

B-405

DOCT. No. 842/10

935



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713071

S.No. 6456 Date 09/02/2010 Rs. 100/-  
 Sold to Venkatesh  
 S/o. D/o. W/o. G. A. Rao  
 For Whom Alpine Estates

*[Signature]*  
 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 25<sup>th</sup> 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 Shankaraiah, aged about 45 years, Occupation: Business, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

AND

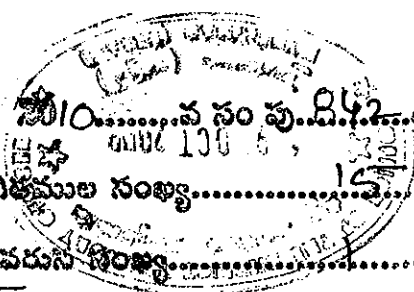
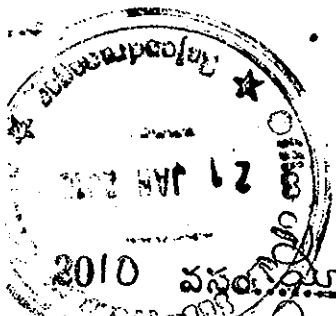
M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 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

For Alpine Estates

*[Signature]*  
 Partner

*[Signature]*  
 Partner

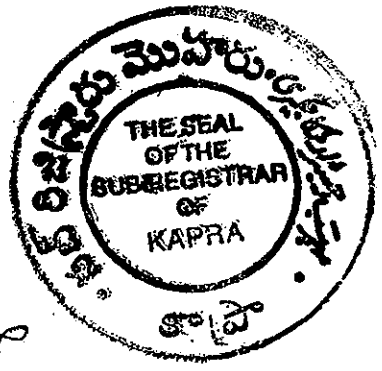


1వ పుస్తకము నెం. 10 వ సం. పు. 12 వ పేజీలు  
 మొత్తము కాగితముల సంఖ్య 15  
 ఈ కాగితపు పదున సంఖ్య

2010 వ సం. మే 12 నెల 12 వ తేదీ  
 1932 కా. క. పై (అ) మా. నం. 4 వ తేదీ  
 పగలు 1 మరియు 2 శంకుల

సహ-రిజిస్ట్రారు

మద్య కార్యాలయ నవ-నిబంధనల కార్యాలయములో  
 శ్రీ. K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ నంబరు 1800 తే. 7/5 జి.ఎ.ను  
 అనుసరించి సమర్పించబడిన పాపాగ్రాఫులు  
 తురియమి పేటికల ప్రకారం జరిగి వాటిని సరి  
 కున్నట్లుగా 5500/- లు చెల్లించినారు



Prabhakar

వాసి ఇచ్చినట్లు ఒప్పాక్షాన్నది  
 ఎడమ బొటన వ్రేలు

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/BE/107  
 dated 3.08.07 registerer at SRO, UPPF  
 Ranga Reddy District.

నిరూపించినది

Neerajamma Reddy S/o. Raji Reddy Occ: Service  
 R/o. 11-18/2, Rd No. 2, Green Hills Colony,  
 Secunderabad.

B. Raj Kumar S/o. Rajkumar Rao Occ: Scania  
 R/o. Alwal, Secbad.

2010 వ సం. మే 12 నెల 12 వ తేదీ  
 1932 కా. క. పై (అ) మా. నం. 4 వ తేదీ నవ-రిజిస్ట్రారు

**IN FAVOUR OF**

DR. MEERA LAL, WIFE OF MR. S. K. LAL, aged about 58 years, Occupation: Associate Professor, residing at 58, Celebrity Homes, Shamirpet Village & Mandal, Ranga Reddy District, 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.).

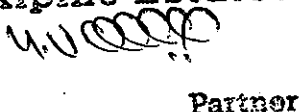
**WHEREAS:**

- 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/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. The Buyer is desirous of purchasing deluxe apartment bearing flat no. 405 on the fourth floor in block no. 'B' having a super built-up area of 1625 sft (i.e., 1300 sft. of built-up area & 325 sft. of common area) together with undivided share in the scheduled land to the extent of 81.25 sq. yds., and a reserved parking space for one car on the stilt floor 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

**For Alpine Estates**

  
Partner

**For Alpine Estates**

  
Partner

1వ పుస్తకము 2010.....వ సం పు. 842.....దస్తావేజులు

మొత్తము కారితముల సంఖ్య.....15.....

ఈ కారితపు పరుస సంఖ్య.....2.....

MARKET VALUE Rs: 11 000000/

ENDORSEMENT

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

By challan No. 534936 Dt. 25/12/10

~~క. రిజిస్ట్రారు~~

I. Stamp Duty:

- 1. In the shape of stamp papers Rs. 100/ —
- 2. In the shape of challan (under Section 20(1)(a) of the Act) Rs. 54900/ —
- 3. In the shape of cash (under Section 20(1)(b) of the Act) Rs. —
- 4. In the shape of stamp duty (under Section 20(1)(c) of the Act) Rs. —

II. Fees & Charges:

- 1. In the shape of challan Rs. 22000/ —
- 2. In the shape of cash Rs. —

III. Registration Fees:

- 1. In the shape of challan Rs. 5500/ —
- 2. In the shape of cash Rs. —


IV. Misc Charges:

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

Total Rs. 82600/ —

  
SUB REGISTRAR  
KAPRA

2వ పుస్తకము 2010 సం./ చా.స. 1232వ  
పు.....841.....నెంబరుగా రిజిస్టరు చేయబడి  
స్కానింగ్ విమర్శం గుర్తింపు నెంబరు 1526  
.....842...../2010 నా యివ్వబడ్డెనది  
2010 సం. డి.సి. 15 వ తేది

  
క. రిజిస్ట్రారు



- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 11,00,000/- (Rupees Eleven Lakhs Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

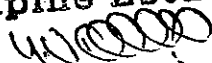
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 405 on fourth floor in block no. 'B' having a super built-up area of 1625 sft. (i.e., 1300 sft. of built-up area & 325 sft. of common area) in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, together with:
  - a. Undivided share in scheduled land to the extent of 81.25 sq. yds.
  - b. A reserved parking space for one car on the stilt floor 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. 11,00,000/- (Rupees Eleven Lakhs Only) paid by way of cheque no. 852019, dated 23.03.2010 drawn on State Bank of Hyderabad, Gunfoundry Branch, Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenants that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

For Alpine Estates

  
Partner

For Alpine Estates



Partner

1వ పుస్తకము 2010.....వ సం పు.డి.2...దస్తావేజులు

మొత్తము కాదితముల సంఖ్య.....15.....


