

2513

2436/08

Act: 2732

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 361631

Serial No : 29,51 Denomination : 100

Issued By :

[Signature]

Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd.

For Whom :

SALE DEED

This Sale Deed is made and executed on this 30th day of August 2008 at Secunderabad 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 27 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 43 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 27 years, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 43 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

[Signature]
Partner

For ALPINE ESTATES

[Signature]
Partner

1వ పుస్తకము 200 రి.....వ సం పు 242/వస్త్రవేణులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వదున సంఖ్య..... 1

MARKET VALUE Rs:

200 గ్ర వసం... నిట్టెంబురే నెల..... వ తేది

1930 శా.శ. సర్కారు ద్వారా సము..... 10 వ తేది

పగలు..... 11..... గంటల

మొదట లాభా నష్ట-రీతి స్థాయి లాభా నష్టముతో

శ్రీ... K. Prabhakar Reddy

రెజిస్ట్రేషన్/చట్టము 1908 లోని సెక్షన్ 102. ఎను

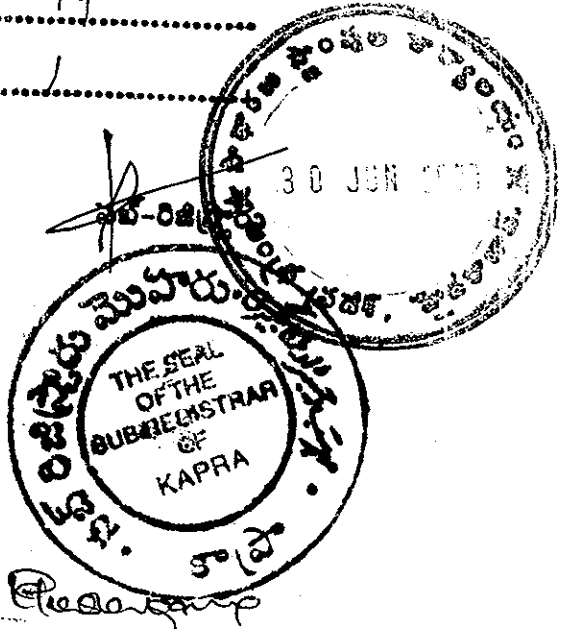
అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు

మరలము వేలిముద్రలతో సహా దాఖలు చేసి

రుసుము రూ..... 500/..... లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది
ఎడమ బొటన వ్రేలు

(Signature)



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. 169/19/2007 dated 3.08.07 registerer at SRO, Uppal Ranga Reddy District.

విరూపించినది

1 *(Signature)*

Vankat Ramana Reddy S/o. Anji Reddy
R/o - 11-187/2. Green Hills Colony, Hyderabad.

2 *(Signature)*

G. Pradeep Kumar S/o. G. Dhonloy
R/o. New Bonnapally, Sec'Bad.

200 గ్ర వసం... నిట్టెంబురే నెల..... వ తేది

1920 శా.శ. సర్కారు ద్వారా సము..... 10 వ తేది

(Signature)
నష్ట-రీతి స్థాయి

IN FAVOUR OF

MRS. RYALI RADHIKA, WIFE OF MR. R. S. N. MURTHY, aged about 32 years, residing at 4A, Kertikotan Apartments, Thiruvannmyur, Anna Street, Chennai, hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, admeasuring Ac. 4-11 Gts., (hereinafter the said land is referred to as "**The SCHEDULE LAND**") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R.R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule A annexed to this Agreement
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of. apartments in 3 blocks aggregating to about 3,97,600 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. The Buyer is desirous of purchasing apartment no. 112 on the first floor in block no. 'B' having a super built-up area of 1550 sft (i.e., 1240 sft. of built-up area & 310 sft. of common area) together with undivided share in the scheduled land to the extent of 77.50 sq. yds. and a reserved parking space for one car on the stilt floor bearing no. B-7 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

వ పుస్తకము 2008 సం. పు 2436

మొత్తము కాగితముల నంబు 16

ఈ కాగితపు వరుస నంబు 2

రా.వ - 1048000/

సబ్-రెజిస్ట్రారు

ENDORSEMENT

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

By challan No. 152826... Dt. 28/8/08

I. Stamp Duty:

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

2. In the shape of challan (u/s. 41 of S.A. Act. 1957) Rs. 52300/

3. In the shape of cash (u/s. 42 of S.A. Act. 1957) Rs. /

4. adjunction of stamp duty u/s. 36 of S.A. Act. 1957, if any Rs. /

II. Transit Duty:

1. in the shape of challan Rs. 20960/

2. in the shape of cash Rs. /

III. Registration Fee:

1. in the shape of challan Rs. 5240/

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. 18100/

SUB-REGISTRAR KAPRA

వ పుస్తకము 2008 సం. / కా.న. 1920 వ

పు 2436 నెంబరుగా రిజిస్టరు చేయబడి

స్టాంపింగ్ విమిక్తం గుర్తింపు నెంబరు 1526

2436 / 2008 డా యివ్వబడ్డెనది

2008 సం. రిజిస్ట్రారు వల వ తది

సబ్-రెజిస్ట్రారు



- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 10,48,000/- (Rupees Ten Lakhs Forty Eight 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 Deluxe apartment bearing flat no. 112 on first floor in block no. 'B' having a super built-up area of 1550 sft. (i.e., 1240 sft. of built-up area & 310 sft. of common area) in building known as Mayflower Heights, forming part of Sy. 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 77.50 sq. yds.
 - b. A reserved parking space for one car on the stilt floor bearing nos. B-7 admeasuring about 100 sftforming a part of Sy. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,48,000/- (Rupees Ten Lakhs Forty Eight Thousand Only) issued by LIC Housing Finance Ltd and 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

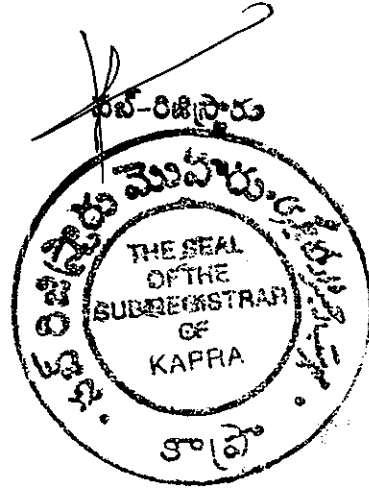
For ALPINE ESTATES

Partner

1వ పుస్తకము 200౨.....వ సం. 2436

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 3

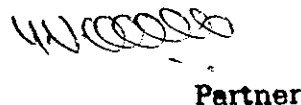


5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Heights as follows:-
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in MAYFLOWER HEIGHTS.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Mayflower Heights Owners Association that has been / shall be formed by the Owners of the apartments in MAYFLOWER HEIGHTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc. The Buyer shall pay a sum of Rs. 10,000/- & Rs. 15,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.

For ALPINE ESTATES


Partner

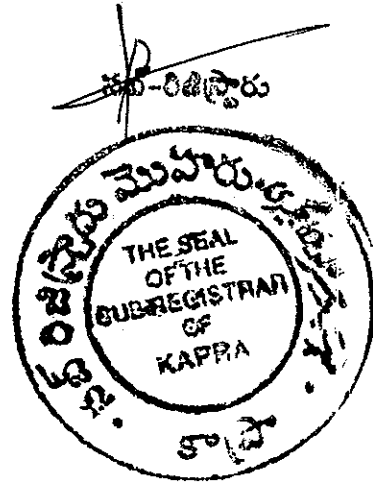
For ALPINE ESTATES


Partner

1వ పుస్తకము 200౫.....వ సం ౨౪౩6...దస్తవేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 4



- 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. 78,600/- is paid by way of challan no. 752826, dated 28.08.08 drawn on State Bank of Hyderabad, Kushaiguda Branch, R. R. District and VAT an amount of Rs. 10,480/- paid by the way of pay order No. 143047 dated 26.08.08, HDFC Bank, S. D. Road, Secunderabad.

