

ORIGINAL

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దస్తావేజులు మరియు రుసుముల రశీదు

M/S Alpine Estates, Repy

శ్రీమతి / శ్రీ

K. Prabhakar Reddy (CPA Belong)

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

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రిజిస్ట్రేషన్ రుసుము	15005			22/509	
లోటు స్టాంపు (D.S.D.)				1500231933	
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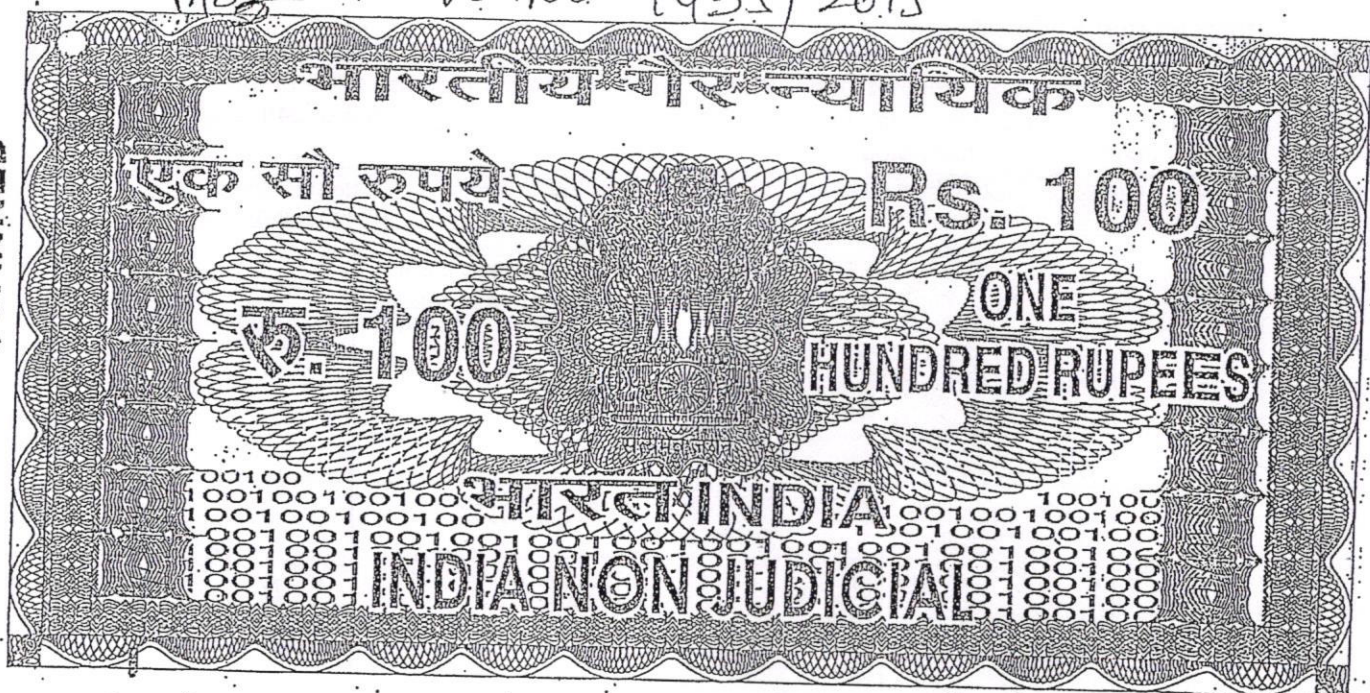
వాపసు తేది

రూపాయలు మాత్రమే

సబ్-రిజిస్ట్రార్
సబ్ రిజిస్ట్రార్
కాన్స్టేబుల్

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

S.No. 11012 Date: 10-04-2014

Sold to: RAMESH

S/o. NARSING RAO

For Whom: ALPINE ESTATES

CH. SHRAVANI

BE 738692

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21; W.S.Colony,
R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this 22nd day of April 2015 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, represented by its Partners / duly authorized representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 44 years, Occupation: Business, resident of Plot No.280, Road No.25, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, Wife of Shri. K. V. S. Reddy, aged about 34 years, resident of Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad., 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 Shri. Soham Modi, Son of Shri. Satish Modi aged about 44 years, Occupation: Business, and Smt. K. Sridevi, Wife of Shri. K. V. S. Reddy, aged about 34 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

Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15005/- paid between the hours of 12 and 1 on the 24th day of APR, 2015 by Smt Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl.No	Code	Thumb Impression	Photo	Address	
1				VASUNDHARA DESAI W/O. BALAKRISHNA DESAI FLATNO.114 WELCOME COURT APTS, TARNAKA SECBAD	<i>Vasundhara</i>
2	CL			BALAKRISHNA DESAI S/O. BHEEM RAO DESAI FLATNO.114 WELCOME COURT APTS, TARNAKA SECBAD	<i>Bheem Rao</i>
3	EX			SPA HOLDER K.PRABHAKAR REDDY S/O. K.PADMA REDDY, 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD	<i>K. Prabhakar Reddy</i>

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			JAYANT DESAI R/O.B 218, MAY FLOWER HEIGHTS, MALLAPUR, HYD.	<i>J. Desai</i>
2			P.VENKAT RAO R/O.217, WELCOME COURT APTS, TARNAKA, SEC-BAD.	<i>P. Venkat Rao</i>

24th day of April, 2015

Signature of Joint SubRegistrar



THE SEAL
OF THE
SUB-REGISTRAR
OF
KAPRA

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IN FAVOUR OF

1. Mr. Balakrishna Desai, Son of Shri. Bheem Rao Desai, aged about 55 years, Occupation: Business, and
2. Mrs. Vasundhara Desai, Wife of Shri. Balakrishna Desai, aged about 51 years, Occupation: Housewife, both are at Flat No.114, Welcome Court Apartments, Tarnaka, Secunderabad - 500 017., hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/heir/their heirs, successors, legal representative, executors, nominee, assignee etc.).

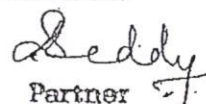
WHEREAS:

- 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.114 on the first floor, in block no. 'B' having a super built-up area of 1175 sq.ft., together with undivided share in the scheduled land to the extent of 58.75 sq. yds, and a reserved parking space for one car on the stilt floor 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


Partner

For ALPINE ESTATES


Partner

Kapra

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan- uls 41 of IS Act	Cash	Stamp Duty uls 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	164955	0		0	165055
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	15005	0		0	15005
User Charges	NA	100	0		0	100
Total	100	180060	0		0	180160

Rs. 164955/- towards Stamp Duty including T.D. under Section 41 of I.S. Act, 1899 and Rs. 15005/- towards Registration Fees on the chargeable value of Rs. 3000700/- was paid by the party through Challan/BC/Pay Order No ,938743 dated ,23-APR-15.

Date
24th day of April, 2015

Signature of Registering Officer
Kapra

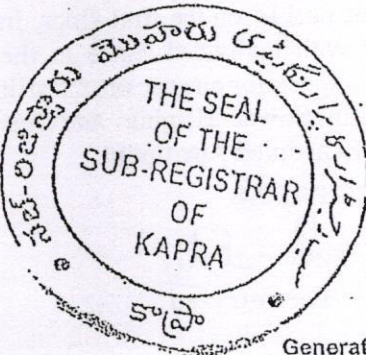
Bk-1, CS No 1483/2015 & Doct No

1431/2015 Sheet 2 of 12

Joint Sub Registrar

Kapra

13 వ పుస్తకము 2015 సం./ చ.వ. 1431
పు. 1431 నెంబరుగా రిజిస్టరు చేయబడి
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1431/2015 నా యివ్వబడినది
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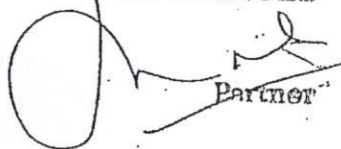


- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire 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. 30,00,700/- (Rupees Thirty Lakhs Seven Hundred Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

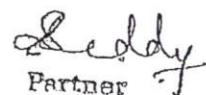
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no 114 on the first floor, in block no. 'B' having a super built-up area of 1175 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 58.75 sq. yds.
 - b. A reserved parking space for one car on the stilt floor 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. 30,00,700/- (Rupees Thirty Lakhs Seven Hundred 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 ESTATES


Partner

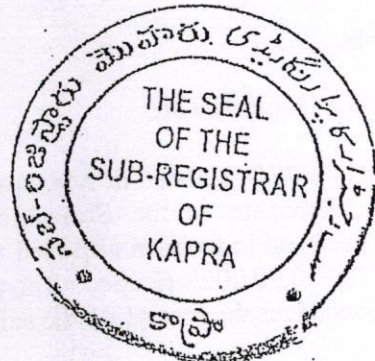
For ALPINE ESTATES


Partner

Bk-1, CS No 1483/2015 & Doct No

1435/2011, Sheet 3 of 12

Joint Sub Registrar
Kapra

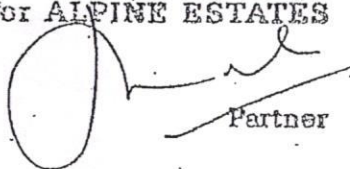


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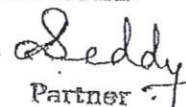


132

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.

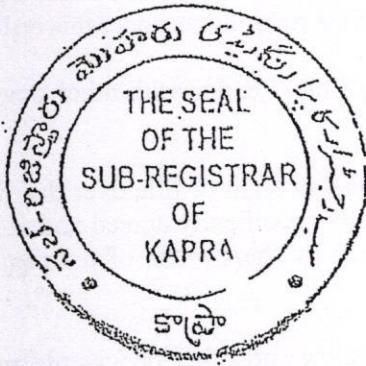

Partner

For ALPINE ESTATES


Partner

Bk-1, CS No 1483/2015 & Doct No
1431/2011 Sheet 4 of 12

Joint SubRegistrar
Kapra

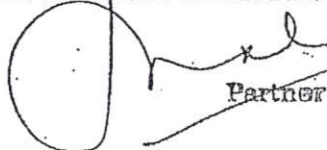


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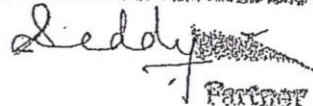


- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, shall vest jointly with the owners of the various tenements/ 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.

For ALPINE ESTATES


Partner

For ALPINE ESTATES

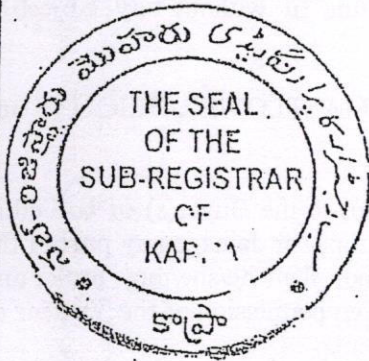

Partner

Bk-1, CS No 1483/2015 & Doct No.

1435/2011 Sheet 5 of 12

Joint SubRegistrar

Kapra



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136

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'

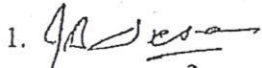
SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no.114 on the first floor, in block no. 'B' admeasuring 1175 sft., of super built-up area (i.e., 940 sft. of built-up area & 235 sft. of common area) together with proportionate undivided share of land to the extent of 58.75 sq. yds., and a reserved parking space for one car on the stilt floor 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 & Stair case

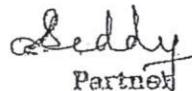
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

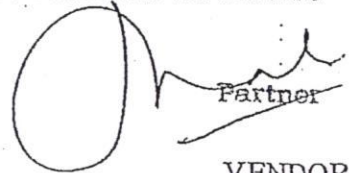
1. 

2. 

