

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AH 064118

S.No. 14260 Date: 21/04/2010
Sold To: Anil P.V. Reddy
S/o. D. Srinivas Reddy
For Whom: Alpine Estates

A. RAGHUNATH
S.V.L.No.15/88, R.No.2/2008
Shed No. 2-12-85,
Marredpally, Secunderabad

SALE DEED

This Sale Deed is made and executed on this 5th day of May 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, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 years; Occupation: Business, the partners / authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

B-119.saledeed.

Page - 1 -

For Alpine Estates

Partner

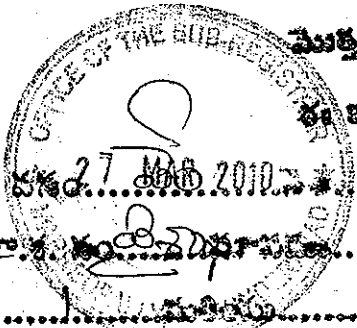
For Alpine Estates

Partner

1వ పుస్తకము 2010.....వ సంపు. 2222 చస్తావేదాలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పరుస సంఖ్య.....



210 వ సంపు. 27 మార్చి 2010 నా.....వ తేది

132 వ సంపు. 15 మార్చి 2010 నా.....వ తేది

గణ.....

పట్టణం.....

కాగితం పేరు.....

1. K. Prabhakar Reddy

2. K. Padma Reddy

3. K. Prabhakar Reddy

4. K. Prabhakar Reddy

5. K. Prabhakar Reddy

6. K. Prabhakar Reddy

7. K. Prabhakar Reddy

8. K. Prabhakar Reddy

9. K. Prabhakar Reddy

10. K. Prabhakar Reddy

11. K. Prabhakar Reddy

12. K. Prabhakar Reddy

13. K. Prabhakar Reddy

14. K. Prabhakar Reddy

15. K. Prabhakar Reddy

16. K. Prabhakar Reddy

17. K. Prabhakar Reddy

18. K. Prabhakar Reddy

19. K. Prabhakar Reddy

20. K. Prabhakar Reddy

21. K. Prabhakar Reddy

22. K. Prabhakar Reddy

23. K. Prabhakar Reddy

24. K. Prabhakar Reddy

25. K. Prabhakar Reddy

26. K. Prabhakar Reddy

27. K. Prabhakar Reddy

28. K. Prabhakar Reddy

29. K. Prabhakar Reddy

30. K. Prabhakar Reddy

సబ్ రిజిస్ట్రారు



K. Prabhakar Reddy

K. Prabhakar Reddy

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 16/2010/07 dated 3.08.07 registerer at SRO, Uppal Ranga Reddy District.



హాపించినది

1. Ch. Venkatesh Reddy S/o. Anji Reddy occ. Service 11-187/2 Road No 2, Green Hills Colony, Saroornery, Hyd.

2. B. RAJ KUMAR S/o. MUKUND RAO occ. Service - R/o. Alwal, SecBad.

2010 వ సంపు. 27 మార్చి 2010 నా.....వ తేది
1932 వ సంపు. 15 మార్చి 2010 నా.....వ తేది

సబ్ రిజిస్ట్రారు
(ఆర్. శ్రీనివాస రావు)

IN FAVOUR OF

1. MR. LOURDU MARIA DAS MALLAVARAPU, SON OF MR. RAYANNA MALLAVARAPU, aged about 43 years, Occupation: Service
2. MRS. AADIKA SWAROOPA RANI, WIFE OF MR. L. M. DAS MALLAVARAPU, aged about 40 years, Occupation: Housewife, both are residing at Flat No.119, Block No. B, First Floor, Mayflower Heights, Sy. Nos. 1/1, 191, & 2/1/1, Mallapur Village, Uppal Mandal, R. R. District - 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.).

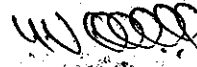
WHEREAS:

- 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'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of apartments in 3 blocks aggregating to about 3,97,600 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

For Alpine Estates


Partner

For Alpine Estates.



Partner

MARKET VALUE Rs:

1వ పుస్తకము 2010 నం. 1332 చట్టవిధానము

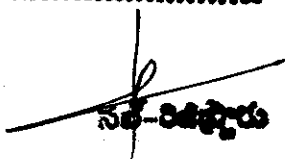
మొత్తము కారీదారుల సంఖ్య 16

౧.౦.2316000/ ఈ కారీకపు వరుస సంఖ్య 2

ENDORSEMENT

That the following amounts have been received in respect of this document.

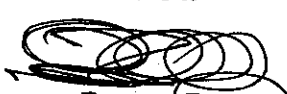
By 81/111 Dt. 30/4/10

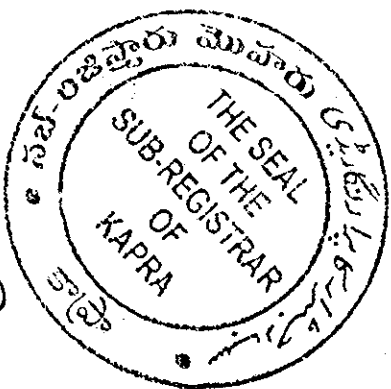
 సబ్ రిజిస్ట్రారు

I. Stamp duty	
1. In the shape of stamp paper	Rs. 100/ —
2. In the shape of challan	Rs. —
3. In the shape of cash	Rs. —
4. In the shape of bank draft	Rs. —
II. Interest	
1. In the shape of challan	Rs. 47520/ —
2. In the shape of cash	Rs. —
III. Advertisement fees	
1. In the shape of challan	Rs. 11880/ —
2. In the shape of cash	Rs. —
IV. Court charges	
1. In the shape of challan	Rs. 100/ —
2. In the shape of cash	Rs. —
Total Rs.	59600/ —


SUB REGISTRAR
KAPRA

2వ పుస్తకము 2010 నం./ ల.న. 1832వ
పు. 1332 చట్టవిధానము కారీదారుల సంఖ్య
సాబింట్ నిమిత్తం గుర్తింపు నెంబరు 1526
1332/2010 నం. యాన్వేషణకరణ
2010 నం. 1332/2010 నం. 1332/2010 నం. 1332/2010




సబ్ రిజిస్ట్రారు



- E. The Buyer is desirous of purchasing luxury apartment bearing flat no. 119 on the first 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-14 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
- 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. 23,76,000/- (Rupees Twenty Three Lakhs Seventy Six Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

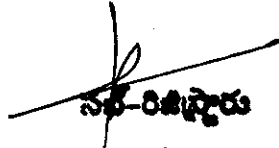
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the luxury apartment bearing flat no. 119 on first floor in block no. 'B' having a super built-up area of 1175 sft. in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises 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 no. B-14 admeasuring about 100 sftForming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 23,76,000/- (Rupees Twenty Three Lakhs Seventy Six Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.

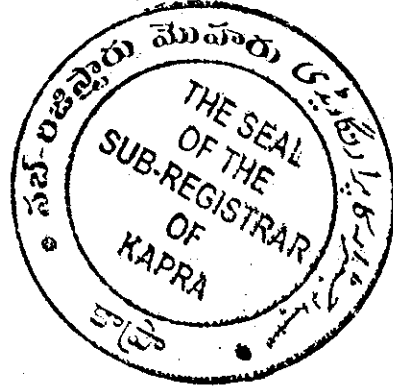
For Alpine Estates For Alpine Estates
 Partner  Partner

1వ స్టాంపు 2010..... సం. 1322.....

మొత్తము కారితముల సంఖ్య..... 16.....

ఈ కారితపు వరుస సంఖ్య..... 3.....