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

Page - 5 -

1వ పుస్తకము 2009.....వ సం పు 2436 పన్నెండు

మొత్తము కాగితముల సంఖ్య..... 4

ఈ కాగితపు వరుస సంఖ్య..... 5



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

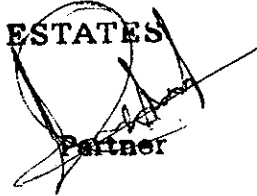
SCHEDULE OF APARTMENT

All that portion forming semi-finished Deluxe Apartment No. 112 on the first floor in block no. 'B' admeasuring 1550 sft. of of super built-up area (i.e., 1240 sft. of built-up area & 310 sft. of common area) together with proportionate undivided share of land to the extent of 77.50 sq. yds., reserved parking space for one car bearing no. B-7, admeasuring about 100 sft. in the residential apartment named as Mayflower Heights, forming part of Sy. 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:

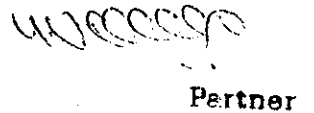
North By	Open to sky
South By	Flat No. 111 & Open to sky
East By	6' wide corridor & Open to sky
West By	Open to sky

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



For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner

WITNESSES:

1. 
2. 

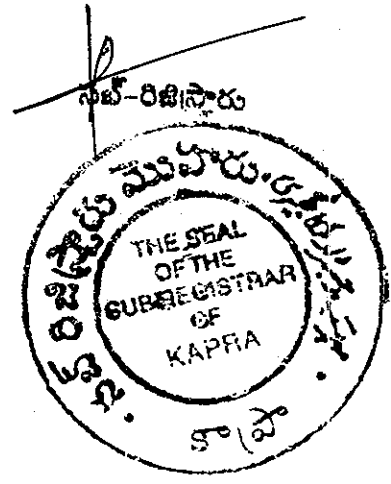
VENDOR


BUYER

1వ పుస్తకము 200౯.....న సం పు 2436 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వదుల సంఖ్య..... 6





భారతీయ స్టేట్ బ్యాంక్
भारतीय स्टेट बैंक
State Bank of India

Mid Corporate Loan Administration Unit (MCLAU)
 3/6/281/A/1, 1st ఫ్లోర్, హైదర్ గూడ మెయిన్ రోడ్, హైదరాబాద్ - 500 029
 3/6/281/A/1, 1st ఫ్లోర్, హైదర్ గూడా మెయిన్ రోడ్, హైదరాబాద్ - 500 029
 3/6/281/A/1, 1st Floor, Hyderguda Main Road, Hyderabad - 500 029

AGM : 040-2322 2015 | Fax : 040-2322 2060 | IP No. : 990089 | E-mail : mclau.zohyd@sbi.co.in
 AMO I : 2322 2138 | AMO II : 2322 2030 | AMO III : 2322 2139 | AVO : 2322 2118

NO OBJECTION CERTIFICATE

ING VYSYA BANK:

This is to certify that land in Survey no.31,40,41,42,44,45& 55 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, belonging to "SILVER OAK BUNGALOWS" Phase III, is under mortgage to our bank as security for the credit facilities for them for construction of 68 Bungalows.

As per our arrangement, the builder has paid the stipulated amount of Rs.5.50 laksh vide cheque no. 110396 dated 4th September 2008 drawn on State Bank of India and credited to CC account 30056797461 on 06/09/2008 for obtaining NOC and hence we do not have any objection for registration of Plot no. 321 in favour of Mr.Nidamanuri Venkateswara Rao and Mrs.Jasti Pratima Rao for executing a sale deed for availing Housing loan from ING VYSYA BANK

Details of Title deeds :

Sr. No.	Document No.	Registration Date	Survey No.	Extent of Land
01	10661/05	09.11.2005	31,Cherlapally	2.05 acres
02	11023/05	17.11.2005	42,Cherlapally	1.06 acres
03	1759/06	27.01.2006	34,40,&41	1.12 acres
04	4129/06	10.02.2006	40 &55	2.00 acres
	TOTAL			6.23 ACRES

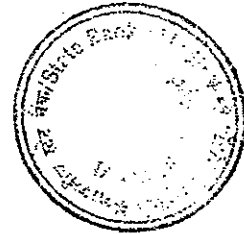
Description of Plot No321 in Survey no.31,34,40,42,44,45 & 55

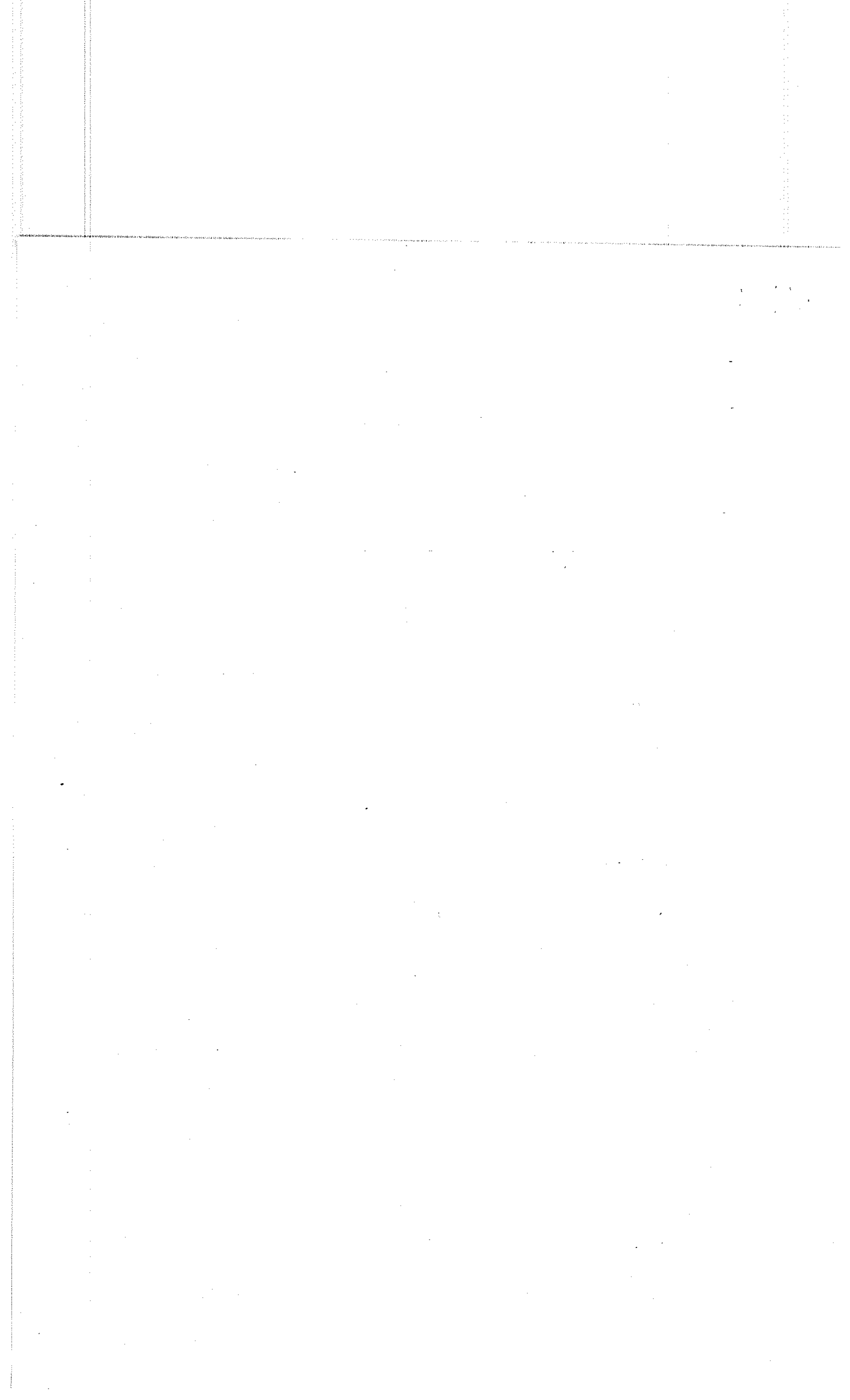
North	Plot No.320
South	Plot no.322
East	30 ft wide Road
West	Vendors land(survey no.34)

