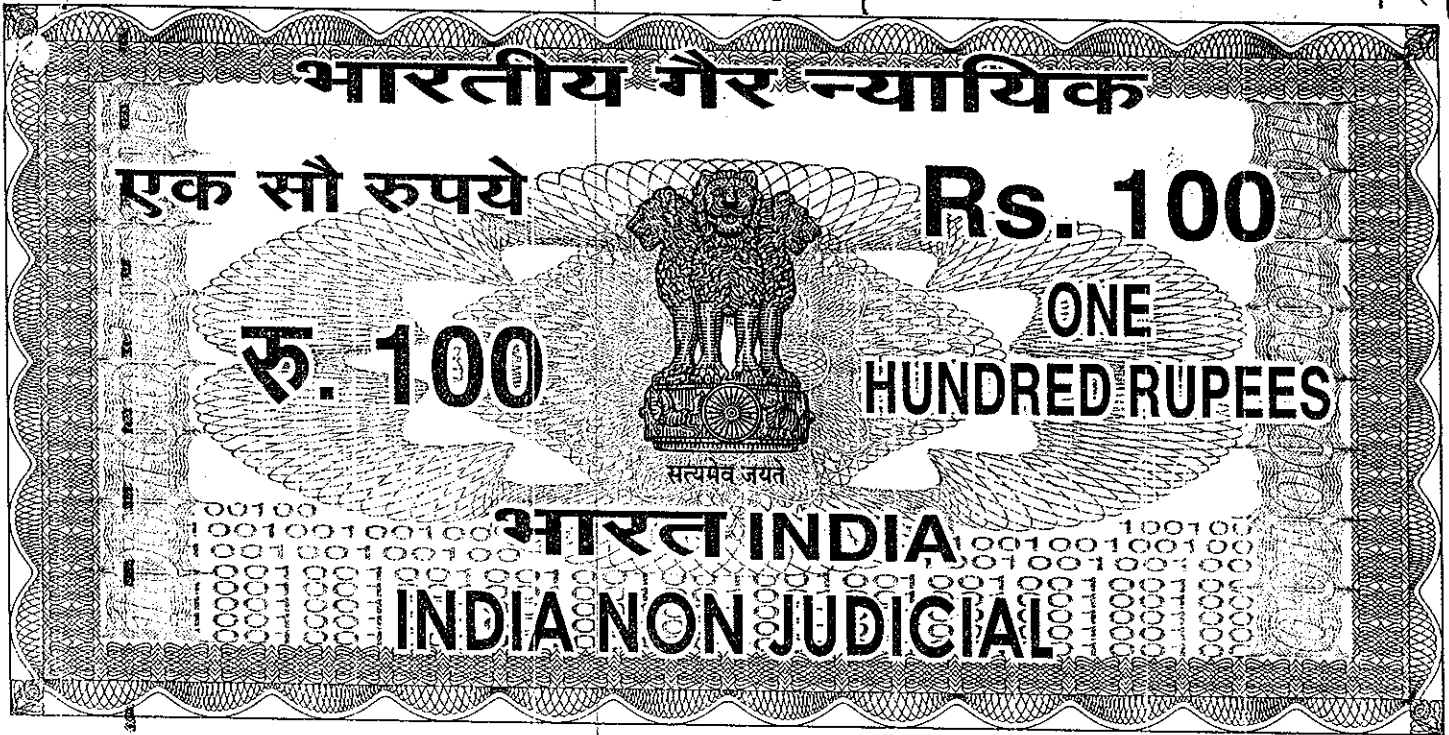


SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 202625

S.No. 5180 Date 18/12/2009 Rs. 100/-
 Name: Anil Kumar
 S/o. M/s. D/o. Alasing Rao
 For Whom: Alpine Estates

U. MASTANA
 S.V.L. No. 09/2009
 H.No. 8-3-220/378/209
 YOUSUFOUDA, HYDERABAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 14th day of March 2010 at SRO, Kapra, Ranga Reddy District by and between:

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

AND

1. MRS. Y. ASHA RAJU, WIFE OF DR. Y. POTHARAJU, aged about 39 years, Occupation: Service.
2. DR. Y. POTHARAJU, SON OF MR. Y. LAKSHMAN RAJU, aged about 42 years, Occupation: Service, both are residing at 304, Nirmal Kamal Sadan, Opp: T.V. Studio, Ramanthapur, Hyderabad., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

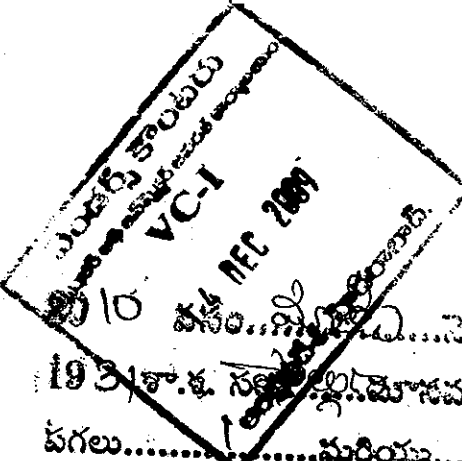
For Alpine Estates For Alpine Estates

[Signature]
 Partner

[Signature]

[Signature]
 Partner
 M/s. P. Raju

[Signature]
 (Mrs. Y. Asha Raju)



1వ పుస్తకము 2010.....వ సం పు...
 మొత్తము కాగితముల సంఖ్య.....14.....
 ఈ కాగితపు వరుస సంఖ్య.....

1931 శా. క. సర్కారు ప్రాసము... 14... వ తేది
 పగలు.....మరియు.....
 మద్య కాశ్రా సుబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ...le. Prabhakar Reddy.....
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫ్లు
 మరియు వేలముద్రలతో సహా దాఖలు చేసి
 రూపము రూ.....10000.....లు కట్టించారు
 వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన వ్రేలు

సబ్-రిజిస్ట్రారు



Prabhakar Reddy

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 167/20107
 dated 3.08.07 registerer at SRO, Uppal
 Ranga Reddy District.



ఎడమ బొటన వ్రేలు



ఎడమ బొటన వ్రేలు



ఎడమ బొటన వ్రేలు

Y. Asha Raju

Y. Asha Raju . ఏ.ఎం. Dr. Y. Potha Raju
 O.C: SERVICE - R/o. 304, Nirmal Kamal
 Sadlon, opp: G.V. Studios,
 Ramankapur, Hyd.

(Dr. Y. P. Raju)

Dr. Y. Potha Raju . s/o Y. LAKSHMAN RAJU
 O.C: SERVICE. R/o. 304, Nirmal Kamal Sadlon
 opp: G.V. Studios, Ramankapur, Hyderabad.

Ch. Venkateswara Reddy s/o. Anji Reddy O.C. Service
 11-187/2 Road No 2, Green Hills Colony Hyd.

Dr. Raju

B. Raj Kumar s/o. MUKUND RAO O.C: Service
 R/o. Alwal, Secbad.

2010 వ సం... మొత్తము సం... 5... వ తేది
 1931 శా... ప్రాసము... 14... వ తేది

సబ్-రిజిస్ట్రారు

WHEREAS:

A. The Buyer under a Sale Deed dated 04.03.2010 has purchased a Deluxe apartment bearing flat no. 404 on the Fourth floor in block no. 'C' admeasuring 1425 sft. of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District together with:

- a. Proportionate undivided share of land to the extent of 71.25 sq. yds.
- b. A reserved parking for two cars on the stilt floor bearing nos. C-53 and C-53A admeasuring 200 sft.

This Sale Deed is registered as document no. 664/10, in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.

- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished, deluxe apartment bearing flat no. 404 on the fourth floor in block no. 'C' 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 deluxe apartment bearing flat no.404 on the fourth floor in block no. 'C' admeasuring 1425 sft. of super built up area and undivided share of land to the extent of 71.25 sq. yds., and a reserved parking space for two cars on the stilt floor bearing nos. C-53 and C-53A, admeasuring about 200 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 26,75,000/- (Rupees Twenty Six Lakhs Seventy Five Thousand Only).
2. The Buyer already paid an amount of Rs. 23,91,176/- (Rupees Twenty Three Lakhs Ninety One Thousand One Hundred and Seventy Six Only) before entering this agreement which is admitted and acknowledged by the builder.