స. 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

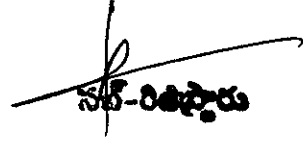


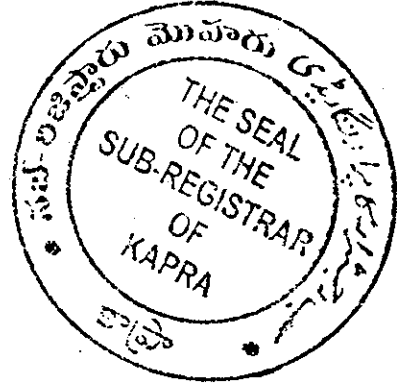
Partner

1వ పుస్తకము 2010.....వ సం. కృ. 1332వస్తావే బాలా

మొత్తము కారితముల సంఖ్య..... 16

ఈ కారితపు వరుస సంఖ్య..... 4


సబ్-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

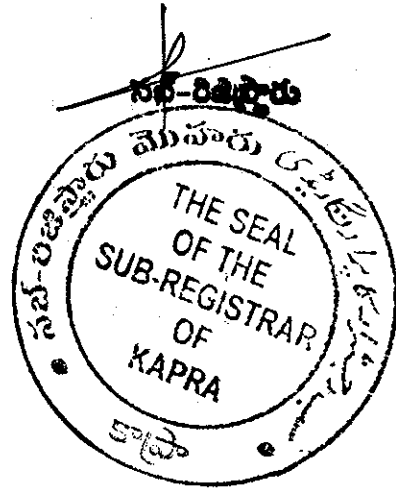


Partner

1వ పుస్తకము 2010.....వ సం.పు.1322.చస్తానీలాల

మొత్తము కారితముల సంఖ్య.....16

ఈ కారితపు వరుస సంఖ్య.....5



- 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, main, 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. 59,500/-is paid by way of challan no. 535411, dated 30/4/10, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 23,760/- paid by the way of pay order No. 155617 dated 29/4/10, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

Partner

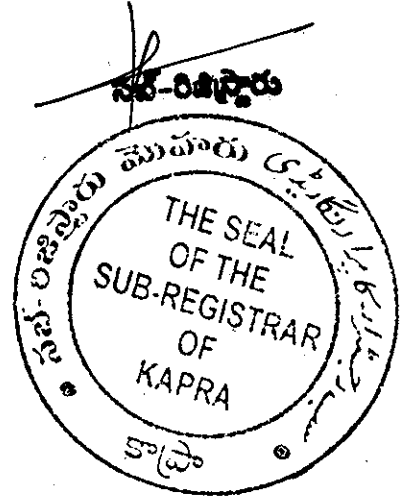
For Alpine Estates

Partner

1వ పుస్తకము 2010.....వ సం పు.1322.చస్తాపేటలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....6.....



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

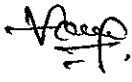

SCHEDULE OF APARTMENT

All that portion forming luxury apartment bearing flat no. 119 on the first floor in block no. 'B' admeasuring 1175 sft. of super built-up area (i.e., 840 sft. of built-up area & 235 sft. of common area) together with proportionate undivided share of land to the extent of 58.75 sq. yds., and reserved parking space for one car on the stilt floor bearing no. B-14, 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. 120
South By	Flat No. 118 & Open to Sky
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:

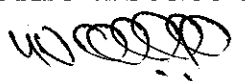
WITNESSES:



1. 
2. 

For Alpine Estates


Partner

For Alpine Estates

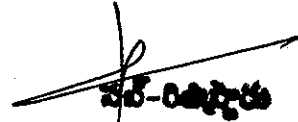

Partner
VENDOR

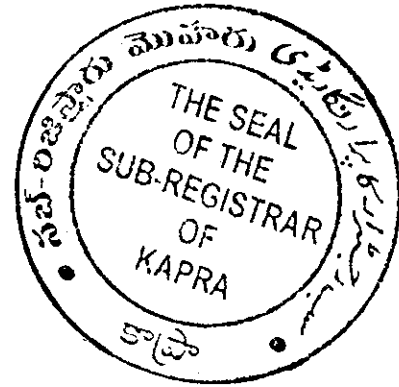
M. L. Mani 
BUYER


1వ పుస్తకము 20/0.....వ సం పు. 13222

మొత్తము కారితముల సంఖ్య.....16.....

ఈ కారితపు వరుస సంఖ్య.....7.....


సబ్-రెజిస్ట్రారు



ANNEXTURE-1-A

1. Description of the Building : Luxury apartment bearing flat no 119 on the first 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 : Under Construction
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 Single Car
- b) In the First Floor : 1175 sft
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 23,76,000/-

For Alpine Estates

For Alpine Estates

Date: 05.05.2010

Signature of the Executants Partner

C E R T I F I C A T E

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

For Alpine Estates

For Alpine Estates

Date: 05.05.2010

Signature of the Executants Partner



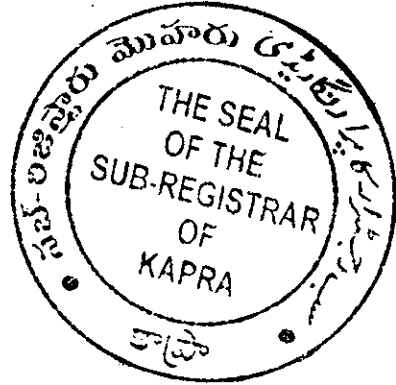
M. L. Mair d.

వ పుస్తకము 2010.....వ సం పు!332...చిహ్నములు

ముక్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వలస సంఖ్య.....8.....

~~న.క. రిజిస్ట్రారు~~



REGISTRATION PLAN SHOWING

FLAT NO. 119 IN BLOCK NO. 'FIRST ON B 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, SON OF LATE MR. BHARAT U. MEHTA

2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAIHAH

BUYER: 1. MR. LOURDU MARIA DAS MALLAVARAPU, SON OF MR. RAYANNA MALLAVARAPU

2. MRS. AADIKA SWAROOPA RANI, WIFE OF MR. L. M. DAS MALLAVARAPU

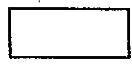
REFERENCE:
AREA: 58.75

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



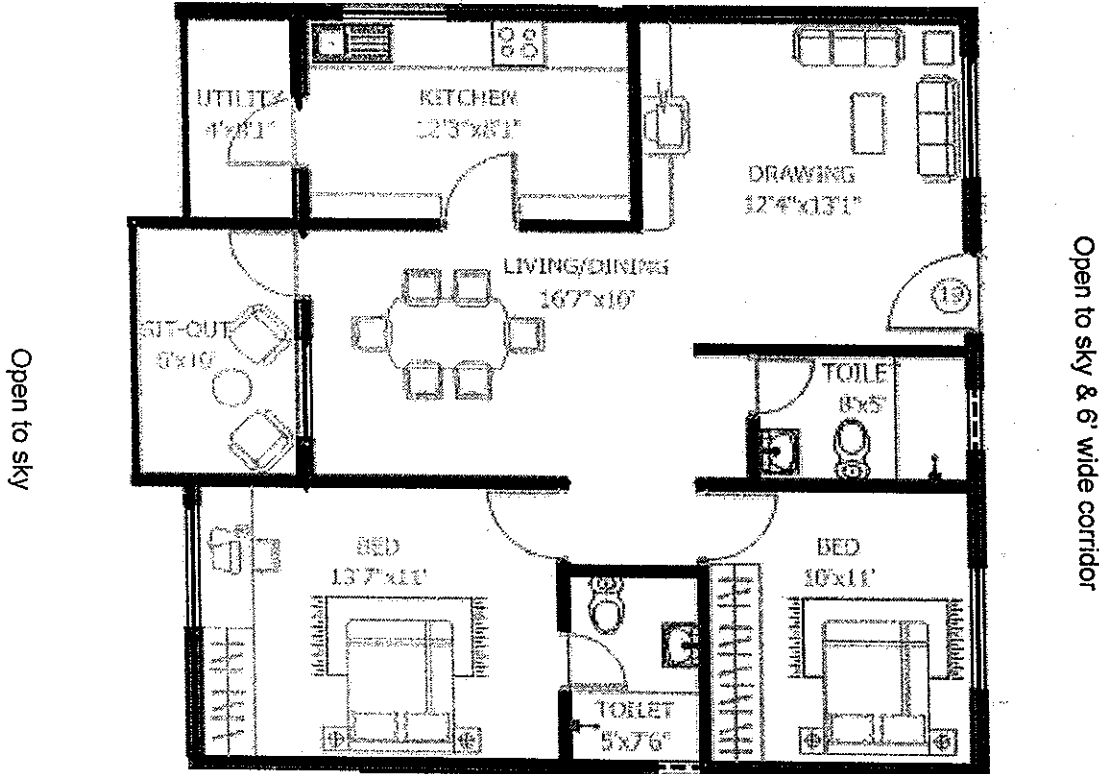
EXCL:



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

Open to sky & Flat No. 120

N



Flat No. 118 & Open to Sky
For Alpine Estates

For Alpine Estates

WITNESSES:

- 1.
- 2.

