

1513

20-1515/2012 A-413

Ass 1186

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 8668 Date: 30-03-2012, Rs.100/-

Purchaser : CH. RAMESH S/O CH. NARSINGA RAO R/O HYD.

For Whom : M/s. ALPINE ESTATES

AS 884667

S. P. Shetty

S. POSHETTY
STAMP VENDOR BHONGIR

L.No.23 01-003/2000

R.No.23 01-011/2012

F.No.1-7-77/1,R.B. Nagar, BHONGIR-500

Dist.Nalgonda, Cell:9900687240

SALE DEED

This Sale Deed is made and executed on this 17th day of May 2012 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 31 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 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 31 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 years; Occupation: Business, the partners / authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

For ALPINE ESTATES


Partner

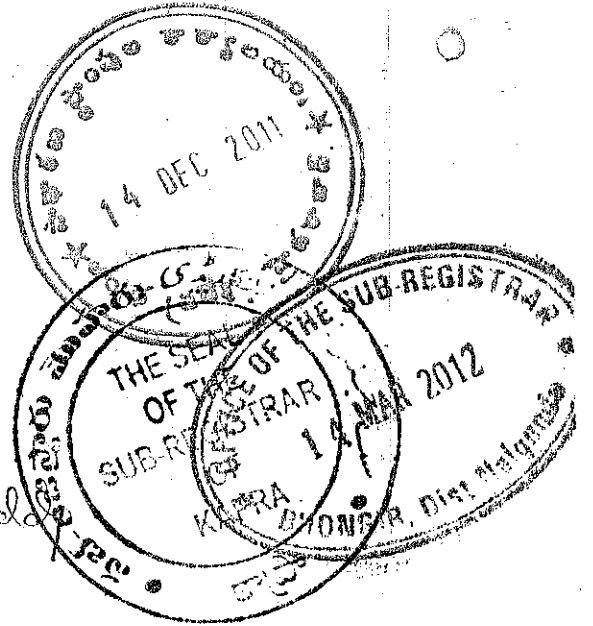
For ALPINE ESTATES



Partner

1వ పుస్తకము 2012 వ సం॥ ను 15/15
 దస్తావేజు మొత్తము తారీఖముల సంఖ్య 16
 ఈ తారీఖము వయస సంఖ్య 1

Prabhakar
 సబ్-రజిస్ట్రార్



2012 వ సం॥ ను 17 వ తేది

1934 శా.శ. సంవత్సరము 27 వ తేది

పగలు 11 మరియు 12 గంటల

మధ్య కాప్రో సబ్-రజిస్ట్రార్ కార్యాలయములో

శ్రీ. Kahlul B. Mehta ద్వారా K. Prabhakar నుండి

రిజిస్ట్రేషన్ చట్టము 1908 కి సంబంధించిన

అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు

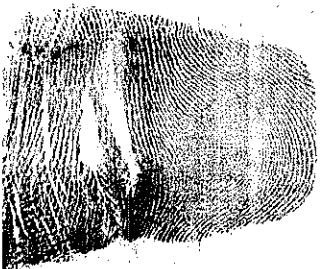
మరియు వేలిముద్రలు సహా దాఖలు చేసి

మొత్తము రూ॥ 9050/- లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన ప్రింటు

Prabhakar

Prabhakar



విరూపిందినది

K. Prabhakar Reddy S/o. K.P. Reddy occ: Service
 O/o. S-4-187/3 & 4, 2nd floor, Soham Mansion,
 M.G. Road, Sec'bad, Sec'bad, Through SPA for presentation
 of Documents. vide SPA no. 189/BEW/07, dt. 3-08-07 at
 SRO, Uppal, R.R. Dist

① *Prabhakar*
 ARJAN SHAIK

S/O. SHAIK SHAHEEN SHA
 Flat no. 502 Block A
 MAY Flower Heights
 Mallapur - HYDERABAD-76

② *Prabhakar*

CH. VENKAT RAMANA REDDY
 S/o. LATE ANJI REDDY, SERVICE
 No. 11-187/2, ROAD NO. 2, GREENHILLS COLONY
 SAROOR NAGAR, HYD ERABAD

