

554
SCANNED



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 709076

S.No. 1876 Date 24/05/2010 Rs. 100

Sold to Aul

S/o. P. N. Reddy

For Vendor Alpine Estates

K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
5-2-30, Premavathipet (V),
Rajendranagar (M), R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this 24th day of May 2010 at SRO, Kapra, Ragan 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, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 years, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

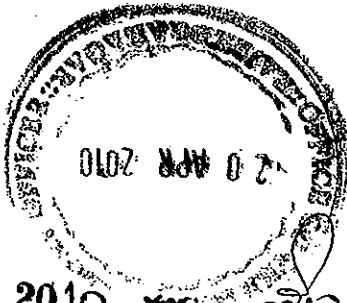
AND

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, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 years; 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).

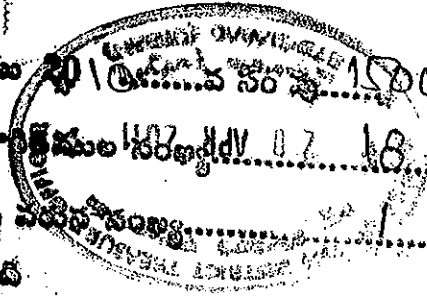
For Alpine Estates
saled deed

For Alpine Estates

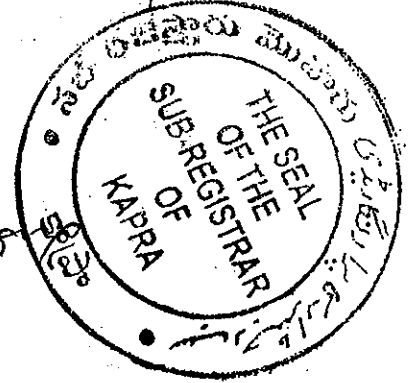
Partner



1వ పుస్తకము 1500
మొత్తము 1407



2010 వ సం. 24 వ తేదీ
1932 చ.శ. సం. 3 వ తేదీ
పగలు 2 మరణము 4
మరణ కాలా పవ-రివిధ్య గు రార్యాలయములో



శ్రీ.....
రెజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 37(1) క్రింద
ఉప-సెక్షన్ 37(1) నిమిత్తము సమర్పించిన పత్రాలు
పంపించు వేదికము (డ్రాఫ్ట్) నాకు జాబితా చేసి

పాపి ఇచ్చినట్లు ఒప్పకొన్నది
ఎడమ లోతున ప్రేలు



ఎడమ లోతున ప్రేలు



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. 169/2009/07
dated 2-08-07 registrar at SRO, U.P.P.
Ranga Reddy District.

Setyan

Setyan Ajit Mehra s/o. Ajit Mehra
Occ: Senior R/o. 60, Eastern Avenue,
Pinner, Middle Sex, HA SINI, United Kingdom

సూపించినది

1 Venkatramana Reddy s/o. Anji Reddy Occ: Senior

R/o. 11-187/2, Rd No. 2, Green Hills Colony,
Sanoornagar. Hyderabad.

2 B. RAJ KUMAR s/o. MUKUND Rao

Occ: BUSINESS R/o. Alwal, Secbad.

2010 వ సం. 24 వ తేదీ
1932 చ.శ. సం. 3 వ తేదీ

Sub-Registrar
అధికారి

AND

MR. SATYAN AJIT MEHTA, SON OF MR. AJIT MEHTA, aged about 35 years, Occupation: Service, residing at 60, Eastern Avenue, Pinner, Middle Sex, HA 51 NJ, United Kingdom, hereinafter called the "Consenting Party" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

IN FAVOUR OF

MR. PINDI RAGHAVENDER REDDY, SON OF MR. VENKATESHWAR REDDY, aged about 37 years, Occupation: Business, residing at H. No: 4-7-15/4/1, Raghavendra Nagar, Nacharam, Hyderabad - 500 076, 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.).

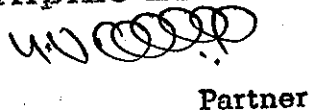
WHEREAS:

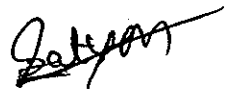
- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-11 Gts., (hereinafter 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'.