For STATE BANK OF INDIA

ASST. GENERAL MANAGER (MCLAU)

06/09/2008





ANNEXTURE-1-A


1. Description of the Building : Deluxe apartment no. 112 on the first floor in block no. 'B' of "Mayflower Heights", Residential Localities, forming part of Sy. 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 (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 77.50 sq. yds., U/S Out of Ac. 4-11 Gts..
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 100 sft. Parking space for One Car
- (c) In the First Floor : 1550 sft
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,48,000/-

For ALPINE ESTATES


Partner

Date: 30-06-2008

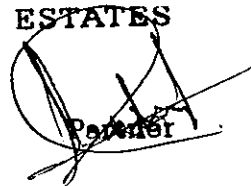
For ALPINE ESTATES


Signature of the Executants
Partner

CERTIFICATE


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

For ALPINE ESTATES


Partner

Date: 30.06.2008

For ALPINE ESTATES


Signature of the Executants
Partner

Radhica
Page-7-

1వ పుస్తకము వివిధి.....న సం పు.24026...చిహ్నములు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....7.....



REGISTRATION PLAN SHOWING

FLAT NO. 112 IN BLOCK NO. 'B' ON FIRST FLOOR

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

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

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

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: MRS. RYALI RADHIKA, WIFE OF MR. R. S. N. MURTHY

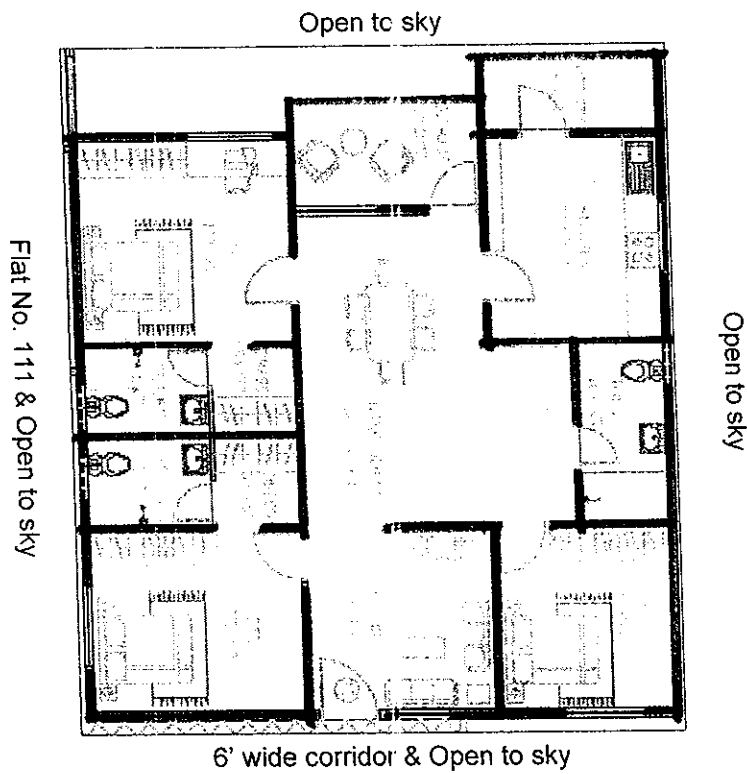
REFERENCE:
AREA: 77.50

SCALE:
SQ. YDS. OR

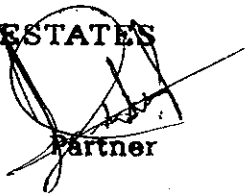
INCL: 
SQ. MTRS.

EXCL: 

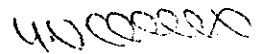
Total Built-up Area = 1550 sft.
Out of U/S of Land = Ac. 4-11 Gts.



For ALPINE ESTATES

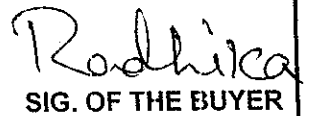

Partner

For ALPINE ESTATES





Partner

SIG. OF THE VENDOR


SIG. OF THE BUYER

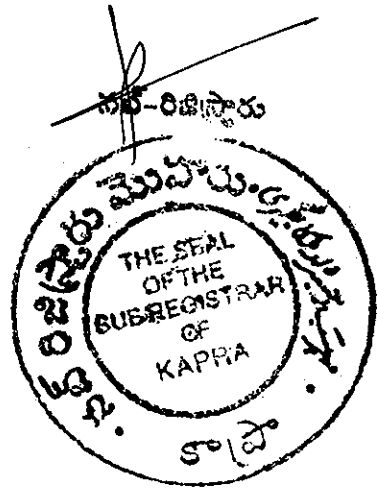
WITNESSES:

1. 
2. 

1వ పుస్తకము జిల్లా.....వ సం పు 2426 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

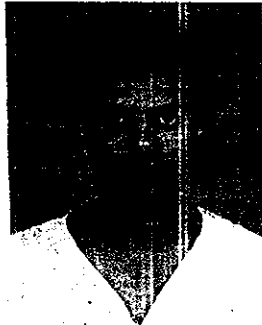
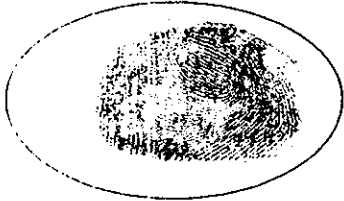
ఈ కాగితపు పదున సంఖ్య..... 1



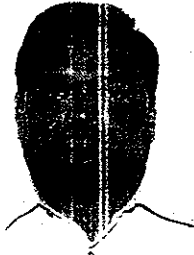
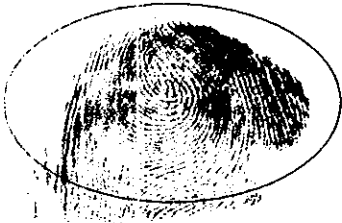
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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

VENDOR:



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



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

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



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

BUYER:



MRS. RYALI RADHIKA
W/O. MR. R. S. N. MURTHY
R/O. 4A, KERTIKOTAN APARTMENTS
THIRUVANMYUR
ANNA STREET
CHENNAI.

SIGNATURE OF WITNESSES:

1.

2.