2012 వ సం॥ ను 17 వ తేది

1934 శా.శ. సంవత్సరము 27 వ తేది

Prabhakar
 సబ్-రజిస్ట్రార్

IN FAVOUR OF

Mr. LALITH AGARWAL, SON OF Mr. KAMAL KISHORE AGARWAL, aged about 37 years, Occupation: Service, residing at # Flat No.501, Block-A, Mayflower Heights, Mallapur, Hyderabad - 500 076., hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-11 Gts., (hereinafter the said land is referred to as "THE SCHEDULE LAND") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R.R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule 'A' annexed to this Agreement.
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real-estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- 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 sq. ft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 413 on the fourth floor, in block no. 'A' having a super built-up area of 1475 sq. ft., together with undivided share in the scheduled land to the extent of 73.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-73, admeasuring about 100 sq. ft., in the building known as MAYFLOWER HEIGHTS and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment

FOR ALPINE ESTATES

FOR ALPINE ESTATES

Partner

Partner

1వ వుస్తాకము 2012 వ సం॥ వు. 1515
 దస్తావేజు మొత్తము జాగీతముల సంఖ్య 16
 ఈ జాగీతము వరుస సంఖ్య 2

P. Reddy
 సబ్-రిజిస్ట్రార్

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

Sl. No.	Description of liability	in the form of					Total
		Stamp Papers	Chaitan use 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I.S. Act	DD/BC/ Pay order	
1.	Stamp Duty	100	90400	—	—	Pay order	90500
2.	Treasury Duty		36200	—	—	—	36200
3.	Registration Fee		9050	—	—	—	9050
4.	Use of Stamps		100	—	—	—	100
Total			135700	—	—	—	135800

"Rs: 126700 towards stamp duty including T.D. under Section 41 of the I.S. Act 1939 and Rs. 9050 towards Registration fee on the chargeable value of Rs. 100000 were paid by the party through Bank, H.D.F.C. vide chaitan/DD/BC/pay order No. 169744 Date 15/5/12"

P. Reddy
 Sub-Registrar
 Collector U/S 41 of I.S. Act

15/5/12 సం॥ 1515 వు. 1515
 దస్తావేజు మొత్తము జాగీతముల సంఖ్య 16
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 1515 వు. 1515 సం॥ 17 వ తేది
 2012 సం॥ 17 వ తేది

P. Reddy
 సబ్-రిజిస్ట్రార్



- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.18,10,000/- (Rupees Eighteen Lakhs Ten Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 413 on the fourth floor, in block no. 'A' having a super built-up area of 1475 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 73.75 sq. yds.
- b. A reserved parking space for one car on the stilt floor bearing no. A-73, admeasuring about 100 sft

Forming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.18,10,000/- (Rupees Eighteen Lakhs Ten Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.14,48,000 /- (Rupees Fourteen Lakhs Forty Eight Thousand Only) paid by way of cheque no. 967175 dated 16.05.2012 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Limited.
- ii. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 312944, dated 26.03.2012 drawn on ICICI Bank, Begumpet Branch, Hyderabad.
- iii. Rs.1,62,000/- (Rupees One Lakh Sixty Two Thousand Only) ((Part Payment) paid by way of cheque no.312945, dated 23.04.2012 drawn on ICICI Bank, Begumpet Branch, Hyderabad.

For ALPINE ESTATES

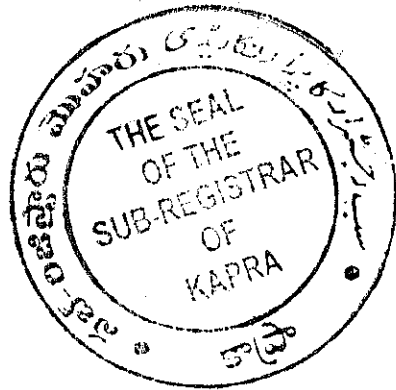
Partner

For ALPINE ESTATES

Partner

1వ పుస్తకము 2012 వ సం॥ పు. 1515
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 3

B. N. Reddy
వకీల-కర్నూలు



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.
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.