Partner

Partner
SIGNATURE OF THE VENDOR

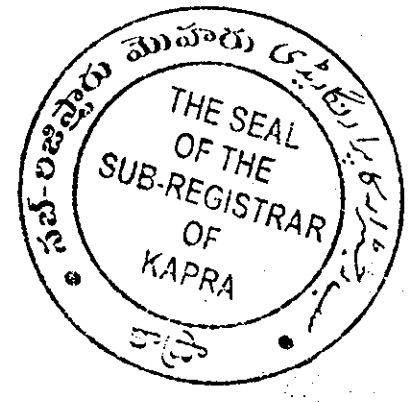
SIGNATURE OF THE BUYER

1వ పుస్తకము 2010.....వ సం పు.1332...చిట్టెవీణలు




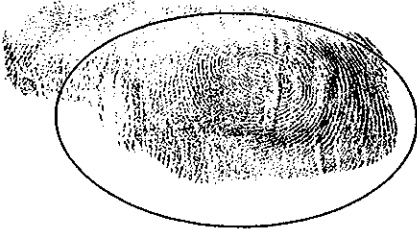

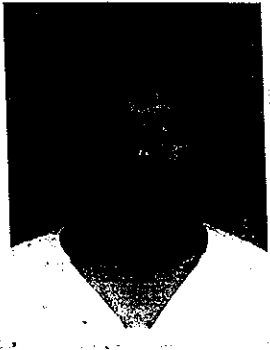
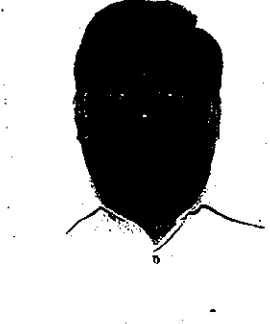


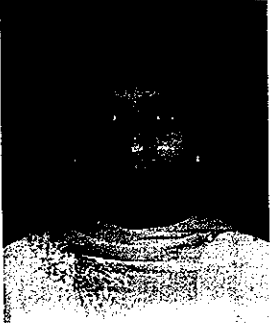
మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....9.....

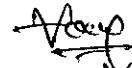
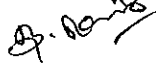
~~నవ-రిజిస్ట్రారు~~



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
		<p><u>VENDOR:</u></p> <p>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.</p> <p>2. MR. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAIHAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p> <p><u>SPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD – 500 003.</p> <p><u>BUYER:</u></p> <p>1. MR. LOURDU MARIA DAS MALLAVARAPU S/O. MR. RAYANNA MALLAVARAPU R/O. FLAT NO. 119, BLOCK – B SY. NOS. 1/1, 191 & 2/1/1 MAYFLOWER HEIGHTS MALLAPUR HYDERABAD.</p> <p>2. MRS. AADIKA SWAROOPA RANI S/O. MR. LOURDU MARIA DAS MALLAVARAPU R/O. FLAT NO. 119, BLOCK – B SY. NOS. 1/1, 191 & 2/1/1 MAYFLOWER HEIGHTS MALLAPUR HYDERABAD.</p>
		
		
		
		
		
		
		
		
		

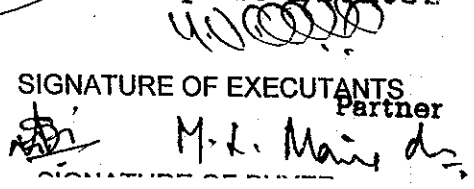
SIGNATURE OF WITNESSES:

- 
- 

For Alpine Estates


Partner

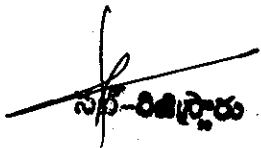
For Alpine Estates

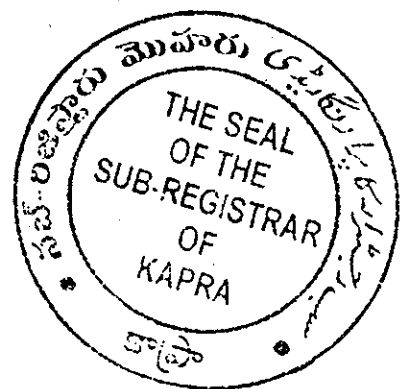

SIGNATURE OF EXECUTANTS
Partner
M. K. Mani d.

ప పుస్తకము 2010.....చ సం పు 1332 చస్తాపికా

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....10.....






నా-రిజిస్ట్రారు



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

C.S.No./Year: 001388/2010 of SRO: 1526(KAPRA)

05/05/2010 12:40:55

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1		 05-05-2010 12:28:33 001388 LOURDU MARIA MALLAVARAPU	(CL) LOURDU MARIA DAS MALLAVARAPU F.NO.119, MAY FLOWER HEIGHTS, MALLAPURVILLAGE, R.R.DIST.	<i>M-k. Main d.</i>
2		 05-05-2010 12:40:11 001388 AADIKA SWAROOPA RANI	(CL) AADIKA SWAROOPA RANI F.NO.119, MAY FLOWER HEIGHTS, MALLAPURVILLAGE, R.R.DIST.	<i>[Signature]</i>
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
5	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

Witness
Signatures

[Handwritten Witness Signatures]

Operator
Signature

[Handwritten Operator Signature]

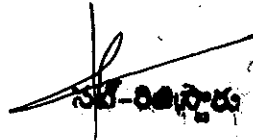
Subregistrar
Signature

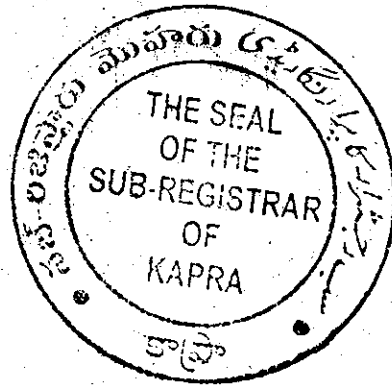
[Handwritten Subregistrar Signature]

1వ పుస్తకము 2019.....వ సం పు. 1332.....

మొత్తము తాగితముల సంఖ్య..... 16.....

ఈ తాగితపు వరుస సంఖ్య..... 11.....