ఈ కాగితపు వరుస సంఖ్య.....3.....

~~సబ్-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**



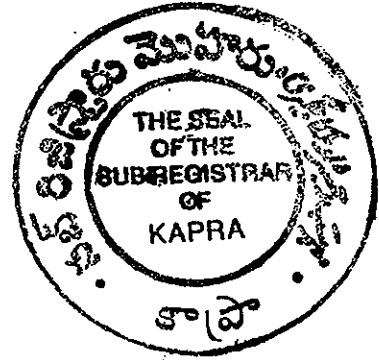
**Partner**

1వ ప్రకటన 2010.....వ సం. పు. 842.....

మొత్తము కాగితముల సంఖ్య..... 15.....

ఈ కాగితపు వరుస సంఖ్య..... 4.....

~~నవి-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. 82,500/- is paid by way of challan no. 534926, dated 24.03.2010, drawn on State Bank of Hyderabad, Kushaiguda Branch, R. R. District and VAT an amount of Rs.11,000/- paid by the way of pay order no. 154943, dated 23.03.2010, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

Partner

For Alpine Estates

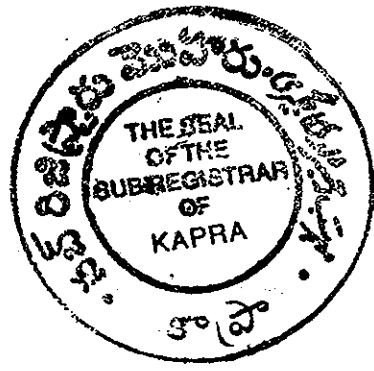
Partner

1వ పుస్తకము 20/0.....వ సంపు. 2012.....వ సంపు.

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....5.....

~~నా-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'


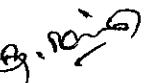
SCHEDULE OF APARTMENT

All that portion forming semi-finished, deluxe apartment bearing flat no. 405 on the fourth floor in block no. 'B' admeasuring 1625 sq. ft., of super built-up area (i.e., 1300 sq. ft. of built-up area & 325 sq. ft. of common area) together with proportionate undivided share of land to the extent of 81.25 sq. yds., and a reserved parking space for one car admeasuring about 100 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 Old Village, Mallapur, Uppal Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	6' wide corridor & Open to Sky
South By	Open to Sky
East By	Flat No. 404
West By	Flat No. 406

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

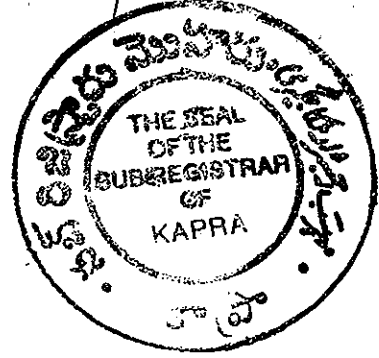
  
BUYER

1వ పుస్తకము 2010.....వ సం పు.డి.2.....

మొత్తము కాదితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....6.....

సబ్-రిజిస్ట్రారు



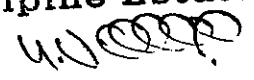
**ANNEXTURE-1-A**

1. Description of the Building :deluxe apartment bearing flat no. 405 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 Old Village, Mallapur, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 81.25 sq. yds, U/S Out of Ac. 4-11 Gts.
4. **Built up area Particulars** :
- a) In the Ground Floor : 100 sft. parkign sapce for car
- b) In the First Floor :
- c) In the Second Floor : .
- d) In the Third Floor :
- e) In the Fourth Floor : 1625 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. 11,00,000/-

**For Alpine Estates**

  
Partner

**For Alpine Estates**



Partner

Signature of the Executants

Date: 25.03.2010

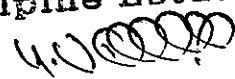
**C E R T I F I C A T E**

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: 25.03.2010

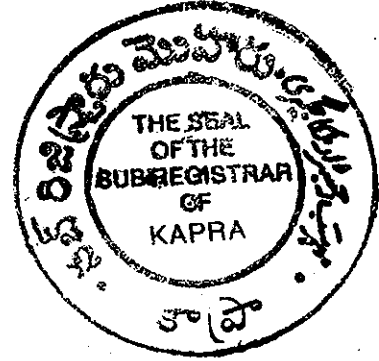
*Meera Lal*

1వ పుస్తకము 2010.....వ సం పు..842.....వేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

~~సబ్-రిజిస్ట్రారు~~



**ANNEXTURE-1-A**

1. Description of the Building :deluxe apartment bearing flat no. 405 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 Old Village, Mallapur, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 81.25 sq. yds, U/S Out of Ac. 4-11 Gts.
4. **Built up area Particulars** :
- a) In the Ground Floor : 100 sft. parkign sapce for car
- b) In the First Floor :
- c) In the Second Floor : .
- d) In the Third Floor :
- e) In the Fourth Floor : 1625 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. 11,00,000/-

For Alpine Estates

  
Partner

For Alpine Estates



Partner

Signature of the Executants

Date: 25.03.2010

**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: 25.03.2010

*Meera Lal*



~~ಕಪ್ರಾ ನೋಂದಣಿ~~

ಇದು ಅಧಿಕಾರಿಯ ಸಹಿ ಮತ್ತು ಮುದ್ರಣದಿಂದಾಗಿದೆ. 2010-11-08-2011-12-08  
ಮಾನ್ಯ ಕಛೇರಿ, ಕಪ್ರಾ ನೋಂದಣಿ ಅಧಿಕಾರಿ  
7



**REGISTRATION PLAN SHOWING**

FLAT NO. 405 IN BLOCK NO. 'B' ON THIRD 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