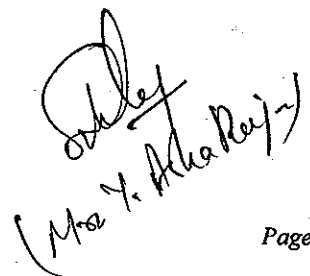
For Alpine Estates

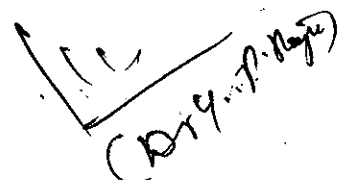

Partner

For Alpine Estates



Partner


(Mrs. Y. Akhila Devi)


(Mrs. Y. Akhila Devi)

1వ పుస్తకము 2010.....నం. పు. 665 వస్త్రదేశాల

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 2

MARKET VALUE Rs: 2675000/-

ENDORSEMENT

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

Challan No. 52469 Dtd. 2/3/10

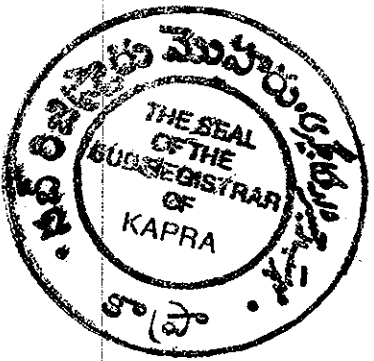
- I. Stamp Duty:
 - 1. In the shape of stamp papers Rs. 100/-
 - 2. In the shape of challan (Section 1879) Rs. 26650/-
 - 3. In the shape of cash (Section 1879 Act, 1879) Rs. _____
 - 4. In the shape of stamp duty (Section 1879, 1879, 1879) Rs. _____
 - II. Tax Charges:
 - 1. In the shape of challan 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. 27850/-

~~సబ్-రిజిస్ట్రారు~~


SUB REGISTRAR
KAPRA

1వ పుస్తకము 2010 నం./ కా.శ. 193/వ
పు.....665.....సెంటరుగా రిజిస్టరు చేయబడి
స్టానింగ్ నిమిత్తం దుర్గింపు నెంబరు 1526
.....665...../2010 గా యివ్వబడ్డెనది
2010 నం...దొడ్డి...నెం...వ తది


సబ్-రిజిస్ట్రారు



3. The Buyer shall pay to the Builder the balance amount of Rs. 2,83,824/- (Rupees Two Lakhs Eighty Three Eight Hundred and Twenty Four Only) in the following manner:

Installment	Amount(Rs.)	Due date of payment
I	83,824/-	Balance amount to be paid on completion of flooring, bathroom tiles, windows, doors and 1 st coat of paint.
II	2,00,000/-	On completion

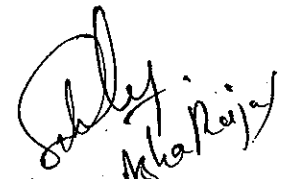
4. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Builder as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
5. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
6. 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.
7. The Buyer has handed over the vacant and peaceful possession of the semi-finished deluxe apartment bearing flat no. 404 on the fourth floor in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
8. 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.
9. 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.

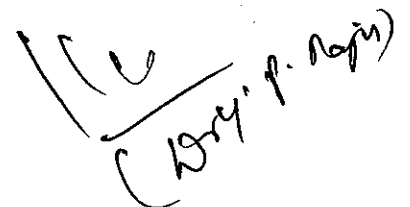
For Alpine Estates


Partner

For Alpine Estates


Partner


(Mrs. Y. Moha Raju)


(Mrs. P. Raju)

1వ పుస్తకము 2010.....వ సంపు. 665. పాఠాలు

మొత్తము కాగితముల సంఖ్య.....14.....


ఈ కాగితపు వరుస సంఖ్య.....3.....


సబ్-రిజిస్ట్రారు



10. The Builder shall complete the construction of the Apartment and handover possession of the same by 31.07.2010 with a further period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.


For Alpine Estates


Partner

For Alpine Estates



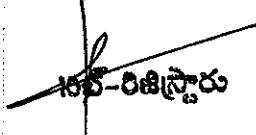
Partner


(Mrs. Asha Raju)
A/C
(D.Y.P. Raju)

1వ పుస్తకము 2010.....వ సం పు. 66వ.....వ జాబు

మొత్తము కాగితముల సంఖ్య.....14.....

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185-రిజిస్ట్రారు




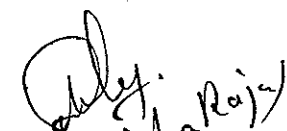

17. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. Stamp duty and Registration amount of Rs. 27,750/- is paid by way of challan no. 534693, dated 03.03.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 26,750/- paid by the way of pay order no. 154542 dated 03.03.2010, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates


Partner

For Alpine Estates


Partner


Mrs. Y. Asha Raju
Page 5

C.D. Y. P. Raju

1వ పుస్తకము 2010.....వ సం పు.665.....స్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

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సబ్-రెజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming deluxe apartment bearing flat no. 404 on the fourth floor in block no. 'C' admeasuring 1425 sq. ft. of super built-up area (i.e., 1140 sq. ft. of built-up area & 285 sq. ft. of common area) together with proportionate undivided share of land to the extent of 71.25 sq. yds. and reserved parking space for two cars bearing nos. C-53 and C-53A, admeasuring about 200 sq. ft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky and Lift
South By	Flat No.405
East By	Open to Sky
West By	Open to Sky and 6' wide corridor

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

WITNESS:

1. V. S. Rao
2. B. Rao

For Alpine Estates

[Signature]
Partner

For Alpine Estates

[Signature]
BUILDER, Partner
[Signature]
(Mrs. Y. Lakshmi Raju)
BUYER

[Signature]
(D. S. P. Raju)

చ పుస్తకము 2010.....వ సం పు.6.6.5...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

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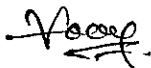
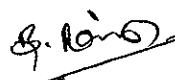

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SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION		
Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	
Walls	4"/6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Vitrified tiles	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><u>Note:</u></p> <ol style="list-style-type: none"> Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided. Change of colour or fixing of grills & gates to the main door / balcony shall not be permitted. Changes in walls, door positions or other structural changes shall not be permitted.. Only select alterations shall be permitted at extra cost. Specifications / plans subject to change without prior notice. 		


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

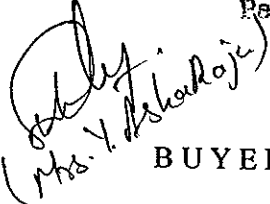
WITNESS:

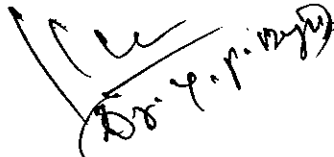
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For Alpine Estates

Partner

For Alpine Estates

BUILDER
Partner

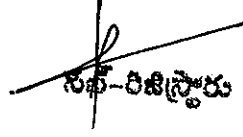

(Mrs. V. Shalaja)
BUYER.