For ALPINE ESTATES

Partner

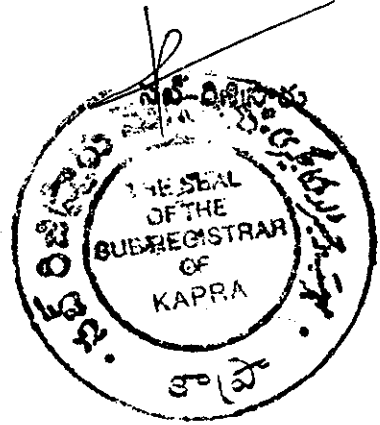
For ALPINE ESTATES

Partner
SIGNATURE OF EXECUTANTS

1వ పుస్తకము 2009.....వ సం పు 2426..దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....





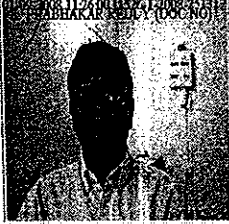
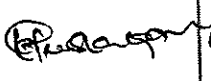
ఈ కాగితపు వరుస సంఖ్య.....9.....





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

C.S.No./Year: 2513/2008 of SRO: 1526(KAPRA)

01/09/2008 11:28:00

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) RYALI RADHIK 4A, KERTIKOTAN APT. THIRUVANMYURANN A ST. CHEENAI	
2			(CL) K. PRABHAKAR REDDY (SPA HOLDER FOR PRESENTING DOCS) 5-4-187/3&4, IIFLOORSEC	
3	Manual Enclosure	Manual Enclosure	(EX) M/S/ ALPINE ESTATES REP BY MR. RAHUL B. MEHTA 5-4- 187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SEC	
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, SEC	
5	Manual Enclosure	Manual Enclosure	(EX) YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SEC	

Witness
Signatures

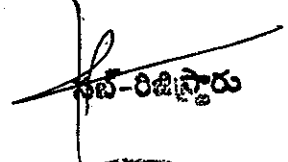
 
Operator
Signature


Subregistrar
Signature

1వ పుస్తకము 2009.....వ సం వృ.....చస్తావేదాలు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....10.....


సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01Q44992006

VIJAYA SUDHAR
SHANKARAIHAH
27-23 II
RAN BATOR

SECUNDRABAD

19/12/2008

Issuing Authority
RTA, SECUNDRABAD

MOE319570E Class Of Vehicle Validity
Non-Transport LHM,MCWG 19.12.2014
Transport
Hazardous Validity
Badge No.
Reference No. 202931983
Original LA RTA SECUNDRABAD
DOB 17.12.1964
Blood Gr.
Date of 1st Issue 10.09.1993



Family Members Details

Name	Relation	Date of Birth	Age
Shr	Wife	08/02/84	22

HOUSEHOLD CARD

Card No : PAPI67881501086
F.P Shop No : 815
Name of Head of Household : Mohia, Rahul
Father/Husband name : Bharat
Date of Birth : 04/12/1989
Age : 26
Occupation : Own Business
House No. : 2-2-571,401/TEAM TOWERS
Street : MINISTER ROAD
Colony : DV COLONY
Ward : Ward 2
Circle : Circle VII
District : Hyderabad
(Rs.) : 100,000
No. (1) : 45539 (Double)
No. (1) : Navratna Enterprises PNC
No. (2) :
No. (2) :

**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01Q44992002

TRABHAKAR REDDY K
K PADMA REDDY
7-3-64/10724
JAISWAL GARDEN
AMBERPET
HYDERABAD



DUPLICATE

Issuing Authority
RTA, SECUNDRABAD

For ALPINE ESTATES

[Signature]
Partner

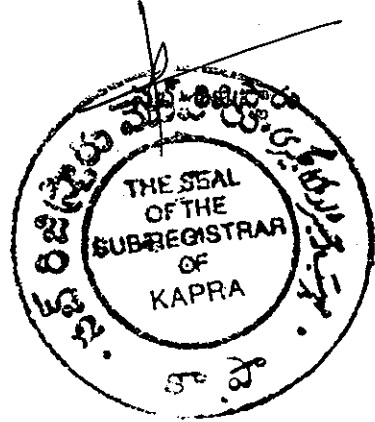
For ALPINE ESTATES

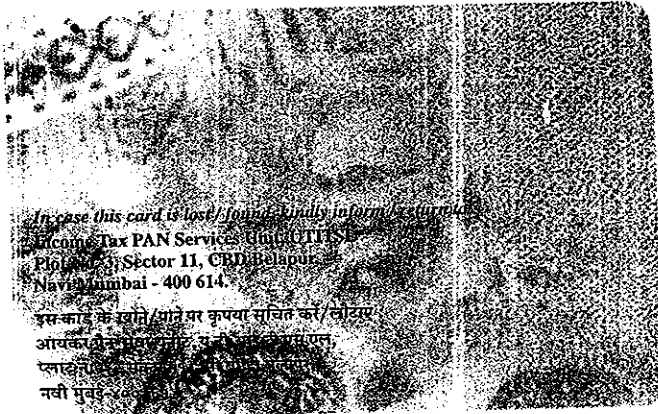
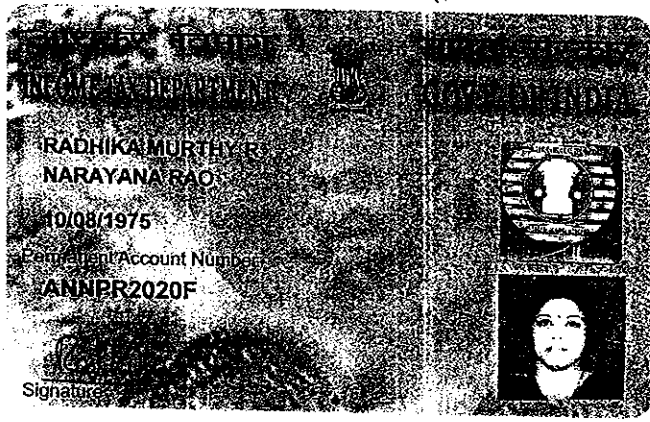
[Signature]
Partner

1వ పుస్తకము జిల్లా.....వ సంపుట.....2436...దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు పరుస సంఖ్య.....11.....



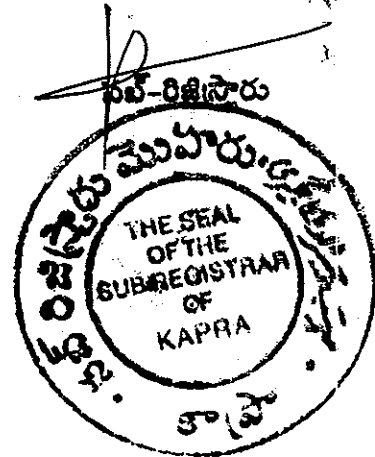


Radhika

1వ పుస్తకము 2000 క్రి.....చ సం పు.....2426 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....12.....