For ALPINE ESTATES

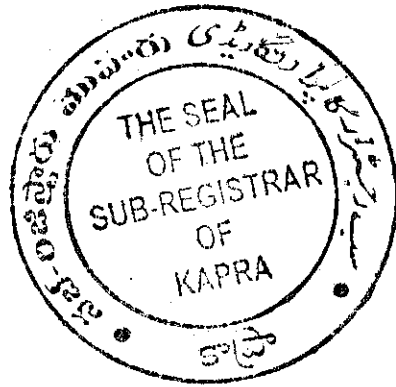

Partner

For ALPINE ESTATES


Partner

1వ ఘనకము 2012 వ సం॥ వు 1515
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 4

B. H. S. S. S.
సబ్-రజిస్ట్రారు



- 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.
- 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.

For ALPINE ESTATES


Partner

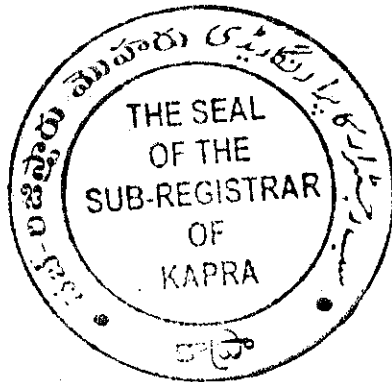
For ALPINE ESTATES



Partner

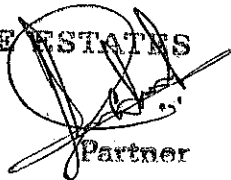
1వ పుస్తకము 20 12వ సం॥ పు. 15/15
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 5

Bhaskar
వజ్ర-లక్ష్మణులు



- 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 building 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. 1,35,750/-is paid by way of pay order no. 169711, dated 15.05.2012 and VAT an amount of Rs. 49,232/-/- paid by the way of pay order no. 169709, dated 15.05.2012 both are drawn on HDFC Bank, S. D. Road, Secunderabad.

For ALPINE ESTATES

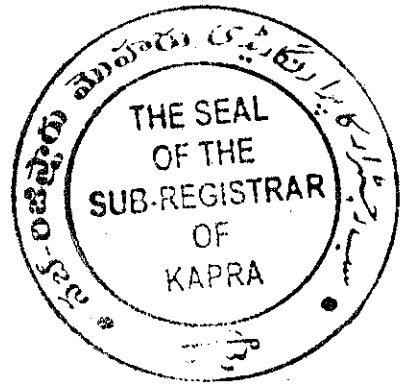

Partner

For ALPINE ESTATES


Partner

1వ పుస్తకము 2011వ సం॥ పు. 1511
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 6

Ponnaly
వకీల-రజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

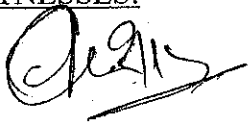
All that portion forming semi-finished, deluxe apartment bearing flat no. 413 on the fourth floor, in block no. 'A' admeasuring 1475 sft., of super built-up area together with proportionate undivided share of land to the extent of 73.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-73, 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. 412
South By	Open to Sky & Flat No. 414
East By	Open to Sky
West By	Open to Sky & 6' wide corridor

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

WITNESSES:

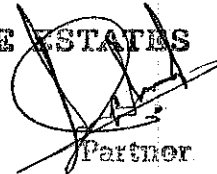
1.



2.



For ALPINE ESTATES


Partner

For ALPINE ESTATES



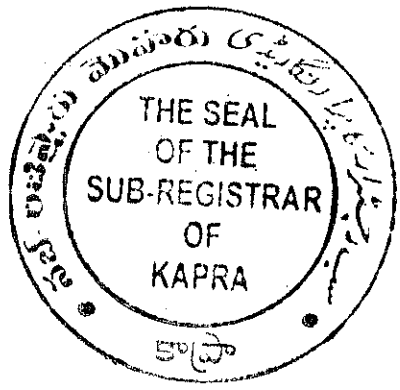
Partner

VENDOR


BUYER


1వ ఖైస్తకము 2012 వ సం॥ పు 15117
దస్త్రావేళ మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 7


Bhaskar
సబ్-రిజిస్ట్రార్



ANNEXTURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no 413 on the fourth floor, in block no. 'A' 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 : 73.75 sq. yds., U/S Out of Ac. 4-11 Gts..
4. **Built up area Particulars:**
- a) In the Stilt / Ground Floor : 100 Sft parking space for one car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : 1475 Sft
- f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 18,10,000/-

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner
Signature of the Executants

