

1వ పుస్తకము 2011 వ సం॥ పు 2248
 దస్తావేజు మొత్తము కార్గితముల సంఖ్య 12
 ఈ కార్గితము వరుస సంఖ్య 1

OFFICE OF THE
 DISTRICT REGISTAR
 13 MAY 2011
 RANGA REDDY DIST

నంద-రెడ్డి



2011 వ సం॥ పు 29 వ తేది
 1933 చా.శ. సం॥ 12 వ తేది
 పగలు 1 మరియు 2 గంటల
 మధ్య కౌన్సిల్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించబడిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 90.50/- లు చెల్లించినాడు.

Address Proof of The Party Verified with
 Pan card bearing Its District No:
 AIO-PPB/01016 Income tax Dept

వాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన ప్రేలు

Prabhakar Reddy

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No: 169 / BKV/07
 dated 3.08.07 registered at SRO,
 Ranga Reddy District.

రూపొందినది

CH. VENKAT RAMANA REDDY
 S/o. ANJI REDDY, OVR SERVICE
 R/o. 11-187/2, Road No. 2, Green Hills Colony
 HUBBARD

శ్రీ. Rajkumar S/o. Muralidhar Reddy
 OVR BUSINESS R/o. 1-11, M. Gollaram, Sec Road.

శ్రీ. (Signature)

2011 వ సం॥ పు 29 వ తేది
 1933 చా.శ. సం॥ 12 వ తేది

నంద-రెడ్డి
 (Signature)

IN FAVOUR OF

Dr. T. N. RAMA KRISHNA, SON OF Mr. T. RAMA GOPAL, aged about 29 years Occupation: Service, residing at Qtr. No. V/6, N.G.R.I., Habsiguda, Hyderabad - 500 007, 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 deluxe apartment bearing flat no. 114 on the first floor, in block no. 'A' having a super built-up area of 1475 sft. 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-17, 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 For Alpine Estates

Partner

Partner

1వ పుస్తకము 20 11 వ సం॥ పు 2248
 దస్తావేజు మొత్తము కార్గితముల సంఖ్య 12
 ఈ కార్గితము పరుస సంఖ్య 2

MARKET VALUE Rs. 1810000/-

సబ్-రెజిస్ట్రార్

ENDORSEMENT

certified that the following amounts have been paid in respect of this document:
 by Challan No. 934.006 Dt. 29.10.11

I. Stamp Duty:

1. in the shape of stamp papers.
2. in the shape of challan (u/s.41 of I.S.Act.1999)
3. in the shape of cash (u/s.41 of I.S.Act.1999)
4. adjustment of stamp duty u/s.16 of I.S. Act.1999, if any

Rs. 100/-

Rs. 90000/-

Rs. -

Rs. -

II. Transfer Duty:

1. in shape of challan
2. in the shape of cash

Rs. 36200/-

Rs. -

III. Registration fees:

1. in the shape of challan
2. in the shape of cash

Rs. 9000/-

Rs. -

IV. User Charges

1. In the shape of challan
2. in the shape of cash

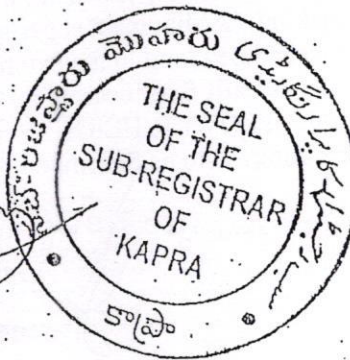
Rs. 100/-

Rs. -

Total Rs. 135800/-

SUB REGISTRAR
 KAPRA

1వ పుస్తకము 20 11 సం./ చా.స. 1032వ
 పు 2248 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంపు విమిక్తం గుర్తింపు నెంబరు 106
 2248/20 11 చా.స. 1032వ
 20 11 సం. 29 నెంబరు వేది



- 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. 114 on the first floor, in block no. 'A' having a super built-up area of 1475 sq. ft. 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-17 admeasuring about 100 sq. ft.

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.

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 For Alpine Estates


Partner


Partner

1వ పుస్తకము 2011 వ సం॥ ఫ్రీ 2248

దస్తావేజు మొత్తము కొగితముల సంఖ్య 12

ఈ కొగితము వరుస సంఖ్య 3

సబ్-రిజిస్ట్రారు

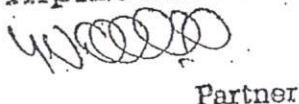


5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further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

For Alpine Estates


Partner

For Alpine Estates


Partner

1వ పుస్తకము 2011వ సం॥ నెం: 2248
దస్తావేజు మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితము వరుస సంఖ్య 4

సబ్-రెజిస్ట్రార్

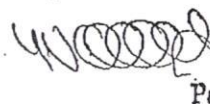


- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, shall vest jointly with the owners of the various tenements/apartments / 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. 1,37,750/- is paid by way of challan no. 165027, dated 29.10.11, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 39,000/- paid by the way of pay order No. 165027, dated 28.10.11, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates

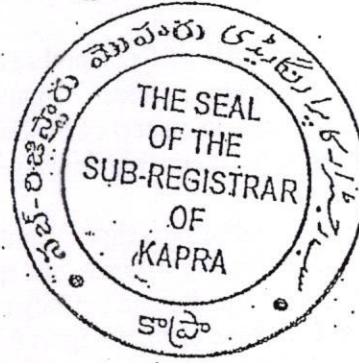

Partner

For Alpine Estates


Partner

1వ పుస్తకము 2011 వ సం॥ పు. 2248
దస్తావేజు మొత్తము కార్గితముల సంఖ్య 12
ఈ కార్గితము వరుస సంఖ్య 5

సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished, deluxe apartment bearing flat no. 114 on the first floor, in block no. 'A' admeasuring 1475 sft. of super built-up area (i.e., 1180 sft. of built-up area & 295 sft. of common area) together with proportionate undivided share of land to the extent of 73.75 sq. yds. and a reserved parking space for one car bearing no. A-17, 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. 113
South By	Open to Sky & Flat No. 115
East By	Open to Sky
West By	Open to Sky & 6' wide corridor

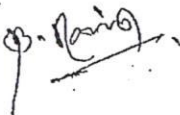
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

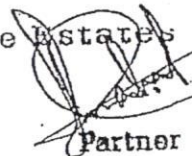
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2.