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:
S-4-187/3&4, 11th Floor,
M.G Road, Secunderabad-500003.
Ph:040-36335551, 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

समायकर विभाग
INCOME TAX DEPARTMENT
GUDLA PRADEEP KUMAR



भारत सरकार
GOVT OF INDIA

CHANRAJ GUDLA

20/07/1984

Permanent Account Number

ALJPG7159C

Signature



22032007

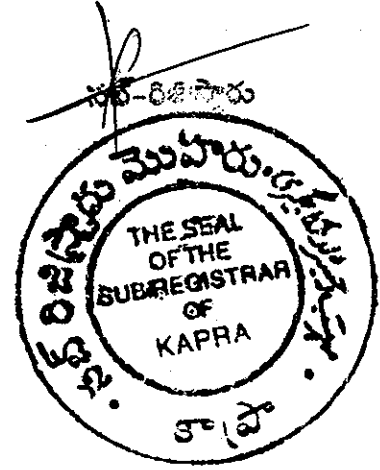
एकर काल के लिये : एकरे पर इस्तेमाल करिये करी : एकरे पर
आपका केर नाम इकाई : एकर पर की पूरा
एकरे काल के लिये : एकरे पर की पूरा
एकरे की काल : एकरे पर की पूरा

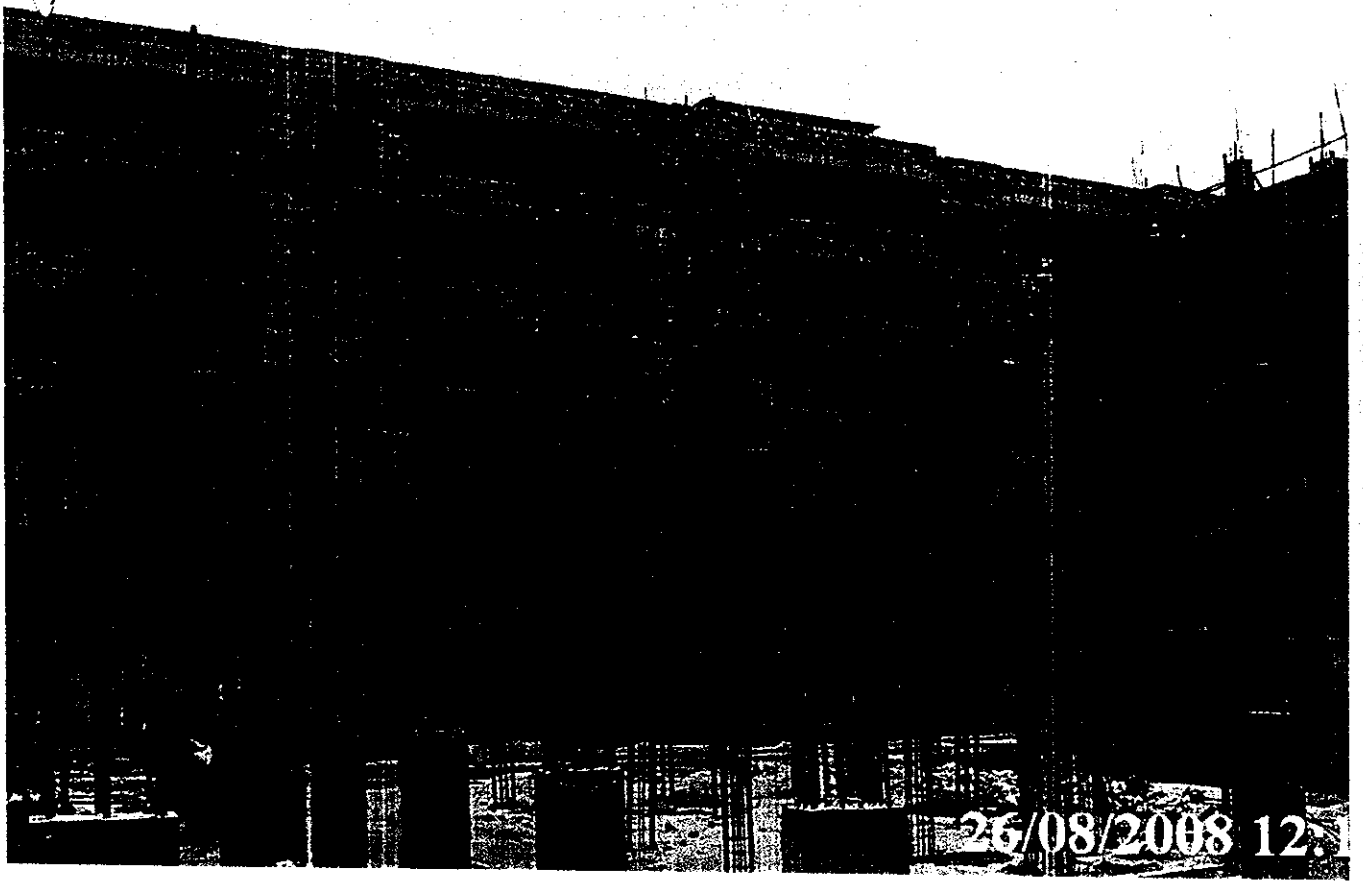
If this card is lost someone else card is found,
please inform reasons to :

Income Tax PAN Services Unit, NSDI,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2493 0664,
e-mail: tininfo@nsdi.co.in

1వ పుస్తకము 200 రి.....వ సం పు 2426 దస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 14
ఈ కాగితపు పరుస సంఖ్య..... 12

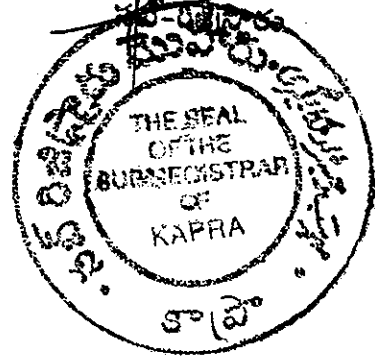




1వ పుస్తకము 2000 రి.....వ సం పు 2436 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 14



2514

2437/08

2733

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 361633

Serial No : 29,519 Denomination : 100

Processed By :

SHANKARAM

For Whom :

ALPINE ESTATES

[Signature]
 Sub Registrar
 Ex. Officio Stamp Vendor
 G.S.O., CaIG Office, Hyd

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 30th day of August 2008 at Secunderabad 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 27 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

MRS. RYALI RADHIKA, WIFE OF MR. R. S. N. MURTHY, aged about 32 years, residing at 4A, Kertikotan Apartments, Thiruvanmyur, Anna Street, Chennai, 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

[Signature]
Partner

For ALPINE ESTATES

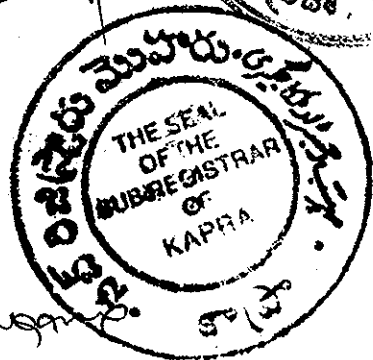
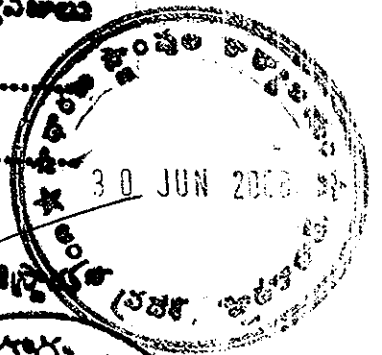
[Signature]
Partner

[Signature]
Radhika

1వ పుస్తకము 2008.....వ సం పు 2427 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 1



2008 వ సం. నిష్క్రయాల నెల..... 1.....వ తేది

1930 శా.శ. సహాయద్రవ్యము..... 10.....వ తేది

పగలు..... 11.....వ తేది

చుద్య కాశా సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ..... K. Prabhakar Reddy.....