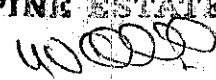
Date: 17.05.2012

C E R T I F I C A T E

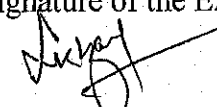
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For ALPINE ESTATES

Partner

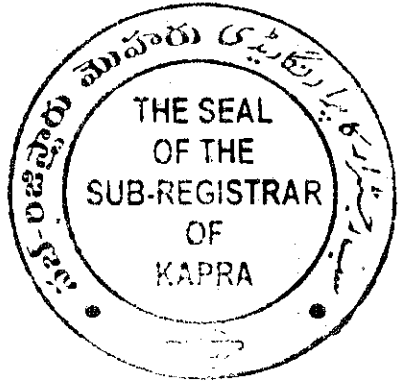
For ALPINE ESTATES

Partner

Date: 17.05.2012

Signature of the Executants


1వ పుస్తకము 2012వ సం॥ పు 1575
దస్తావేజు మొత్తము కాగితముల సంఖ్య 16
ఈ కాగితము పరుస సంఖ్య 8

B. Reddy
సబ్-రజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 413 IN BLOCK NO. 'A' ON FOURTH FLOOR

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

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

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R. R. DIST.

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

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

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

BUYER: MR. LALITH AGARWAL, SON OF MR. KAMAL KISHORE AGARWAL

REFERENCE:
AREA: 73.75

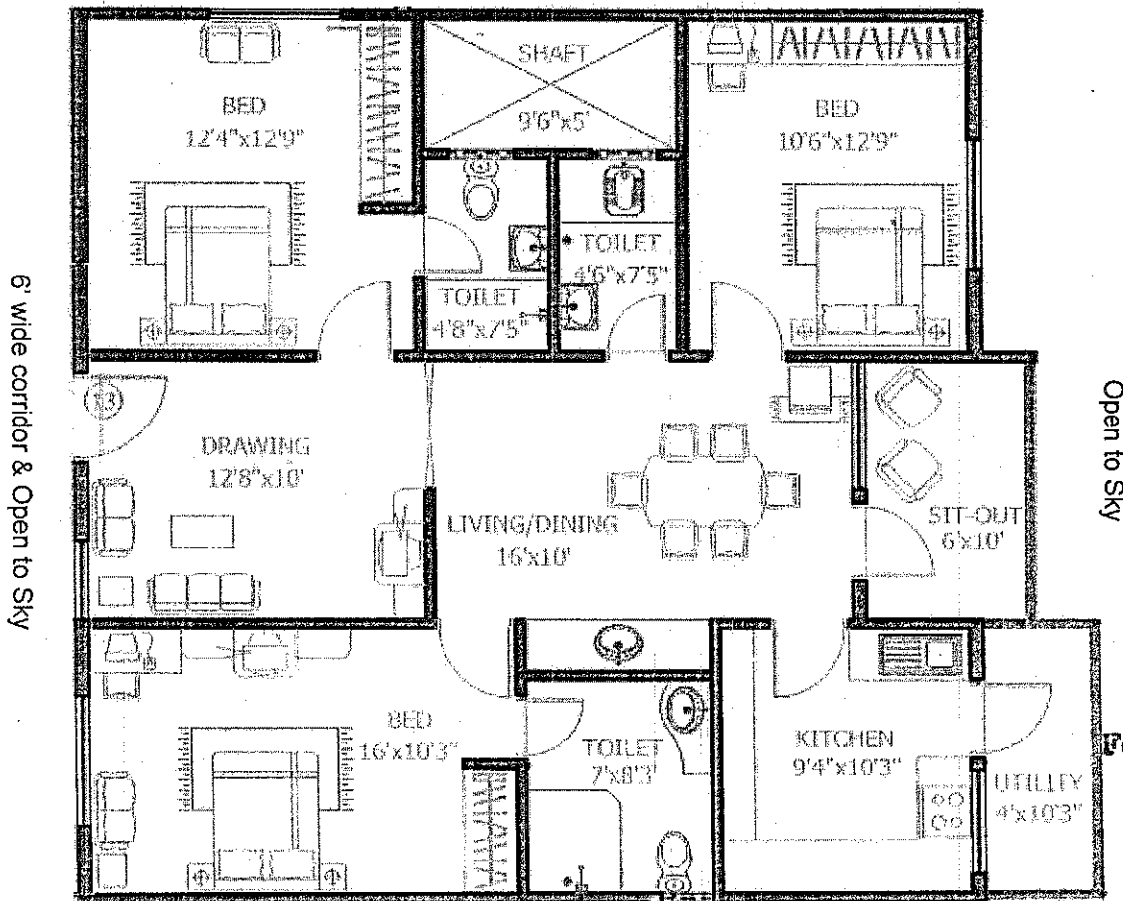
SCALE:
SQ. YDS. OR

INCL: 
SQ. MTRS.