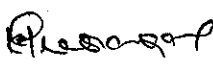

సబ్-రిజిస్ట్రారు



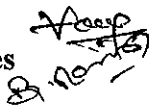
**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 001388/2010 of SRO: 1526(KAPRA)

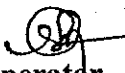
05/05/2010 12:40:55

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

Witness Signatures



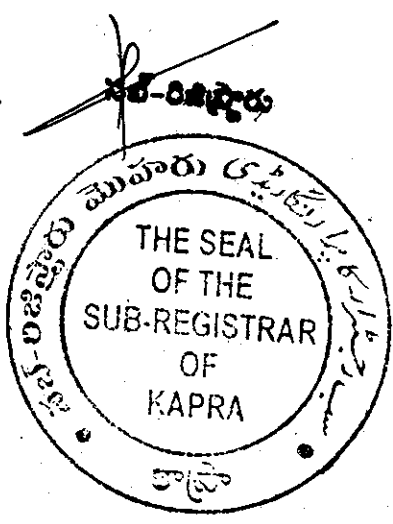
Operator Signature



Subregistrar Signature



1వ పుస్తకము 2010.....వ సం వు. 1332.....వస్తావేదాలు
మొత్తము లాగితముల సంఖ్య.....16.....
ఈ లాగితపు వరుస సంఖ్య.....12.....



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DLRAP01044992006
VIJAYA KUMAR
SHANKARAIAN
2-2-29
PAN BAZAR
SECUNDERABAD

Issued on: 10-02-2006

Licensing Authority
PTA, SECUNDERABAD



Family Members Details

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

[Signature]

D.P.L. No. 114
BHARAT SCHOITS & ...

Class Of Vehicle	Validity
Non-Transport Transport Hazardous Hazardous Validity Badge No. Reference No. Original LA DOB Blood Gr. Date of 1st Issue	LMV,MCWG 16-12-2014 202931983 RIA SECUNDERABAD 17-12-1964 13-09-1993



HOUSEHOLD CARD

Card No : PAPI67881501086
 F.P Shop No : 815
 Name of Head of Household : Mehta, Rahul
 Father/ Husband name : Bharat
 Date of Birth : 04/12/1980
 Age : 26
 Occupation : Own Business
 House No. : 2-3-577,401,UTTAM TOWERS
 Street : MINISTER ROAD
 Colony : D V COLONY
 Ward : Ward-2
 Circle : Circle VIII
 District : Hyderabad
 (Rs.) : 100,000
 No. (1) : 45539/(Double)
 me (1) : Navratna Enterprises,IOC
 No. (2) : /
 re (2) : /

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

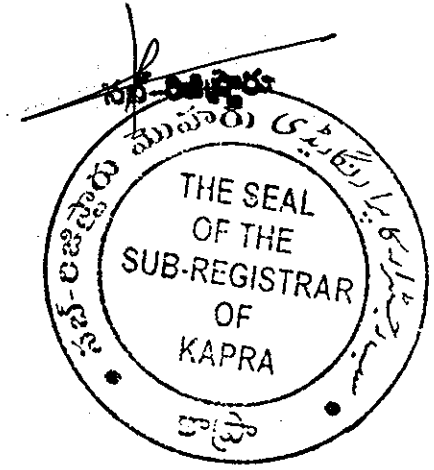
PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSP8104E

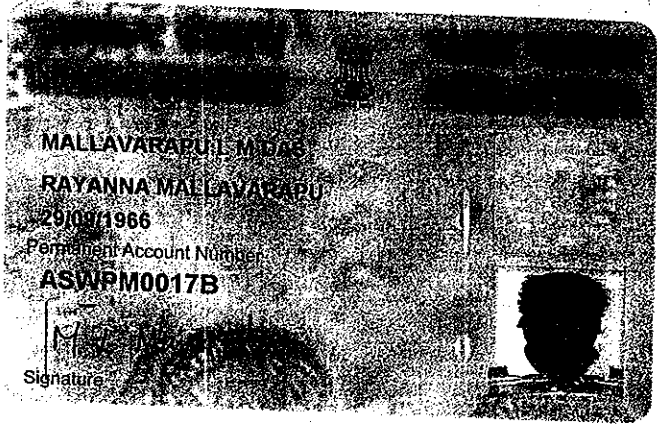
[Signature]
Signature

For Alpine Estates
[Signature]
Partner

For Alpine Estates
[Signature]
Partner

పుస్తకము 2010.....వ సం పు!322...దస్తవేజాలు
ముద్రము కారితముల సంఖ్య.....16.....
ఈ కారితపు పరుస సంఖ్య.....13.....





M. L. Mani d.



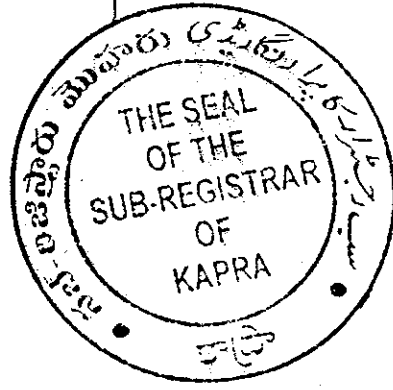
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ప పుస్తకము 2010.....వ సం పు.1332

మొత్తము కాగితముల సంఖ్య.....16



ఈ కాగితపు వరుస సంఖ్య.....14


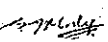
~~నవ-రిజిస్ట్రారు~~



WITNESSES NO. 1

Customer Relations Division



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


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

In case of Emergency Call

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

WITNESSES NO. 2



आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

B M RAJ KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number
AIOPR9833L




Signature

22022006

इस कार्ड के लो जाने पर / सोमोनेस लोस कार्ड इ फाउण्ड,
कृपया सूचित करे / रिटर्न
आयकर विभाग, मुंबई, ए. विंग, 3^र फ्लोर,
कांताला मिल्स कंपाउण्ड, ट्रेड वर्ल्ड, ए. विंग,
कांताला मिल्स कंपाउण्ड, ए. विंग, मुंबई - 400 013

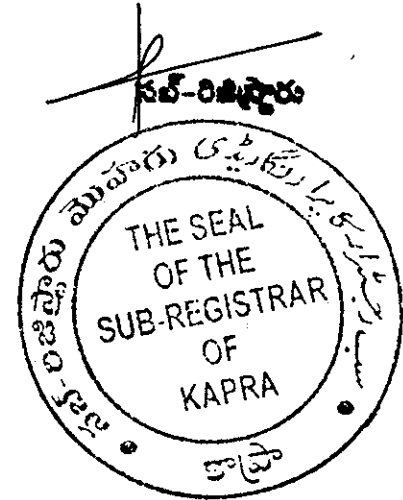
If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
3rd Floor, Trade World, A Wing,
Kantala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013