రెజిస్ట్రారు చట్టము 1908 లోని సెక్షన్ 17(ఎ)ను

అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు

మరియు వేతివూద్రలతో సహా దాఖలు చేసి

రుసుము రూ..... 1000/..... చెల్లించినారు

వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన వ్రేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (D), 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/IV/2007 dated 3.8.07) registerer at SRO, Uppal, Range Reddy District.

ఎడమ బొటన వ్రేలు

Radhika



Ryali Radhika W/o. R. S. N. Murthy R/o. 4A, Kentikatan Epts, Thiruvengalur, Anna street, Chennai.

యూపించినది

Venkat Ramona Reddy R/o. Anji Reddy R/o. 11-187/2, Green Hills Colony, Hyderabad

G. Pradeep Kumar R/o. G. Dhon Reddy R/o. Gowdapaty Sec Road

2008 వ సం. నిష్క్రయాల నెల..... 1.....వ తేది 1930 శా.శ. సహాయద్రవ్యము..... 10.....వ తేది చక్-రిజిస్ట్రారు

WHEREAS:

- A. The Buyer under a Sale Deed dated 30.06.08 has purchased a semi-finished, Deluxe apartment bearing no. 112, on the first floor in block no. 'B' admeasuring 1550 sft. (i.e., 1240 sft. of built-up area & 310 sft. of common area) of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District together with:
- Proportionate undivided share of land to the extent of 77.50 sq. yds.
 - A reserved parking for One Car bearing no. B-7 admeasuring 100 sft.
- This Sale Deed is registered as document no. 2436/08 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 no. 112 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:

- The Builder shall complete the construction for the Buyer a Deluxe apartment bearing no. 112 on the first floor in block no. 'B', admeasuring 1550 sft. of super built up area (i.e., 1240 sft. of built-up area & 310 sft. of common area) and undivided share of land to the extent of 77.50 sq. yds. A reserved parking space for for one car on the stilt floor bearing no. B-7, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 27,62,000/- (Rupees Twenty Seven Lakhs Sixty Two Thousand only).
- The Buyer shall pay to the Builder the above said consideration of Rs. 27,62,000/- (Rupees Twenty Seven Lakhs Sixty Two Thousand only) in the following manner:

Installment	Amount(Rs.)	Due date of payment
I	14,82,000/-	01.06.2008
II	4,80,000/-	01.07.2008
III	8,00,000/-	01.01.2009

For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner



1వ పుస్తకము 2008.....వ సం పు 2437 దస్తావేజాలు
 మొత్తము కాగితముల సంఖ్య..... 13
 ఈ కాగితపు వరుస సంఖ్య..... 2

2762000/ —

~~సబ్-రజిస్ట్రారు~~

ENDORSEMENT

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

By challan No. 152827 Dt. 28/8/08

I. Stamp Duty:

- 1. In the shape of stamp papers Rs. 100/ —
- 2. In the shape of challan (u/s. 67 of Act No. 19 of 1957) Rs. 27520/ —
- 3. In the shape of cash (u/s. 67 of Act No. 19 of 1957) Rs. —
- 4. adjustment of stamp duty u/s. 67 of Act No. 19 of 1957 Rs. —

II. Transfer:

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

III. Registration:

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


IV. User Charges:

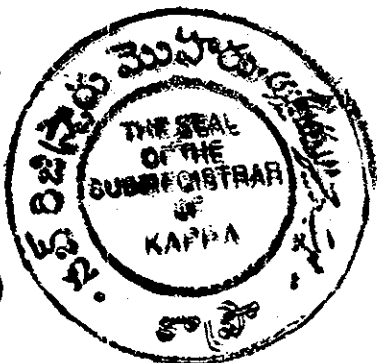
- 1. In the shape of challan Rs. 100/ —
- 2. In the shape of cash Rs. —

Total Rs. 28720/ —


 SUB REGISTRAR
 KARRA

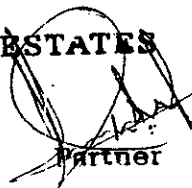
1వ పుస్తకము 2008 సం./ కా.క. 1957 వ
 పు.....2437.....వెంబరుగా రిజిస్టరు చేయబడి
 డిక్టేటింగ్ నిమిత్తం దుర్తింపు వెంబరు 1526
 1526-2437...../2008 .నా యివ్వబడ్డెనది
 2008 సం. నిజ్జులపాలెం...../.....వ తేది


 సబ్-రిజిస్ట్రారు



3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
4. The Buyer 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.
5. 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.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished Deluxe apartment bearing no. 112 on the first floor in block no. 'B' to the Builder for the purposes of completion of construction of the apartment.
7. 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.
8. 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.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 01st January 2009 with the grace period of 06 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

For ALPINE ESTATES


Partner

For ALPINE ESTATES



Partner



1వ పుస్తకము 2000.....వ సం పు 2437.....దస్తావీజాలు

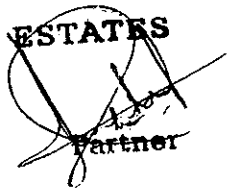
మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....3.....



10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

For ALPINE ESTATES


Partner

For ALPINE ESTATES



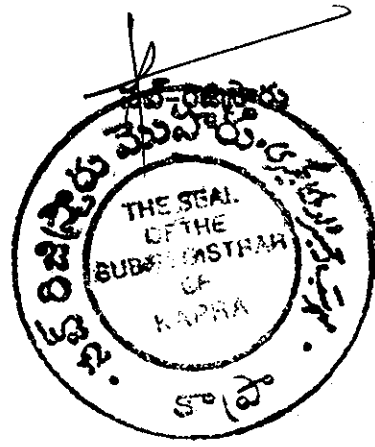
Partner



1వ పుస్తకము నిలికి.....వ సం పు²⁴³⁷.....దస్తవేళలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....4.....



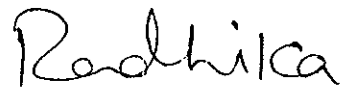
18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. Stamp duty and Registration amount of Rs. 28,620/- is paid by way of challan no. 75 2827, dated 28.8.08, drawn on State Bank of Hyderabad, Kushaiguda Branch, R. R. District and VAT an amount of Rs. 27,620/- paid by the way of pay order No. 143048 dated 26.8.08, HDFC Bank, S. D. Road, Secunderabad.

For ALPINE ESTATES


Partner

For ALPINE ESTATES

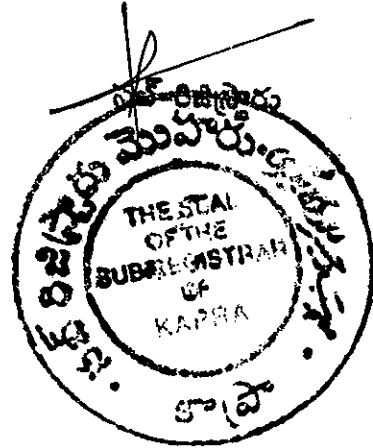

Partner



1వ పుస్తకము 200 రి.....వ సం పు 2437 చస్తావేళలు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 5



SCHEDULE 'A'

SCHEDULE OF LAND

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

North By	Sy. No. 2/1/2 (road)
Scuth 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 No. 112 on the first floor in block no. 'B' admeasuring 1550 sft. of of super built-up area (i.e., 1240 sft. of built-up area & 310 sft. of common area) together with proportionate undivided share of land to the extent of 77.50 sq. yds., reserved parking space for one car bearing no. B-7, admeasuring about 100 sft. in the residential apartment named as Mayflower Heights, forming part of Sy. 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	Open to sky
South By	Flat No. 111 & Open to sky
East By	6' wide corridor & Open to sky
West By	Open to sky

WITNESSES:

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:

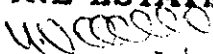
WITNESS:

1. 
2. 