For Alpine Estates

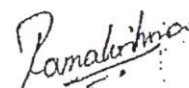

Partner

For Alpine Estates



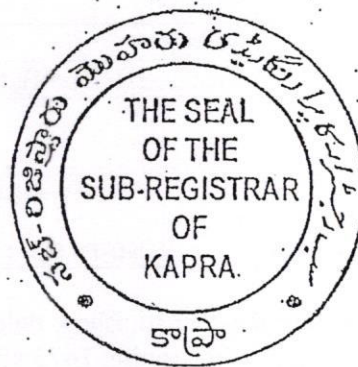
Partner

VENDOR


BUYER

1వ పుస్తకము 2011 వ సం॥ పు. 2248
దస్తావేజు మొత్తము కార్గితముల సంఖ్య 12
ఈ కార్గితము వరుస సంఖ్య 6

~~సబ్-రిజిస్ట్రార్~~



ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no 114 on the first 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 Floor : 100 Sft parking space for single car
- b) In the First Floor : 1475 Sft
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 18,10,000/-

For Alpine Estates

Partner

For Alpine Estates

Partner

Date: 29.10.2011

Signature of the Executants

C E R T I F I C A T E

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

For Alpine Estates

Partner

Signature of the Executants

Date: 29.10.2011

For Alpine Estates

Partner

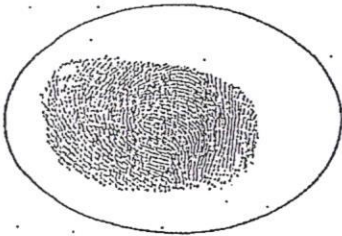
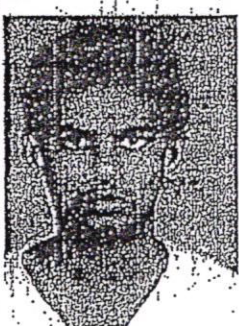
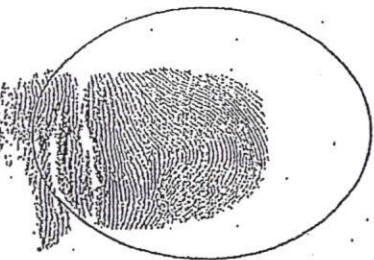
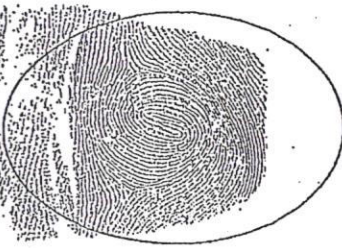
Ramalingam

1వ పుస్తకము 2011 వ. సం॥ 1248
దస్తావేజు మొత్తము కార్గితముల సంఖ్య 12
ఈ కార్గితము వరుస సంఖ్య 7

సబ్-రెజిస్ట్రార్



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

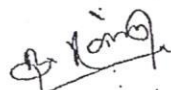
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. ALPINE ESTATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003. REPRESENTED 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 SHANKARAIH 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: Dr. T. N. RAMA KRISHNA S/O. MR. T. RAMA GOPAL R/O. QTR. NO. V/6 N.G.R.I., HABSIGUDA HYDERABAD - 500 007

SIGNATURE OF WITNESSES:

1.



2.

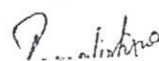


For Alpine Estates For Alpine Estates

Partner

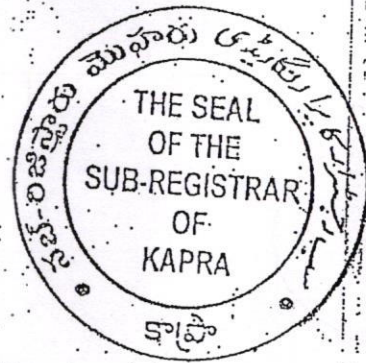
Partner

SIGNATURE OF THE EXECUTANTS



1వ పుస్తకము 2011 వ సం॥ డి॥ 22-48
దస్తావేజు మొత్తము కార్గితముల సంఖ్య 12
ఈ కార్గితము వరుస సంఖ్య 8

~~నామజన్మము~~



Address Proof of The Party Verified with
Parlamal bearing Its District No:
1614092151 Issued by Sunomare Dept

REGISTRATION PLAN SHOWING

FLAT NO. 114 IN BLOCK NO. 'A' ON FIRST FLOOR

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

IN SURVEY NOS.

1/1, 2/1/1 & 191

SITUATED AT

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.

VENDOR:

M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

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

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

BUYER:

Dr. T. N. RAMA KRISHNA, SON OF MR. T. RAMA GOPAL

REFERENCE:

AREA:

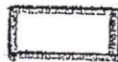
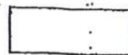
73.75

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

**EXCL:**

Total Built-up Area = 1475 sft.

