife, both are residing at 301, 2-2-17/301, Gharonda Malhar, Durghabai Deshmukh Colony, Hyderabad - 500 017, hereinafter referred to as the "Buyers" (Which expression where the context so permit 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. 1/1 (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 Rama 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. 14-13/P. 1/1g/H/2006, dated 23/03/2007. In accordance with 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.
- E. The Buyer is desirous of purchasing Luxury apartment bearing flat no. 107 on the first floor in block no. 'A' having a super built-up area of 1400 sq. ft. (i.e., 1120 sq. ft. of built-up area & 280 sq. ft. of common area) together with undivided share in the scheduled land to the extent of 70.00 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-10 admeasuring about 100 sq. ft. in the building known as MAYFLOWER HEIGHTS and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.

For Alpine Estates  
  
Partner

For Alpine Estates  
  
Partner

1వ పుస్తకము 2009 సం. నం. 3223

మొత్తము కాగితముల సంఖ్య 17

ఈ కాగితపు వరుస సంఖ్య 2

MARKET VALUE Rs: 950000/

ENDORSEMENT

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

By challan No. 526/2009 Dt. 11/11/09

~~చట్ట-రిజిస్ట్రారు~~

I. Stamp Duty:

1. in the shape of stamp papers Rs. 100/

2. in the shape of chikan (u/s.41 of Act 1959) Rs. 49500/

3. in the shape of mark (u/s.41 of Act 1959) Rs. —

4. adjusting stamp duty (u/s.36 of Act 1959, if any) Rs. —

II. Transfer Tax:

1. in shape of chikan Rs. 19000/

2. in the shape of mark Rs. —

III. Registration Fees:

1. in the shape of chikan Rs. 4950/

2. in the shape of mark Rs. —

IV. User Charges

1. in the shape of challan Rs. 100/

2. in the shape of cash Rs. —

Total Rs. 71350/

  
SUB REGISTRAR  
KAPRA

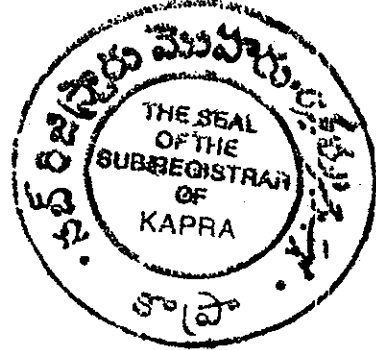
1వ పుస్తకము 2009 సం. / కా.శ. 1959 వ  
పు. 3223 నెంబరుగా రిజిస్టరు చేయబడి

స్కానింగ్ విమిత్తం గుర్తింపు నెంబరు 1526

3223 / 2009 గా యివ్వబడ్డెనది

2009 సం. నవంబరు 7 వ తేది


  
చట్ట-రిజిస్ట్రారు

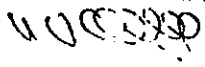


- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc. is satisfied as to the title and competency of the Vendor.
- G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

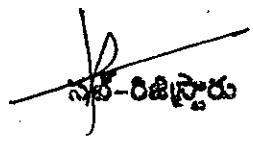
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the luxury apartment bearing flat no. 107 on first floor in block no. 'A' having a super built-up area of 1400 sft. (i.e., 1120 sft. of built-up area & 280 sft. of common area) in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R. R. District. together with:
- Undivided share in scheduled land to the extent of 70.00 sq. yds.
  - A reserved parking space for one car on the stilt floor bearing no. A-10 admeasuring about 00 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, I.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. 9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenants that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

For Alpine Estates  
  
Partner

For Alpine Estates  
  
Partner

1వ పుస్తకము 2009.....వ సంపుటి 223 వస్త్రవేణులు  
మొత్తము కాగితముల సంఖ్య.....17  
ఈ కాగితపు వరుస సంఖ్య.....3

  
నర-రిజిస్ట్రారు

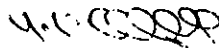


5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further 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 liable 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.
  - 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.

For Alpine Estates

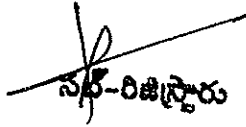
  
Partner

For Alpine Estates



Partner

1వ పుస్తకము ఖర్చు.....న సంపు 3223 పుస్తకములు  
మొత్తము కాగితముల సంఖ్య.....17.....  
ఈ కాగితపు వరుస పంక్తి.....4.....

  
నర-రిజిస్ట్రారు





- 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 change .
- 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. 71,250/- is paid by way of challan no. 526865 dated 07.11.2009, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 2,500/- paid by the way of pay order No. 152235 dated 05.11.2009, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

  
Partner

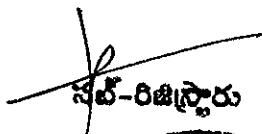
For Alpine Estates

  
Partner

1వ పుస్తకము 2009.....వ సంపు. 3223 పుస్తకములు

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు పరుస సంఖ్య..... 5.....

  
సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished luxury apartment bearing flat no. 107 on the first floor in block no. 'A' admeasuring 1400 sft. of super built-up area (i.e., 1120 sft. of built-up area & 280 sft. of common area) together with proportionate undivided share of land to the extent of 79.00 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-10, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

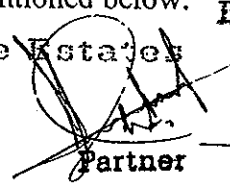
North by	Flat no. 108 & Open to sky
South by	6' wide corridor
East by	Staircase, Open to sky & 3' wide corridor
West by	Open to sky

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

WITNESSES:

1. S. Raj Kumar
2. S. Lakshminarayana

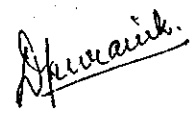
**For Alpine Estates**

  
Partner

  
Partner

VENDOR

  
BUYER



1వ పుస్తకము 2009... సం పు. 32.23...  
మొత్తము కాగితముల సంఖ్య. .... 17  
ఈ కాగితపు పరుస సంఖ్య..... 6

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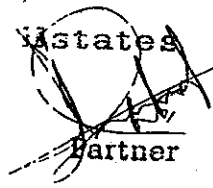


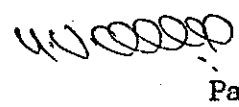
ANNEXURE-1-A

1. Description of the Building : Luxury apartment bearing flat no. 107 on the first 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 Old Village, Mallapur Uppal Mandal, R. R. District.
- (a) Nature of the roof : F. C. C. (G+5)
- (b) Type of Structure : Frame Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 70.00 sq yds., U/S Out of Ac. 4-11 Gts.
4. Built up area Particulars:
- a) In the Ground Floor : 100 sqft Parking space for One Car
- b) In the First Floor : 1400 sqft
- c) In the Second Floor :
- 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. 9,50,000/-

For Alpine Estates

For Alpine Estates

  
Partner

  
Partner

Date: 05.11.2009

Signature of the Executants

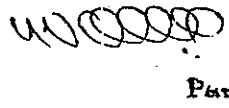
C E R T I F I C A T E

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

For Alpine Estates

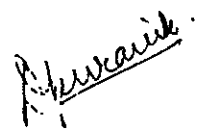
For Alpine Estates

  
Partner

  
Partner

Date: 05.11.2009

Signature of the Executants

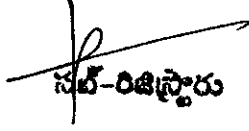


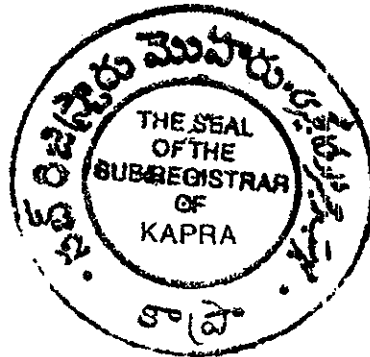


1వ పుస్తకము 2007.....వ సం 3223...చిన్నవేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