For ALPINE ESTATES


Partner

For ALPINE ESTATES

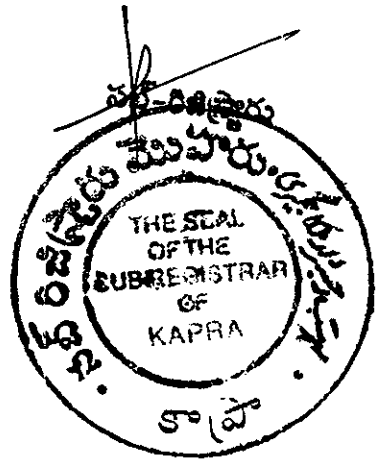


Partner
BUILDER



BUYER.

1వ పుస్తకము 2009.....వ సం పు 2437 వస్త్రవేటలు
మొత్తము కాగితముల సంఖ్య.....13.....
ఈ కాగితపు వరుస సంఖ్య.....6.....





SCHEDULE 'C'

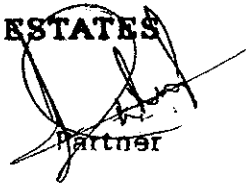
SPECIFICATIONS		
Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	
Walls	4"6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Vitrified tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Panel doors with branded hardware	
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:

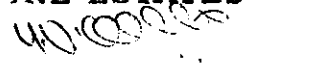
WITNESS:

- 
- 

For **ALPINE ESTATES**


Partner

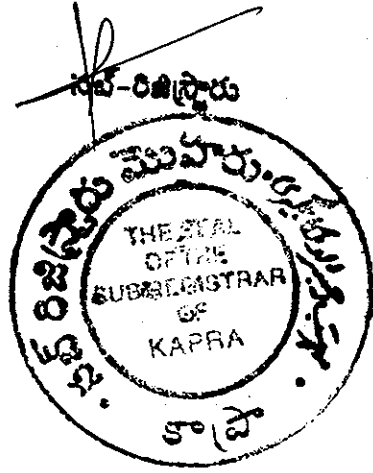
For **ALPINE ESTATES**


BUYER
Radhika
BUYER.

1వ పుస్తకము వివిధ.....వ సం పు 2927 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....7.....



REGISTRATION PLAN SHOWING

FLAT NO. 112 IN BLOCK NO. 'B' ON FIRST FLOOR

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

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

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

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

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

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

BUYER: MRS. RYALI RADHIKA, WIFE OF MR. R. S. N. MURTHY

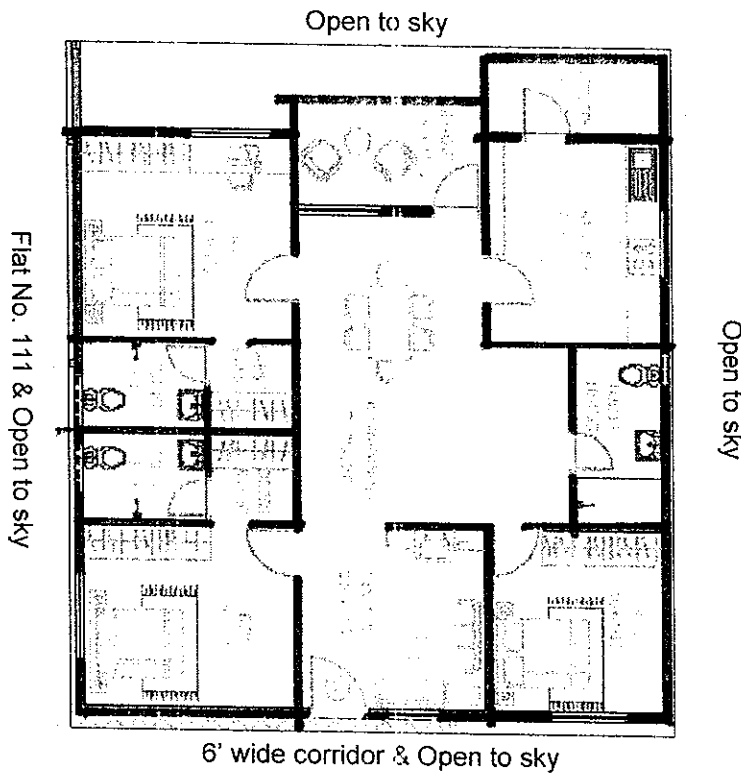
REFERENCE:
AREA: 77.50

SCALE:
SQ. YDS. OR

INCL: 
SQ. MTRS.

EXCL: 

Total Built-up Area = 1550 sft.
Out of U/S of Land = Ac. 4-11 Gts.



For ALPINE ESTATES


Partner

For ALPINE ESTATES




Partner

SIG. OF THE BUILDER



SIG. OF THE BUYER

WITNESSES:

- 
- 

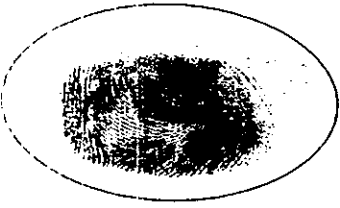
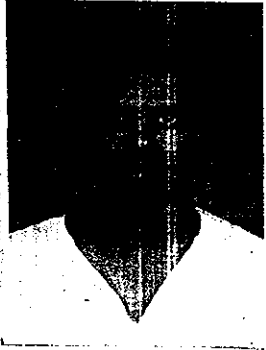

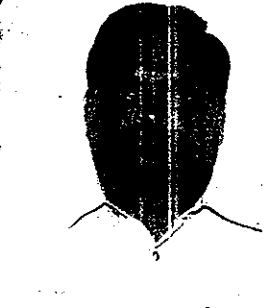




1వ ప్రస్తావనము విధి...చ సం పు 2437...వస్తావేటలు

మొత్తము కాగితముల సంఖ్య..... 13



ఈ కాగితపు వరుస సంఖ్య..... 8



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

SL NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER: M/S. ALPINE ESATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003. REPRESENTED BY ITS PARTNERS 1. MR. RAHUL B. MEHTA SON OF LATE SRI. BHARAT U. MEHTA R/O. PLOT NO. 2-3-577 UTTAM TOWERS, D. V. COLONY MINISTER ROAD SECUNDERABAD - 500 003.
			a. MR. YERRAM VIJAY KUMAR SON OF SRI YERRAM SHANKARAIHAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.
			SPA FOR PRESENTING DOCUMENTS VIDE DOCUMENT NO. 169/ IV/ 2007: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3&4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.
			BUYER: MRS. RYALI RADHIKA W/O. MR. R. S. N. MURTHY R/O. 4A, KERTIKOTAN APARTMENTS THIRUVANMYUR ANNA STREET CHENNAI.

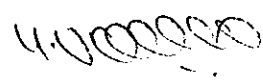
SIGNATURE OF WITNESSES:

1. 
2. 