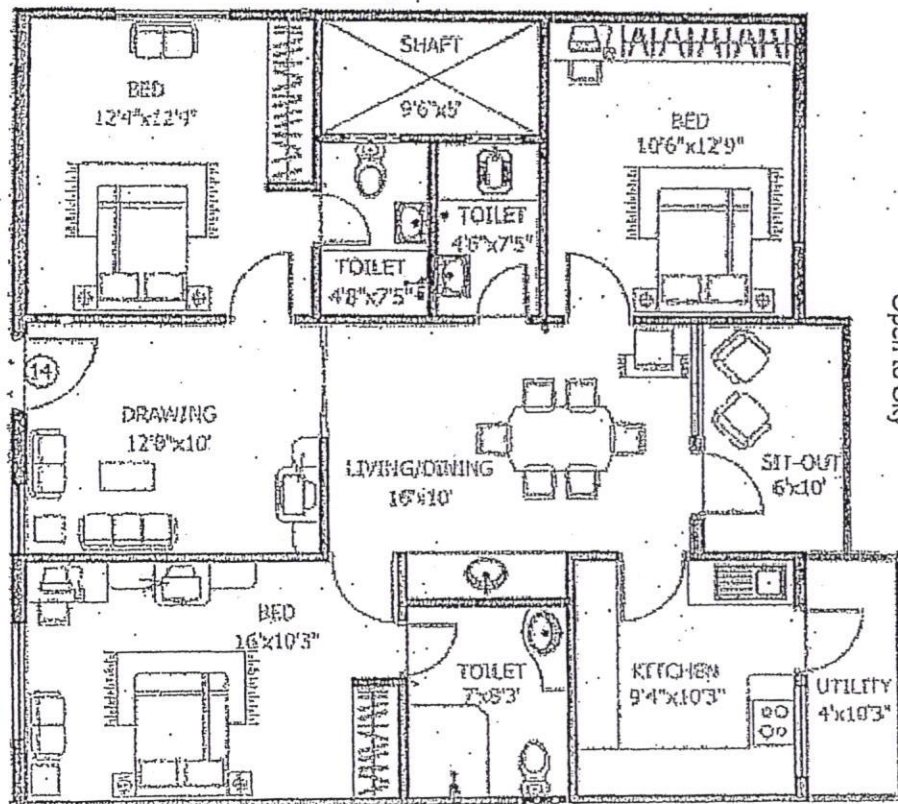
Out of U/S of Land = Ac. 4-11 Gts.

Flat No. 113 & open to sky

N



6' wide corridor & Open to Sky



Open to Sky

Flat No. 115 & open to sky

For Alpine Estates

WITNESSES:

1.

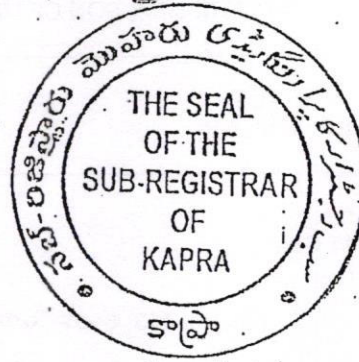
2.

Partner
SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

1వ. పుస్తకము 2011 న సంఖ్య 2248
దస్తావేజు మొత్తము కారితముల సంఖ్య 12
ఈ కారితము వరుస సంఖ్య 9

సబ్-రెజిస్ట్రార్



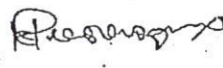
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002176/2011 of SRO: 1526(KAPRA)

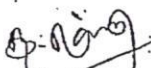
Presentant Name(Capacity): M/S ALPINE ESTATES(EX)

Report Date: 29/10/2011 13:29:23

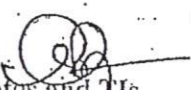
This report prints Photos and FPs of all parties

S.No.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) T.N.RAMA KRISHNA QTRS.NO.V/6, NGRI.HABSIGUDA.HYD.	
2			(EX) K.PRABHAKAR REDDY(REP TO EXECUTANTS) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	

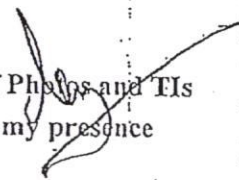
Identified by
Witness 1
Witness 2

Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence

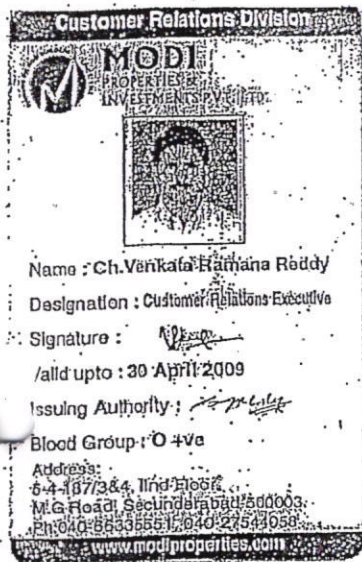


1వ పుస్తకము 2011 వ సం॥ షె. 2248
దస్తావేజు మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితము పురుష సంఖ్య 10

నబోలెడియ



WITNESSES NO. 1

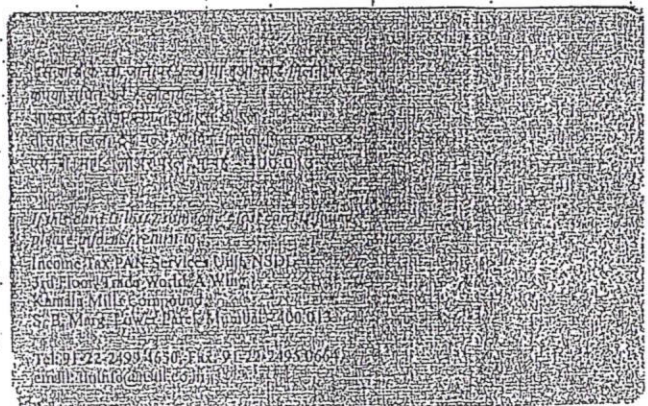
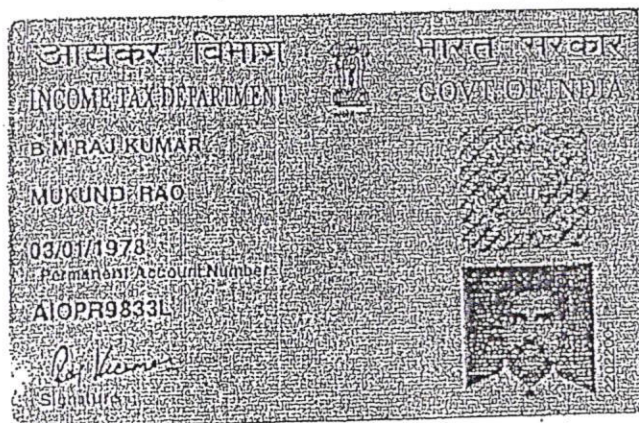