For Alpine Estates


Partner

For Alpine Estates


Partner



1వ పుస్తకము 2010 సం. పు. 1500 రూపాయలు

మొత్తము కాగితముల సంఖ్య 18

ఈ కాగితపు వరుస సంఖ్య 2

౧.౦, 2465000/-

ENDORSEMENT

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

By challan No. 23711 Dt. 24/5/10

[Signature]
సబ్-రిజిస్ట్రారు

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/-
- 2. in the shape of challan (u/s. 41 of T.A. Act. 1997) Rs. —
- 3. in the shape of cash (u/s. 41 of T.A. Act. 1997) Rs. —
- 4. advertisement duty (u/s. 16 of T.A. Act. 1997, if any) Rs. —

II. Transfer Duty:

- 1. in the shape of stamp papers Rs. 49300/-
- 2. in the shape of cash Rs. —

III. Registration Fee:

- 1. in the shape of stamp papers Rs. 12325/-
- 2. in the shape of cash Rs. —

IV. User Charges:

- 1. in the shape of stamp papers Rs. 100/-
- 2. in the shape of cash Rs. —

Total Rs. 61825/-

[Signature]
SUB-REGISTRAR
KAPRA

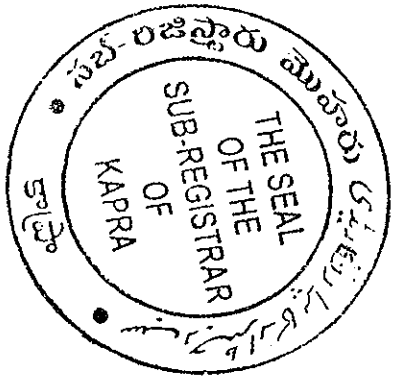
1వ పుస్తకము 2010 సం./ కా.శ. 1832వ పు. 1500

సంఖ్యగా రిజిస్టరు చేయబడి స్టాంప్ విమిక్తం గుర్తింపు నెంబరు 156

1500/2010 గా యివ్వబడ్డెనది

2010 సం. 24 వ తేదీ

[Signature]
సబ్-రిజిస్ట్రారు

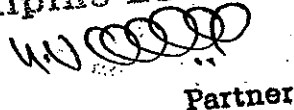


- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/PIV/PLG/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of apartments in 3 blocks aggregating to about 3,97,600 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. Whereas the Consenting Party had agreed to purchase the Scheduled Apartments from the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Apartment. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute sale deed in favour of the Purchaser. The Vendor and the Consenting Party hereby confirm that the Purchaser shall be the absolute owner of the Scheduled Property without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Apartment. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Purchaser.
- F. The Buyer is desirous of purchasing luxury apartment bearing flat no. 409 on the fourth floor in block no. B, having a super built-up area of 1175 sft together with undivided share in the scheduled land to the extent of 58.75 sq. yds. and a reserved parking space for one car on the stilt floor bearing no. B-74 admeasuring about 100 sft in the building known as MAYFLOWER HEIGHTS and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment
- G. 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.
- H. 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. 24,65,000/- (Rupees Twenty Four Lakhs Sixty Five Thousand Only) and the Buyer has agreed to purchase the same.
- I. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For Alpine Estates


Partner

For Alpine Estates


Partner

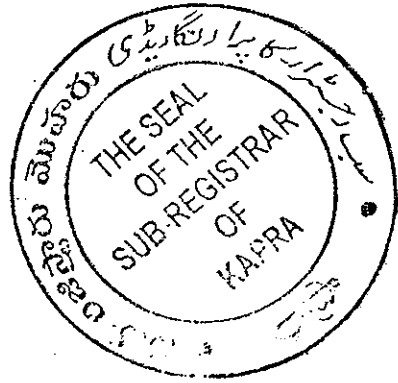


1వ పుస్తకము 2010.....వ సం పు 1500.....వస్తావేజాలు

మొత్తము కాగితముల సంఖ్య..... 18.....

ఈ కాగితపు వరుస సంఖ్య..... 3.....

~~సబ్-రిజిస్ట్రారు~~



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. 409 on fourth floor in block no. 'B' having a super built-up area of 1175 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 58.75 sq. yds.
- b. A reserved parking space for one car on the stilt floor bearing nos. B-74 admeasuring about 100 sft

forming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 24,65,000/- (Rupees Twenty Four Lakhs Sixty Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs. 19,97,690/- (Rupees Nineteen Lakhs Ninety Seven Thousand Six Hundred and Ninety Only) paid by way of cheque no. 005605, dated 30.4.10 drawn on HDFC Bank, Kasturba Gandhi Marg, New Delhi for being Housing Loan issued by Indiabulls Housing Finance Ltd in favour of Consenting Party.
- ii. Rs. 4,15,000/- (Rupees Four Lakhs Fifteen Thousand Only) paid by way of Cheque no. 456065 dated 19.04.2010 drawn on ICICI Bank, Habsiguda Branch, Hyderabad.
- iii. Rs. 50,000/- (Rupees Fifty Two Thousand Only) paid by way of cheque no. 456061, dated 08.04.2010 drawn on ICICI Bank, Habsiguda Branch, Hyderabad.
- iv. Rs. 2,310/- (Rupees Two Thousand Three Hundred and Ten Only) paid by way of cheque no. 009369, dated 19.05.2010 drawn on ICICI Bank, Habsiguda Branch, Hyderabad in favour of Consenting Party.