  
సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING** FLAT NO. 107 IN BLOCK NO. 'A' ON FIRST FLOOR

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

**IN SURVEY NOS.** 1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE, JPF AL

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

**VENDOR:** M/S ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

1. SRI RAHUL B. MEHTA, S.O. LATE MR. BHARAT U. MEHTA

2. SRI YERRAM VIJAY KUMAR S/O. SR YERRAM SHANKARAI AH

**BUYER:** 1. MR. GOPAL PURANIK, SON OF MR. PADMANABH PURANIK

2. MRS. DEEPA PURANIK, WIFE OF MR. GOPAL PURANIK

**REFERENCE:**  
**AREA:** 70.00

**SCALE:**  
SQ. YDS. OR

**INCL:**

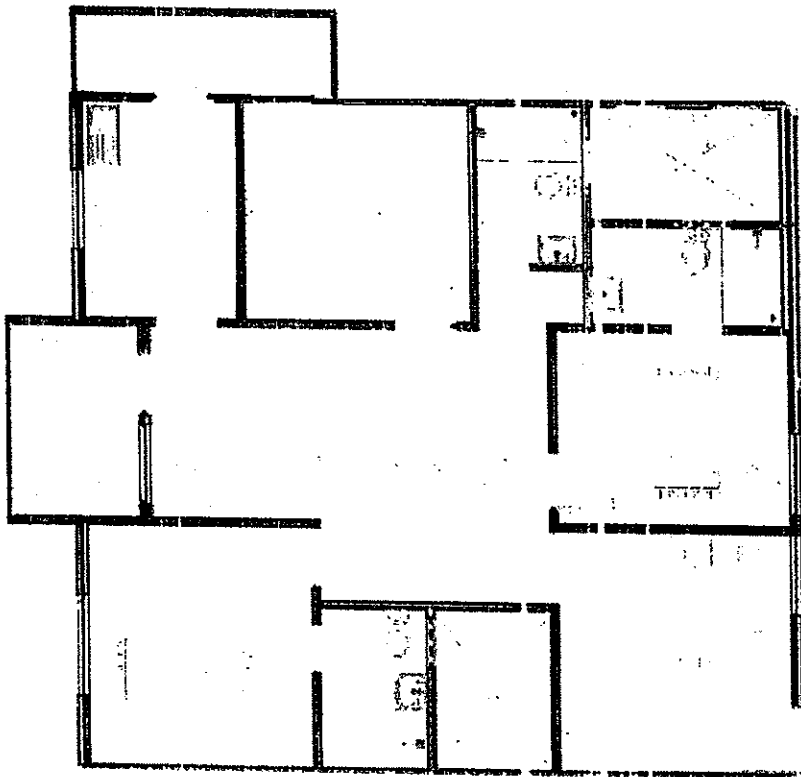
**EXCL:**

Total Built-up Area = 1400 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Flat No. 108 & Open to sky



Open to sky



Staircase, Open to sky & 6' wide corridor

6' wide corridor  
For Alpine Estates

For Alpine Estates

**WITNESSES:**

1. P. Raj Kumar
2. A. Lakshminarayana

*[Signature]*  
Partner

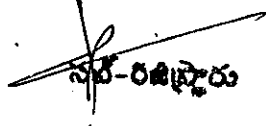
SIGNATURE OF THE VENDOR

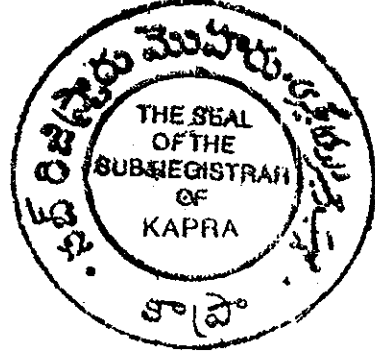
*[Signature]*  
SIGNATURE OF THE BUYER

1వ పుస్తకము 2009..... సం పు 3223 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వరుస సంఖ్య..... 8.....

  
నర-రవిశ్రావు





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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	--	--

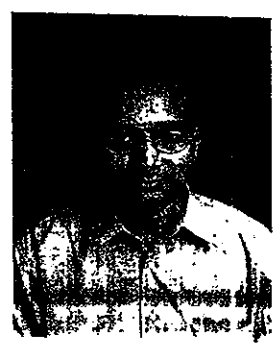


**VENDOR:**

**M/S. ALPINE ESATES**  
A REGISTERED PARTNERSHIP FIRM  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G ROAD, SECUNDERABAD - 500 003.  
REPRESENTED BY ITS PARTNERS  
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.



1. MR. YERRAM VIJAY KUMAR  
SON OF SRI YERRAM SHANKARAI AH  
R/O. PLOT NO. 14 & 15  
KARTHIK ENCLAVE  
DIAMOND POINT  
SECUNDERABAD.



**SPA FOR PRESENTING DOCUMENTS  
VIDE DOCUMENT NO. 169/IV/2007:**

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

**SIGNATURE OF WITNESSES:**

- 
- 

For Alpine Estates

Partner

For Alpine Estates

Partner

**SIGNATURE OF EXECUTANTS**

**SIGNATURE OF THE BUYER**

1వ పుస్తకము 2007.....వ సంపుటము 2223వ పేజీలు

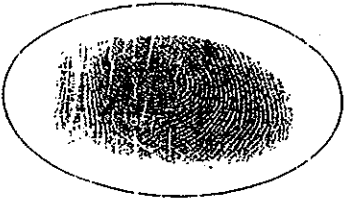





మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య:.....9.....

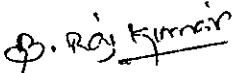
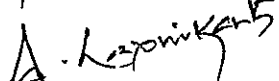
నరసింహారావు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUYERS:</b> 1. MR GOPAL MURANIK S/O. LATE. Dr. P. G. PURANIK R/O. 301, 2-2-17/301, GHARONDA MALHAR, DURGHABAI DESHMUKH COLONY, HYDERABAD - 500 017.
			2. MRS. DEEPA PURANIK W/O. MR. GOPAL PURANIK, R/O. 301, 2-2-17/301, GHARONDA MALHAR, DURGHABAI DESHMUKH COLONY, HYDERABAD - 500 017.
			<b>REPRESENTATIVE:</b> MR. CH. VENKATA RAMANA REDDY S/O. CH. ANJI REDDY, R/O. 11-187/2, ROAD NO. 2, GREENHILLS COLONY, SAROOR NAGAR, HYDERABAD.

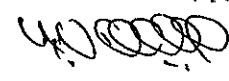
SIGNATURE OF WITNESSES:

- 
- 

For Alpine Estates

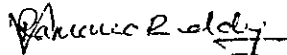
  
Partner

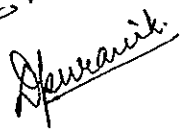
For Alpine Estates

  
Partner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar the following request should be signed.  
 I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,  
 Mr. CH. Venkata Ramana Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-  
 Registrar of Assurances, Kepra, Ranga Reddy District

  
SIGNATURE OF THE REPRESENTATIVE

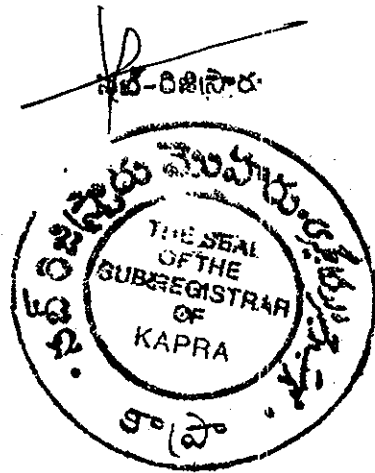
  


SIGNATURE OF THE BUYER

1వ పుస్తకము 2007.....వ సం పుచ్చె 2236సాపే

మొత్తము కాగితముల సంఖ్య. ....17.....