Resl. Add.:
 # 11-197/2, Road No.2,
 Green Hills Colony,
 Saroor Nagar,
 Hyderabad.
 Ph: 9393361666, 9246165561

In case of Emergency Call

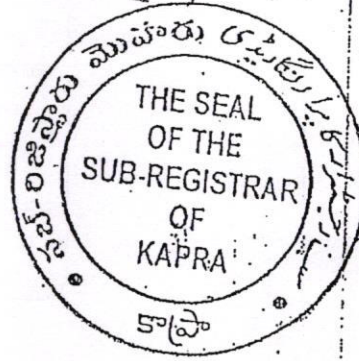
1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin. Div. immediately

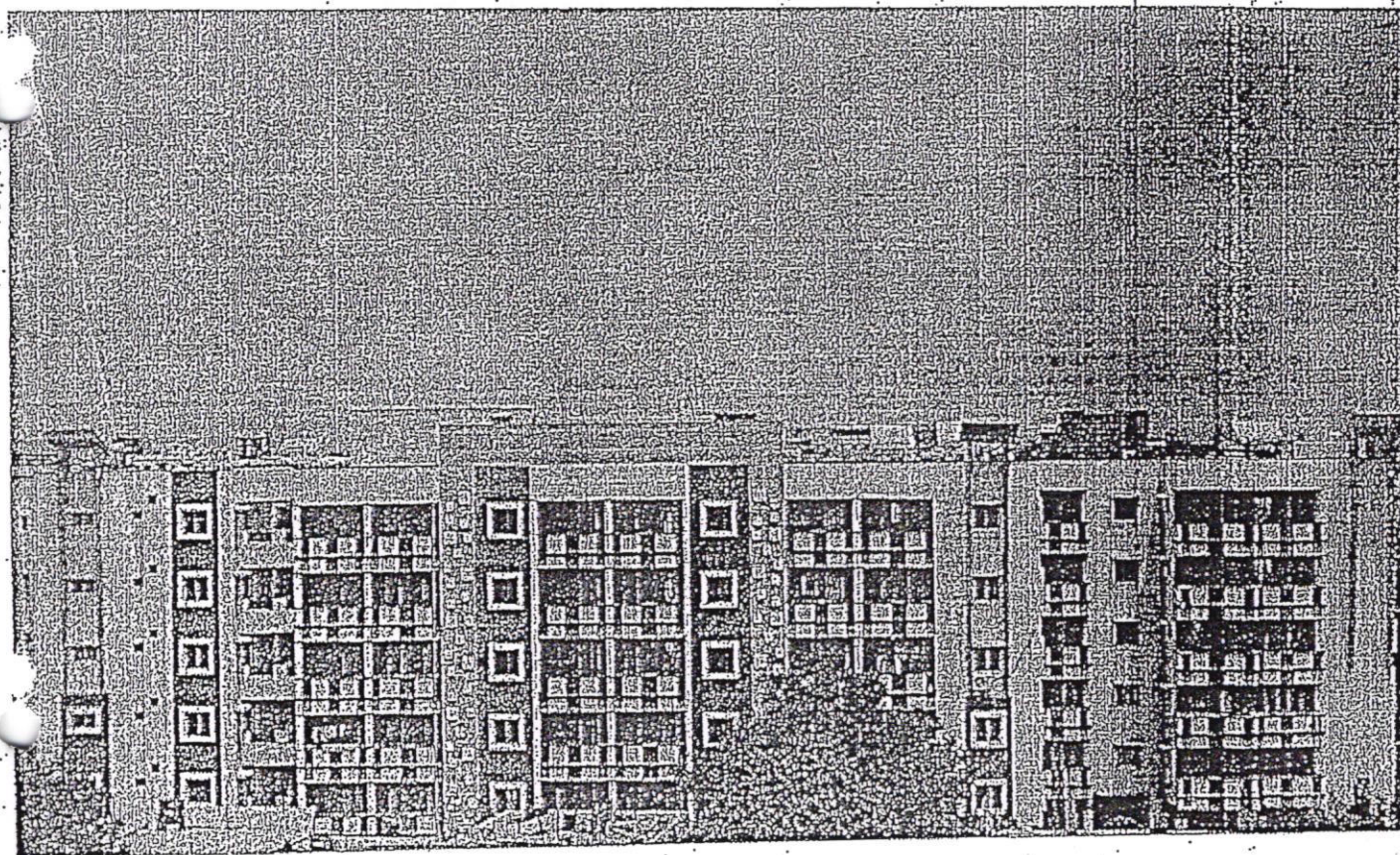
WITNESSES NO. 2



1వ పుస్తకము 2011 వ సం॥ పు. 2248
దస్తావేజు మొత్తము కారితముల సంఖ్య 12
ఈ కారితము వరుస సంఖ్య 11

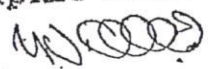
సబ్-రిజిస్ట్రార్





For Alpine Estates

Partner

For Alpine Estates

Partner

1వ పుస్తకము 20 || ప సం|| పు. 2248
దస్తావేజు మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితము పరుస సంఖ్య 12

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Alpine Estates
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