Dr. Y. P. ... page 7

1వ పుస్తకము 2010.....వ సం పు. 665. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 7


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 404 IN BLOCK NO. 'C' ON FOURTH 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. MRS. Y. ASHA RAJU, WIFE OF DR. Y. POTHA RAJU
2. DR. Y. POTHA RAJU, SON OF MR. Y. LAKSHMAN RAJU

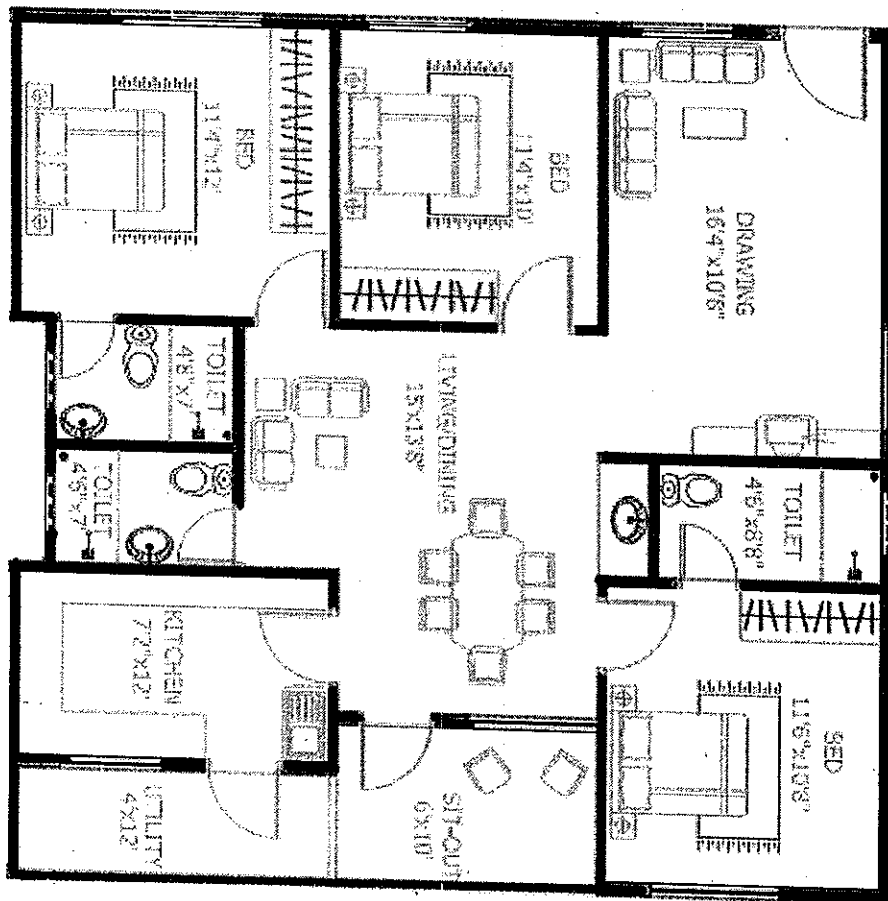
REFERENCE: AREA: 71.25 **SCALE:** SQ. YDS. OR **INCL:** SQ. MTRS. **EXCL:**

Total Built-up Area = 1425 sft.
Out of U/S of Land = Ac. 4-11 Gts.

Open to sky & 6' wide corridor



Flat No. 405



Open to Sky For Alpine Estates For Alpine Estates

WITNESSES:

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

[Signature]
Partner

[Signature]
Partner

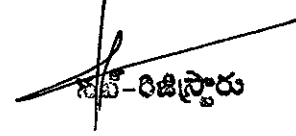
[Signature]
Partner
SIG. OF THE BUILDER

[Signature]
Partner
SIG. OF THE BUYER

1వ పుస్తకము 2010.....వ సం పు.665.....వీజాలు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు పనుల సంఖ్య.....8.....


నవ-రిజిస్ట్రారు



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

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



**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER**

BUILDER:

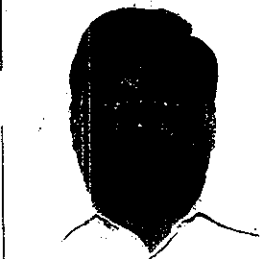
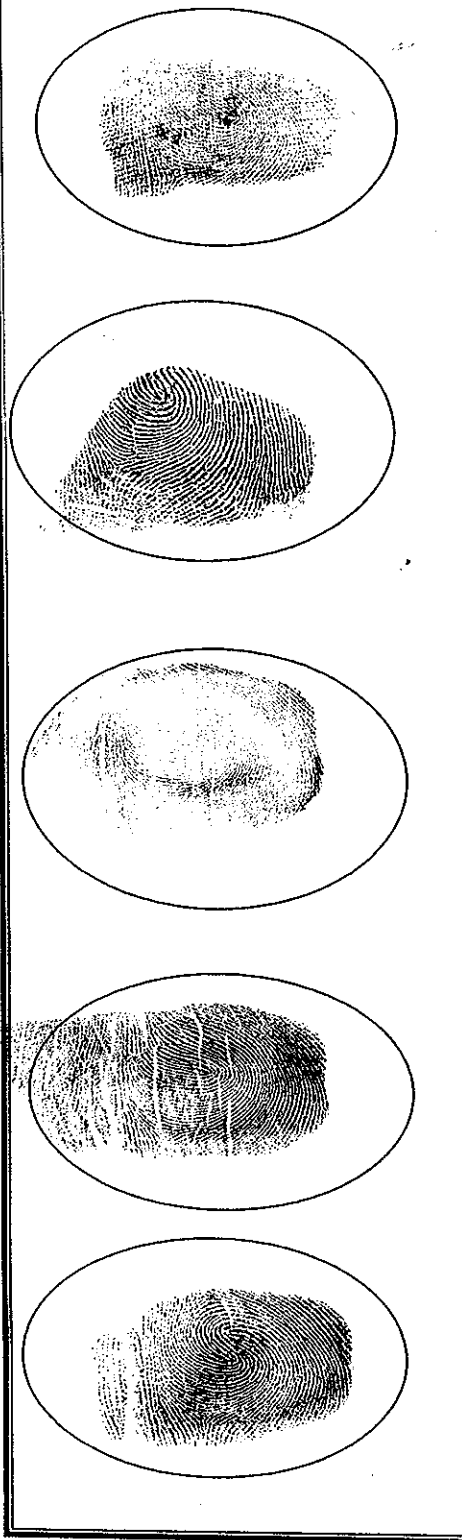
M/S. ALPINE ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD – 500 003.
REPRESENTED BY ITS PARTNERS:
1. MR. RAHUL B. MEHTA
S/O. LATE SRI. BHARAT U. MEHTA
R/O. PLOT NO. 2-3-577, UTTAM TOWERS
D. V. COLONY, MINISTER ROAD
SECUNDERABAD – 500 003.
2. MR. YERRAM VIJAY KUMAR
SON OF SRI YERRAM SHANKARAIHAH
R/O. PLOT NO. 14 & 15
KARTHIK ENCLAVE
DIAMOND POINT
SECUNDERABAD.

SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07

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.

BUYERS:

1. MRS. Y. ASHA RAJU
W/O. DR. Y. POTHA RAJU.
R/O. 304, NIRMAL KAMAL SADAN
OPP: T.V. STUDIO
RAMANTHAPUR
HYDERABAD.
2. DR. Y. POTHA RAJU
S/O. MR. Y. LAKSHMAN RAJU
R/O. 304, NIRMAL KAMAL SADAN
OPP: T.V. STUDIO
RAMANTHAPUR
HYDERABAD.



SIGNATURE OF WITNESSES:

1.

2.

Alpine Estates For Alpine Estates

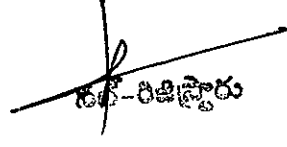
PARTNER SIGNATURE OF EXECUTANT Partner

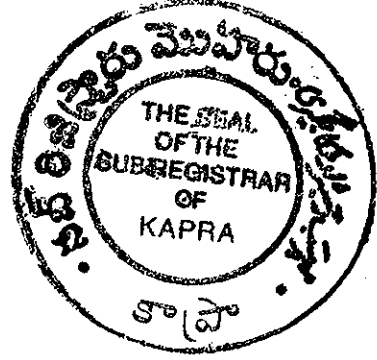
SIGNATURE OF BUYER

1వ పుస్తకము 2010.....వ సం పు..665వస్తావీజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....9.....