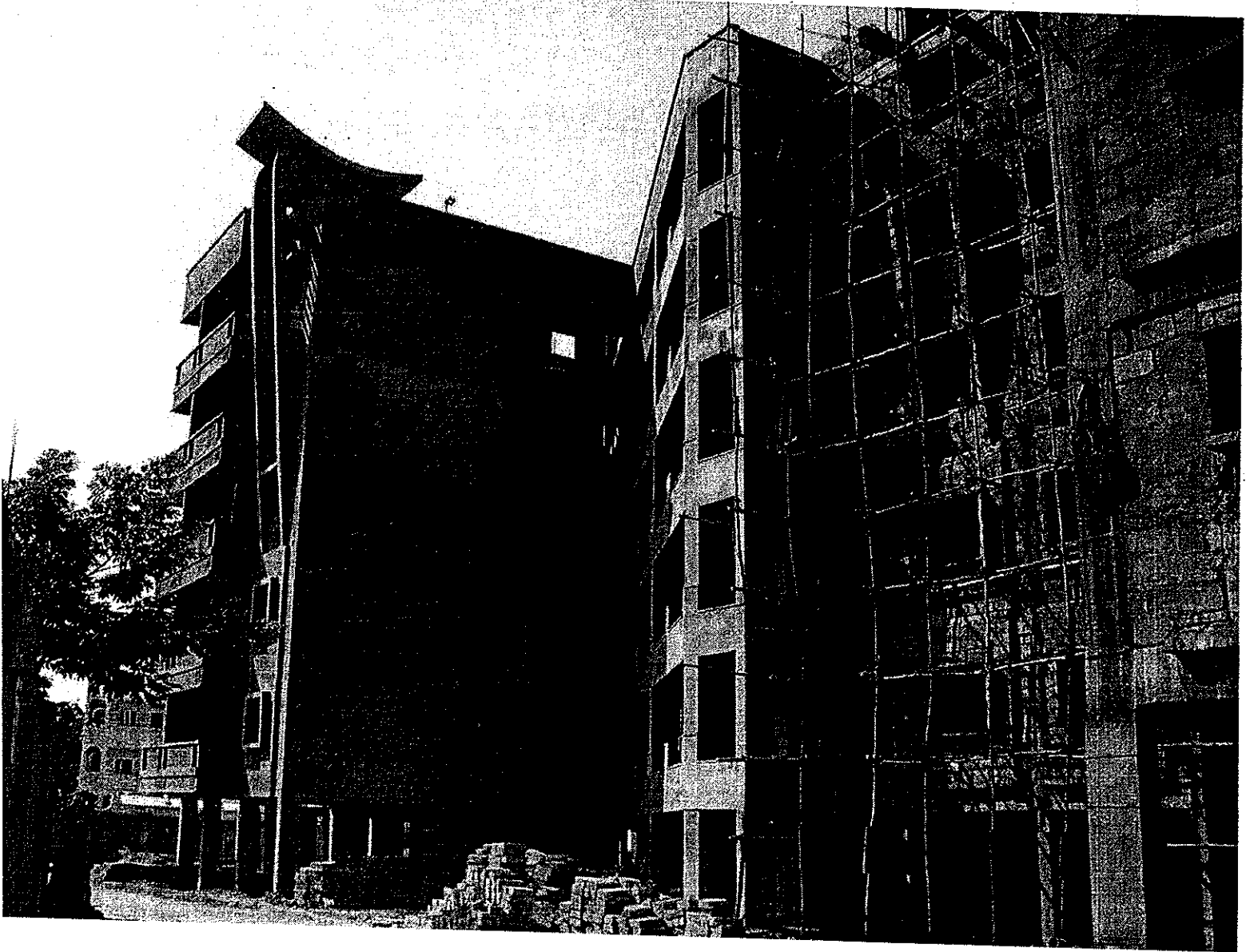
Tel: 91-22-2499 4650; Fax: 91-22-2493 0664
email: tininfo@nsdl.co.in

1వ పుస్తకము 2010.....వ సం వు.1332.....

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వకన సంఖ్య.....15.....





For Alpine Estates

[Handwritten signature]
Partner

For Alpine Estates

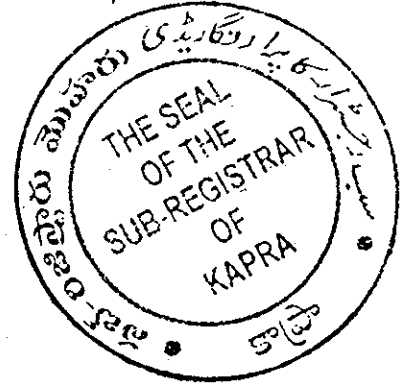
[Handwritten signature]
Partner

పుస్తకము 2010.....వ సంపు. 1332.....

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....16.....

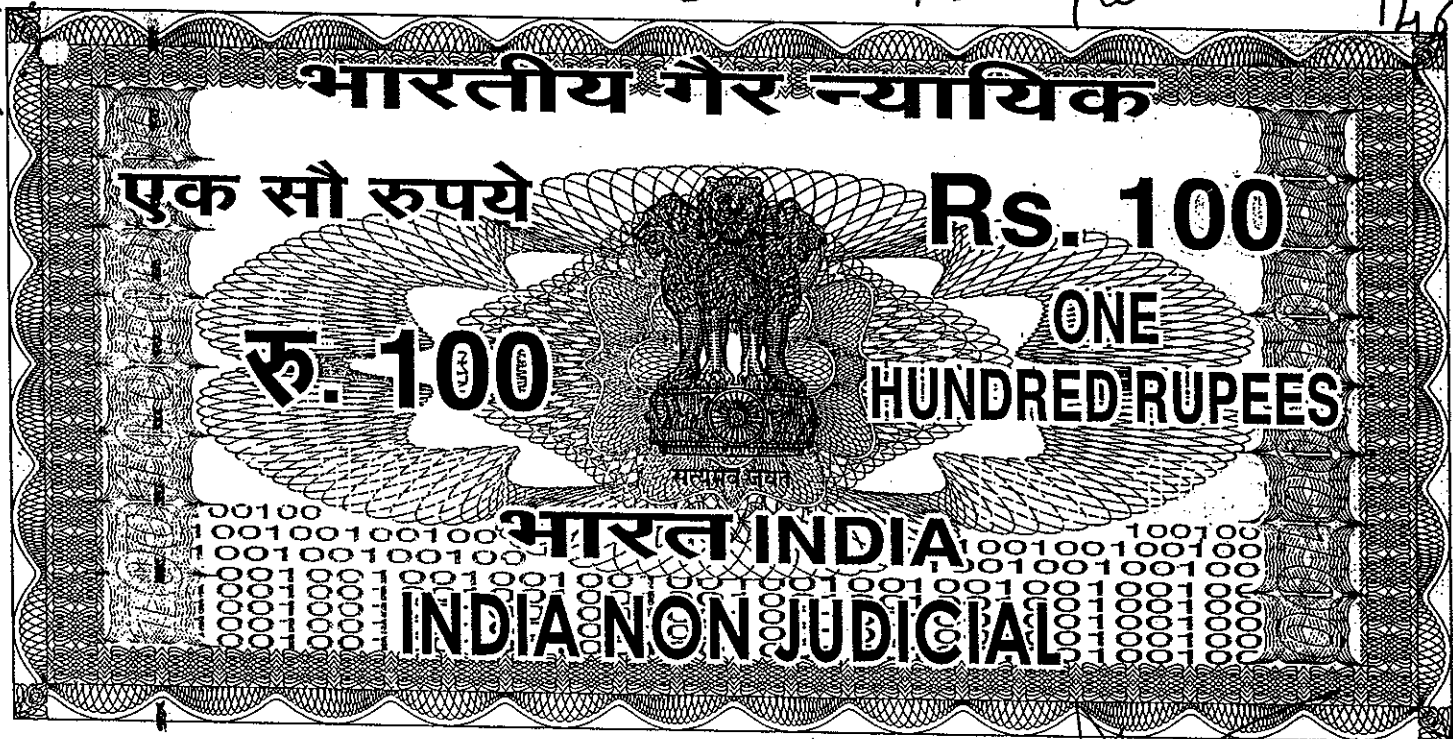

సబ్-రెజిస్ట్రారు



DOCT. No. 1333/0

1463

391
SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AH 064119

S.No. 14261 Date 21/04/2010

Sold To: Anil
S/o. D/o. N. Reddy
For Whom: Alpine Estates

A. RAGHUNATH
S.V.L.No.15/88, R.No.2/2008
Shed No. 2-12-85,
Marredpally, Secunderabad.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 5th day of May 2010 at SRO, Kapra, Ranga Reddy District by and between:

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

AND

1. MR. LOURDU MARIA DAS MALLAVARAPU, SON OF MR. RAYANNA MALLAVARAPU, aged about 43 years, Occupation: Service
2. MRS. AADIKA SWAROOPA RANI, WIFE OF MR. L. M. DAS MALLAVARAPU, aged about 40 years, Occupation: Housewife, both are residing at Flat No.119, Block No. B, First Floor, Mayflower Heights, Sy. Nos. 1/1, 191, & 2/1/1, Mallapur Village, Uppal Mandal, R. R. District - 500 076, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Alpine Estates

For Alpine Estates

M. L. Mary

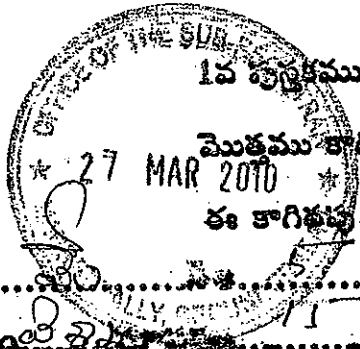
B-119.const.agr.