B- 115 Gautham Panduranga
Ledger Account

1-Jan-2011 to 31-Dec-2011

Date	Particulars	Vch Type	Vch No.	Debit	Page 1 Credit
30-5-2011	By HDFC Bank Ch. No. :370626 Being cheque received from Gautham Panduranga towards booking amount R.No3182.	Bank Receipt	BR13		50,000.00
7-6-2011	By HDFC Bank Ch. No. :356195 R.No.3186	Bank Receipt	BR13		11,75,000.00
20-7-2011	To HDFC Bank Ch. No. :267277 Being cheque issued to AAO ERO 311 towards electricity charges B 114, 115, 117, 120, 122.	Bank Payment	BP14	175.00	
25-7-2011	By HDFC Bank Ch. No. :370628 Being cheque received from Gautham Panduranga towards payment R.no 3214.	Bank Receipt	BR15		8,13,666.00
10-8-2011	By HDFC Bank Ch. No. :356199 Being cheque received from Gautham towards payment R.no3230.	Bank Receipt	BR11		3,80,000.00
	By HDFC Bank Ch. No. :370637 Being cheque received from Gautham towards payment R.no3229	Bank Receipt	BR12		4,33,666.00
20-8-2011	To HDFC Bank Ch. No. :305008 Being cheque issued to AAO ERO 311 towards elec bill for B -506, 118, A118, B 114, 115.	Bank Payment	BP17	176.00	
6-9-2011	By HDFC Bank Ch. No. :521284 Being cheque received from Gautham Panduranga towards payment R.no3253.	Bank Receipt	BR11		8,13,668.00
	By HDFC Bank Ch. No. :521285 Being cheque received from Gautham Panduranga towards payment R.no3252.	Bank Receipt	BR12		77,000.00
21-9-2011	To HDFC Bank Ch. No. :374626 Being cheque issued to AAO ERO 311 towards elec bill for B 114, 115,117,118,120.	Bank Payment	BP13	175.00	
5-10-2011	By HDFC Bank Ch. No. :521290 Being cheque received from Gautham Panduranga towards payment R.no3275.	Bank Receipt	BR13		50,000.00
27-10-2011	To HDFC Bank Ch. No. :374875 Being cheque issued to Bank for Payorder in favour of CTO Keesara towards VAT for the flat.	Bank Payment	BP13	38,660.00	
Carried Over				39,186.00	37,93,000.00

continued ...



Alpine Estates

B- 115 Gautham Panduranga Ledger Account : 1-Jan-2011 to 31-Dec-2011

Page 2

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			39,186.00	37,93,000.00
27-10-2011	By HDFC Bank <i>Ch. No. :521289 Being cheque received from Gautham Panduranga towards payment R.no3286.</i>	Bank Receipt	BRV1		1,79,910.00
8-11-2011	To Sales B Block <i>Being amount debited towards sale declaration for the flat no B - 115.</i>	Journal	JV1	38,66,000.00	
11-11-2011	To Cash <i>Being cash paid towards documentation charges for the flat registration.</i>	Cash Payment	CPV1	2,000.00	
	To Cash <i>Being cash paid towards misc charges for the flat registration.</i>	Cash Payment	CPV2	2,000.00	
	To Cash <i>Being cash paid towards EC charges for the flat registration.</i>	Cash Payment	CPV3	200.00	
	To Legal Expenses <i>Being amount debited towards stamp paper charges for reg.</i>	Journal	JV1	270.00	
	By Discount Expenses <i>Being amount credited to B 115 Gautham Panduranga towards ontime payment discount.</i>	Journal	JV2		73,000.00
14-11-2011	To Prabhakar Reddy Petty Cash on A/c <i>Being Amount debited to Gautham Panduranga towards reg expenses for the flat.</i>	Journal	JV3	1,35,000.00	
	To HDFC Bank <i>Ch. No. :375011 Being cheque issued to AAP ERO 311 towardselec bill for B-117-115 -114-217-316.</i>	Bank Payment	BPV13	309.00	
16-11-2011	To Cash <i>Being cash paid towards flat registration.</i>	Cash Payment	CPV27	1,35,000.00	
	By Cash <i>Being amount reversed wrongly entered.</i>	Cash Receipt	CRV2		1,35,000.00
				41,79,965.00	41,80,910.00
				945.00	
				41,80,910.00	41,80,910.00
To	Closing Balance				



DOCT. No. 2249/2011

2334
8-2177

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

Sl.No. 5216 Dt: 29-08-2011 Rs.100/-
Name: Ramesh
S/o. Narsing Rao
For Whom: M/s. Alpine Estates

K. SATISH KUMAR
Licenced Stamp Vender
LIC No. 15-18-013/2000
REN. No. 15-18-016/2009
H. No. 5-2-30, Premavathipet (v.)
Rajendranagar Mandal.
Ranga Reddy District.
PB. No. 9849335156.

SALE DEED

This Sale Deed is made and executed on this 3rd day of October 2011 at SRO, Kapra, Ranga Reddy District by:

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

AND

M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 years; Occupation: Business, the partners / authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no. 4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

For Alpine Estates For Alpine Estates

Partner

Partner

Partner

102

IN FAVOUR OF

Mrs. LAKSHMI GAUTAM, WIFE OF Mr. GAUTAM PANDURANGA, aged about 37 years, Occupation: Housewife, residing at 11-9/7, New Gaddianaram Colony, Disukhnagar, Hyderabad - 500 060., 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 semi-finished, luxury apartment bearing flat no. 115 on the first floor, in block no. 'B' 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. B-10 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.