2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.

For Alpine Estates

Partner

For Alpine Estates

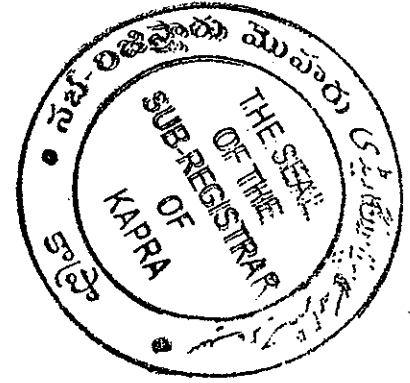
Partner

1వ పుస్తకము 2010.....వ సం పు 1500.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 4

~~సబ్-రిజిస్ట్రారు~~



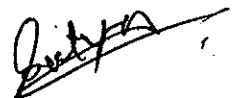
3. The Vendor further covenants that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of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

For Alpine Estates


Partner

For Alpine Estates


Partner

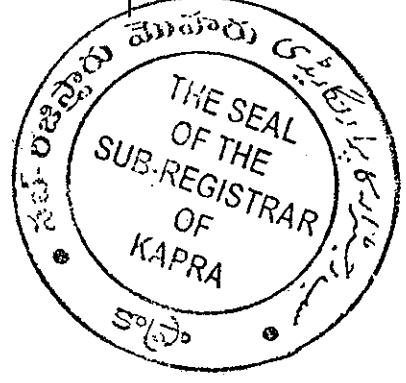


1వ పుస్తకము 2010.....వ సంపు 1500 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య.....

~~నవ-రిజిస్ట్రారు~~

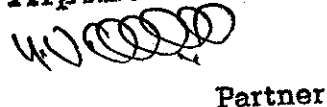



- c. That the Buyer shall become a member of the Mayflower Heights Owners Association that has been / shall be formed by the Owners of the apartments in MAYFLOWER HEIGHTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc. The Buyer shall pay a sum of Rs. 10,000/- & Rs. 15,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.
- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called MAYFLOWER HEIGHTS and the name thereof shall not be changed.

For Alpine Estates


Partner

For Alpine Estates


Partner

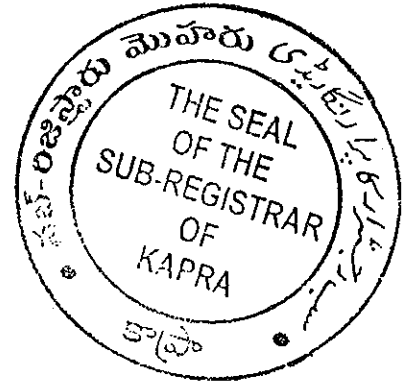


1వ పుస్తకము 20 | ౧.....వ సం పు. 1౯౦౦.....చిన్నవేళలు


మొత్తము కాగితముల సంఖ్య..... 18

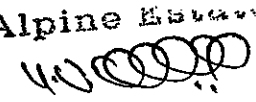
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~~సబ్-రిజిస్ట్రారు~~



- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs. 61,725/- is paid by way of challan no. 5357/1, dated 24.5.10, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and an amount of Rs.24,650/- paid by the way of pay order No. 156000 dated 22.5.10, HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

Partner

For Alpine Estates

Partner

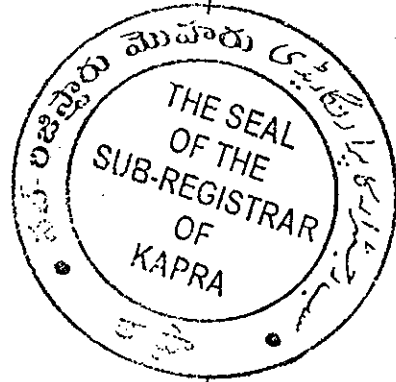


వ పుస్తకము 20 (ది.....వ సం పు 1900.....వ వేజాలు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 7

న. రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'


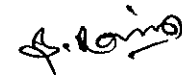
SCHEDULE OF APARTMENT

All that portion forming luxury apartment bearing flat no. 409 on the fourth floor in block no. 'B' admeasuring 1175 sft. of super built up area together with proportionate undivided share of land to the extent of 58.75 sq. yds., reserved parking space for one car bearing no. B74, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky & Flat No. 410
South By	Open to Sky & Flat No. 408
East By	Open to Sky & 6'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:

WITNESSES:

1. 
2. 