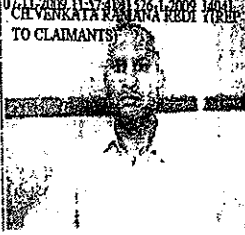
ఈ కాగితపు వరుస సంఖ్య.....10.....



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

C.S.No./Year: 003404/2009 of SRO: 1526(KAPRA)

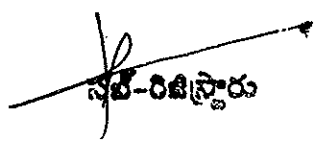
07/11/2009 11:58:02

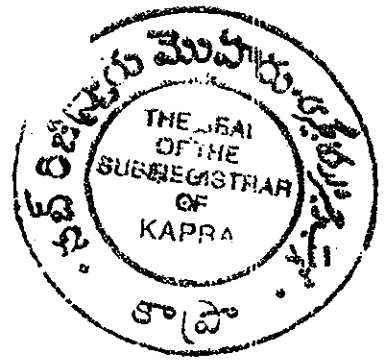
S.No.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
	Manual Enclosure	Manual Enclosure	(C.L) GOPAL PURANIK 2-2-17/301, CHARONDA MAHAR, DURGHABAI SHIMUKH CLY, HYD.	
2	Manual Enclosure	Manual Enclosure	(C.L) DEEPA PURANIK 2-2-17/301, CHARONDA MAHAR, DURGHABAI SHIMUKH CLY, HYD.	
3		 07.11.2009 11:57:40 AM 1526-1-2009 160413 CH. VENKATA RAMANA REDDY TO CLAIMANTS	(C.L) CH. VENKATA RAMANA REDDY (REP OF CLAIMANTS) 11- 372, GREEN HILLS COLONY SAROOR NAGAR, HYD.	<i>Ch. Venkata Ramana Reddy</i>
4	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE STATES REP BY RAJUL B. MEHTA 5-4- 1872 & 4 FLOOR, SOHAM MANSION, M.G. ROAD, SECABAD.	
5	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE STATES REP BY SERRAM VIJAY S. UMAR 5-4-187/3 & 4 FLOOR, SOHAM MANSION, M.G. ROAD, SECABAD.	

Witness Signatures  
*[Signature]*  
 Operator Signature  
*[Signature]*

*[Signature]*  
 Sub Registrar  
 Signature

1వ ఎంపికము 2009.....వ సం పు 3223వ స్థానములు  
మొత్తము కాగితముల సంఖ్య.....17.....  
ఈ కాగితపు వరుస సంఖ్య:.....11.....


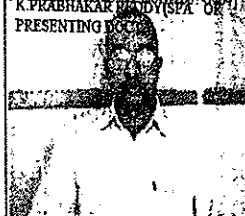
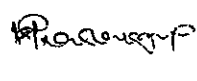
  
నల్-రిజిస్ట్రారు



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

C.S.No./Year: 003404/2009 of SRO: 526 (KAPRA)

07/11/2009 11:58:02

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6	Manual Enclosure	Manual Enclosure	(EX) M/S.MAYFLOWER RIGHTS REP BY AUL B.MEHTA 5-4- 187/3 & 4 FLOOR, SOHAM MANSION,M.G.ROAD, SEC 3AD.	
7	Manual Enclosure	Manual Enclosure	(EX) M/S.MAYFLOWER RIGHTS REP BY ERRAM VIJAY UMAR 5-4-187/3 & 4 FLOOR, SOHAM MANSION,M.G.ROAD, SEC 3AD.	
8			(EX) K.PRABHAKAR EDDY(SPA FOR PRESENTING DOCT.) 5-4-187/3 & 4 FLOOR, SOHAM MANSION,M.G.ROAD, SEC 3AD.	

Witness  
Signatures

*(Signature)*  
Operator  
Signature

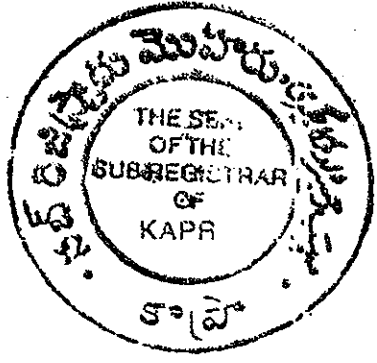
  
Subregistrar  
Signature

1వ పుస్తకము 2009.....వ నం. పు.నె.222...దస్త్రవేజాలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....12.....

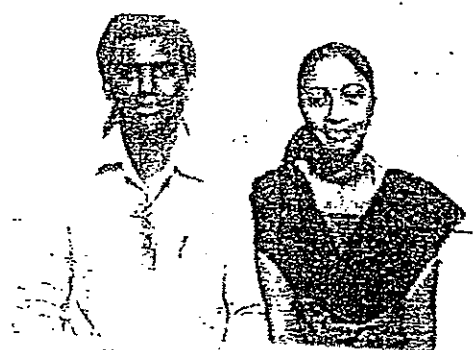
~~సర్-రిజిస్ట్రారు~~





**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLRAPH/1144902006  
VIJAYA BHARATI  
SHANKARAIAN  
22-22  
FOR 9/10/1974  
SECURITY PASS  
2006



Family Members Details

Relation	Date of Birth	Age
Spouse	05/02/84	22

Non transport  
Transport  
Hazardous Vehicle  
Status  
Reference No.  
Original LA  
DOB  
Blood Gr.  
Date of 1st Issue

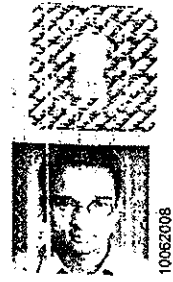
**HOUSEHOLD CARD**

Card No : PAF67881501086  
 P.I. Shop No : 815  
 Name of Head of Household : Mr. E. Bharat  
 Date of Birth : 05/12/1974  
 Age : 26  
 Occupation : Govt. Employee  
 House No. : 202  
 Street :  
 Colony :  
 Ward :  
 Circle :  
 District : Hyderabad  
 No. (1) :  
 No. (2) :

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

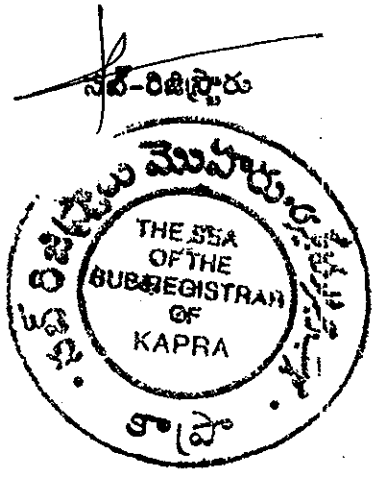
**आयकर विभाग**  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY, K  
PADMA REDDY KANDI  
15/01/1974  
Permanent Account Number :  
AWSP8104E  
Signature

**भारत सरकार**  
GOVT. OF INDIA



*E. Bharat*

వ పుస్తకము 2009..... ..చ సం 3223...సాక్షివేణులు  
మొత్తము కాగితముల సంఖ్య..... 17.....  
ఈ కాగితపు వరుస సంఖ్య... .. 13.....