[Signature]
Partner

[Signature]

Partner

Page 1 of 7



1వ పుస్తకము 2010.....వ సం. పు.ది.సి.సి.దస్తావేజులు

మొత్తము కాగితములు సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....

2010 వ సం. వ తేదీ

1932 శా.శ. సం. వ తేదీ

పగలు.....

మధ్య కాఫీ నల్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ..... K. Prabhakar Reddy.....

రిజిస్ట్రారు చట్టము 1908 లోని సెక్షన్ 201. ఎదురు

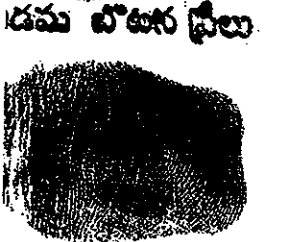
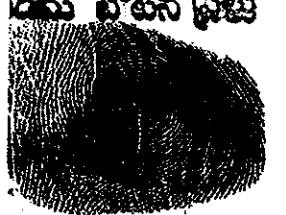
అనుబంధ సమర్పించిన పత్రాంతములు

వారికి వేతికొడుకులతో కలిసి కాపాడుటకు

రుసుకు ఈ..... 1000/.....

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన ప్రేటు



సాపేచినది

Ch. Venkateswararao

B. RAS KUMAR

Ch. Venkateswararao s/o Ansi Reddy occ. Service
11-18712 Green Hills colony, Serapornagar. Hyd.

B. RAS KUMAR s/o. MURUND RAO, occ. Servant
R/o. Alwal, SecBad.

2010 వ సం. వ తేదీ

1932 శా.శ. సం. వ తేదీ

సబ్-రిజిస్ట్రారు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(O). 5-4-18713 & 4, 2nd Floor, Soham Mansion, M.G. Road,
Secunderabad-03, through attested GPA/SPA for presentation
of documents, Vide GPA / SPA No. 167/242/10
dated 3.3.2010 registerer at SRO, U.P.P.d
Ranga Reddy District.

M. L. Mai

LOURDU MARIA DAS MALLAYARAPU
s/o. Rayanna Mallayarapu, occ. Sevice. R/o. F.No. 119
Block-B, Manflower Heights, Malapur, Hyd-76

Anadika Swaroopa Rani
W/o. L.M. Das Mallayarapu, occ. Housewife
R/o. F.No. 119, Block-B, 1st Floor, Manflower
Heights, Malapur, Hyderabad -076.

సబ్-రిజిస్ట్రారు
(ఆర్. శ్రీనివాస రావు)

WHEREAS:

A: The Buyer under a Sale Deed dated 05.05.2010 has purchased a luxury apartment bearing flat no. 119 on the first floor in block no. 'B' admeasuring 1175 sft. of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District together with:

- a. Proportionate undivided share of land to the extent of 58.75 sq. yds.
- b. A reserved parking for one car on the still floor bearing no. B-14 admeasuring 100 sft.

This Sale Deed is registered as document no. 1332/10 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 luxury apartment bearing flat no. 119 on the first 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:

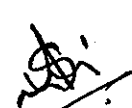
1. The Builder shall complete the construction for the Buyer a luxury apartment bearing flat no.119 on the first floor in block no. 'B' admeasuring 1175 sft. of super built up area and undivided share of land to the extent of 58.75 sq. yds., and a reserved parking space for one car on the still floor bearing no. B-14, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 9,10,000/- (Rupees Nine Lakhs Ten Thousand Only).
2. The Buyer already paid to the Builder the above said amount of Rs. 9,10,000/- (Rupees Nine Lakhs Ten Thousand Only) which was admitted and acknowledged by the Builder.

For Alpine Estates


Partner

For Alpine Estates


Partner

M. K. Marudh


MARKET VALUE Rs:

1వ పుస్తకము 2010 నంబరు 1333

మొత్తము కొరతమున నంబరు 13

ఈ లాగితపు వరుస నంబరు 2

₹. 910000/-

ENDORSEMENT

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

By Cheque No. 35612 Dt. 30/11/10

[Signature]

I. Stamp or duty:

1. in the shape of stamp paper Rs. 100/-

2. in the shape of challan (art. 41 of Act 1957) Rs. 9000/-

3. in the shape of cash Rs. —

4. ad valorem duty Rs. —

II. Transfer duty:

1. in the shape of challan Rs. —

2. in the shape of cash Rs. —

III. Registration fee:

1. in the shape of challan Rs. 1000/-

2. in the shape of cash Rs. —

IV. Copy charges:

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

2. in the shape of cash Rs. —

Total Rs. 10200/-

[Signature]
SUB REGISTRAR
KAPRA

1వ పుస్తకము 2010 నం. / వ.వ. 1932

పు. 1333 నెంబరు రికార్డు నెంబరు
స్కానింగ్ విభాగం ద్వారా నెంబరు 156

1333 / 2010 నంబరు


2010 నం. 156 నంబరు

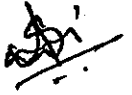
[Signature]



3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Builder as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
4. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
5. The Buyer has handed over the vacant and peaceful possession of the Luxury apartment bearing flat no. 119 on the first floor in block no. 'B' to the Builder for the purposes of completion of construction of the apartment.
6. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
7. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
8. The Builder shall complete the construction of the Apartment and handover possession of the same by 31st May 2010 with a further period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

For Alpine Estates  Partner

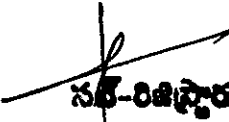
For Alpine Estates  Partner

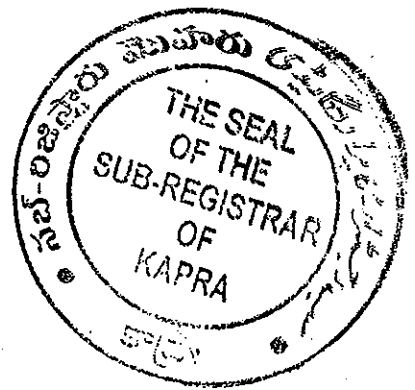
M. K. Mansh


1వ గ్రంథము 2010.....వ సం వు.ది.32వ పేజీలకు

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సబ్-రిజిస్ట్రారు

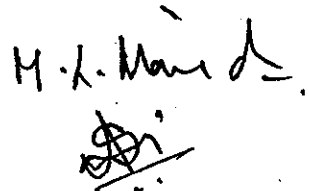


9. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
10. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
11. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
12. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
13. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Mayflower Heights project.
14. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Mayflower Heights project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
15. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.