For Alpine Estates


Partner

For Alpine Estates


VENDOR
Partner


CONSENTING PARTY

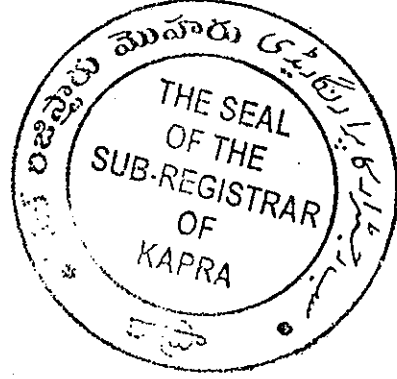

BUYER

1వ పుస్తకము 20|0.....వ సం పు 1500.....చిహ్నములు

మొత్తము కాగితముల సంఖ్య..... 18.....

ఈ కాగితపు వరుస సంఖ్య..... 8.....

~~నక-రిజిస్ట్రారు~~



ANNEXTURE-1-A

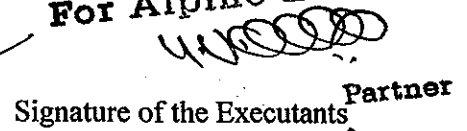
1. Description of the Building : Luxury apartment bearing flat no 409 on the fourth floor in block no. 'B' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 58.75 sq. yds, U/S Out of Ac. 4-11 Gts.
4. Built up area Particulars:
- a) In the Ground Floor : 100 sft. Parking space for One Car
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 1175 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. 24,65,000/-

Date: 24.05.2010

For Alpine Estates


Partner

For Alpine Estates


Partner
Signature of the Executants



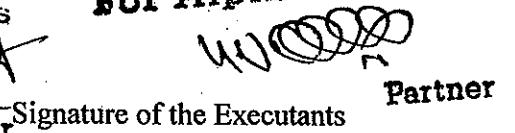
C E R T I F I C A T E

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

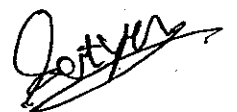
For Alpine Estates

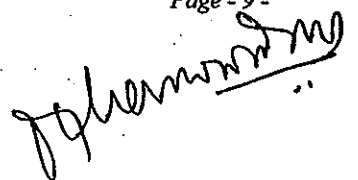

Partner

For Alpine Estates


Partner
Signature of the Executants

Date: 24.05.2010



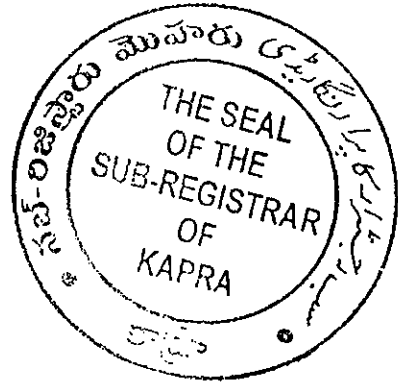


వ పుస్తకము 2010.....వ సం పు 1500.....వేలము

మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు వరుస సంఖ్య.....9.....

~~నక-రిజిస్ట్రారు~~



REGISTRATION PLAN SHOWING

FLAT NO. 409 IN BLOCK NO. 'B' 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

CONSENTING PARTY:

MR. SATYAN AJIT MEHTA, SON OF MR. AJIT MEHTA

BUYER:

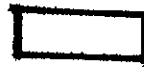
MR. PINDI RAGHAVENDER REDDY, SON OF MR. VENKATESHWAR REDDY

REFERENCE:

AREA: 58.75

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



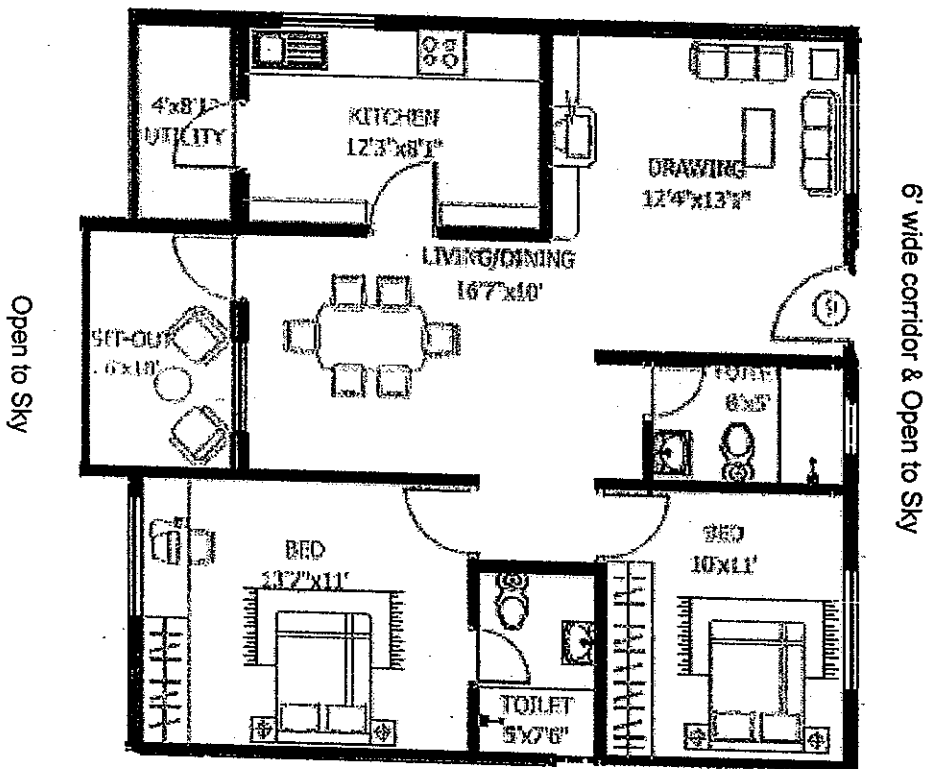
EXCL:



Total Built-up Area = 1175 sft.
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky & Flat No. 410

N



Flat No. 408 & Open to Sky

For Alpine Estate

Partne

For Alpine Estates

Partner

WITNESSES:

- 1.
- 2.

SIG. OF THE VENDOR

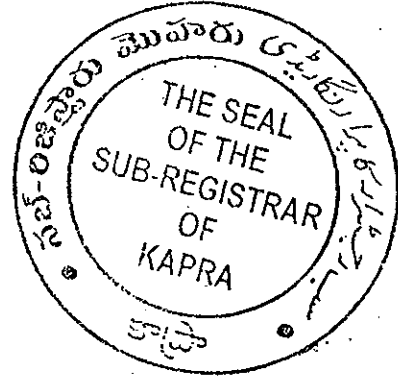
SIG. OF THE BUYER

1వ పుస్తకము 2010.....వ సం పు.1000...దస్తావీజాలు

మొత్తము కాగితముల సంఖ్య..... 18

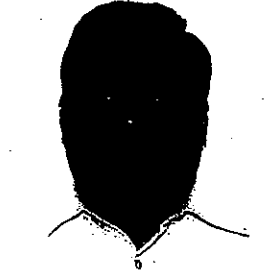
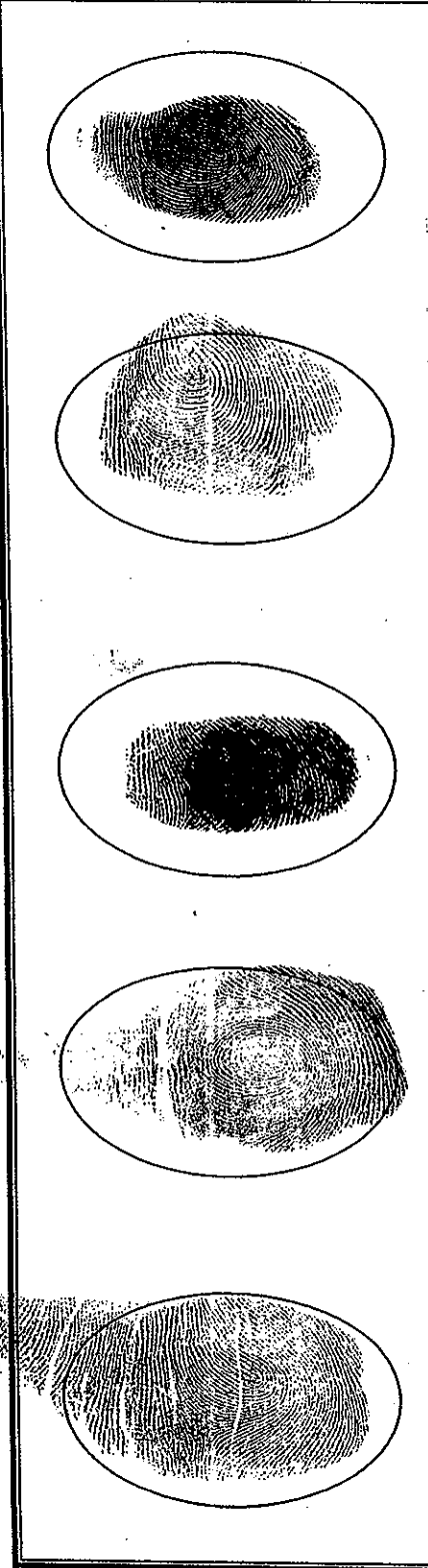
ఈ కాగితపు వరుస సంఖ్య..... 10