आयकर विभाग  
INCOME TAX DEPARTMENT



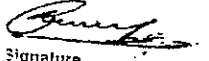
भारत सरकार  
GOVT. OF INDIA

GOPAL PURANIK

PADMANABH PURANIK

24/08/1951

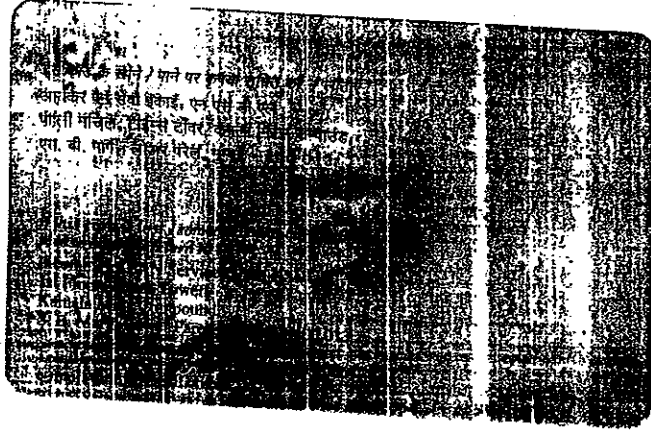
Permanent Account Number  
AGGPP2851C

  
Signature



15062007

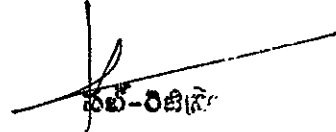




1వ పుస్తకము 2009 .....వ సం పు 3223.

మొత్తము కాగితముల సంఖ్య:.....17.....

ఈ కాగితపు వరుస సంఖ్య:.....14.....

  
సబ్-రిజిస్ట్రార్



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

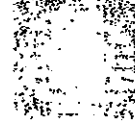
DEEPA PURANIK

GOPALRAO KATTI

08/08/1958  
Permanent Account Number:

ALAPP7904M

*Spurankit*  
Signature



*Spurankit*

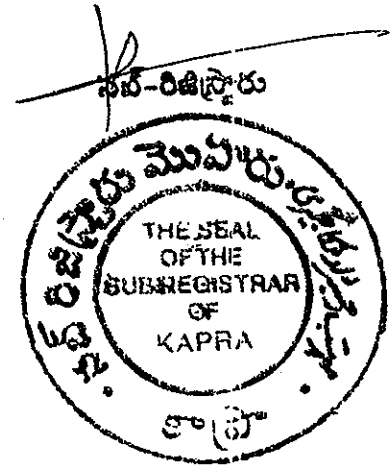
In case this card is lost / found, kindly  
Income Tax PAN Services Unit, UTIISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित कर ली जाए :  
आयकर पैन सेवा यूनिट, UTIISL,  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४।

1వ ప్రతికము 2009.....వ సంపుటము 223 స్త్రీవేతాలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు పరుస సంఖ్య.....15.....



**REPRESENTATIVE:**

Customer Relations Division



Name : Ch.Venkata Raimana Reddy

Designation : Customer Relations Executive

Signature *[Handwritten Signature]*

Valid upto : 30 April 2009

Issuing Authority : *[Handwritten Signature]*

Blood Group : O +ve

Address:  
5-1-187/384, 11th Floor,  
MG Road, Secunderabad-500003  
Ph: 040-66036561, 040-27544058  
www.modiproperties.com

Resi.Add.:  
# 11-187/2, Road No.1,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393381666, 3246 16556




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. 1**

आयकर विभाग  
INCOME TAX DEPARTMENT  
B M RAJ KUMAR  
MUKUND RAO  
08701/1978  
Permanent Account Number  
AIOPH9888L  
*[Handwritten Signature]*  
Sig. RAO

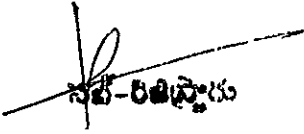
**WITNESSES NO.2**

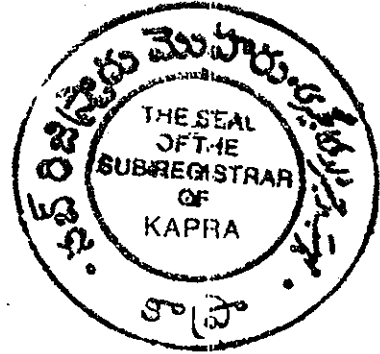
  
सत्यमेव जयते  
Election Commission Of India  
ఆంధ్రప్రదేశ్ ఎన్నికల సంఘము  
IDENTITY CARD  
గుర్తింపుకార్డు  
CVG2736122  
  
  
Elector's Name : A LAXMI KANTH  
ఓటరు పేరు : ఎ లక్ష్మీ కాంత్  
Father's Name : A SADHARMA  
తండ్రి పేరు: ఎ సధర్మ  
Sex : M Age as on 1-1-2003  
లింగము : పు 1-1-2003 నాటికి వయస్సు 24

1వ పుస్తకము 2019 సం పుస్తకము 2020 సం పుస్తకము 2021 సం పుస్తకము

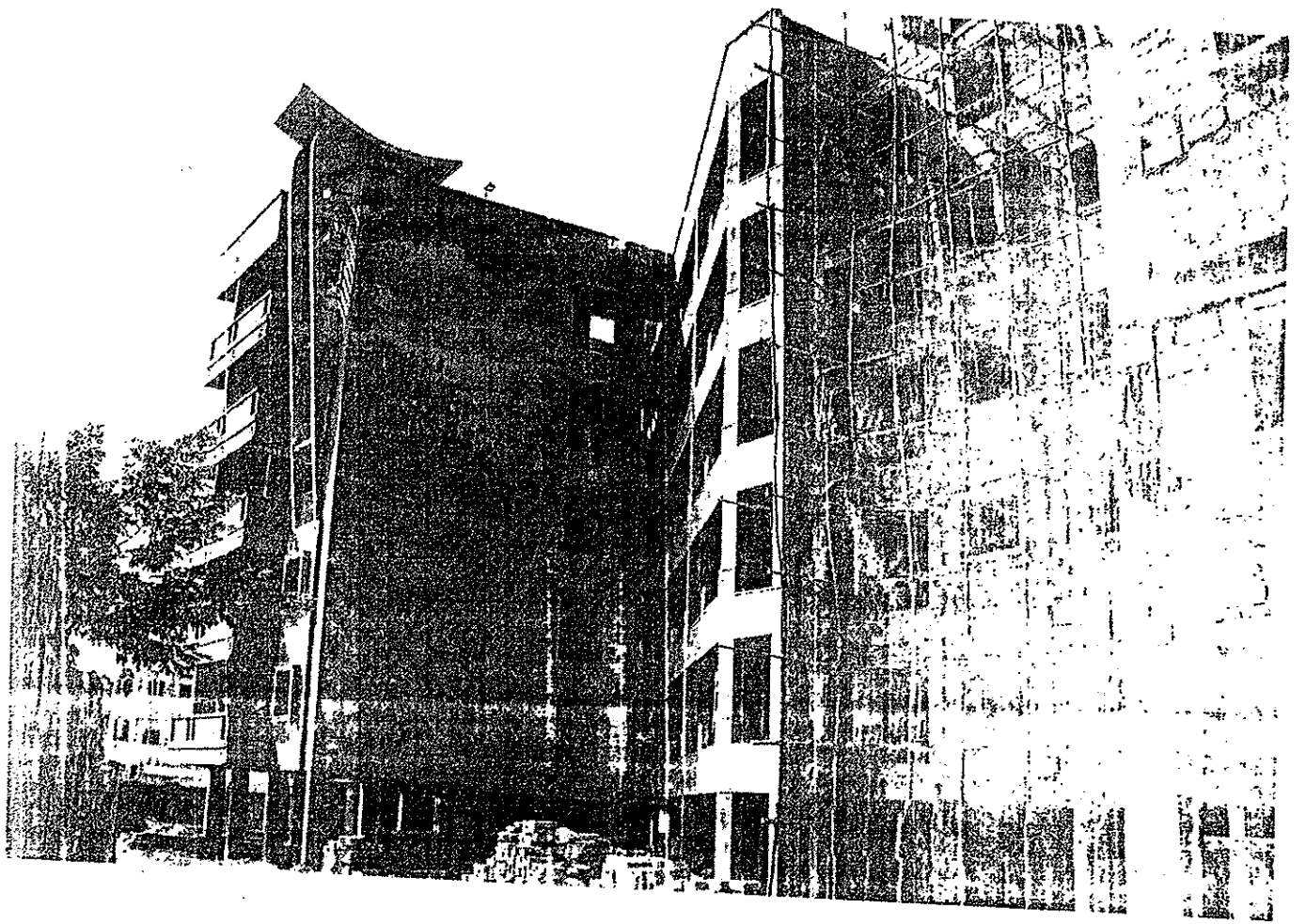
మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....16.....