F. M. Alpine Estates

Partner

F. M. Alpine Estates

Partner

1. ద్వితీయ విలువ రూ. 11
 ద్వితీయ విలువ రూ. 12
 2. మూడవ విలువ రూ. 2

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MARKET VALUE Rs:

18,00,000/-

ENDORSEMENT

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

By challan No. 924007 Dt. 29/10/11

I. Stamp Duty:

1. in the shape of

Rs. 100/-

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Rs. 89900/-

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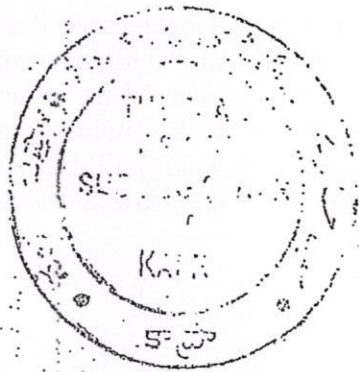
34. in the shape of

Total Rs. 135100/-

OFFICIAL SEAL

1. ద్వితీయ విలువ రూ. 11
 2. మూడవ విలువ రూ. 12
 3. మూడవ విలువ రూ. 12
 4. మూడవ విలువ రూ. 12
 5. మూడవ విలువ రూ. 12
 6. మూడవ విలువ రూ. 12
 7. మూడవ విలువ రూ. 12
 8. మూడవ విలువ రూ. 12
 9. మూడవ విలువ రూ. 12
 10. మూడవ విలువ రూ. 12
 11. మత్త విలువ రూ. 29

Handwritten signature



- 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. 18,00,000/- (Rupees Eighteen Lakhs Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the luxury apartment bearing flat no. 115 on the first floor, in block no. 'B' 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. B-10 admeasuring about 100 sft

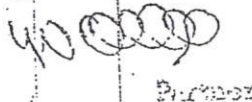
Forming a part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 18,00,000/- (Rupees Eighteen Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

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

For Alpine Estate


Partner

For Alpine Estate


Partner

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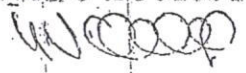
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4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer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

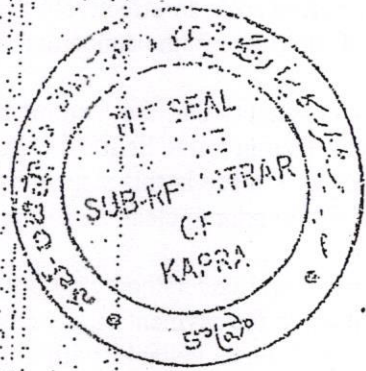
For Alpine Estates For Alpine Estates


Partner


Partner

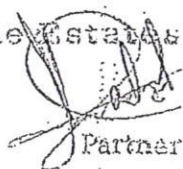
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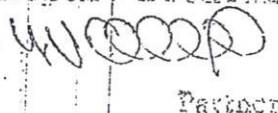
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- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, 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. 1,35,000/- is paid by way of challan no. 974007, dated 29.10.11, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 38,660/- paid by the way of pay order No. 165028, dated 29.10.11, drawn on HDFC Bank, S. D. Road, Secunderabad.

P r Alpine Estates For Alpine Estates


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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, luxury apartment bearing flat no. 115 on the first floor, in block no. 'B' admeasuring 1475 sft. of super built-up area (i.e., 1180 sft. of built-up area & 295 sft. of common 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. B-10, 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	Staircase & Flat No. 114
South By	Open to Sky & Flat No. 116
East By	Open to Sky
West By	Open to Sky & 6' wide corridor

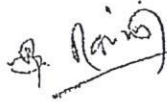
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.



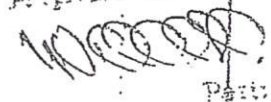
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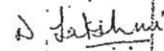
For Alpine Estates


(Partner)

For Alpine Estates


Partner

VENDOR


BUYER

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[Signature]



ANNEXTURE-1-A

1. Description of the Building : LUXURY apartment bearing flat no 115 on the first floor in block no. 'B' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 73.75 sq. yds., U/S Out of Ac. 4-11 Gts.
4. Built up area Particulars:
- a) In the Stilt Floor : 100 sft. Parking space for One Car
- b) In the First Floor : 1475 sft
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value
6. Municipal Taxes per Annum
7. Executant's Estimate of the MV of the Building : Rs. 18,00,000/-

Date: 03.10.2011

For Alpine Estates

Partner

For Alpine Estates

Partner

Signature of the Executants

C E R T I F I C A T E

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

For Alpine Estates

For Alpine Estates

Partner

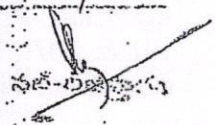
Partner

Date: 03.10.2011

Signature of the Executants

N. Lakshmi

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 ఈ అంకమునకు సంబంధించిన సర్దుకొనే 7


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REGISTRATION PLAN SHOWING

FLAT NO. 115 IN BLOCK NO. 'B' ON THE 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, SON OF LATE MR. BHARAT U. MEHTA

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

BUYER: MRS. LAKSHMI GAUTAM, WIFE OF MR. GAUTAM PANDURANGA**REFERENCE:****AREA:** 73.75**SCALE:**

SQ. YDS. OR

INCL:

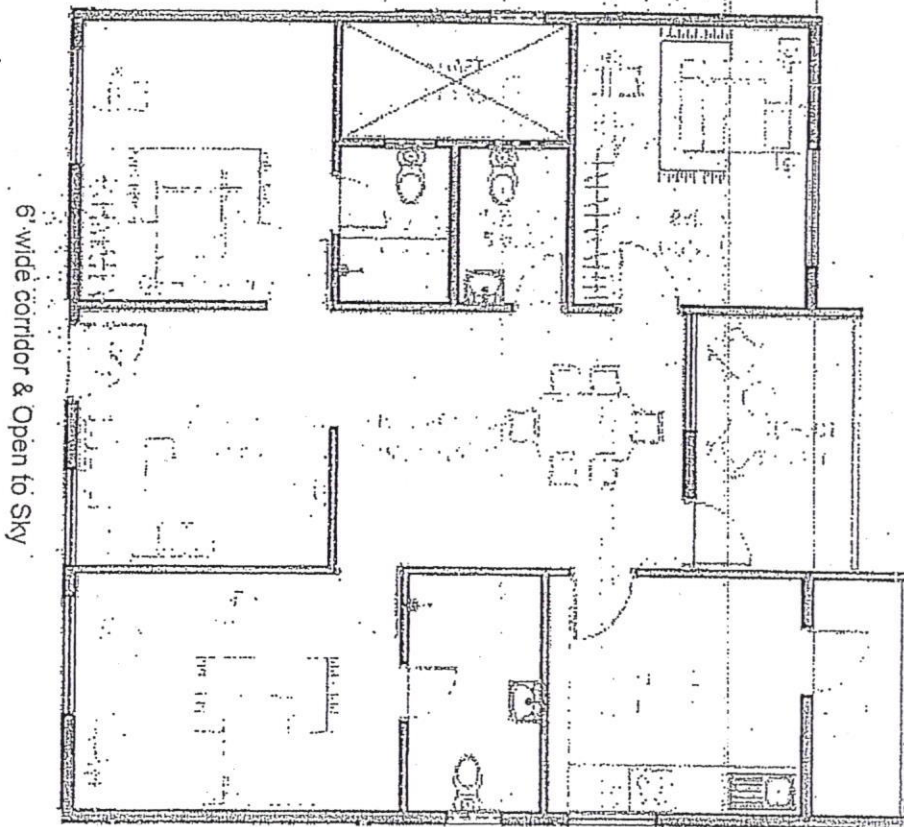
SQ. MTRS.

EXCL:

Total Built-up Area = 1475 sft.

Out of U/S of Land = Ac. 4-11 Gts.

Staircase & Flat No. 114



Flat No. 116 & Open to Sky

WITNESSES:

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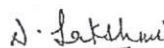
For Alpine Estates


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For Alpine Estates



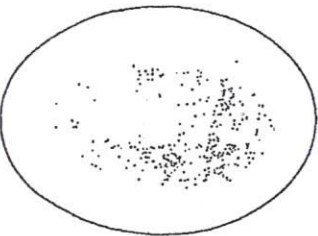
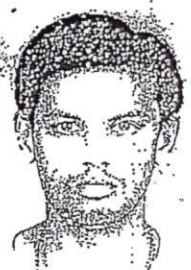
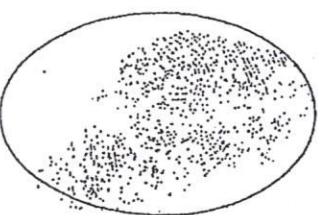
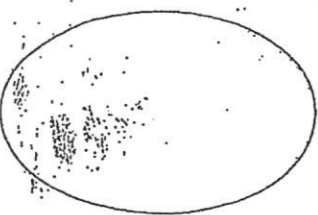
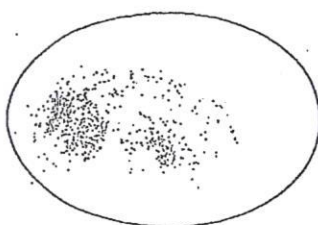
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SIGNATURE OF THE VENDOR**SIGNATURE OF THE BUYER**

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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. SRI. 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. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAI AH 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. (Representative to Buyer)
			BUYER: MRS. LAKSHMI GAUTAM W/O. MR. GAUTAM PANDURANGA R/O. 11-9/7 NEW GADDIANARAM COLONY DISUKHNAGAR HYDERABAD - 500 060..

SIGNATURE OF WITNESSES:

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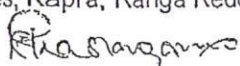
For Alpine Estates For Alpine Estates


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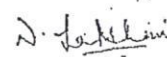


SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE



SIGNATURE(S) OF BUYER(S)

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Passport
F 5339536
Pass Port Officer.

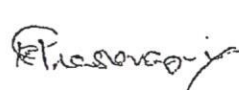
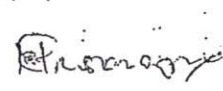
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002177/2011 of SRO: 1526(KAPRA)

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

Report Date: 29/10/2011 13:30:12

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) K. PRABHAKAR REDDY (REP TO CLAIMANT) 5-4-187/3&4, SOHAM MANSION, M.G. ROAD, SEC-BAD.	
3			(EX) K. PRABHAKAR REDDY (REP TO EXECUTANTS) 5-4-187/3 & 4 11FLOOR, SOHAM MANSION, M.G. ROAD, SEC BAD.	

Identified by

Witness 1

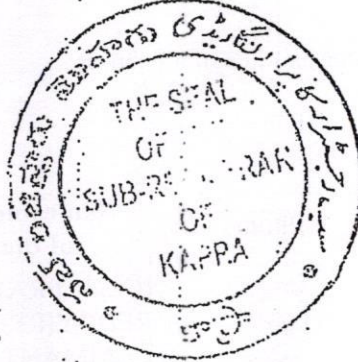
Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

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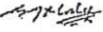


WITNESSES NO. 1

CUSTOMER RELATIONS DIVISION

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch. Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : 
Valid upto : 30 April 2009
Issuing Authority : 
Blood Group : O +ve
Address :
5-4-187/3&4, 11nd Floor,
M.G Road, Secunderabad-500003.
Ph: 040-68316554, 040-27544058
www.modiproperties.com

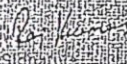
Resl. Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph: 9393381666, 9246165561