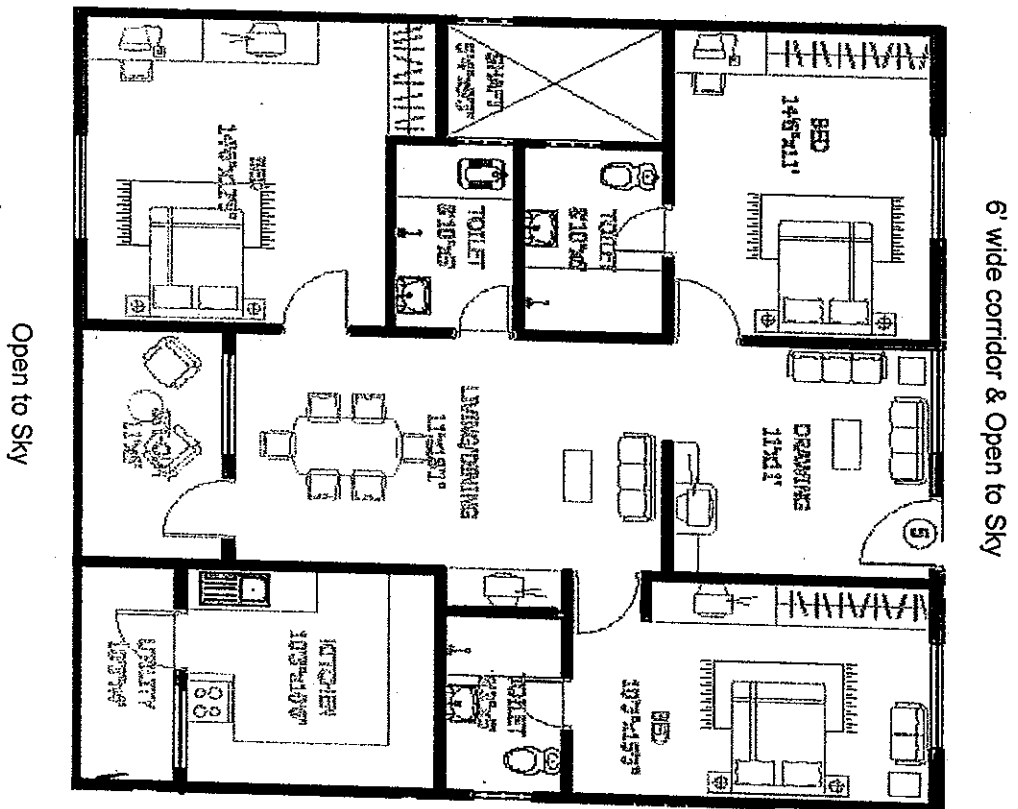
2. SRI YERRAM VIJAY KUMAR, S/O. SRI YERRAM SHANKARAI AH

**BUYER:** DR. MEERA LAL, WIFE OF MR. S. K. LAL

**REFERENCE:** AREA: 81.25 SCALE: SQ. YDS. OR INCL: SQ. MTRS. EXCL:

Total Built-up Area = 1625 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Flat No. 406



Flat No. 404

For Alpine Estates For Alpine Estates

**WITNESSES:**

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

*[Signature]*  
Partner

*[Signature]*  
Partner

SIG. OF THE VENDOR

*Meera Lal*

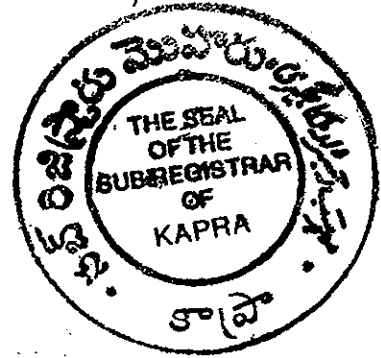
SIG. OF THE BUYER

1వ పుస్తకము 2010.....వ సంపు. 942.....జాలు

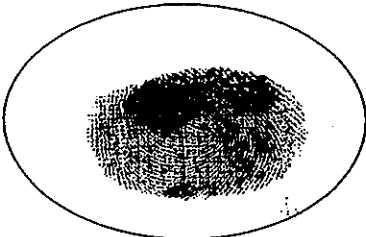
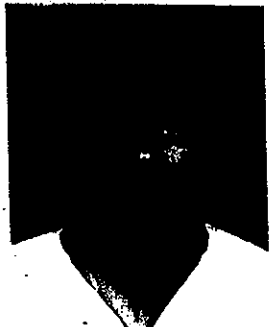

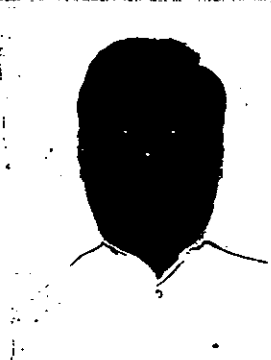
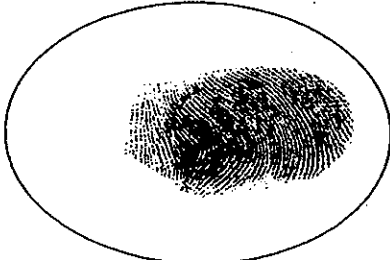

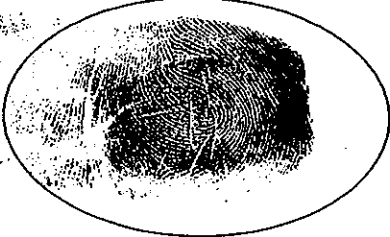

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు పరుస సంఖ్య.....8.....