For ALPINE ESTATES

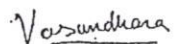

Partner

For ALPINE ESTATES

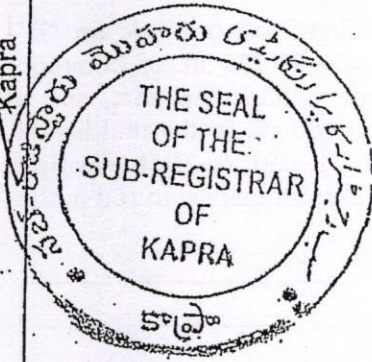

Partner

VENDOR


BUYER


Vendor

Bk-1, CS No 1483/2015 & Docf No
1435 12015. Sheet 6 of 12
Joint Sub Registrar
Kapra



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ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 114 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. (Ground + 5 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 58.75 sq. yds, U/s Out of Ac. 4-11 Gts.
4. Built up area Particulars:
- a) In the Ground / Stilt Floor : 100 Sft., for single car parking space
- b) In the ~~First~~ Floor : 1175 Sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 30,00,700/-

For ALPINE ESTATES

Seedy
Partner

For ALPINE ESTATES

[Signature]
Partner
Signature of the Executants

Date: 22.04.2015

CERTIFICATE

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

Seedy
Partner

[Signature]
Partner

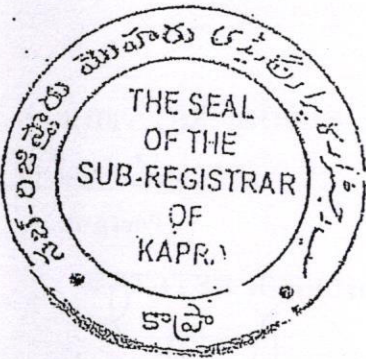
Signature of the Executants

Date: 22.04.2015

Pranishu
Vasunthara

Bk - 1, CS No 1483/2015 & Doct No
1435/2015 Sheet 7 of 12

Joint Sub Registrar
Kapra



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REGISTRATION PLAN SHOWING FLAT NO. 114 IN BLOCK NO. 'B' ON FIRST FLOOR

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

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

SITUATED AT

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.

VENDOR:

M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SMT. K. SRIDEVI, WIFE OF SHRI. K.V.S. REDDY

BUYER:

1. MR. BALAKRISHNA DESAI, SON OF SHRI. BHEEM RAO DESAI

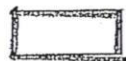
2. MRS. VASUNDHARA DESAI, WIFE OF SHRI. BALAKRISHNA DESAI

REFERENCE:
AREA:

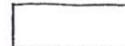
58.75

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

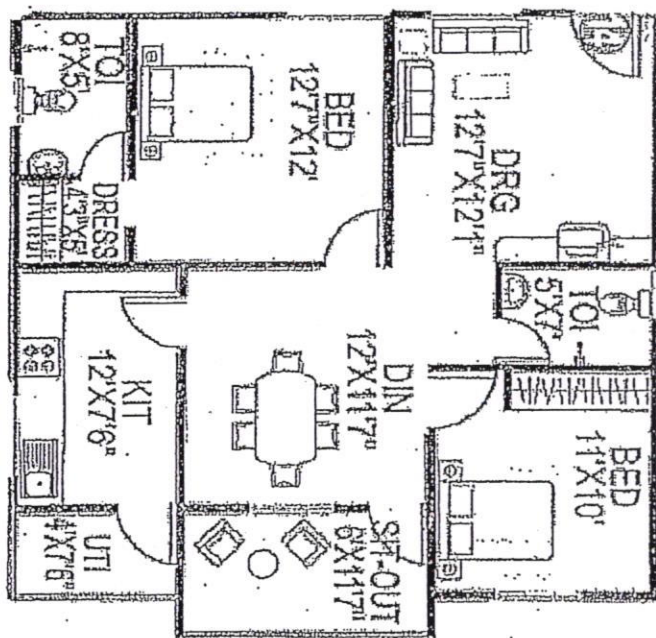


Total Built-up Area = 1175 sft.
Out of U/S of Land = Ac. 4-11 Gts.