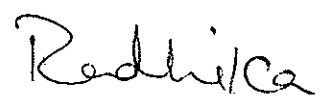
For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner

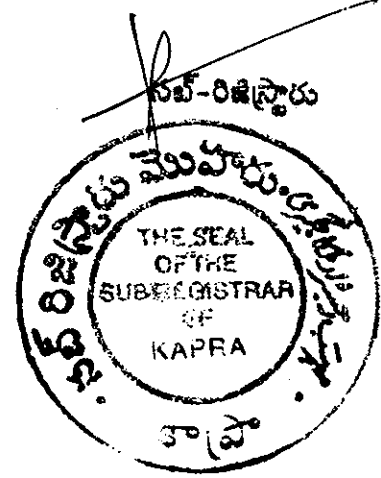
SIGNATURE OF EXECUTANTS



1వ పుస్తకము 2000.....వ సం పు 2437.....వేళాలు

మొత్తము కాగితముల సంఖ్య..... 13.....





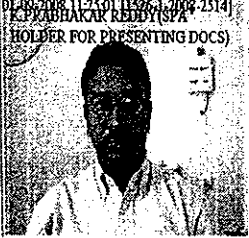
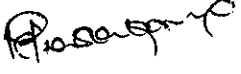
ఈ కాగితపు వరుస సంఖ్య..... 9.....



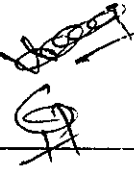
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002514/2008 of SRO: 1526(KAPRA)

01/09/2008 11:25:03

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1		 01-09-2008 11:24:03 [1526-1-2008-2514] RYALI RADHIKA	(CL) RYALI RADHIKA 4A,KERTIKOTAN APTS, THIRUVANMYURANNA STREET,CHENNAI	
2	Manual Enclosure	Manual Enclosure	(EX) M/S. APLINE ESTATES REP BY MNG.PRNTR.RAHUL B. MEHTA 5-4-187/3&4,SOHAM MANSIONJM.G.ROAD,SECBAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S. APLINE ESTATES REP BY MNG.PRNTR.YERRAM VIJAY KUMAR 5-4- 187/3&4,SOHAM MANSIONJM.G.ROAD,SECBAD	
4		 01-09-2008 11:25:01 [1526-1-2008-2514] K.PRABHAKAR REDDY(SPA HOLDER FOR PRESENTING DOCS)	(EX) K.PRABHAKAR REDDY(SPA HOLDER FOR PRESENTING DOCS) 5-4- 187/3&4,SOHAM MANSIONJM.G.ROAD,SECBAD	

Witness
Signatures



Operator
Signature



Subregistrar
Signature

1వ పుస్తకము సిసిడి.....వ సం పు. 2437.....

మొత్తము కాగితముల సంఖ్య..... 13.....

ఈ కాగితపు వరుస సంఖ్య..... 10.....



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992006

VIJAYA KUMAR
SHANKARAJAH
2-2-23
5th, BAZAR

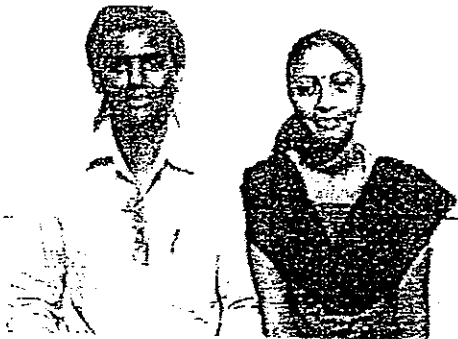
SECUNDRABAD

19-02-2008

Issuing Authority
RTA SECUNDRABAD

40053195-0E Class Of Vehicle Validity

Non-Transport LMV MCWG 18-12-2014
Transport
Hazardous Validity
Badge No.
Reference No. 202931983
Original LA. RTA SECUNDRABAD
DOB 17-12-1964
Blood Gr.
Date of 1st Issue 13-09-1993



Family Members Details

Name	Relation	Date of Birth	Age
	Wife	08/02/84	22

[Signature]
Bharat Scouts & Guides

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

HOUSEHOLD CARD

Card No : PAP167881501086
F.P Shop No : 815
Name of Head of Household : Mohita. Rahul
Father/Husband name : Bharat
Date of Birth : 04/12/1989
Age : 26
Occupation : Own Business
House No. : 2-F-572, 491, JITTAM TOWERS
Street : MINISTER ROAD
Colony : D.V. COLONY
Ward : 2
Circle : VIII
District : Telangana / Hyderabad
(Rs.) : 100,000
No. (1) : 45239 (Double)
No. (2) : /
No. (1) : Navratna Enterprises, P.N.
No. (2) :

**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01193822602

PRABHAKAR REDDY K
K PRADIP REDDY
2-3-64/11224
JAISHWAL GARDEN
AMBERPET
HYDERABAD



DUPLICATE

Issuing Authority
RTA HYDERABAD

For ALPINE ESTATES

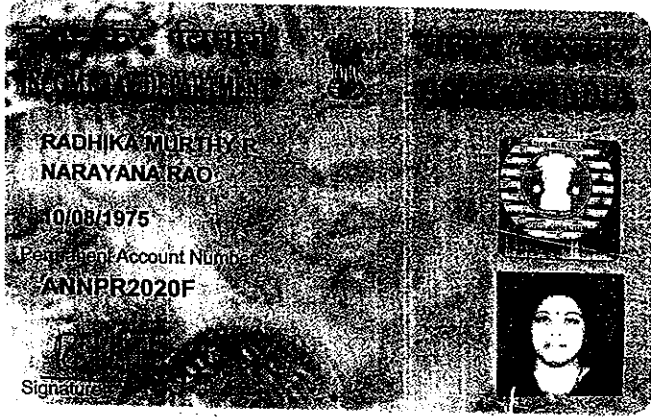
[Signature]
Partner

For ALPINE ESTATES

[Signature]
Partner

15 పుస్తకము వినియోగమునకు సంపుట 2437 పేజీలు
మొత్తము కాగితముల సంఖ్య 13
ఈ కాగితపు వరుస సంఖ్య 11



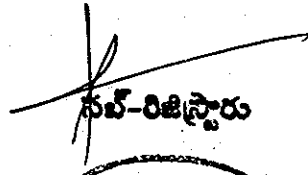


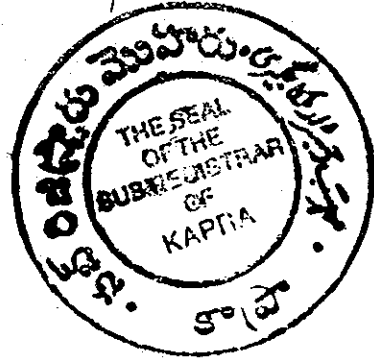
Radhika

1వ పుస్తకము 2009.....వ సం పు. 24/27 పస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 12


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:

E-4-187/3&4, 11nd Floor,

M.G Road, Secunderabad-500003.

Ph:010 66335551, 040-27544058

www.modiproperties.com

Resi.Add.:
11-187/2, Road No.2,
Green Hillis 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
गुडला प्रादीप कुमार
GUDLA PRADEEP KUMAR
धनराज गुडला
DHANRAJ GUDLA
20/07/1984
PAN Account Number
ALJPG7159C
Sign:

भारत सरकार
GOVT. OF INDIA

22032007

यह कार्ड के बिना काम पर तय्यार नहीं करें।
आयकर विभाग के कार्ड, एन एन सी यूए
कार्डों के बिना, कर्मचारी व्यक्ति, कर्मचारी विभाग के
एन सी यूए, नॉन एन सी यूए - 420 015.

If this card is lost / someone's lost card is found,
Please Inform / return to -
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Maru, Lower Parel, Mumbai - 400 015.
Tel: 01-22-2409 4650, Fax: 01-22-2495 0601
e-mail: timsl@nsdl.co.in

1వ ప్రస్తావన 2009.....వ సం పు 2437 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 13