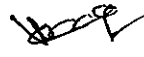
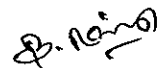
~~వకీల~~ రిజిస్ట్రారు



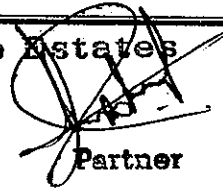
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR:</b></p> <p><b>M/S. ALPINE ESATES</b> A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNERS:</p> <p>1. MR. RAHUL B. MEHTA S/O. LATE BHARAT U. MEHTA R/O. PLOT NO. 2-3-577, UTTAM TOWERS D. V. COLONY, MINISTER ROAD SECUNDERABAD – 500 003.</p> <p>2. MR. YERRAM VIJAY KUMAR SON OF SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 &amp; 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p> <p><b>SPA FOR PRESENTING DOCUMENTS</b> <b>VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07</b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD – 500 003.</p> <p><b>BUYER:</b></p> <p>DR. MEERA LAL W/O. MR. S. K. LAL R/O. 58, CELEBRITY HOMES SHAMIRPET VILLAGE &amp; MANDAL RANGA REDDY DISTRICT.</p>
			
			
			

SIGNATURE OF WITNESSES:

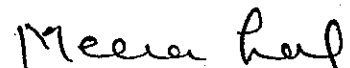
- 
- 

**For Alpine Estates**

  
Partner

**For Alpine Estates**

  
Partner  
SIGNATURE OF EXECUTANTS

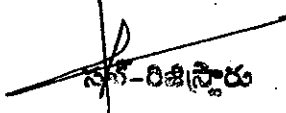


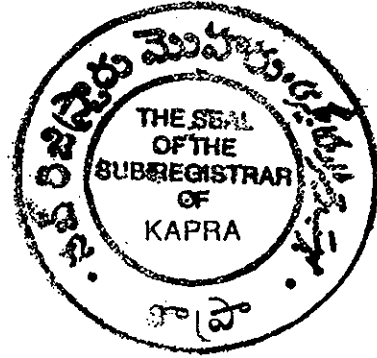
SIGNATURE OF BUYER

1వ పుస్తకము 2010.....వ సం.పు. 242.....వ పేజీలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు పరుస సంఖ్య.....9.....



  
నో-రిజిస్ట్రారు



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

C.S.No./Year: 000883/2010 of SRO: 1526(KAPRA)

25/03/2010 11:46:19

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1		 25-03-2010 11:46:19 [1526-1-2010-883] DR.MEERA	(CL) DR.MEERA LAL 58, CELEBRITY HOMES, SHAMIRPET (V),R.R.DIST.	<i>Meera Lal</i>
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

*[Handwritten Signature]*

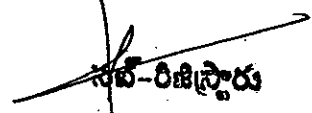
Operator  
Signature

*[Handwritten Signature]*  
Sub-Registrar  
Signature

1వ పుస్తకము 2010.....వ సంపుటి 2.....వ పేజీలు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 10



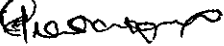
  
సబ్-రిజిస్ట్రారు



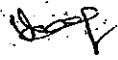
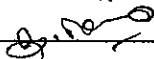
**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 000883/2010 of SRO: 1526(KAPRA)

25/03/2010 11:46:19

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

Witness  
Signatures

Operator  
Signature



Sub-Registrar  
Signature

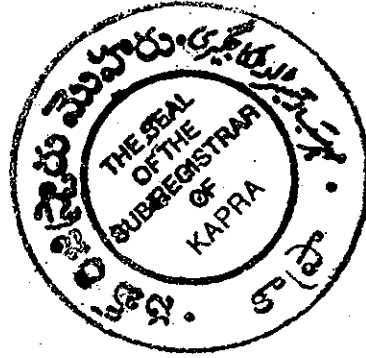


1వ పుస్తకము 2010.....వ సం. 8625

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు పరుస సంఖ్య..... 11

~~సభ-రిజిస్ట్రారు~~



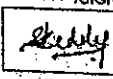


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AIYPK2089F**

नाम /NAME  
**SRIDEVI KALICHETI**

पिता का नाम /FATHER'S NAME  
**VENKATA RAMI REDDY NARALA**

जन्म तिथि /DATE OF BIRTH  
**19-04-1977**

हस्ताक्षर /SIGNATURE  


मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh



Family Members Details

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

  
 D.P.L. No. 114  
 BHARAT SECURITIES & INVESTMENTS

**HOUSEHOLD CARD**

Card No : PAP167881501086  
 F.P. Shop No : 615

Name of Head of Household : Mehta. Rahul  
 पति/पति का नाम : Mehta. Rahul

Father/Husband name : Bharat  
 पितृ/पति का नाम : Bharat

जन्म तिथि /Date of Birth : 04/12/1980  
 उम्र /Age : 26

व्यवसाय /Occupation : Own Business

घर का नं./House No. : 2-B-571, 491 JITTAM TOWERS  
 सड़क /Street : MINISTER ROAD  
 Colony : D.V. COLONY  
 Ward : 2  
 Circle : 2  
 Circle VIII

ज़िल्ला /District : Hyderabad / Hyderabad


(Rs.) : 100,000  
 No. (1) : 455294 (Double)  
 No. (1) : Navratna Enterprises PCC  
 No. (2) : /  
 No. (2) : /


आयकर विभाग  
 INCOME TAX DEPARTMENT

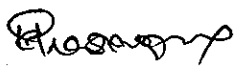
भारत सरकार  
 GOVT. OF INDIA

PRABHAKAR REDDY K  
 PADMA REDDY KANDI

15/07/1974  
 Permanent Account Number  
**AWSP8104E**

  
 Signature



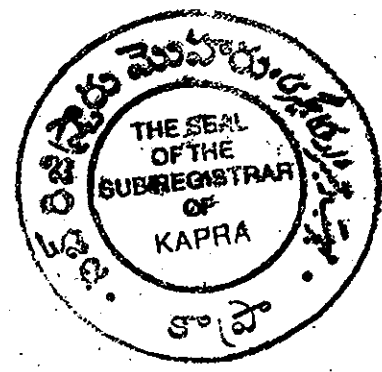


1వ పుస్తకము 2010.....వ సం. 842

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 12

~~స. శ్రీనివాస~~



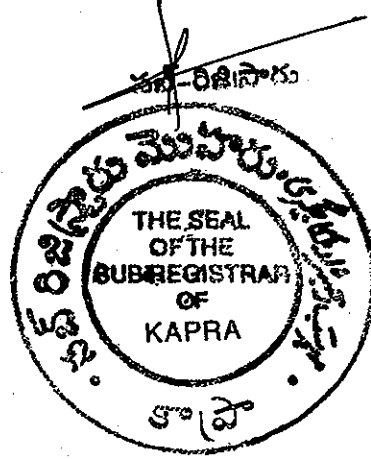


True Copy  
Meera heal

1వ పుస్తకము 2010.....వ సం పు. 042.....దస్తవేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....13.....