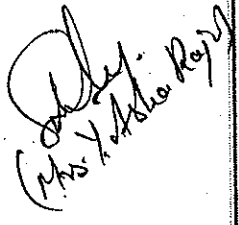


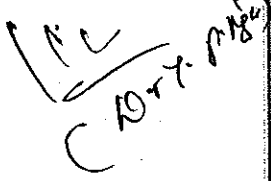


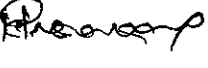

ఆ-రిజిస్ట్రారు




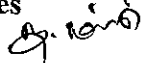
**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 731/2010 of SRO: 1526(KAPRA)


05/03/2010 14:06:35

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1		 05-03-2010 13:57:27 (1526-2010-731) Y.ASHA RAJU	(CL) Y.ASHA RAJU 304, NIRMAL KAMAL SADAN, RAMANTHAPUR, HYD.	
2		 05-03-2010 14:00:02 (1526-2010-731) DR. Y.POTHA RAJU	(CL) DR. Y.POTHA RAJU 304, NIRMAL KAMAL SADAN, RAMANTHAPUR, HYD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION, M.G.ROAD, SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION, M.G.ROAD, SECBAD.	
5		 05-03-2010 13:56:39 (1526-2010-731) K.PRABHAKAR REDDY	(EX) K.PRABHAKAR REDDY 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION, M.G.ROAD, SECBAD.	

Witness
Signatures

Operator
Signature



Subregistrar
Signature



1వ పుస్తకము 2010.....వ సం పు. 665.....

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....10.....


నల్ల-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DLRAP01044992006
VIJAYA KUMAR
SHANKARAIYAH
27-29
PAN BHARAT
SECUNDRABAD

Signature
Issued on: 10.02.2005

Licensing Authority,
P.O. SECUNDRABAD

10053195/05 Class Of Vehicle Validity
Non-Transport LMV.MCVG 16-12-2014
Transport
Hazardous Validity
Badge No.
Reference No. 202931983
Original LA. RTA SECUNDRABAD
DOB 17-12-1964
Blood Gr.
Date of 1st Issue 13-09-1993



Family Members Details

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

[Signature]

[Signature]
D.P.L. No. 114
BHARAT SECURITIES & INVESTMENTS

HOUSEHOLD CARD

Card No : PAF167881501086
 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. : 2-3-577,401, JITTAM TOWERS
 Street : MINISTER ROAD
 Colony : D V COLONY
 Ward : Ward-2
 Circle : Circle VIII
 District : Hyderabad
 (Rs.) : 100,000
 No. (1) : 453394 (Double)
 Name (1) : Navratna Enterprises, JOC
 No. (2) : /
 Name (2) : /

आयकर विभाग INCOME TAX DEPARTMENT
 भारत सरकार GOVT OF INDIA
 PRABHAKAR REDDY, K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSPP8104E
 Signature

For Alpine Estates

[Signature]
Partner


For Alpine Estates

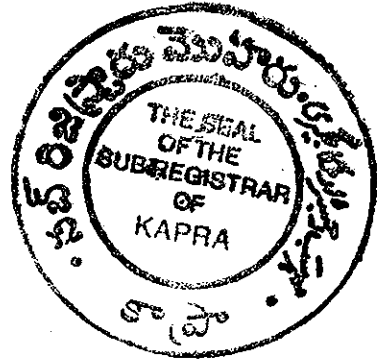
[Signature]
Partner

1వ పుస్తకము 2010.....వ సం పు..665.....దేజాలు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....11.....


సబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT
YAMARTHI ASHA RAJU



भारत सरकार
GOVT. OF INDIA

YVJAYABHEEM

02/12/1972

Permanent Account Number

AEFPY3350Q

Signature



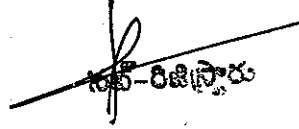
10112009

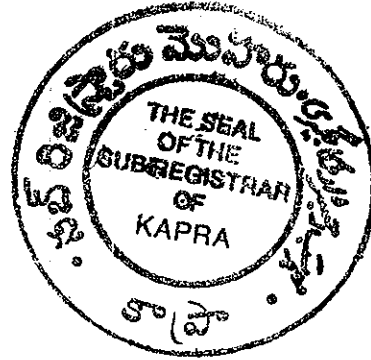
(Ms. Y. Asha Raju)

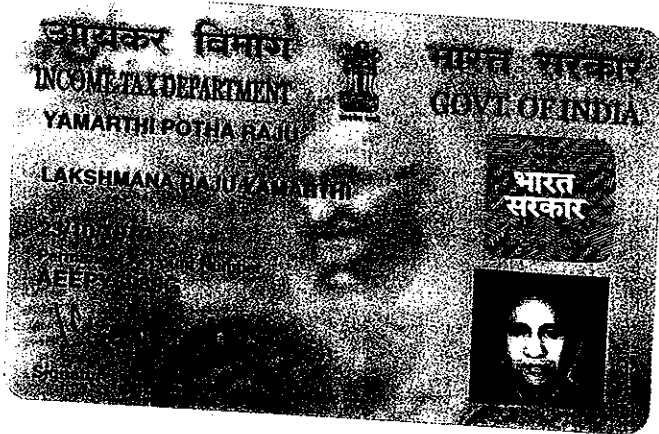
1వ పుస్తకము 2010.....వ సం పు.665...దస్తవీలాలు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....12.....


సబ్-రిజిస్ట్రారు






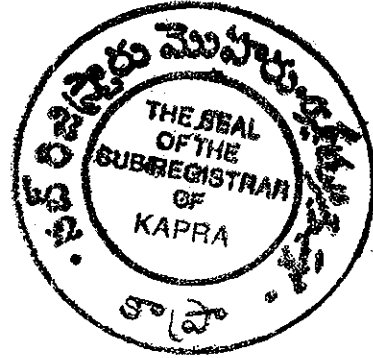
Me
(Copy. Regd)

1వ పుస్తకము 2010.....వ సం పు.66.వ.వె.వి.జి.బి.

మొత్తము కాగితముల సంఖ్య.....14.....


ఈ కాగితపు వరుస సంఖ్య.....13.....



అ.వి.సి.సి.సి.


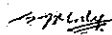


WITNESSES NO. 1

Customer Relations Division

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



Name : Ch.Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : 
Valid upto : 30 April 2009
Issuing Authority : 
Blood Group : O +ve
Address:
5-4-187/3&4, 11nd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058
www.modiproperties.com


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

In case of Emergency Call

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


WITNESSES NO. 2



आयकर विभाग
INCOME TAX DEPARTMENT

 भारत सरकार
GOVT. OF INDIA

B.M RAJ KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number
AIOPR9833L


Signature

22022006

यदि कार्ड के खो जाने पर / कोई दूसरा कार्ड मिलने पर
कृपया सूचित करें / सूचनाएं
आयकर विभाग, इन्फो, एन.एस.डी. ऑफिस
तीसरी मंजिल, ट्रेड वर्ल्ड, 'A' विंग, कामला मिल्स कंपाउंड
एस.बी. मार्ग, लोअर पैरल, मुंबई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to

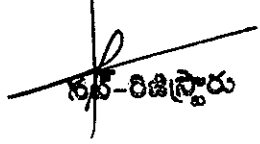
Income Tax PAN Services Unit, NSDL,
3rd Floor, Trade World, 'A' Wing,
Kamala Mills Compound,
S. B. Marg, Lower Panel, Mumbai - 400 013

Tel: 91-22-2499 4650 Fax: 91-22-2495 8664
email: tininfo@nsdl.co.in

1వ పుస్తకము 20/0.....ప సం పు..66వ.దస్తావీజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....14.....