EXCL: 

Total Built-up Area = 1475 Sft.
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky & Flat No. 412



Flat No.414 & Open to Sky


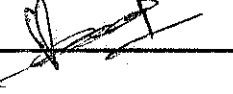
For ALPINE ESTATES

Partner

For ALPINE ESTATES


Partner
SIG. OF THE VENODR

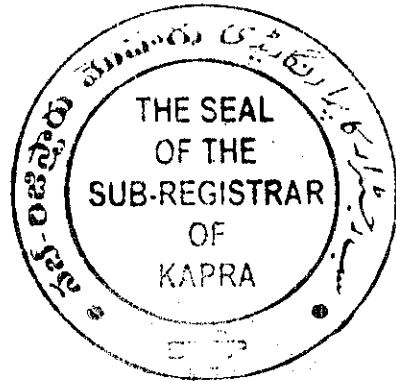
WITNESSES:

- 
- 

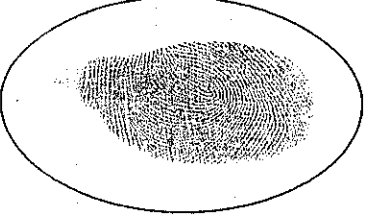
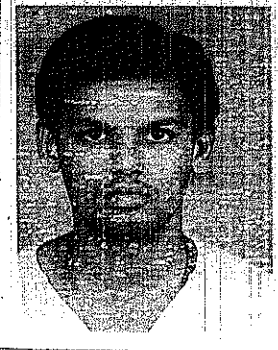

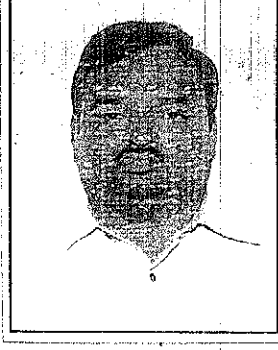
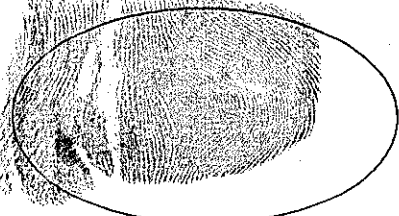
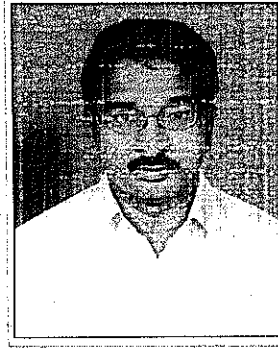



SIG. OF THE BUYER

1వ పుస్తకము 2012 త.సం॥ పు. 1515
దస్తావేజు మొత్తము జాగీతముల సంఖ్య 16
ఈ జాగీతము వరుస సంఖ్య 9

B. Reddy
సబ్-రిజిస్ట్రారు



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


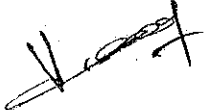
**SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 169/BK-IV/2007, Dt. 03.08.07**

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

BUYER:

MR. LALITH AGARWAL
S/O. MR. KAMAL KISHORE AGARWAL
R/O. # FLAT NO.501, BLOCK-A
MAYFLOWER HEIGHTS
MALLAPUR
HYDERABAD - 500 076.