~~సబ్-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**

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. SRI. RAHUL B. MEHTA
S/O. LATE SRI. BHARAT U. MEHTA
R/O. PLOT NO. 2-3-577, UTTAM TOWERS
D. V. COLONY, MINISTER ROAD
SECUNDERABAD – 500 003.

2. SRI. YERRAM VIJAY KUMAR
S/O. SRI YERRAM SHANKARAIHAH
R/O. PLOT NO. 14 & 15
KARTHIK ENCLAVE
DIAMOND POINT
SECUNDERABAD.

**SPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 169/IV/2007, 03.08.2007:**

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.

CONSENTING PARTY:

MR. SATYAN AJIT MEHTA
S/O MR. AJIT MEHTA
R/O. 60, EASTERN AVENUE
PINNER, MIDDLE SEX
HA 51 NJ
UNITED KINGDOM

PURCHASER:

MR. PINDI RAGHAVENDER REDDY
S/O.MR. VENKATESHWAR REDDY
R/O. H. NO: 4-7-15/4/1
RAGHAVENDRA NAGAR
NACHARAM
HYDERABAD

SIGNATURE OF WITNESSES: For

- 1.
- 2.

Partner

For Alpine Estates

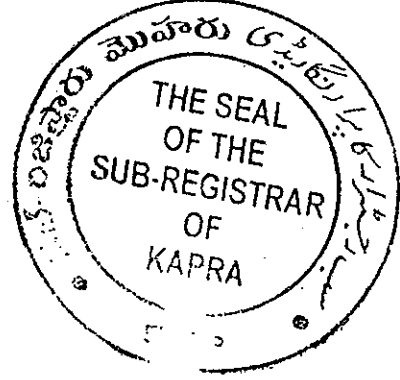
Partner
SIGNATURE OF EXECUTANTS

1వ పుస్తకము 2010.....వ సం పు. 1500 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 11



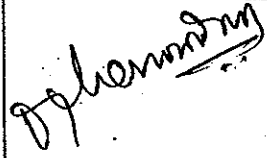
~~సబ్-రిజిస్ట్రారు~~



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

C.S.No./Year: 001554/2010 of SRO: 1526(KAPRA)

24/05/2010 14:36:44

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) PINDI RAGHAVENDER REDDY 4-7-15/4/1, RAGHAVENDRA NAGAR,NACHARAM, HYD.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
5	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

Witness
Signatures


Operator
Signature

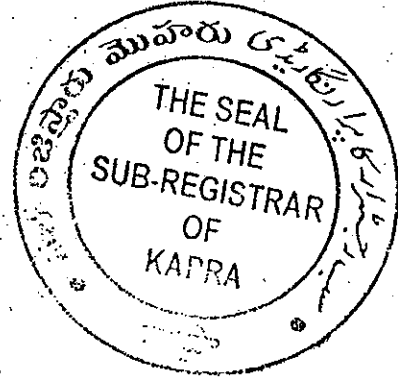

Subregistrar
Signature

1వ పుస్తకము 20 | 0.....వ సం పు. 1900 వస్తావేటలు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 12






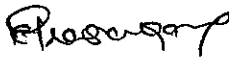
~~నవ-రిజిస్ట్రారు~~



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

C.S.No./Year: 001554/2010 of SRO: 1526(KAPRA)

24/05/2010 14:36:44

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
6			(EX) SATYAN MEHTA 60, EASTERN AVENUE, PINNER, MIDDLE SEX,HA 51 NJ, UNITED KINGDOM.	
7			(EX) K.PRABHAKAR REDDY (SPA HOLDER) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

Witness
Signatures



Operator
Signature

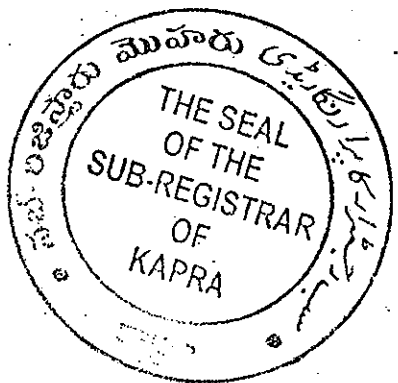

Subregistrar
Signature

వ పుస్తకము 20 10.....వ సం పు 1500.....