In case of Emergency Call

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

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

B. M. RAO KUMAR
MUKUND RAO
03/01/1978
Permanent Account Number
AIOPR98331
Signature : 

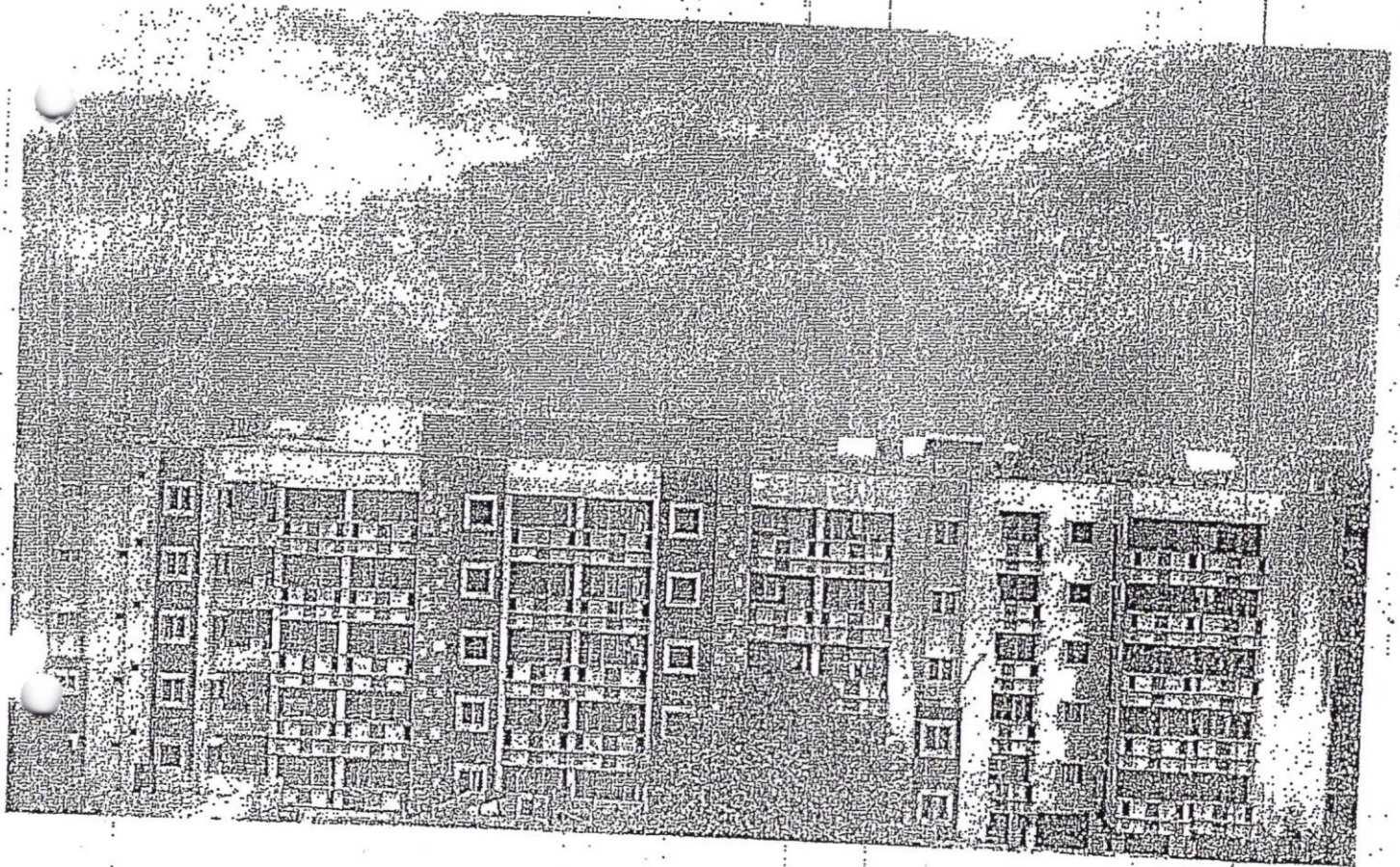
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

श्री. बी. एम. राव कुमार
श्री. मुकुंद राव
03/01/1978
स्थायी आयकर पहचान संख्या
AIOPR98331
जो इस कार्ड के साथ जोड़ा है
कृपया इसे सुरक्षित रखें
आयकर विभाग, एन.डी.ए.
आर. एच. एच. रोड, अहमदाबाद
स. डी. मार्ग, लोवर पैरल, मुंबई, 400 013
टेल: 21-22-4499-4650, फैक्स: 21-22-495-0654
modi@modi.com

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For Alpine Estates For Alpine Estates


Partner


Partner

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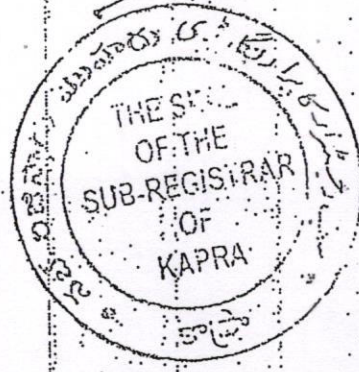
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Alpine Estates
B-114 Vasundhara Desai
 Ledger Account

1-Apr-2010 to 31-Mar-2011

Date	Particulars	Vch Type	Vch No.	Debit	Page 1 Credit
5-5-2010	By HDFC Bank Ch. No. :914119, Being ch received from B-114 Rt.No. 2636	Bank Receipt	BR12		25,000.00
21-8-2010	By HDFC Bank Ch. No. :955914, Being ch issued to P. Ramesh towards incentives	Bank Payment	BP12		
21-2-2011	To HDFC Bank Ch. No. :179940, Being ch issued to AAO ERO 311 towards electricity charges - B-114 115 117 122 124	Bank Payment	BP136	165.00	
21-3-2011	To HDFC Bank Ch. No. :180226, Being ch issued to AAO ERO 311 towards electricity bills for Feb 11	Bank Payment	BP155	165.00	
26-3-2011	To Cash Being cash paid to A. Santosh towards electricity bills payment for the month Feb 11	Cash Payment	CP1	165.00	
	By HDFC Bank Ch. No. :180226, Being ch reversed	Bank Receipt	BR1		165.00
31-3-2011	To Instalments Receivable 2010-11 Being instalments receivable as per agreement	Journal	JV135	30,00,000.00	
	By Closing Balance				

30,00,495.00	25,165.00
	29,75,330.00
30,00,495.00	30,00,495.00