**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:040-86335551, 040-27544058  
[www.modiproperties.com](http://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

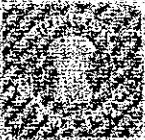
MUKUND RAO

03/01/1978

Permanent Account Number

AIOPR9833L

Signature



2022005

इस कार्ड के खो जाने पर / या कोई दूसरा कोई मिलने पर  
तुरंत सूचित करें / सूचित  
आयकर सेवा सेवा इकाई, एन एच सी ब्लॉक  
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कॉम्पाउंड  
एस. बी. मार्ग, लोअर पैराली, मुंबई - 400 013

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

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

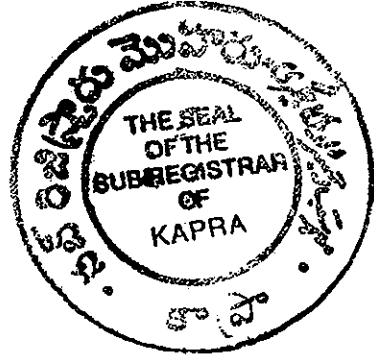
Tel: 91 22 2499 4630, Fax: 91 22 2495 8664,  
email: [rajib@nsd.gov.in](mailto:rajib@nsd.gov.in)

1వ పుస్తకము 2010.....వ సం పు. 2012.....వేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

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సహ-దిశాసారు







*[Handwritten signature]*  
ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್

..... ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ ಕಪ್ರಾ  
..... ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ ಕಪ್ರಾ  
..... ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ ಕಪ್ರಾ




84  
SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713070

S.No. 6455 Date 07/02/2010 Rs. 100  
Sold to: Mr. Katesh  
S/o. Mr. W/o. C.A. Rao  
For Which: Alpine Estates

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

**AGREEMENT FOR CONSTRUCTION**


This Agreement for Construction is made and executed on this the 25<sup>th</sup> day of March 2010 at SRO, Kapra, Ranga Reddy District by and between:

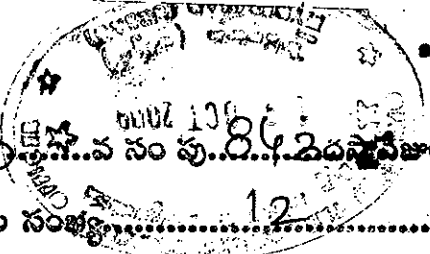
M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/ 3& 4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Partners/duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 43 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**

DR. MEERA LAL, WIFE OF MR. S. K. LAL, aged about 58 years, Occupation: Associate Professor, residing at 58, Celebrity Homes, Shamirpet Village & Mandal, Ranga Reddy District, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

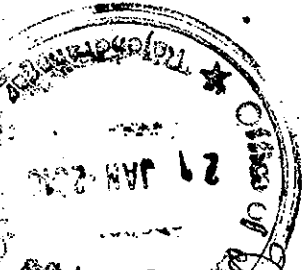
**For Alpine Estates**  
  
Partner

**For Alpine Estates**  
  
Meera Lal  
Partner



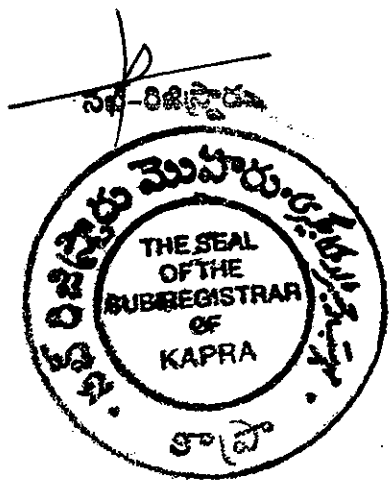
1వ పుస్తకము 2010 వ సం. పు.ది. 2వ పుస్తకము మొత్తము కాగితముల సంఖ్య 12

ఈ కాగితపు వరుస సంఖ్య.....



2010 వ సం. పు.ది. 2వ పుస్తకము 1932 కా.స. సంఖ్య మాసము 4 వ తేది పగలు..... సుర్యులు.....

శ్రీ K. Prabhakar Reddy... 1000! .....



నవ-రిజిస్ట్రారు

Prabhakar

Prabhakar

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-167/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 167/2010/07 dated 3.08.07 registerer at SRO, Uppal Ranga Reddy District.

Meera Lal

DR. Meera Lal W/o. S.K. Lal  
Occ:- Associate Professor

R/o. SS, Celebrity Homes, Shamirpet. (Village & Mand  
Ranga Reddy Dist.

Venkataramana Reddy S/o. Anji Reddy  
Occ: Service R/o. 11-187/2, Rd No. 2,  
Green Hills Colony, Saroornagar, Hyderabad

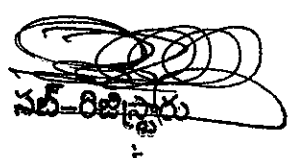
B. RAJ KUMAR S/o. MURUNO RAO  
Occ: Service - R/o Alwal, Secbad.



రూపించినది

2010 వ సం. పు.ది. 2వ పుస్తకము

1932 కా.స. సంఖ్య మాసము 4 వ తేది



**WHEREAS:**

A. The Buyer under a Sale Deed dated 25.03.2010 has purchased a semi-finished, deluxe apartment bearing flat no. 405, on the fourth floor in block no. 'B' admeasuring 1625 sft.(i.e., 1300 sft. of built-up area & 325 sft. of common area) of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District together with:

- a. Proportionate undivided share of land to the extent of 81.25 sq. yds
- b. A reserved parking for one car admeasuring about 100 sft.