సబ్-రిజిస్ట్రారు



ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 1735
 శ్రీమతి / శ్రీ Rehul B. Mehta, Malgaon
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	Conquest	
దస్తావేజు విలువ	1025000/-	2675000/-	
స్టాంపు విలువ రూ.	100/-	100/-	
దస్తావేజు నెంబరు	664/200	665/10	Chn 534692
రిజిస్ట్రేషన్ రుసుము	5125-	1000-	3/3/10
లోటు స్టాంపు(D.S.D.)	51150-	26650-	Vno 10250/-
GHMC (T.D.)	100-	100-	154541
యూజర్ ఛార్జీలు	20500	/	2/3/10
అదనపు షేట్లు	/	/	Chn 534693
5 x	/	/	3/3/10
మొత్తం	768750	277500	Vno 26750
(అక్షరాల)			154542
			2/3/10

RETURNED

తేది 5/3/10

రూపాయలు మాత్రమే

తేది _____

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

(Signature)
 నామినేట్డ్ అధికారి
 రిజిస్ట్రేషన్ కార్యాలయం



730

DOCT. No. 664/2010.

770



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

MS

AL 202626

S.No. 181 Date 18/12/2009 Rs. 100/-
 Name: Anil Kumar
 S/o. W/o. B/o. Aravind Rao
 For Whom: Alpine Estates

U. MASTANA
 S.V.L. No. 08/2009
 H.No. 8-3-228/678/209
 YOUSUFGUDA, HYDERABAD

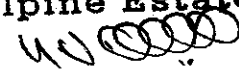
SALE DEED

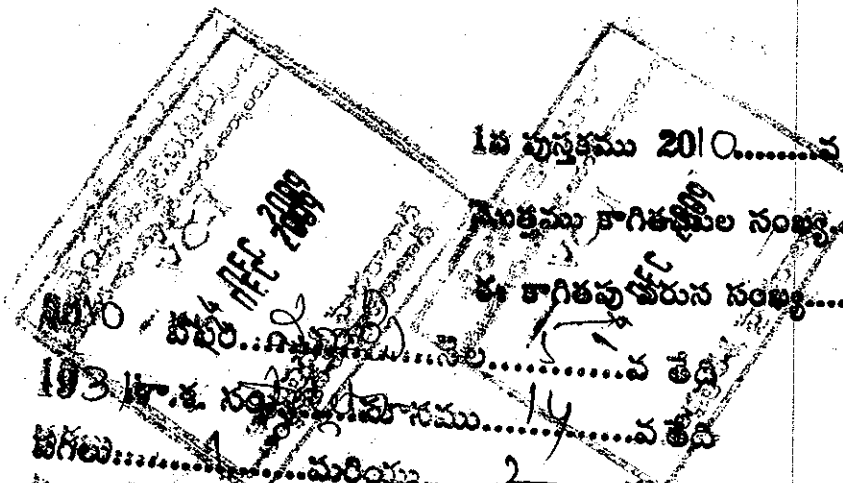
This Sale Deed is made and executed on this 4th day of March 2010 at SRO, Kapra, Ranga Reddy District by:

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners / duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankarajah, 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 Shankarajah, 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 2010.....వ సం పు.664.....వ తేదీ

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పేరున సంఖ్య.....1.....

1931 శా. సంవత్సరము.....14.....వ తేదీ

జిల్లా.....మరియం.....2.....నంబరుల

కుడ్య కాశ్రా సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ.....Prabhakar Reddy.....

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను

అనుసరించి నమోదించవలసిన ఫోటోగ్రాఫ్లు

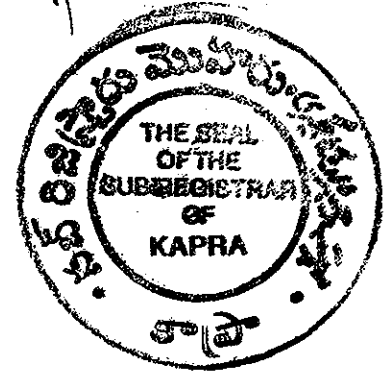
వారియం పేరుపై దరఖాస్తు చేసిన

దరఖాస్తు.....

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటం ప్రేలు

నవ-రిజిస్ట్రారు



Prabhakar

Prabhakar



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 169/2010/07 dated 3-08-07 registerer at SRO, Ranga Reddy District.

పూరించినది

Ch. Venkat Ramesh Reddy & Anji Reddy all. Servier 11-18712 Road NO2, Green Hills colony, Hudc,

Pr. Rami

B. RAS KUMAR S/o. OCC: SERVICE - R/o.

RAJUKUND RAO AIWAL, SEC-BAD

2010 వ సం.....వ తేదీ
1931 శా. సంవత్సరము.....వ తేదీ నవ-రిజిస్ట్రారు

IN FAVOUR OF

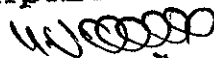
1. MRS. Y. ASHA RAJU, WIFE OF DR. Y. POTHA RAJU, aged about 39 years, Occupation: Service.
2. DR. Y. POTHA RAJU, SON OF MR. Y. LAKSHMAN RAJU, aged about 42 years, Occupation: Service, both are residing at 304, Nirmal Kamal Sadan, Opp: T.V. Studio, Ramanthapur, Hyderabad., hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-11 Gts., (hereinafter the said land is referred to as "The SCHEDULE LAND") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R.R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule 'A' annexed to this Agreement.
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of apartments in 3 blocks aggregating to about 3,97,600 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. The Buyer is desirous of purchasing semi finished deluxe apartment bearing flat no. 404 on the fourth floor in block no. 'C' having a super built-up area of 1425 sft. together with undivided share in the scheduled land to the extent of 71.25 sq. yds., and a reserved parking space for two cars on the stilt floor bearing nos. C-53 and C-53A admeasuring about 200 sft in the building known as MAYFLOWER HEIGHTS and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.

For Alpine Estates For Alpine Estates


Partner



Partner

MARKET VALUE Rs:

1025000/ -

1వ పుస్తకము 2010.....వ సం పు. 664.....

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....2.....

ENDORSEMENT

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

By Challan No. 524092 Dt. 2/3/10

~~సబ్-రిజిస్ట్రారు~~

I. Excise Duty:

- 1. in the shape of stamp papers Rs. 100/ -
- 2. in the shape of challan (u/s. 33 of Act. 1897) Rs. 51150/ -
- 3. in the shape of cash (u/s. 33 of Act. 1897) Rs. -
- 4. ad valorem Excise Duty u/s. 33 of Act. 1897, if any Rs. -

II. Transfer Tax:

- 1. in shape of challan Rs. 20500/ -
- 2. in the shape of cash Rs. -

III. Registration Tax:

- 1. in the shape of challan Rs. 500/ -
- 2. in the shape of cash Rs. -


IV. User Charges

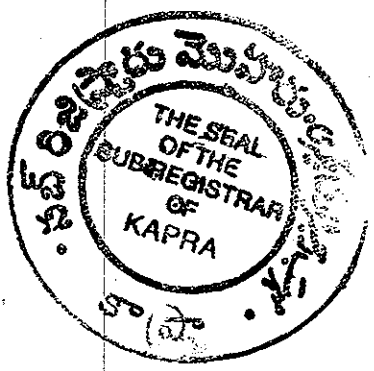
- 1. in the shape of challan Rs. 100/ -
- 2. in the shape of cash Rs. -

Total Rs. 76975/ -


SUB REGISTRAR
KAPRA

1వ పుస్తకము 2010 సం./ కా. 188/ వ
పు. 664.....నెంబరుగా రిజిస్టరు చేయబడి
స్టాంపింగ్ నిమిత్తం రుద్దింపు నెంబరు 156
..... 664...../2010 ..గా యివ్వబడ్డనది
2010 సం. ఏప్రిల్ నెం. 5.....వ తేది


సబ్ రిజిస్ట్రార్





- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 10,25,000/- (Rupees Ten Lakhs Twenty Five 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 semi finished, deluxe apartment bearing flat no. 404 on fourth floor in block no. 'C' having a super built-up area of 1425 sft. in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, together with:
 - a. Undivided share in scheduled land to the extent of 71.25 sq. yds.
 - b. A reserved parking space for two cars on the stilt floor bearing nos. C-53 and C-53A admeasuring about 200 sftForming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,25,000/- (Rupees Ten Lakhs Twenty Five 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 For Alpine Estates


Partner

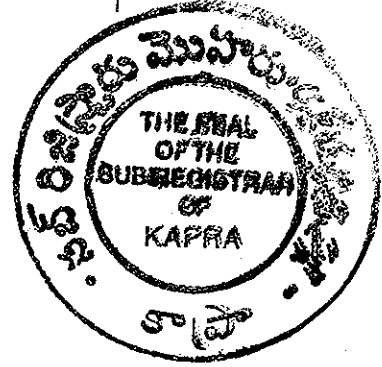

Partner

1వ ప్రస్తావనము పేజీ 10.....వ సంఖ్య 664.....