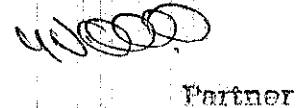
SIGNATURE OF WITNESSES:

- 
- 

For ALPINE ESTATES


Partner

For ALPINE ESTATES

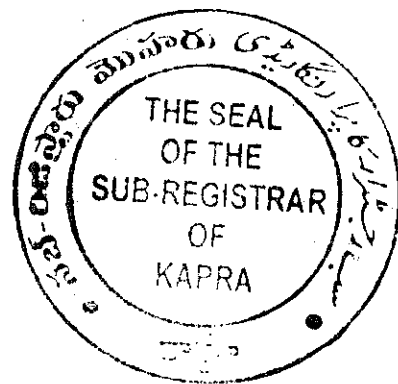

Partner

SIGNATURE OF EXECUTANTS

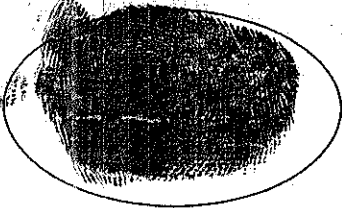

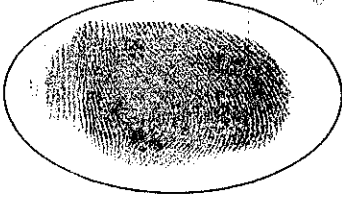
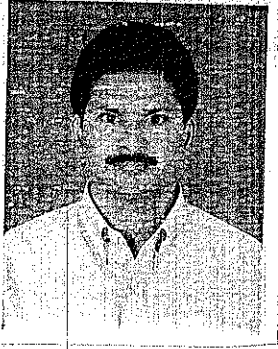

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 20 12వ సం॥ పు 15115
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వలన సంఖ్య 10

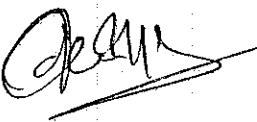
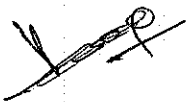
P. H. Chetty
సబ్-రిజిస్ట్రారు



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

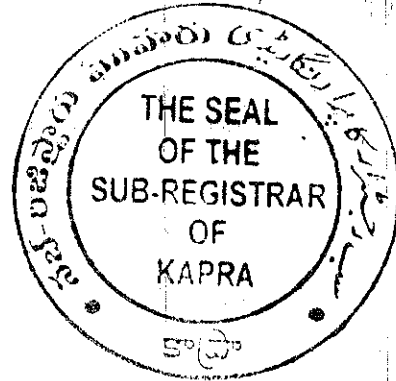
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p>WITNESSES:</p> <p>1. MR: AZDAN SHEIKH S/O: SHAHEEN SHA SHAIK R/O: # FLAT NO. 502, BLOCK 'A', MAYFLOWER HEIGHTS MALLAPUR, HYDERABAD.</p>
			<p>2. MR: CH. VENKAT RAMANA REDDY S/O: LATE ANJI REDDY R/O: 11-180/2, ROAD NO. 2 GREENHILLS COLONY SARODR NAGAR HYDERABAD.</p>

SIGNATURE OF WITNESSES:

- 
- 

1వ షుక్రవారము 2012 వ సం॥ షు. 1575
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 11

B. Prasad
సబ్-రిజిస్ట్రారు








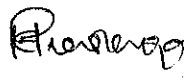
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001563/2012 of SRO: 1526(KAPRA)



Presentant Name(Capacity): M/S ALPINE ESTATES(EX)

Report Date: 17/05/2012 11:25:50

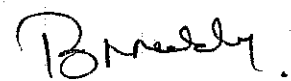
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) LALITH AGARWAL FLATNO.501 BLOCK A MAYFLOWER HEIGHTSMALLAPUR HYD	
7			(EX) SPA HOLDER K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOORSOHAM MANSION M.G.ROAD SEC BAD	

Identified by
Witness
Witness 2

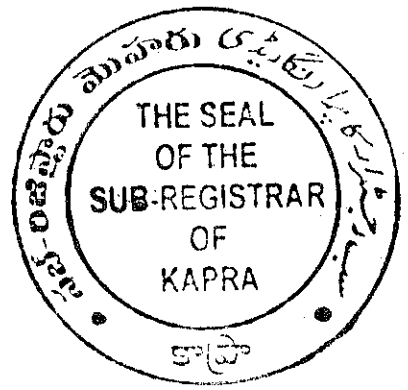
Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence

1వ పుస్తకము 2012వ సం॥ నం॥ పు. 1715
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 12

B. Pradeep
సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992006

VIJAYA KUMAR
SHANKARAJAH
2-2-23
PAN BAZAR

SECUNDRABAD

Signature
Issued on: 10-02-2005

Issuing Authority
RTA, SECUNDRABAD

10063195/06	Class Of Vehicle	Validity
Non-Transport	LMV,MCWG	16-12-2014
Transport		
Hazardous Validity		
Badge No.		
Reference No.	202931983	
Original LA	RTA SECUNDRABAD	
DOB	17-12-1984	
Blood Gr.		
Date of 1st Issue	13-09-1993	