  
సబ్-రిజిస్ట్రారు







... పుస్తకము విడిచి... వ సం పు 2223... పేజీలు

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 17

~~సబ్-రిజిస్ట్రారు~~



దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

4278

Rahul B Mhetre

శ్రీమతి / శ్రీ

ఈ దిగువ-ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

Mallapur

దస్తావేజు వ్యభావము	Sale	of A	Val/9500/152234/15/09	575/109
దస్తావేజు విలువ	950000	302000	Val 302000/152234/15/09	
స్టాంపు విలువ రూ.	100	100		
దస్తావేజు నెంబరు	8223/09	3224/09		
రిజిస్ట్రేషన్ రుసుము	4750	1000	<b>RETURNED</b>	1) 536865 7-11-09 2) 536866 7-11-09
లోటు స్టాంపు (D.S.D.)	47400	30200		
GHMC (T.D.)	100	100		
యాజర్ ఛార్జీలు	100	100		
అదనపు షీట్లు	19000	100		
5 x	/	/		
మొత్తం	71250	31300		

(అక్షరాల) oil

తేది 7-11-09

వాసము తేది

రూపాయలు మాత్రమే

**సబ్-రిజిస్ట్రారు**  
సబ్ రిజిస్ట్రారు

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

3

3403

3224/09

3686

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 010902

24710 Date 15/10/2009  
 Sold to Ramesh  
 S/o. Dr. W/o. Narasinga Rao  
 For Whom Alpine Estates

K. SRINIVAS  
 S.V.L.No.26/98, R.No.11/2007  
 CITY CIVIL COURT  
 SECUNDERABAD

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 5<sup>th</sup> day of November 2009 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, 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. GOPAL PURANIK, SON OF LATE. Dr. P. G. PURANIK, aged about 58 years, Occupation: Service
2. MRS. DEEPA PURANIK, WIFE OF MR. GOPAL PURANIK, aged about 52 years, Occupation: Housewife, both are residing at 301, 2-2-17/301, Gharonda Malhar, Durghabai Deshmukh Colony, Hyderabad - 500 017, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Alpine Estates  
  
 Partner

For Alpine Estates  
  
 Partner

Page 1

11/07/2009

1వ పుస్తకము 2009.....వ సం పు 3224

మొత్తము కారీకముల సంఖ్య.....16

ఈ కారీకపు వరుస సంఖ్య.....1

2009 వ సం. నవంబరు నెల.....వ తేది

1931 శా.శ. సం. 16.....వ తేది

పగలు.....12.....గంటల

మద్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ.....K. Prabhakar Reddy.....

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను

అనుసరించి సమర్పించబడిన ఛోటా గ్రాపులు

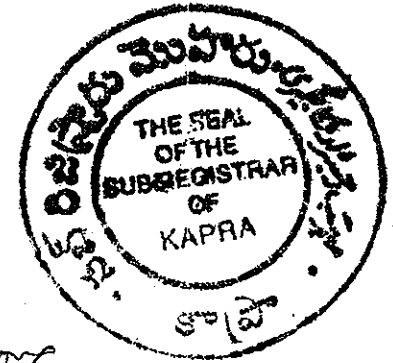
వారీయ వేలిముద్రలతో సహా దాఖలు చేసి

రుసుముద్ర.....1000/.....లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన వ్రేలు

నబ్-రిజిస్ట్రారు



*[Handwritten signature]*

*[Handwritten signature]*



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service (O), 5-4-18713 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA/SPA No. 169/2009 dated 3.08.09 registerer at SRO, 1992 Ranga Reddy District.

నిరూపించినది

1) B. Raj Kumar

B. RAJ KUMAR S/o. ANJUNDA RAO  
OCC: BUSINESS R/o ALMAL, SEC 03

2) A. Lakshmi Kant

A. LAKSHMI KANT S/o. SADARMA OCC: SERVICE  
R/o LALAPET, SEC 03

2009 వ సం. నవంబరు నెల.....వ తేది

1931 శా.శ. సం. 16.....వ తేది నబ్-రిజిస్ట్రారు

*[Handwritten signature]*

**WHEREAS:**

A. The Buyer under a Sale Deed dated 05.11.2009 has purchased a semi-finished, Luxury apartment bearing flat no. 107, on the first floor in block no. 'A' admeasuring 1400 sft. (i.e., 1120 sft. of built-up area & 280 sft. of common area) of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. Nos: 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District together with:

- a. Proportionate undivided share of land to the extent of 70.00 sq. yds.
- b. A reserved parking for one car on the stilt floor bearing no. A-10, admeasuring 100 sft.

This Sale Deed is registered as document no. 3223/09 in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.

B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.

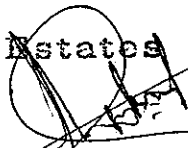
C. The Buyer as stated above had already purchased the semi-finished Luxury apartment bearing flat no. 107 on the first floor in block no. 'A' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing 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:**

1. The Builder shall complete the construction for the Buyer a Luxury apartment bearing flat no. 107 on the first floor in block no. 'A', admeasuring 1400 sft. of super built up area (i.e., 1120 sft. of built-up area & 280 sft. of common area) and undivided share of land to the extent of 70.00 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-10, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 30,20,000/- (Rupees Thirty Lakhs Twenty Thousand only).
2. The Buyer has already paid to the Builder the above said amount of Rs. 30,20,000/- (Rupees Thirty Lakhs Twenty Thousand only) which is admitted and acknowledged by the builder.

For Alpine Estates

  
Partner

For Alpine Estates




Partner





1వ పుస్తకము 2009.....నంబరు 3224  
 మొత్తము కాగితముల సంఖ్య:.....16  
 ఈ కాగితపు వరుస సంఖ్య:.....2

**MARKET VALUE Rs: 5020000/** — 

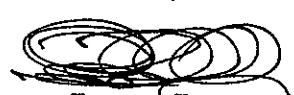
**ENDORSEMENT**

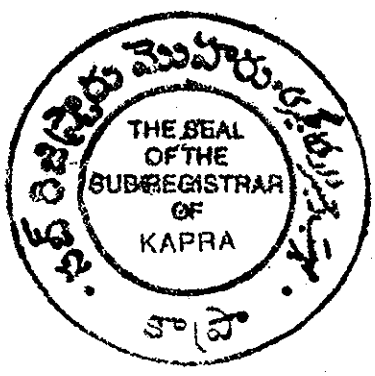
Certified that the following amounts have been paid in respect of this document:  
 By challan No. 525866. Dt. 11/11/09

- I. Stamp Duty:
    - 1. in the shape of stamp papers Rs. 100/ —
    - 2. in the shape of challan (u/s.43 of S.A. 1899) Rs. 30100/ —
    - 3. in the shape of cash (u/s.43 of S.A. 1899) Rs. —
    - 4. adjustment of stamp duty u/s.16 of S.A. 1899, if any Rs. —
  - II. Transfer Tax:
    - 1. in shape of challan Rs. —
    - 2. in the shape of cash Rs. —
  - III. Registration fees:
    - 1. in the shape of challan Rs. 1000/ —
    - 2. in the shape of cash Rs. —
  - IV. User Charges
    - 1. in the shape of challan Rs. 100/ —
    - 2. in the shape of cash Rs. —
- Total Rs. 31300/ —