This Sale Deed is registered as document no. 842/10, 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. 405 on the fourth floor in block no. 'B' 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 no. 405 on the fourth floor in block no. 'B', admeasuring 1625 sft. of super built up area (i.e., 1300 sft. of built-up area & 325 sft. of common area) and undivided share of land to the extent of 81.25 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 28,80,000/- (Rupees Twenty Eight Lakhs Eighty Thousand Only).
2. The Buyer already paid an amount of Rs. 21,25,000/-(Rupees Twenty One Lakhs Twenty Five Thousand Only) before entering this agreement which is admitted and acknowledged by the builder.

For Alpine Estates

  
Partner

For Alpine Estates

  
Partner

Meera Lal

1వ పుస్తకము 20/10 సం. పు. 843 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య 12

MARKET VALUE Rs: 288000 / - ఈ కాగితపు పనుల సంఖ్య 2

ENDORSEMENT

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

Challan No. 39932 Dt. 25/10

~~సబ్-రజిస్ట్రారు~~

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100 / -
- 2. in the shape of adhesion (w/s. 20 of 1957 Act) Rs. 28800 / -
- 3. in the shape of ... (w/s. 20 of 1957 Act) Rs. —
- 4. adhesion ... (w/s. 20 of 1957 Act) Rs. —

II. Transfer Duty:

- 1. in shape of challan Rs. —
- 2. in the shape of cash Rs. —

III. Registration Fees:

- 1. in the shape of challan Rs. 1000 / -
- 2. in the shape of cash Rs. —

IV. User Charges:

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

Total Rs. 29900 / -

SUB REGISTRAR KAPRA

1వ పుస్తకము 20/10 సం./ కా.శ. 1932వ

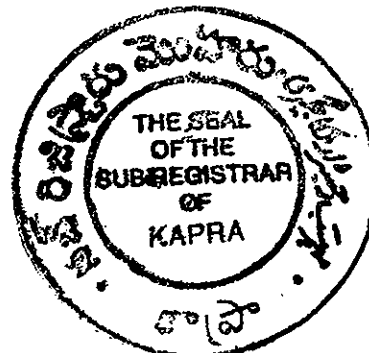
పు. 843 నెంబరుగా రిజిస్టరు చేయబడి


స్టాంప్ విమిక్షం దుర్భింపు నెంబరు 26

20/10 నా యిచ్చబట్టెనది

20 సం. మార్చి 25 వ తేది

~~సబ్-రజిస్ట్రారు~~



- 
3. The Buyer shall pay to the Builder the Balance consideration of Rs. 7,55,000/- (Rupees Seven Lakhs Fifty Five Thousand Only) in the following manner:

Installment	Amount(Rs.)	Due date of payment
I	5,55,000/-	15.04.2010
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 Vendor 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. 405 on the fourth floor in block no. 'B' 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.
10. The Builder shall complete the construction of the Apartment and handover possession of the same by 30<sup>th</sup> April 2010 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

For Alpine Estates

  
Partner

For Alpine Estates

  
Partner

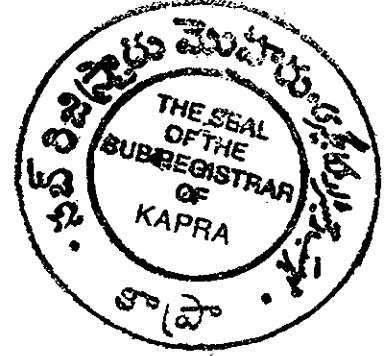
Meera Kaul

1వ పుస్తకము 2010.....వ సం పు...డి.2. పట్టణాధికారి

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....3.....

~~చ. రిజిస్ట్రారు~~



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.
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.

For Alpine Estates

Partner

For Alpine Estates

Partner

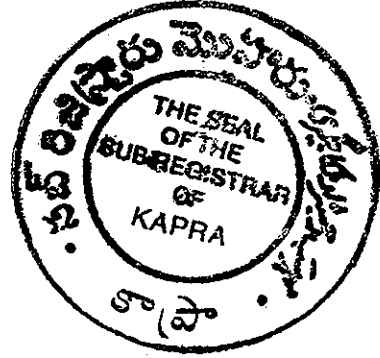
Meera Lal

పాప పుస్తకము 2010.....వ సం పు.ది 23.....వ తేదీ

మొత్తము కాగితముల సంఖ్య.....12.....


ఈ కాగితపు వరుస సంఖ్య.....4.....

~~కప-రిజిస్ట్రారు~~





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. 29,800/- is paid by way of challan no. 534937 dated 24.03.2010, drawn on State Bank of Hyderabad, Kushaiguda Branch, R. R. District and VAT an amount of Rs.28,800/- paid by the way of pay order no. 154944, dated 23.03.20 drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates  
  
Partner

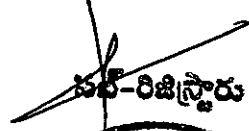
For Alpine Estates  
  
Partner

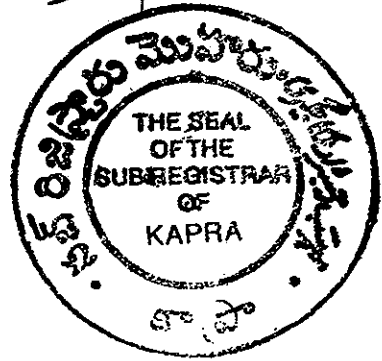
Meera Reddy

..... సంఖ్య 10..... సంఖ్య 843.....

మొత్తము కాగితముల సంఖ్య..... 12.....

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సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'


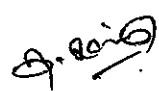
SCHEDULE OF APARTMENT

All that portion forming deluxe apartment bearing flat no. 405 on the fourth floor in block no. 'B' admeasuring 1625 sft. of of super built-up area (i.e., 1300 sft. of built-up area & 325 sft. of common area) together with proportionate undivided share of land to the extent of 81.25 sq. yds., and a reserved parking space for one car admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village Mallapur, Uppal Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	6' wide corridor & Open to Sky
South By	Open to Sky
East By	Flat No. 404
West By	Flat No. 406

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. 
2. 