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పరుస సంఖ్య.....3.....

~~శ్రీ శ్రీ - రిజిస్ట్రారు~~

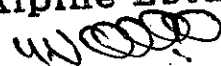


5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further 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 leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Heights as follows:-
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in MAYFLOWER HEIGHTS.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - 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 2010.....వ సం పు. 664.....వస్తావేబాల

మొత్తము కాగితముల సంఖ్య..... 16.....

ఈ కాగితపు వరుస సంఖ్య..... 4.....

~~శం-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 changed.
- 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. 76,875/- is paid by way of challan no. 534692, dated 03.03.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 10,250/- paid by the way of pay order no. 154541 dated 03.03.2010, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

Partner

For Alpine Estates

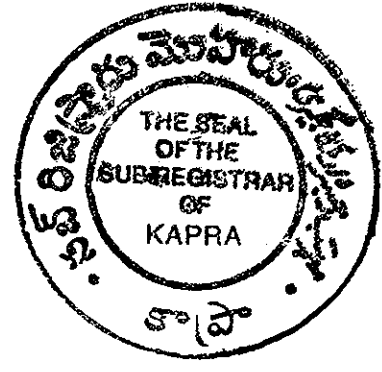
Partner

1వ పుస్తకము 2010.....వ సం పు.664.....వ పుస్తకము

మొత్తము కారితముల సంఖ్య.....16.....

ఈ కారితపు పరుస సంఖ్య.....5.....

~~శుభ-రిజిస్ట్రారు~~



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

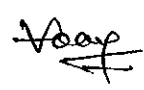
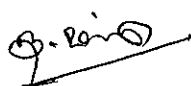
SCHEDULE OF APARTMENT

All that portion forming semi-finished, deluxe apartment bearing flat no. 404 on the fourth floor in block no. 'C' admeasuring 1425 sft. of super built-up area (i.e., 1140 sft. of built-up area & 285 sft. of common area) together with proportionate undivided share of land to the extent of 71.25 sq. yds. and reserved parking space for two cars bearing nos. C-53 and C-53A, admeasuring about 200 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:


North By	Open to Sky and Lift
South By	Flat No.405
East By	Open to Sky
West By	Open to Sky and 6' wide corridor

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

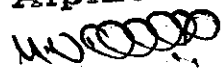
WITNESSES:

1. 
2. 

For Alpine Estates


Partner

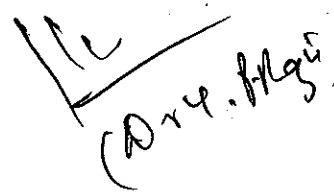
For Alpine Estates



Partner

VENDOR


Mrs. V. Anha Raju


(A. Y. Raju)

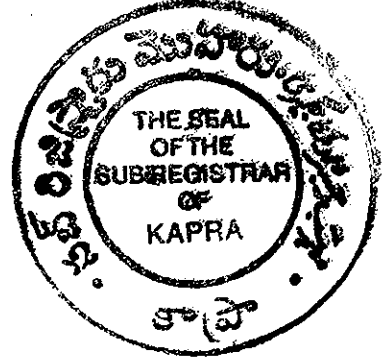
BUYER

1వ పుస్తకము 2010.....వ సం పు. 664.....వస్త్రవేజాలు

మొత్తము కాగితముల సంఖ్య..... 16.....

ఈ కాగితపు పటన సంఖ్య..... 6.....


సబ్-రిజిస్ట్రారు



ANNEXTURE-1-A

1. Description of the Building : deluxe apartment bearing flat no 404 on the fourth floor in block no. 'C' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construciton
3. Total Extent of Site : 71.25 sq. yds, U/S Out of Ac. 4-11 Gts.
4. Built up area Particulars:
- a) In the Stilt Floor : 200 Sft for Two Car Parking Space
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 1425 Sft
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,25,000/-

Date: 04.03.2010

For Alpine Estates



Partner

For Alpine Estates



Partner

Signature of the Executants

C E R T I F I C A T E

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

Date: 04.03.2010

For Alpine Estates



Signature of the Executants

Partner

For Alpine Estates



Partner

(Dry. P. Neji)

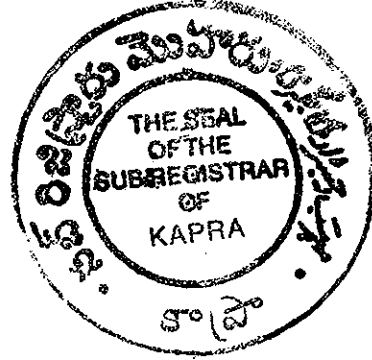
Mrs. Y. Asha Raju

1వ పుస్తకము 2010.....వ సం పు.664..దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

~~క. రిజిస్ట్రారు~~



REGISTRATION PLAN SHOWING

FLAT NO. 404 IN BLOCK NO. 'C' ON FOURTH FLOOR

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

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

SITUATED AT

MALLAPUR VILLAGE,

UPPAL

MANDAL, R. R. DIST.

VENDOR: M/S. ALPINE ESTATES REPRESENTED BY ITS PARTNERS

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

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

BUYER: 1. MRS. Y. ASHA RAJU, WIFE OF DR. Y. POTHARAJU

2. DR. Y. POTHARAJU, SON OF MR. Y. LAKSHMAN RAJU

REFERENCE:
AREA: 71.25

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

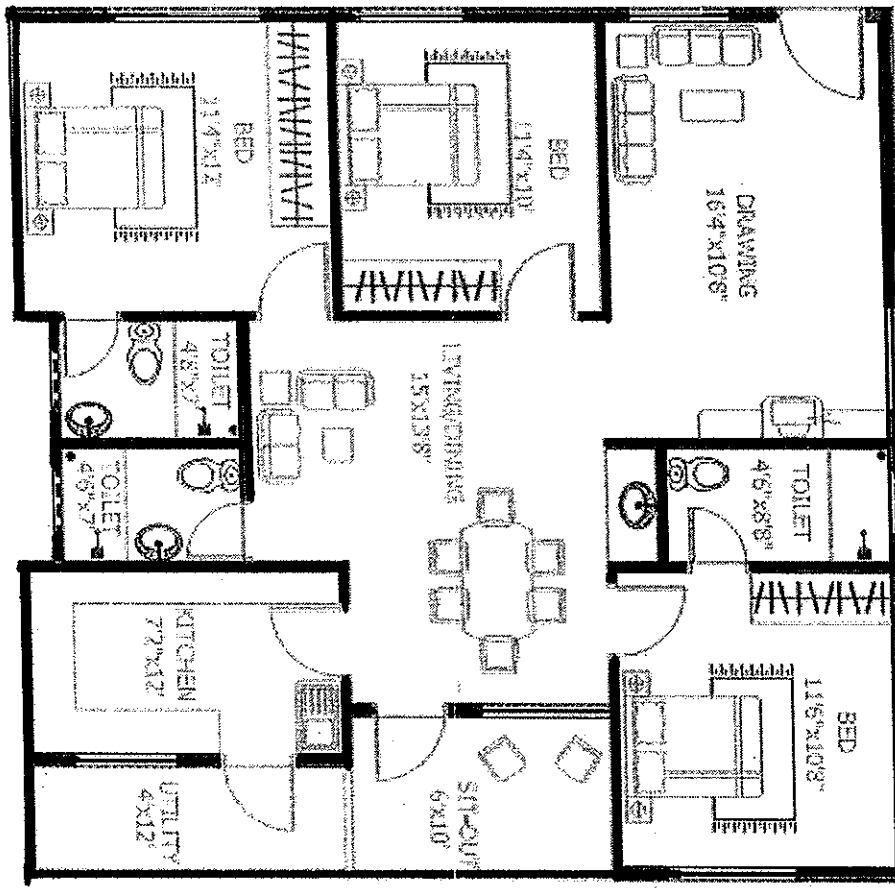


Total Built-up Area = 1425 sft.
Out of U/S of Land = Ac. 4-11 Gts.