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 13

~~నా-రిజిస్ట్రారు~~



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992006
VIJAYA BHARATI
SHANKARAIAN
2-2-23
PAN BHARATI
SECUNDERABAD

Signature: _____
Issued on: 10.02.2005

Licensing Authority,
RTO-SECUNDERABAD

10053195/05 Class Of Vehicle Validity
Transport LMV.MCWG 16-12-2014
Hazardous Validity
Badge No.
Reference No. 202931983
Original LA RTA SECUNDERABAD
DOB 17-12-1964
Blood Gr.
Date of 1st Issue 13.09.1993



Family Members Details

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

D.P.L. No. 114
BHARAT SCHOOLS & COLLEGE

HOUSEHOLD CARD

Card No : PAP167881501086
P.P Shop No : 815
Name of Head of Household : Mehta. Rahul
Father/Husband name : Bharat
Date of Birth : 04/12/1930
Age : 26
Occupation : Own Business
House No. : 2-3-577,401,UTTAM TOWERS
Street : MINISTER ROAD
Colony : D V COLONY
Ward : 2
Circle : 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
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1964
AWSPF8104E


भारत सरकार
GOVT OF INDIA

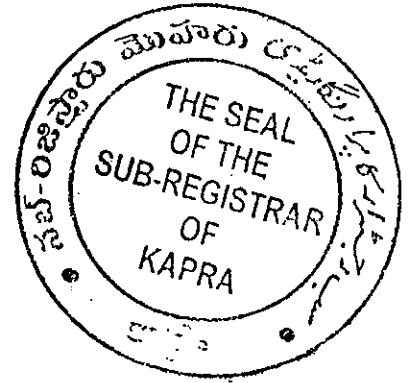
For Alpine Estates Partner
For Alpine Estates Partner

1వ పుస్తకము 2010.....వ సం పు 1500.....దస్తవేజాలు

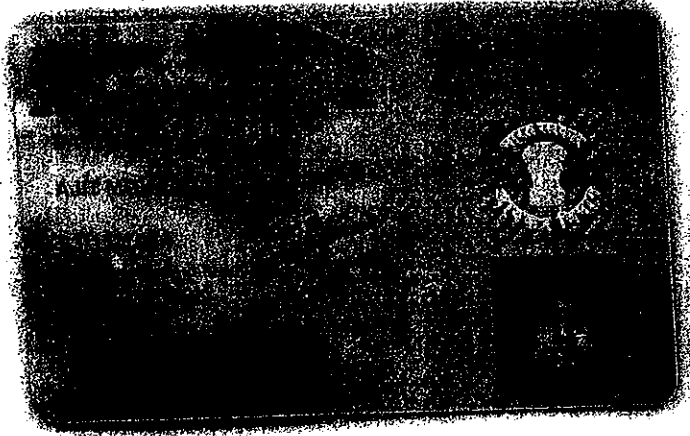
మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు వరుస సంఖ్య.....14.....

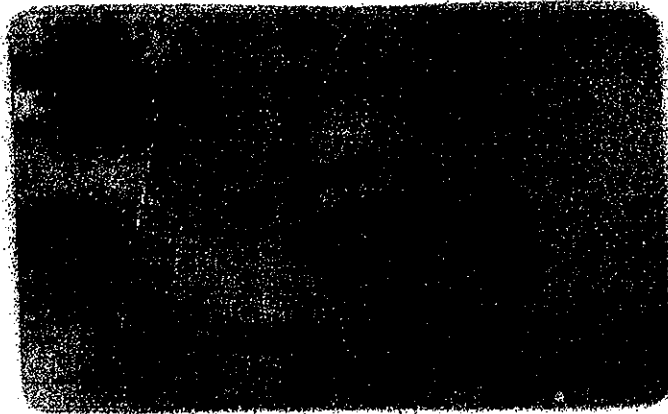

సబ్-రిజిస్ట్రారు



CONVENTING PARTY



~~Confidential~~

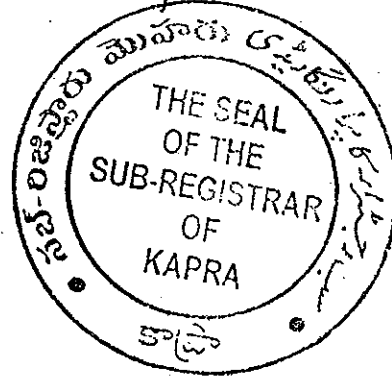


1వ పుస్తకము 2010.....వ సం పు. 1500 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వదుల సంఖ్య..... 15