For Alpine Estates For Alpine Estates


Partner


Partner

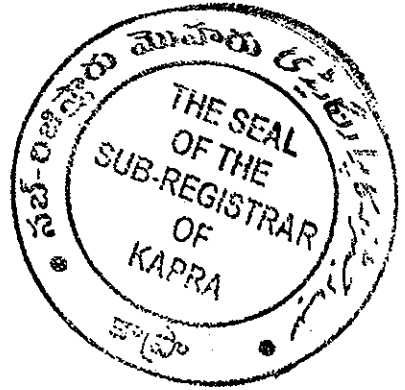


1వ పుస్తకము 2019 వ సంపు 1322 వ పేజీ


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~~నందమూరి~~



16. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
17. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
18. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
19. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
20. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
21. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
22. Stamp duty and Registration amount of Rs. 10,100/- is paid by way of challan no. 535412, dated 30/4/10, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 9,100/- paid by the way of pay order No. 155618, dated 29/4/10, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

Partner

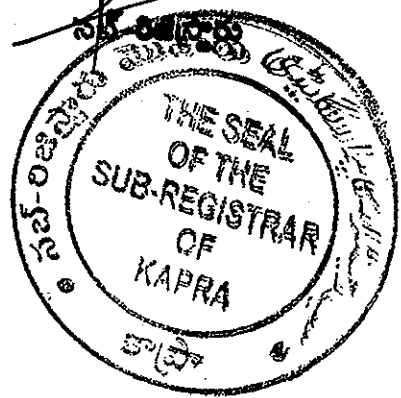
For Alpine Estates

Partner

M. L. Manoj

Page 5 of 7

1వ పుస్తకము 2010.....వ సంపుటి...విడిది...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

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SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE 'B'

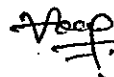
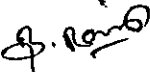
SCHEDULE OF APARTMENT

All that portion forming luxury apartment bearing flat no. 119 on the first floor in block no. 'B' admeasuring 1175 sq. ft. of super built up area together with proportionate undivided share of land to the extent of 58.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-14, 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 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. 120
South By	Flat No. 118 & Open to Sky
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:

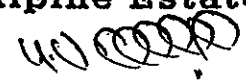
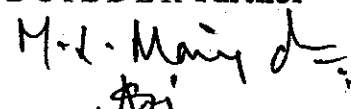
WITNESS:

1. 
2. 

For Alpine Estates


Partner

For Alpine Estates

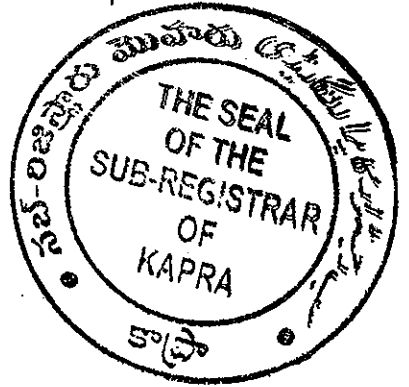

BUILDER Partner

BUYER

పుస్తకము 20/0.....ప.సం.పు.13.222రస్తావీలాలు

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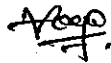
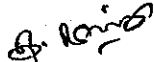
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SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION		
Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	
Walls	4"/6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Vitrified tiles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

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



WITNESS:

- 
- 

For Alpine Estates


Partner

For Alpine Estates

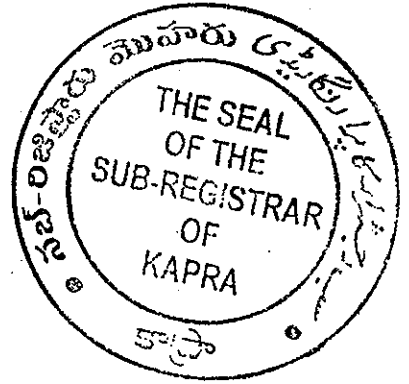

BUILDER Partner
M. J. Maiti

BUYER.

1వ పుస్తకము 2010.....వ సం పు.1232.చస్తవేదాలు

మొత్తము కాగితముల సంఖ్య.....13

ఈ కాగితపు వాచన సంఖ్య.....7

~~నా-రిజిస్ట్రారు~~



REGISTRATION PLAN SHOWING FLAT NO. 119 IN BLOCK NO. 'FIRST' ON B FLOOR

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

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

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

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

1. SRI RAHUL B. MEHTA, SON OF LATE MR. BHARAT U. MEHTA

2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAIHAH

BUYER: 1. MR. LOURDU MARIA DAS MALLAVARAPU, SON OF MR. RAYANNA MALLAVARAPU

2. MRS. AADIKA SWAROOPA RANI, WIFE OF MR. L. M. DAS MALLAVARAPU

REFERENCE:
AREA: 58.75

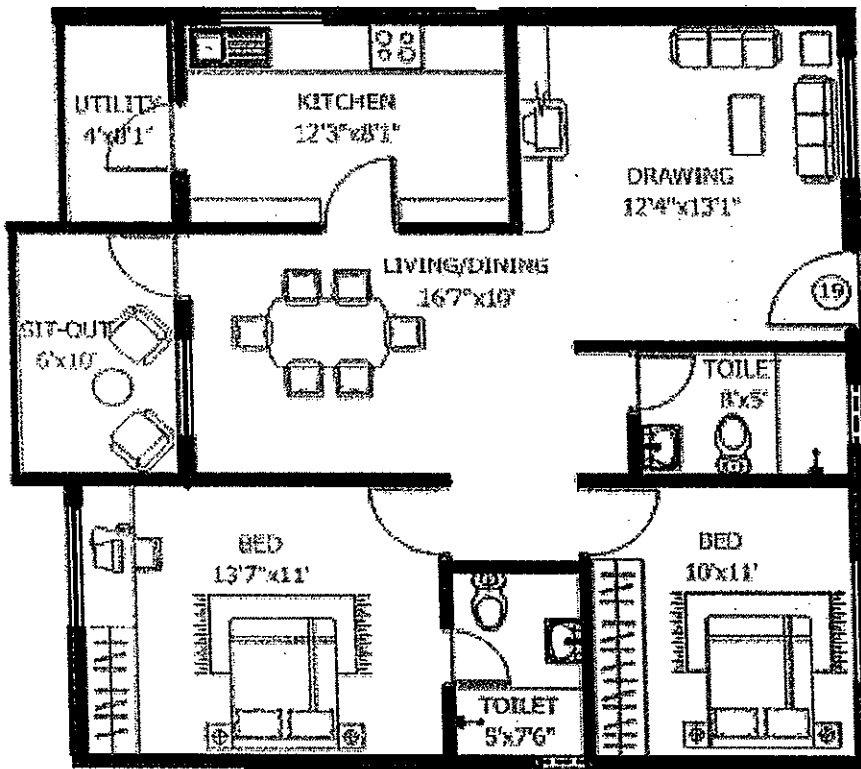
SCALE:
SQ. YDS. OR

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. 120

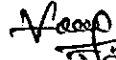
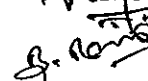


Open to sky & 6' wide corridor

Flat No. 118 & Open to Sky

For Alpine Estates

WITNESSES:

1. 
2. 


Partner

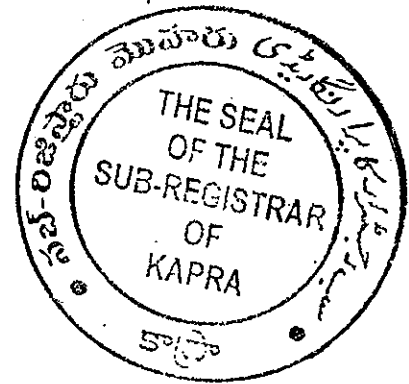
For Alpine Estates


Partner
SIGNATURE OF THE BUILDER



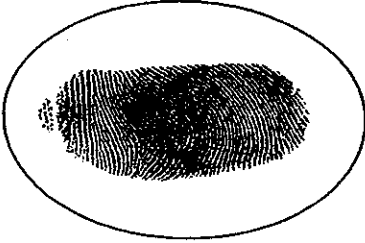
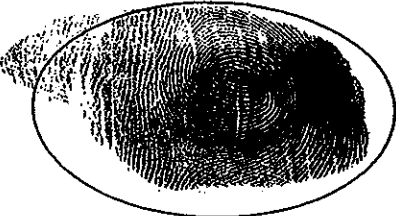
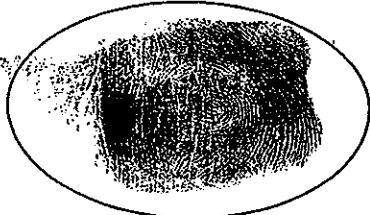