  
 SUB REGISTRAR  
 KAPRA


1వ పుస్తకము 2009 నం./ ఛా.నం. 182/ వ  
 నం. 3224.....సంఖ్యగా రిజిస్టరు చేయబడి  
 స్టాంపింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526  
 3224...../2009 గా యివ్వబడ్డనది  
 2009 నం. 1526.....నం. 7.....వ తేదీ


  
 సబ్-రిజిస్ట్రార్







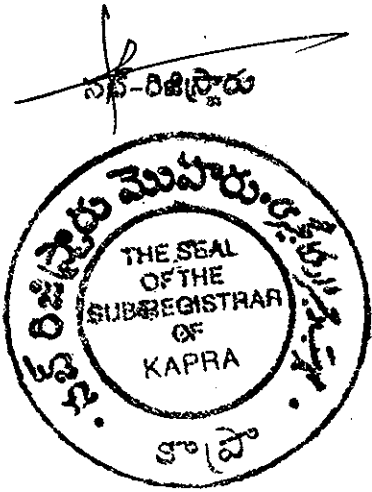
3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
4. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
5. The Buyer has handed over the vacant and peaceful possession of the semi-finished Luxury apartment bearing flat no. 107 on the first 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 1<sup>st</sup> December 2009 with the grace period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

For Alpine Estates  
  
Partner

For Alpine Estates  
  
Partner

1వ పుస్తకము 2009.....వ సం పు 322.....  
మొత్తము కాగితముల సంఖ్య.....16.....  
ఈ కాగితపు పత్రుల సంఖ్య.....3.....






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

For Alpine Estates

  
Partner

For Alpine Estates

  
Partner

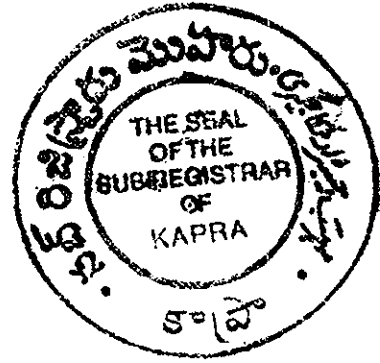
  


1వ పుస్తకము 2009 సంపుట సంపుట 3224 పుస్తకములు


మొత్తము కాగితముల సంఖ్య.....16.....


ఈ కాగితపు వయస్ సంఖ్య.....4.....



~~నవ-రిజిస్ట్రారు~~



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. 31,200/- is paid by way of challan no. 53686, dated 07.11.2009, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 30,200/- paid by the way of pay order No. 152239, dated 05.11.2009, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates  
  
Partner

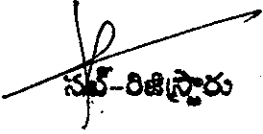
For Alpine Estates  
  
Partner

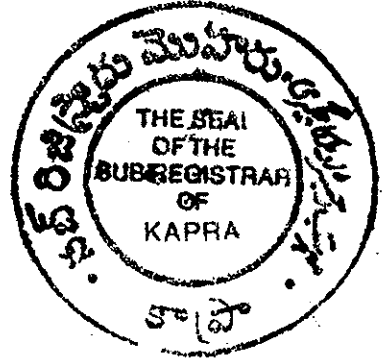
  


1వ పుస్తకము 2009.....వ సం పు 3224.....దస్తావజాలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పరుస సంఖ్య.....5.....

  
సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming luxury apartment bearing flat no. 107 on the first floor in block no. 'A' admeasuring 1400 sft. of of super built-up area (i.e., 1120 sft. of built-up area & 280 sft. of common area) together with proportionate undivided share of land to the extent of 70.00 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-10, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Flat No. 108 & Open to sky
South By	6' wide corridor
East By	Staircase, Open to sky & 6' wide corridor
West By	Open to sky

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

WITNESS:

1. *B. Raj Kumar*
2. *A. Lakshmi Kant*

For Alpine Estates

*[Signature]*  
Partner

For Alpine Estates

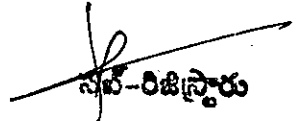
*[Signature]*  
BUILDER  
Partner

*[Signature]*

BUYER.

*[Signature]*

1వ పుస్తకము 2009.....వ సం పు 3224 పస్తావేదాలు  
మొత్తము కాగితముల సంఖ్య.....16.....  
ఈ కాగితపు పదున సంఖ్య.....6.....

  
నర-రిజిస్ట్రారు





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

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

WITNESS:

1. *B. Raj Kumar*
2. *A. Lakshmi*

For Alpine Estates

*[Signature]*  
Partner

for Alpine Estates

*[Signature]*

BUILDER

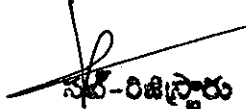
*[Signature]*  
*[Signature]*

BUYER.

1వ పుస్తకము 2009.....వ సం పు.3224 చస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

  
నల్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 107 IN BLOCK NO. 'A' ON FIRST FLOOR

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

**IN SURVEY NOS.** 1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

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

**BUILDER:** M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

1. SRI RAHUL B. MEHTA, S/O. LATE MR. BHARAT U. MEHTA

2. SRI YERRAM VIJAY KUMAR, S/O. SRI YERRAM SHANKARAI AH

**BUYER:** 1. MR. GOPAL PURANIK, SON OF MR. PADMANABH PURANIK

2. MRS. DEEPA PURANIK, WIFE OF MR. GOPAL PURANIK

**REFERENCE:**  
**AREA:** 70.00

**SCALE:**  
SQ. YDS. OR

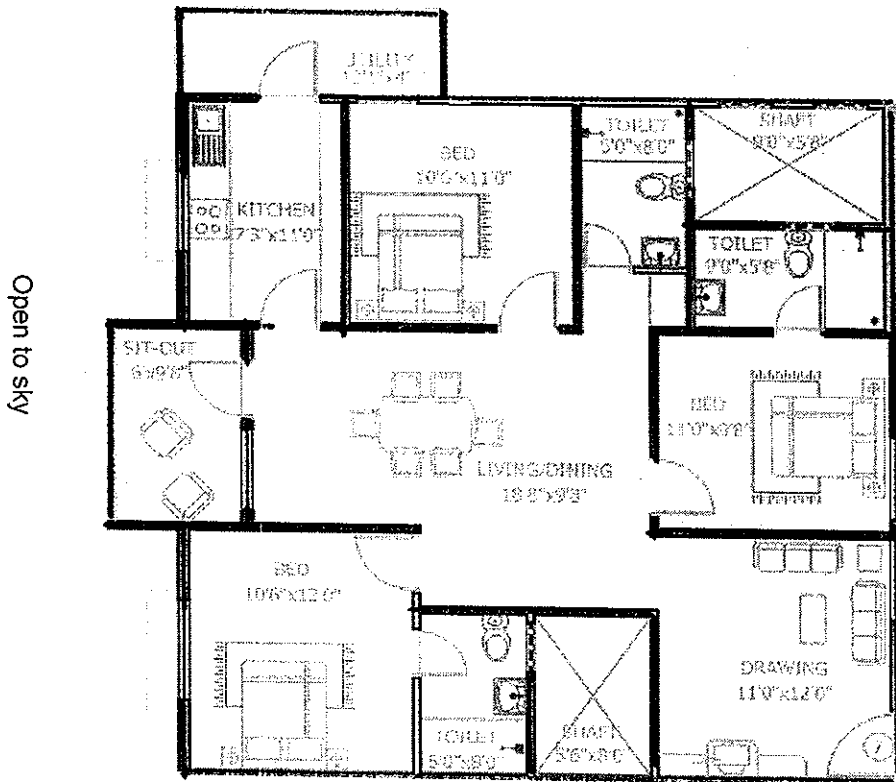
**INCL:**  SQ. MTRS.