**For Alpine Estates**

  
Partner

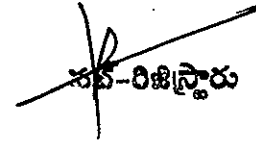
**For Alpine Estates**

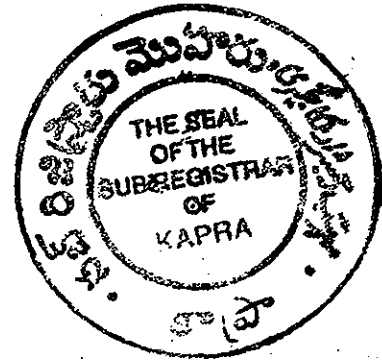
  
BUILDER  
Partner  
  
  
BUYER.

వ పుస్తకము 2010.....వ సం పు..843.....వేజులు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....6.....

  
సబ-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING** FLAT NO. 405 IN BLOCK NO. 'B' ON THIRD FLOOR

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

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

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

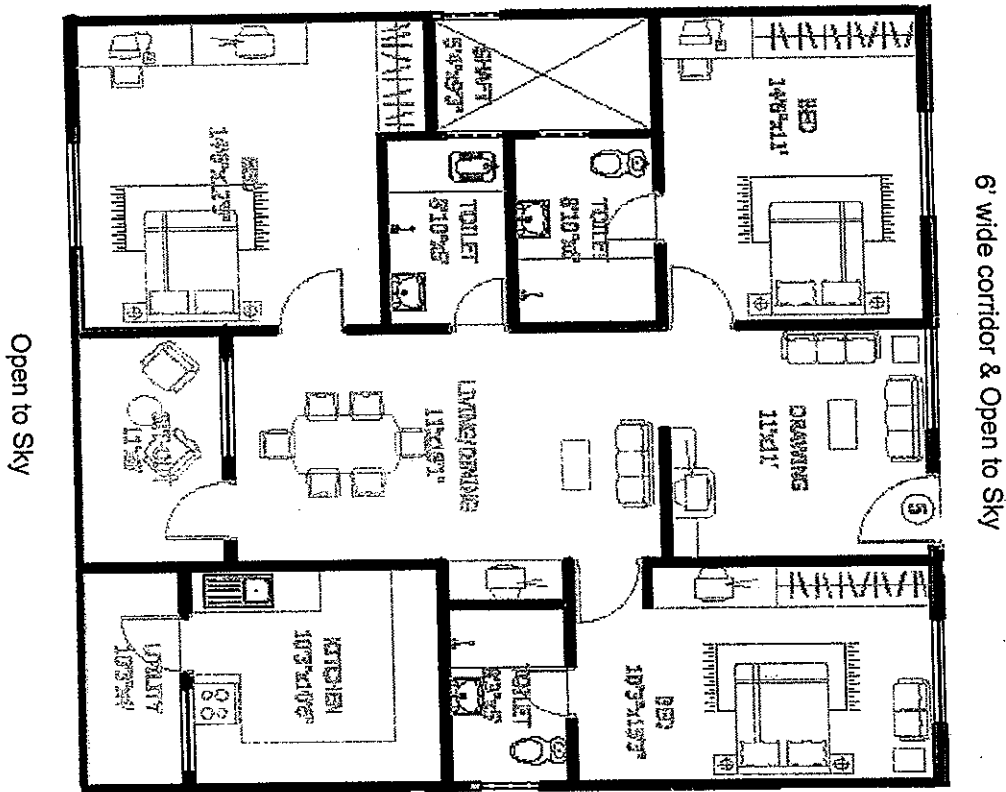
2. SRI YERRAM VIJAY KUMAR, S/O. SRI YERRAM SHANKARAI AH

**BUYER:** DR. MEERA LAL, WIFE OF MR. S. K. LAL

**REFERENCE:** **SCALE:** **INCL:**  **EXCL:**   
**AREA:** 81.25 **SQ. YDS. OR** **SQ. MTRS.**

Total Built-up Area = 1625 sft.  
Out of U/S of Land = Ac. 4-11 Gts.

Flat No. 406



Flat No. 404

For Alpine Estates For Alpine Estates

*[Signature]*  
Partner

*[Signature]*  
Partner

**WITNESSES:**

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

SIG. OF THE BUILDER

*Meera lal*

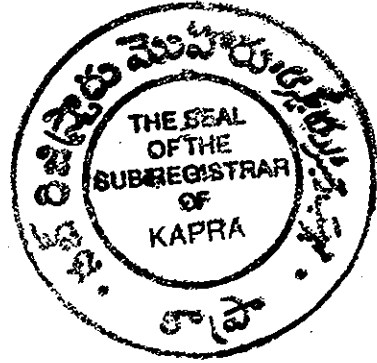
SIG. OF THE BUYER

వ పుస్తకము 2010.....వ సం. పు. 2043.....

మొత్తము కాగితముల సంఖ్య..... 12 .....

ఈ కాగితపు పనుల సంఖ్య..... 7 .....

~~సబ్-రిజిస్ట్రారు~~



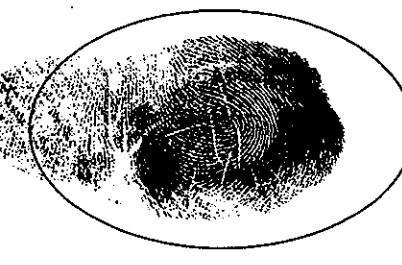
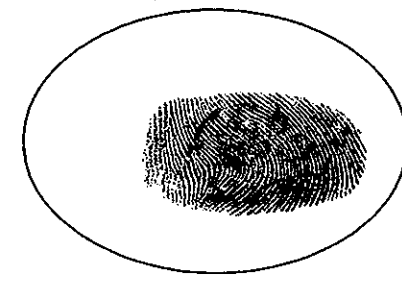
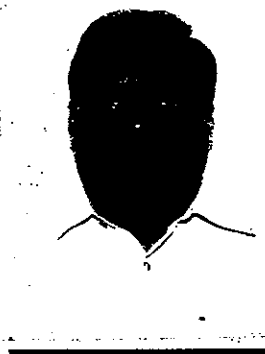
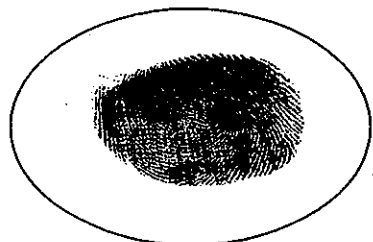
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

PASSPORT SIZE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



**BUILDER:**

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

**BUYER:**

DR. MEERA LAL  
W/O. MR. S. K. LAL  
R/O. 58, CELEBRITY HOMES  
SHAMIRPET VILLAGE & MANDAL  
RANGA REDDY DISTRICT.