Open to sky & 6' wide corridor



Flat No. 405



Open to Sky & Lift

Open to Sky

For Alpine Estates For Alpine Estates

WITNESSES:

-
-

Partner
SIG. OF THE VENDOR

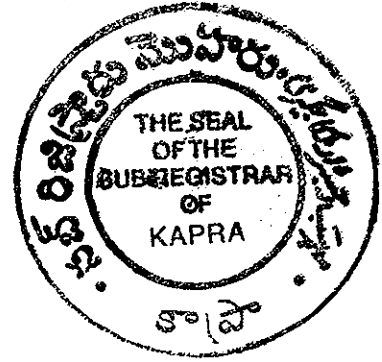
SIG. OF THE BUYER

1వ పుస్తకము 2010.....వ సం పు.664.....వీజులు

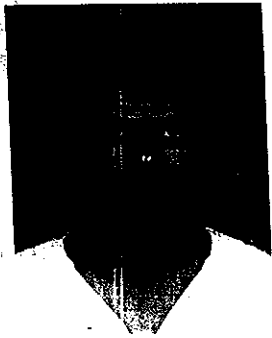
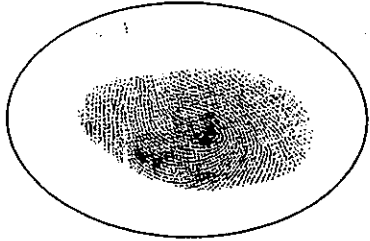
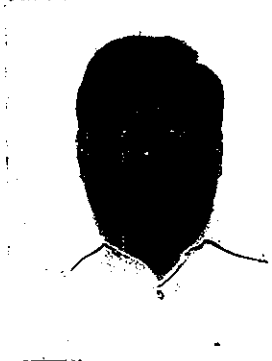


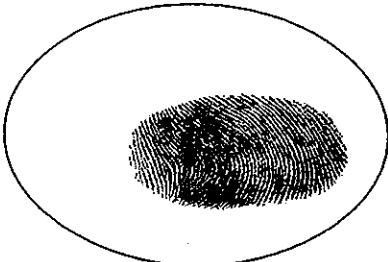

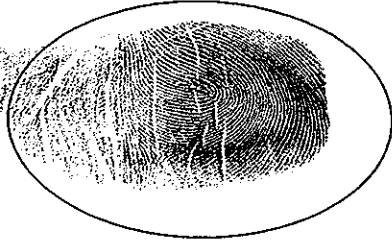


మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....8.....


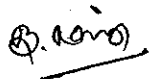
~~క. రిజిస్ట్రారు~~




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


SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>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:</p> <p>1. MR. RAHUL B. MEHTA S/O. LATE SRI. BHARAT U. MEHTA R/O. PLOT NO. 2-3-577, UTTAM TOWERS D. V. COLONY, MINISTER ROAD SECUNDERABAD – 500 003.</p> <p>2. MR. YERRAM VIJAY KUMAR SON OF SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p> <p><u>SPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07</u></p> <p>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.</p> <p>BUYERS:</p> <p>1. MRS. Y. ASHA RAJU W/O. DR. Y. POTHA RAJU. R/O. 304, NIRMAL KAMAL SADAN OPP: T.V. STUDIO RAMANTHAPUR HYDERABAD.</p> <p>2. DR. Y. POTHA RAJU S/O. MR. Y. LAKSHMAN RAJU R/O. 304, NIRMAL KAMAL SADAN OPP: T.V. STUDIO RAMANTHAPUR HYDERABAD.</p>
			
			
			
			

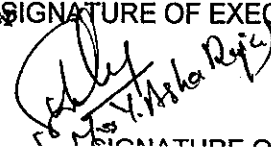
SIGNATURE OF WITNESSES:

- 
- 

Alpine Estates For Alpine Estates

 Partner

 SIGNATURE OF EXECUTIVE PARTNER

 SIGNATURE OF BUYER

1వ పుస్తకము 2010.....వ సం పు...664...చిట్టావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....9.....



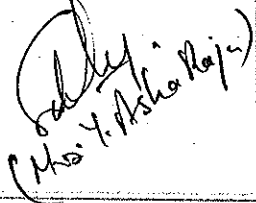


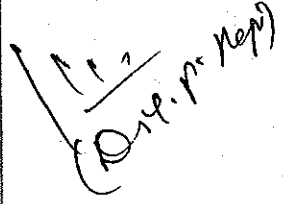
~~సబ్-రిజిస్ట్రారు~~



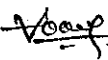
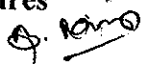
**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 730/2010 of SRO: 1526(KAPRA)

05/03/2010 14:05:16

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1		 05-03-2010 13:38:13 (1526-1-2010-730) Y.ASHA RAJU	(CL) Y.ASHA RAJU 304, NIRMAL KAMAL SADAN, RAMANTHAPUR, HYD.	 (Mrs. Y. Asha Raju)
2		 05-03-2010 13:38:30 (1526-1-2010-730) DR. Y.POTHA RAJU	(CL) DR. Y.POTHA RAJU 304, NIRMAL KAMAL SADAN, RAMANTHAPUR, HYD.	 (Dr. Y. Potha Raju)
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION, M.G.ROAD, SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION, M.G.ROAD, SECBAD.	
5	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION, M.G.ROAD, SECBAD.	

Witness
Signatures

Operator
Signature



Subregistrar
Signature



1వ పుస్తకము 2010.....వ సం పు...664.....

మొత్తము కాగితముల సంఖ్య.....16.....



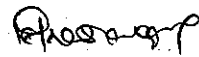
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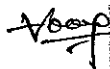
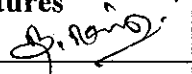
**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 730/2010 of SRO: 1526(KAPRA)

05/03/2010 14:05:16

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

Witness
Signatures

Operator
Signature



Subregistrar
Signature



1వ పుస్తకము 2010.....వ సం పు. 664...దస్తావీజులు:

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....11.....

~~నం-రిజిస్ట్రారు~~



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992006

VIJAYA KUMAR
SHANKARAIAH
27-29
PAN BAZAR

SECUNDERABAD



Signature
Issued on: 10.02.2005

Licensing Authority
RTA-SECUNDERABAD



Family Members Details

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

[Signature]

[Signature]
D.P.L. No.114
BHARAT SCHOOLS & COLLEGE

	Class Of Vehicle	Validity
Non-Transport	LMV,MCWG	16-12-2016
Transport		
Hazardous		
Badge No.		
Reference No.	202931983	
Original LA	RTA SECUNDERABAD	
DOB	17-12-1964	
Blood Gr.		
Date of 1st Issue	13-09-1993	



HOUSEHOLD CARD

Card No : PAPI67881501086
 F.P Shop No : 815
 Name of Head of Household : Mehta, Rahul
 Father/Husband name : Bharat
 Date of Birth : 04/12/1989
 Age : 26
 Occupation : Own Business
 House No. : 2-3-577,401,UTTAM TOWERS
 Street : MINISTER ROAD
 Colony : D V COLONY
 Ward : 2
 Circle : VIII
 District : Hyderabad
 (Rs.) : 100,000
 No. (1) : 45339/(Double)
 No. (1) : Navratna Enterprises, JOC
 No. (2) : /
 No. (2) : /

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

[Signature]
Signature

For Alpine Estates
[Signature]
Partner

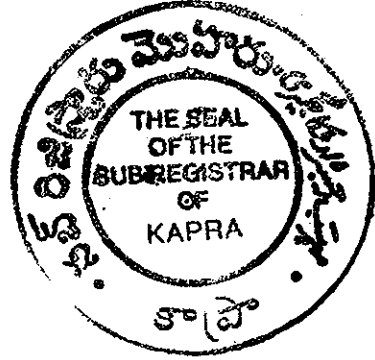
For Alpine Estates
[Signature]
Partner

1వ పుస్తకము 2010.....వ సం పు. 664...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....12.....