**EXCL:** 

Total Built-up Area = 1400 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Flat No. 108 & Open to sky

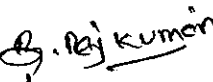
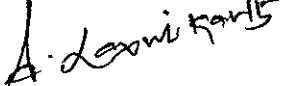
N




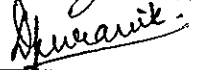
Staircase, Open to sky & 6' wide corridor

6' wide corridor

**WITNESSES:**

- 
- 

For Alpine Estates

  
Partner  


For Alpine Estates



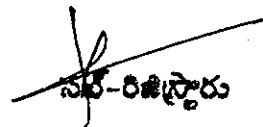
Partner  
SIGNATURE OF THE BUILDER

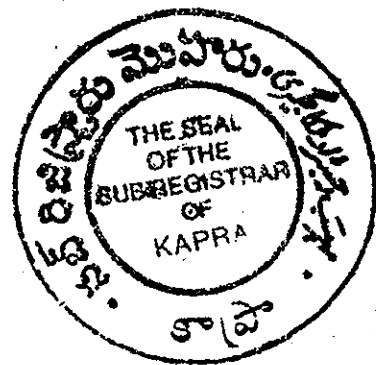
  
SIGNATURE OF THE BUYER

1వ పుస్తకము 2009.....వ సం పు 3224...స్తావేదాలు

మొత్తము కాగితముల సంఖ్య.....16.....

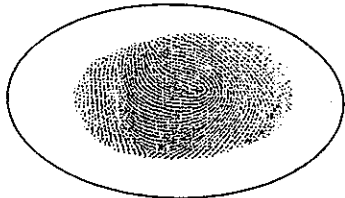
ఈ కాగితపు వరుస సంఖ్య.....8.....

  
నర-రిజిస్ట్రారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--

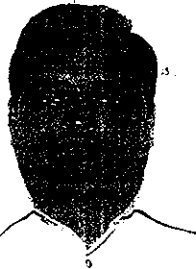


**BUILDER:**

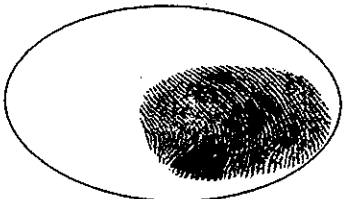
**M/S. ALPINE ESATES**

A REGISTERED PARTNERSHIP FIRM  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD - 500 003.  
REPRESENTED BY ITS PARTNERS

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.



1. MR. YERRAM VIJAY KUMAR  
SON OF SRI YERRAM SHANKARAI AH  
R/O. PLOT NO. 14 & 15  
KARTHIK ENCLAVE  
DIAMOND POINT  
SECUNDERABAD.



**SPA FOR PRESENTING DOCUMENTS  
VIDE DOCUMENT NO. 169/IV/2007:**

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

SIGNATURE OF WITNESSES:

1. *B. Raj Kumar*
2. *A. Lakshmi Pranis*

For Alpine Estates

*[Signature]*  
Partner

For Alpine Estates

*[Signature]*

Partner

SIGNATURE OF EXECUTANTS

*[Signature]*

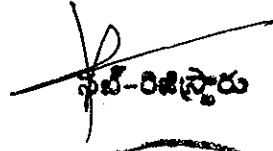
*[Signature]*

SIGNATURE OF THE BUYER

పుస్తకము 2009.....వ సంపు 3224.....వస్తావేజులు

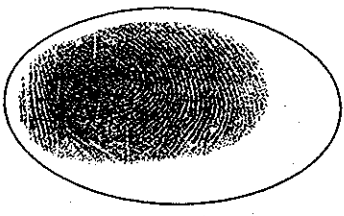



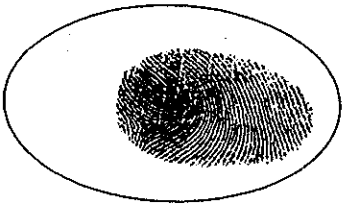
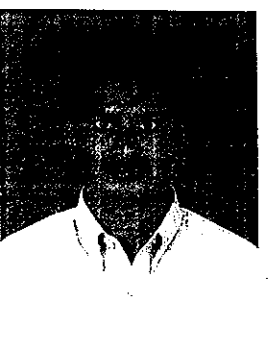
మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....9.....

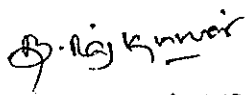

  
సబ్-రిజిస్ట్రారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUYERS:</b> 1. MR GOPAL MURANIK S/O. LATE. Dr. P. G. PURANIK R/O. 301, 2-2-17/301, GHARONDA MALHAR, DURGHABAI DESHMUKH COLONY, HYDERABAD - 500 017.
			2. MRS. DEEPA PURANIK W/O. MR. GOPAL PURANIK, R/O. 301, 2-2-17/301, GHARONDA MALHAR, DURGHABAI DESHMUKH COLONY, HYDERABAD - 500 017.
			<b>REPRESENTATIVE:</b> MR. CH. VENKATA RAMANA REDDY S/O. CH. ANJI REDDY, R/O. 11-187/2, ROAD NO. 2, GREENHILLS COLONY, SARoor NAGAR, HYDERABAD.

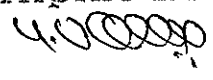
SIGNATURE OF WITNESSES:

- 
- 

For Alpine Estates

  
Partner

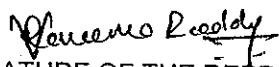
For Alpine Estates



Partner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.  
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,  
Mr. CH. Venkata Ramana Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-  
Registrar of Assurances, Kapra, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE

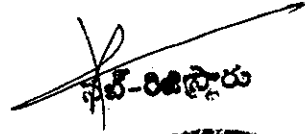


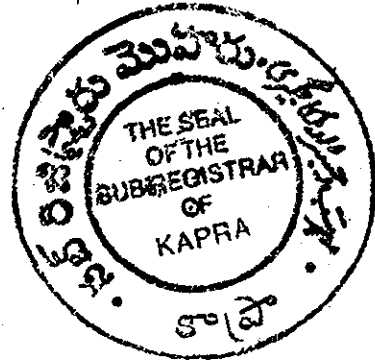
SIGNATURE OF THE BUYER

వ పుస్తకము 2009.....వ సం పు 3224.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....10.....

  
శ్రీ-0889



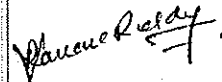




**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 003403/2009 of SRO: 1526(KAPRA)

07/11/2009 11:59:15

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	Manual Enclosure	Manual Enclosure	(CL) GOPAL PURANIK 2-2-17/301, GHARONDA MALHAR,DURGHABAI DESHMUKH CLY, HYD.	
2	Manual Enclosure	Manual Enclosure	(CL) DEEPA PURANIK 2-2-17/301, GHARONDA MALHAR,DURGHABAI DESHMUKH CLY, HYD.	
3			(CL) CH.VENKATA RAMANA REDDY(REP TO CLAIMANTS) 11- 187/2, GREEN HILLS CLY,SAROOR NAGAR,HYD.	
4	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.	
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.	

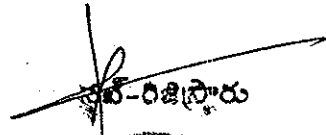
Witness Signatures *A. Lakshmi* Operator Signature *Raj Kumar*

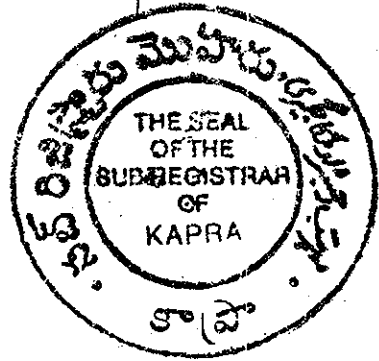
  
Subregistrar Signature

1వ పుస్తకము 2009.....వ సం పుడె 22/4/2010 వేళులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....11.....