~~సబ్-రిజిస్ట్రారు~~



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

PINDI RAGHAVENDRA REDDY
PINDI REDDY VENKATESWAR

06/06/1972
 Permanent Account Number
AJEP3531C

[Signature]
 Signature



15082089

P. Raghavendra Reddy

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें :
 आयकर पुनर् सेवा इकाई, एन एस डी यू
 तीसरी मंजिल, सरकार चैम्बर,
 शानेर टेलिफोन एक्सचेंज के नजदीक
 बाचेर, पुना - 411-045

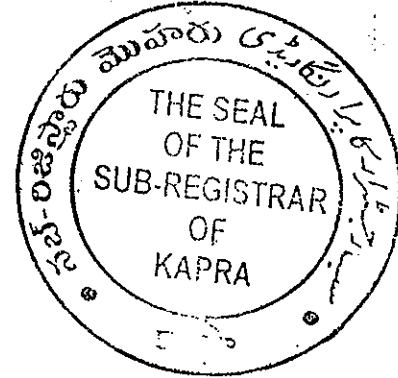
This card is lost / someone's lost card is found.
 Please inform / return to
 Income Tax Services Unit, NSDI
 3rd Floor, Police Chambers,
 Near Telephone Exchange Station
 Bacheer, Pune - 411 045

1వ పుస్తకము 20 / 0.....వ సం పు.....వెంకటేశ్వరరాజు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 16


~~నఖ-రిజిస్ట్రారు~~



WITNESSES NO. 1

Customer Relations Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch. Venkata Ramesh Reddy
Designation : Customer Relations Executive
Signature : *[Signature]*
Valid upto : 30 April 2009
Issuing Authority : *[Signature]*
Blood Group : O +ve
Address:
5-4-187/3&4, IInd Flodr,
M.G Road, Secunderabad-500003.
Ph:040-66835551, 040-27584038
www.modiproperties.com

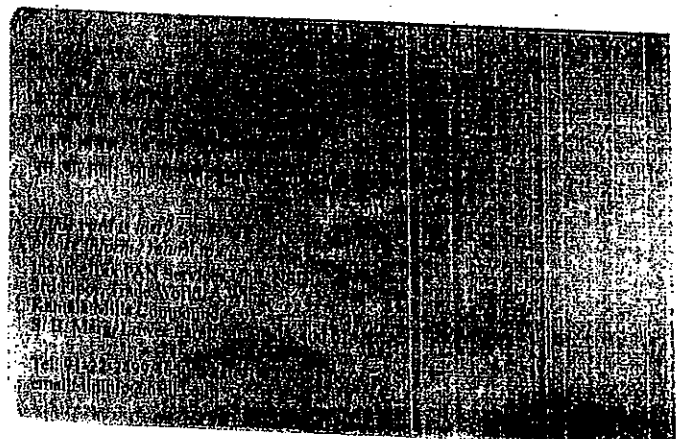

Resl. Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

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

INCOME TAX DEPARTMENT
B. M. HAJI KUMAR
MUKUND RAO
02/01/1978
Permanent Account Number
AIOPR98331
[Signature]
Signature

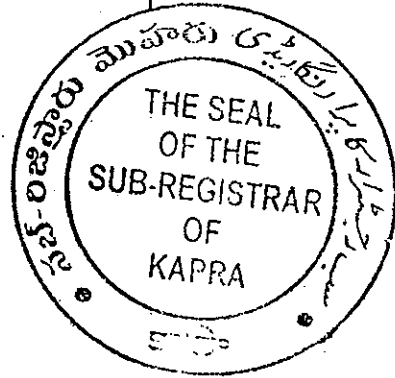


1వ పుస్తకము 2010.....వ సంపు.....100.....వేదాలు

మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు వరుస సంఖ్య.....17.....

~~సబ్-రిజిస్ట్రారు~~





For ALPINE ESTATES

[Handwritten Signature]
Partner

For ALPINE ESTATES

[Handwritten Signature]
Partner

వ పుస్తకము 2010.....వ సం పు 1500 పస్తావేళలు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 18

~~నర్-రిజిస్ట్రారు~~