~~సబ్-రజిస్ట్రారు~~



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

YAMARTHI ASHA RAJU

YVJAYABHEEM

02/12/1972

Permanent Account Number

AEPY3350Q

Signature

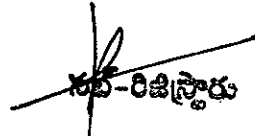


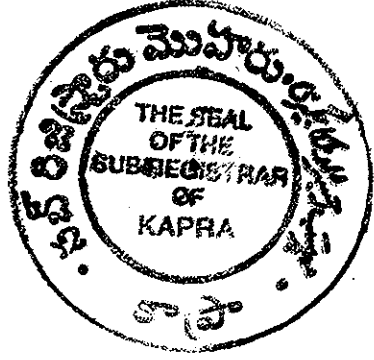
(Ms. Y. Asha Raju)

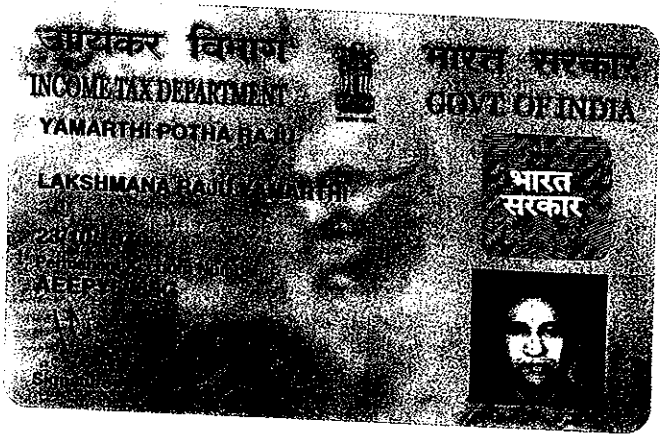
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మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 13


సబ్-రిజిస్ట్రారు





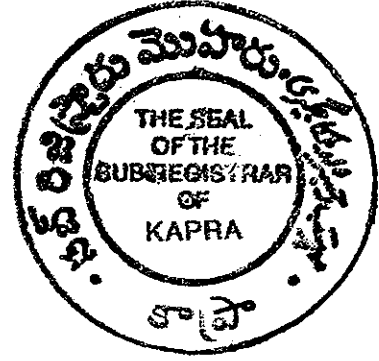
12
(Dr. P. Nagar)

1వ పుస్తకము 2010.....వ సం పు..664.....

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....14.....


సబ్-రిజిస్ట్రారు


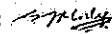


WITNESSES NO. 1

Customer Relations Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



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

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

In case of Emergency Call

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


WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

B.M RAJ/KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number
AIOPR9833L


Signature



2012/008

इस कार्ड के खो जाने पर / यदि इस कार्ड किसी को
किसी व्यक्ति को / सातों
आयकर सेवा केंद्र, एन एस डी
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग,
कामला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पैरल, मुंबई - 400 013

If this card is lost / someone's lost card is found
please inform / return to :

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

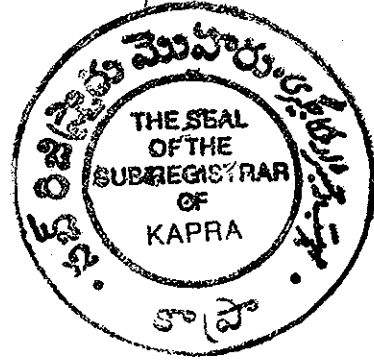
Tel: 91-22-2499-4650 Fax: 91-22-2499-1664
email: tininfo@nsdl.co.in

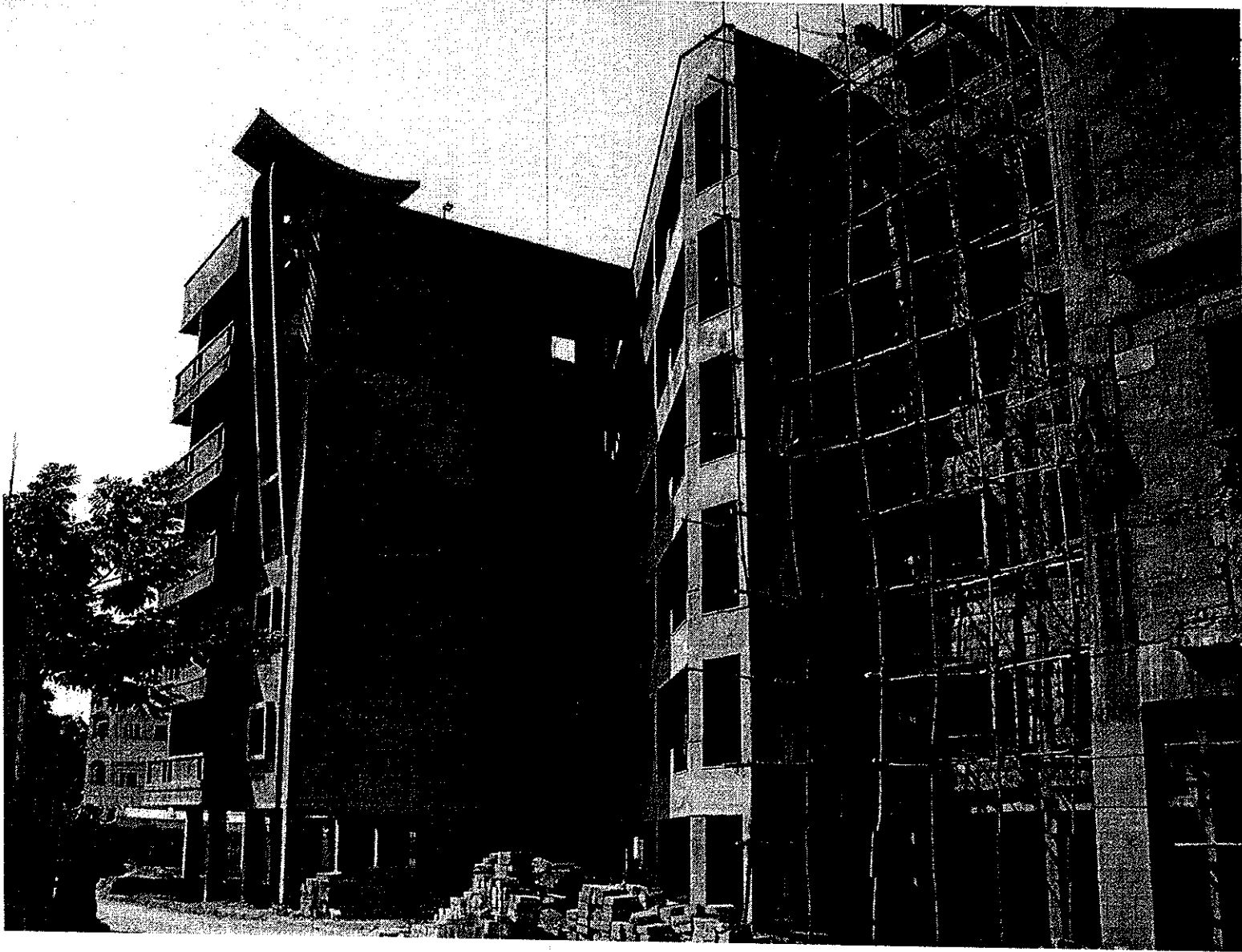
1వ పుస్తకము 2010.....వ సం పు. 664.....వేటాలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....15.....


సబ్-రిజిస్ట్రారు





[Handwritten signature] 4000000

1వ పుస్తకము 2010.....వ సం పు..664.....వేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పరుస సంఖ్య.....16.....

జి.కె. రిజిస్ట్రారు