  
శ్రీ. రిజిస్ట్రారు



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

C.S.No./Year: 003403/2009 of SRO: 1526(KAPRA)

07/11/2009 11:59:15

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

Witness Signatures

*A. Komitants*

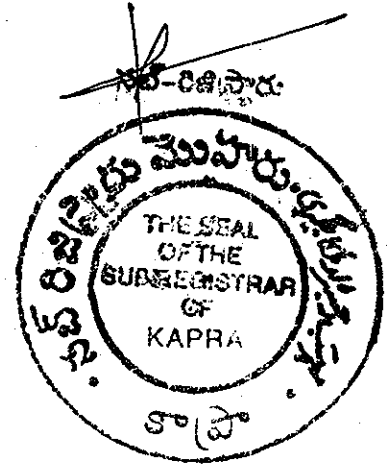
Operator Signature



Subregistrars Signature



1వ పుస్తకము 2009.....వ సం పు. 3224/దస్తవేజాలు  
మొత్తము కాగితముల సంఖ్య.....16.....  
ఈ కాగితపు పరుస సంఖ్య.....12.....



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

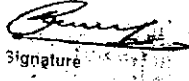
GOPAL PURANIK

PADMANABH PURANIK

24/08/1951

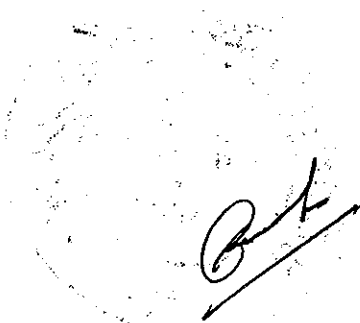
Permanent Account Number

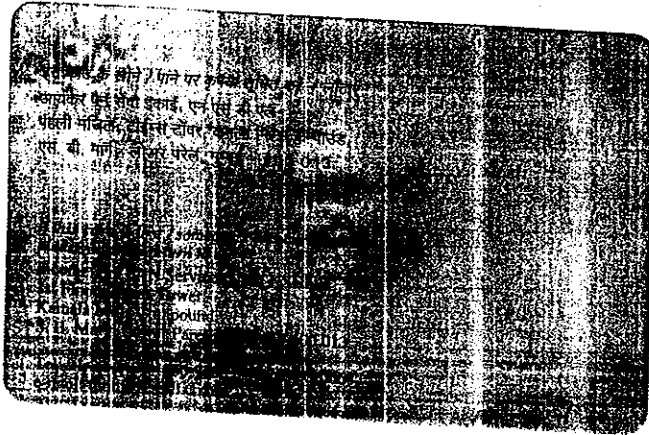
AGGPP2851C

  
Signature

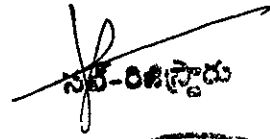


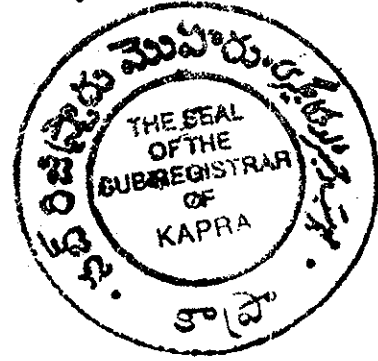
15062007





1వ పుస్తకము 2009.....వ సం పు 3224.....వ పేజీలు  
మొత్తము కాగితముల సంఖ్య.....16.....  
ఈ కాగితపు వరుస సంఖ్య.....13.....

  
నర-రిజిస్ట్రారు



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

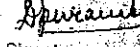
DEEPA PURANIK

GOPAL RAO KATTI

03/08/1958

Permanent Account Number

ALAPP7904M

  
Signature





In case this card is lost / found, kindly  
Income Tax PAN Services Unit, UTHSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, UTHSL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलारपुर,  
नवी मुंबई-४०० ६१४.

1వ పుస్తకము 2009.....వ సం పు 3224 స్తావీతాదు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....14.....

నట-రిజిస్ట్రారు





**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
DLRAP01044992006  
VIJAYA KODAR  
SHANKARAJAH  
242-24  
PAN BATOR  
SECUNDERABAD

10.02.2006

Licensing authority  
#10-SECUNDERABAD



Family Members Details

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

*[Signature]*  
10/02/2006

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

10065319570E    Class Of Vehicle    Validity

Non-Transport    LMV, MOWC    10-12-2014

Transport

Hazardous Validity

Badge No.

Reference No.    202951983

Original LA.    PTA SECUNDERABAD

DOB    17-12-1954

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

Father/Husband name : Bharat

Date of Birth : 04/12/1980

Age : 26

Occupation : Own Business

House No. : 2-3-377, 401, UTTAM TOWERS

St/Street : MINISTER ROAD

Colony : D N COLONY

Ward : 4

Circle : Circle VIII

District : Hyderabad

(Rs.) : 100,000

No. (1) : 453394 (Noble)

me (1) : Navamata Enterprises PVT

No. (2) : /

me (2) : /

**आयकर विभाग    भारत सरकार**  
**INCOME TAX DEPARTMENT    GOVT OF INDIA**

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number  
AWSP8104E

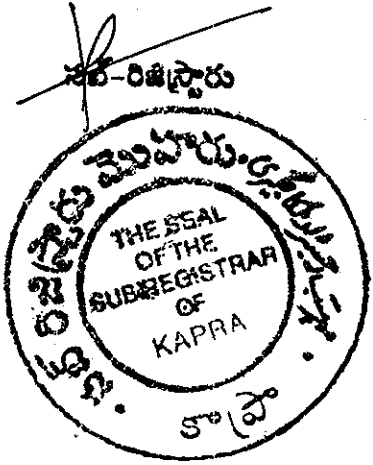
*[Signature]*  
Signature

*[Photo]*  
10/02/2006

1వ పుస్తకము 2009.....వ సం పు 3224 చస్తావేజాలు



మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....15.....



**REPRESENTATIVE:**

Customer Relations Division

Name : Ch.Venkata Ramana Reddy  
 Designation : Customer Relations Executive  
 Signature : *[Signature]*  
 Valid upto : 30 April 2009  
 Issuing Authority : *[Signature]*  
 Blood Group : O +ve  
 Address:  
 5-4-187/3&4, 11nd Floor,  
 M.G Road, Secunderabad-500003.  
 Ph:040-68936551, 040-27544058  
 www.modiproperties.com


Resi.Add:  
 # 11-187/2, Road No.2,  
 Green Hills Colony,  
 Saroor Nagar,  
 Hyderabad.  
 Ph:9393361666, 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. 1**

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 B.M. RAJ KUMAR  
 MUKUND RAO  
 087011978  
 Permanent Account Number  
 AIOPR9883L  
 Signature

**WITNESSES NO.2**



Election Commission Of India  
 భారత ఎన్నికల సంఘము  
 INDIA  
 IDENTIFICATION CARD  
 గుర్తింపుకార్డు  
 CVG2736122

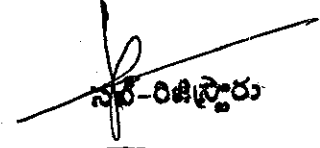


Elector's Name : A LAXMI KANTH  
 ఆలక్స షేరు : ఎ లక్ష్మీ కాంత్  
 Father's Name : A SADHARMA  
 తండ్రి పేరు: ఎ సద్దర్  
 Sex : M Age as on 1-1-2003  
 లింగము : పు 1-1-2003 వ-దిన వయస్సు 24

1వ పుస్తకము 2009.....వ సం పు.వె.22.4.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....16.....

  
నర-రిజిస్ట్రారు