SIGNATURE OF WITNESSES:

- 1.
- 2.

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

Partner

Partner

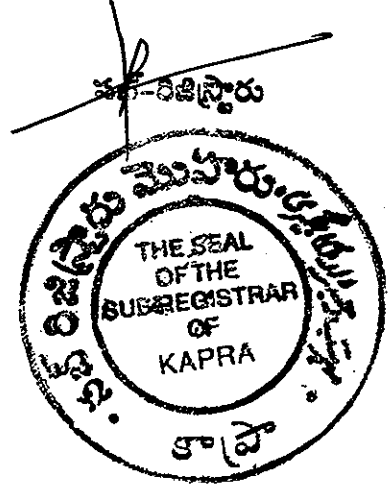
SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

వ పుస్తకము 2010.....వ సం పు 843 పేజీలు

మొత్తము కాగితముల సంఖ్య.....12.....

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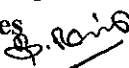


**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 000884/2010 of SRO: 1526(KAPRA)

25/03/2010 11:47:44

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1		 25-03-2010 11:47:44 (1526-1-2010-884) DR MEERA LAL	(CL) DR.MEERA LAL 58, CELEBRITY HOMES, SHAMIRPET (V),R.R.DIST.	Meera Lal
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 ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
4		 25-03-2010 11:47:44 (1526-1-2010-884) K.PRABHAKAR REDDY (SPA HOLDER)	(EX) K.PRABHAKAR REDDY (SPA HOLDER) 5- 4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	Prabhakar

Witness   
Signatures 

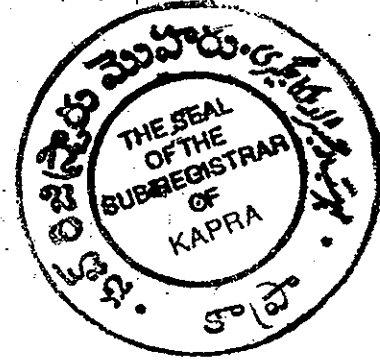
U. R. Reddy  
Operator  
Signature

  
Sub-Registrar  
Signature

1వ పుస్తకము 2010.....వ సం పు. 443 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 12 .....

ఈ కాగితపు పటన సంఖ్య..... 9 .....



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIYPK2089F



नाम /NAME

SRIDEVI KALICHETI

पिता का नाम /FATHER'S NAME

VENKATA RAMI REDDY NARALA

जन्म तिथि /DATE OF BIRTH

19-04-1977

हस्ताक्षर /SIGNATURE

*Sridevi*

*Sridevi*

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh



Family Members Details

क्र.सं.	Name	Relation	Date of Birth	Age
1	Sridevi	Wife	08/02/84	22

*[Signature]*

D.P.L. No. 114  
BHARAT SECURITIES & FINANCE

HOUSEHOLD CARD

Card No : PA167881501086  
 F.P Shop No : 815  
 Name of Head of Household : Mehta. Rahul  
 Father/Husband name : Bharat  
 Date of Birth : 04/12/1930  
 Age : 36  
 Occupation : Own Business  
 House No. : 2-3-571, 401, JITTAM TOWERS  
 Street : MINISTER ROAD  
 Colony : D V COLONY  
 Ward : 2  
 Circle : VIII  
 District : Hyderabad  
 (Rs.) : 100,000  
 No. (1) : 423394 (Double)  
 No. (2) : /  
 No. (3) : /

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number  
AWSPP8104E

*[Signature]*  
Signature



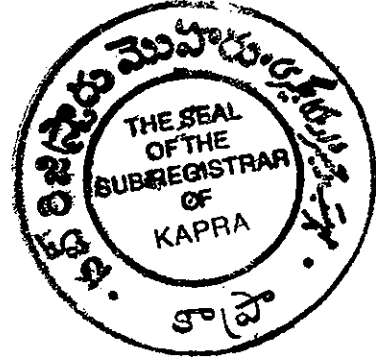
*Prabhakar*

1వ పుస్తకము 2010.....వ సంపు. 243 వస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....10.....

సహ-రజిస్ట్రారు





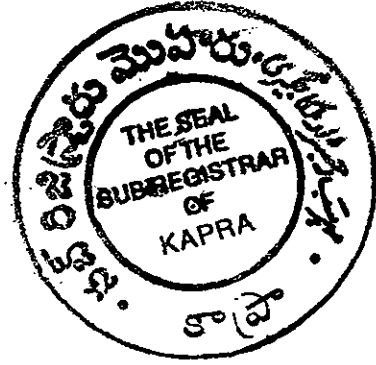
True Copy.  
Meera had

1వ పుస్తకము 2010.....వ సం పు... 2013

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 11

  
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](http://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



22022006

यदि कार्ड खो जाने पर / योग्य दस्तावेज मिलने पर  
कृपया सूचित करें / लौटायें  
आयकर विभाग, सेवा केंद्र, एन एस डी यू  
सीएचसी मजिस्ट्रेट, ट्रेड वर्ल्ड, 3 वीं फ्लोर, कामला मिल्स कंपाउंड  
एस. बी. मार्ग, लोअर पार्ल, 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

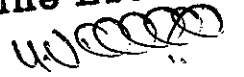
Tel: 91-22-2499 4650; Fax: 91-22-2495 0664  
email: [unitinfo@nsdl.com](mailto:unitinfo@nsdl.com)

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. 29,800/- is paid by way of challan no. 53493 dated 24.03.2010, drawn on State Bank of Hyderabad, Kushaiguda Branch, R. R. District and VAT an amount of Rs.28,800/- paid by the way of pay order no. 154944, dated 23.03.20 drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

  
Partner

For Alpine Estates

  
Partner

Meera Lal