Family Members Details

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

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 : 25
 Occupation : Own Business
 House No. : 2-3-577,401,UTTAM TOWERS
 Street : MBBSTER ROAD
 Colony : D.V.C COLONY
 Ward : Ward-2
 Circle : Circle VIII
 District : Hyderabad

(Rs.) : 100,000
 No. (1) : 45339/(Double)
 No. (2) : /
 No. (1) : Navratna Enterprises, PCC
 No. (2) : /


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

आयकर विभाग
INCOME TAX DEPARTMENT

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

[Signature]
Signature

भारत सरकार
GOVT OF INDIA

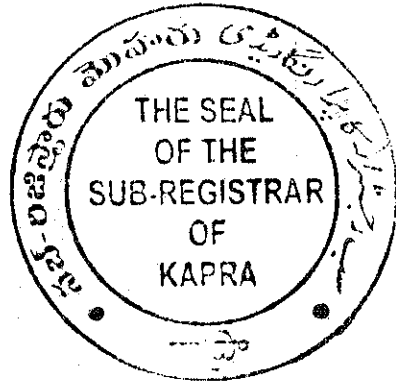


For ALPINE ESTATES
[Signature]
 Partner




For ALPINE ESTATES
[Signature]
 Partner

1వ పుస్తకము 2012 వ సం॥ వు 1575
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 13

B Meddy
నవ-రిజిస్ట్రారు




WITNESS no.1

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	APEPS5731B	
नाम /NAME	AZDAN SHAIK	
पिता का नाम /FATHER'S NAME	SHAHIMSHA SHAIK	
जन्म तिथि /DATE OF BIRTH	19-06-1971	
हस्ताक्षर /SIGNATURE		
	मुख्य आयकर अधिकारी, विशाखापट्टणम् Chief Commissioner of Income-tax, Visakhapatnam	

[Handwritten signature]

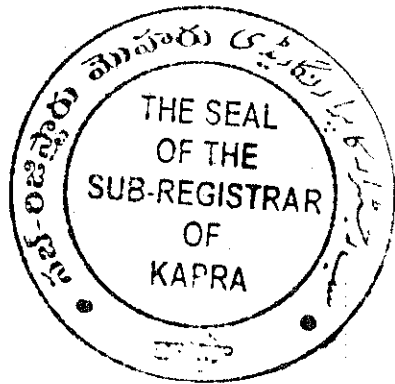
BUYER

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT OF INDIA
LALIT AGARWAL RAMAL KISHORE AGARWAL	1807 18 UPC-1783
30/10/1974 Permanent Account Number AFZPA2196R	
Signature	




[Handwritten signature]

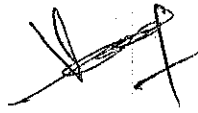
1వ వుత్తకము 2012వ సం॥ వు 15715
దస్తావేజ మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 14

Potturi
వల్-రిజిస్ట్రారు



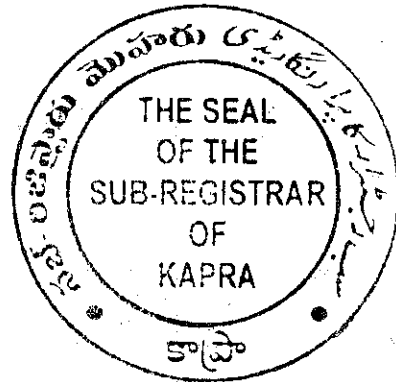
WITNESS NO. 2 :

लायकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
V RAMANA REDDY CHEERUKA ANJI REDDY CHEERUKA 05/03/1972 Government of Andhra Pradesh AHNPC8363Q	 
	



1వ పుస్తకము 20 / 1వ సం॥ పు. 1515
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 15

B. Reddy
వజీరు-కారితము

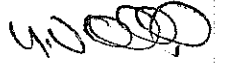




For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner

1వ పుస్తకము 2012 త సం॥ పు 1511
దస్తావేజ మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 16

Donnelly
సబ్-రిజిస్ట్రారు