SIGNATURE OF THE BUYER

ప సుస్రకము 20/0.....వ సం వు.1332.దస్తావేకాయ
మొత్తము కారితముల సంఖ్య.....13.....
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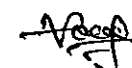
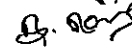
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
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
		<p>BUILDER:</p> <p>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:</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 S/O. SRI YERRAM SHANKARAI AH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p> <p>SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD – 500 003.</p> <p>BUYER:</p> <p>1. MR. LOURDU MARIA DAS MALLAVARAPU S/O. MR. RAYANNA MALLAVARAPU R/O. FLAT NO. 119, BLOCK – B SY. NOS. 1/1, 191 & 2/1/1 MAYFLOWER HEIGHTS MALLAPUR HYDERABAD.</p> <p>2. MRS. AADIKA SWAROOPA RANI S/O. MR. LOURDU MARIA DAS MALLAVARAPU R/O. FLAT NO. 119, BLOCK – B SY. NOS. 1/1, 191 & 2/1/1 MAYFLOWER HEIGHTS MALLAPUR HYDERABAD.</p>
		
		
		
		

SIGNATURE OF WITNESSES:

- 
- 

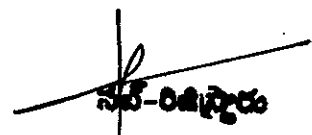
For Alpine Estates For Alpine Estates

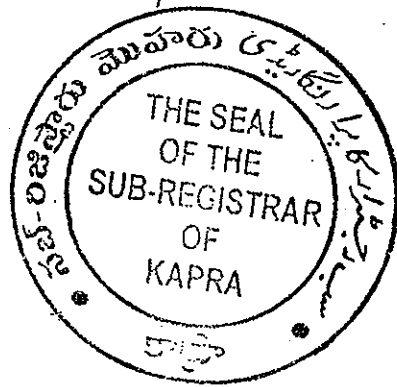
 Partner 
SIGNATURE OF EXECUTANTS Partner
 M. I. Memo

1వ పుస్తకము 2010.....వ సం పు. 1292

మొత్తము శాసితముల సంఖ్య..... 13

ఈ శాసితపు వరుస సంఖ్య..... 9








నవ-04-2010



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

C.S.No./Year: 1391/2010 of SRO: 1526(KAPRA)

05/05/2010 12:42:02

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) LOURDU MARIA DAS MALLAVARAPU F.NO.119, MAY FLOWER HEIGHTS, MALLAPURVILLAGE, R.R.DIST.	<i>M.L. Mary</i>
2			(CL) AADIKA SWAROOPA RANI F.NO.119, MAY FLOWER HEIGHTS, MALLAPURVILLAGE, R.R.DIST.	<i>A.Ri</i>
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	
5			(EX) K.PRABHAKAR REDDY (SPA HOLDER) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	<i>Prabhakar</i>

Witness
Signatures

Handwritten witness signatures

Operator
Signature

Handwritten operator signature

Subregistrar
Signature

Handwritten subregistrar signature

1వ పుస్తకము 2010.....ప సం పు 1222

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 10


నల్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DLRAPH01044992006
VIJAYA KUMAR
SHANKARAJIAH
27-29
PAN BHARAT
SECUNDRABAD

Signature
Issued on: 19-02-2006

Licensing Authority
RTA SECUNDRABAD

10053195/06 Class Of Vehicle Validity

Non-Transport LMV,MCWG 18-12-2014
Transport
Hazardous/Validity
Badge No.
Reference No. 702931983
Original LA RTA SECUNDRABAD
DOB 17-12-1964
Blood Gr.
Date of 1st Issue 13-09-1993



Family Members Details

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

[Signature]

[Signature]
D.P.L. No. 114
BHARAT SQUIRE & ASSOCIATES

HOUSEHOLD CARD

Card No : PAPI67881501086
F.P Shop No : 815
Name of Head of Household : Mehta. Rahul
Father's/Husband name : Bharat
Date of Birth : 04/12/1939
Age : 26
Occupation : Own Business
House No. : 2-3-577,401,UTTAM TOWERS
Street : MINISTER ROAD
Colony : D V COLONY
Ward : 2
Circle : VIII
District : Hyderabad

(Rs.) : 100,000
No. (1) : 45339/(Double)
No. (2) : /
No. (3) : /

INCOME TAX DEPARTMENT
PRABHAKAR REDDY
PADMA REDDY/KANDI
15/01/89
AWSPB104E

[Signature]

For Alpine Estates

[Signature]
Partner

For Alpine Estates

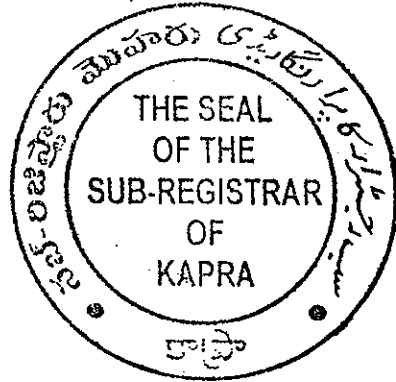
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Partner

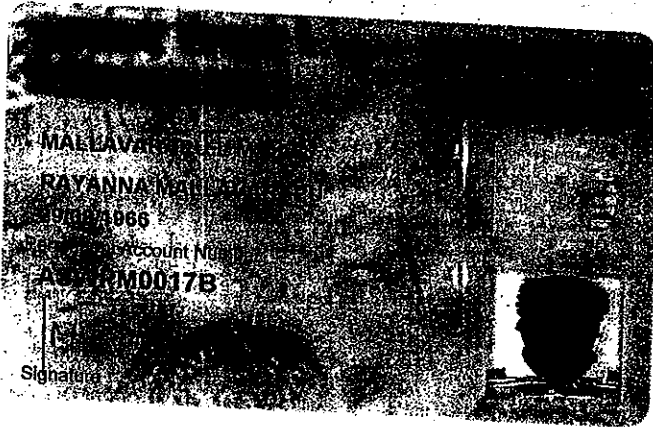
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మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు పరుస సంఖ్య.....11.....

~~సబ్-రిజిస్ట్రారు~~





M. S. Mani d.



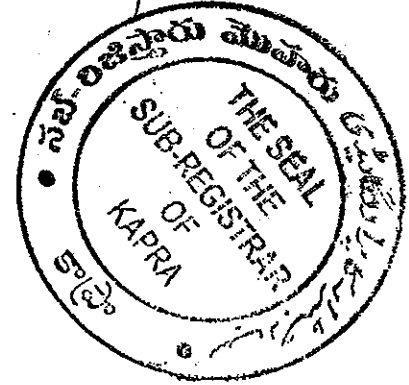
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1వ పుస్తకము 2010.....వ సంపు. 333.....

మొత్తము కాగితముల సంఖ్య..... 13.....

ఈ కాగితపు వరుస సంఖ్య..... 12.....


సబ్-రజిస్ట్రారు


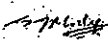


WITNESSES NO. 1

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:040-68335551, 040-27544058
www.modiproperties.com

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

In case of Emergency Call

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


WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

B M RAJ KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number
AIOPR9833L


Signature


Income Tax PAN Services Unit, 2nd Floor, Trade World, A Wing, Kharak Hills Compound, S. B. Marg, Lower Paradise, Sec-10, Hyderabad-500015

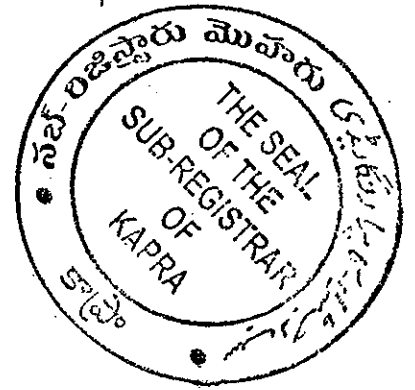
Tel: 01-25-225718
email: unit@itd.com

1వ పుస్తకము 2010.....వ సం పు. 13232 వేదాలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....13.....


సబ్-రిజిస్ట్రారు



13