Open to Sky, 6" wide corridor & Staircase



Open to Sky & Flat No. 115



Open to Sky & Flat No. 113

Open to Sky

For ALPINE ESTATES

WITNESSES:

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

For ALPINE ESTATES

[Signature]
Partner

[Signature]
Vasundhara

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

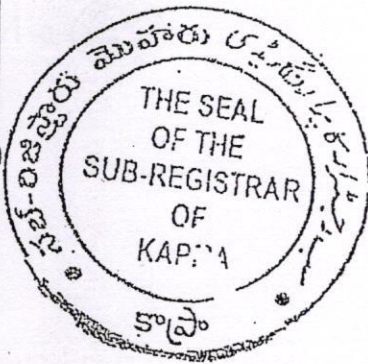
Bk-1, CS No 1483/2015 & Doct No

1535/2015

Sheet 8 of 12

Joint SubRegistrar

Kapra



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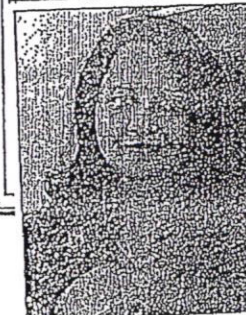
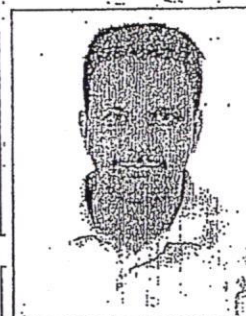
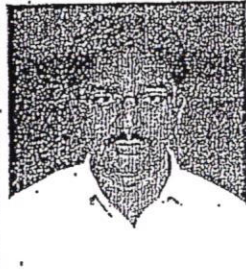


412

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

SL.NO.

**FINGER PRINT
IN BLACK
(LEFT THUMB)**



**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER**

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
REP. BY ITS PARTNERS

1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI

2. SMT. K. SRIDEVI
W/O. SHRI. K.V.S. REDDY
R/O. FLAT NO. 502
VASAVI HOMES, UMA NAGAR
1ST LANE, BEGUMPET
HYDERABAD.

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.

BUYERS:

1. MR. BALAKRISHNA DESAI
S/O. SHRI. BHEEM RAO DESAI
R/O. FLAT NO.114
WELCOME COURT APARTMENTS
TARNAKA
SECUNDERABAD - 500 017.

2. MRS. VASUNDHARA DESAI
W/O. SHRI. BALAKRISHNA DESAI
R/O. FLAT NO.114
WELCOME COURT APARTMENTS
TARNAKA
SECUNDERABAD - 500 017.

SIGNATURE OF WITNESSES:

1.

2.

STATES

Partner

FOR ALPINE ESTATES

Partner

Partner
SIGNATURE OF EXECUTANTS

Vasundhara

SIGNATURE(S) OF BUYER(S)

Bk-1, CS No 1483/2015 & Doct No
1431/2011. Sheet 9 of 12

Joint Sub Registrar
Kapra



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144

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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

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.
REP. BY ITS PARTNERS
1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI

2. SMT. K. SRIDEVI
W/O. SHRI. K.V.S. REDDY
R/O. FLAT NO. 502
VASAVI HOMES, UMA NAGAR
1ST LANE, BEGUMPET
HYDERABAD.

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

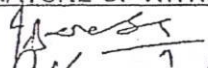
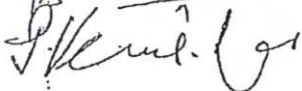
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M.G. ROAD
SECUNDERABAD - 500 003.

BUYERS:

1. MR. BALAKRISHNA DESAI
S/O. SHRI. BHEEM RAO DESAI
R/O. FLAT NO.114
WELCOME COURT APARTMENTS
TARNAKA
SECUNDERABAD - 500 017.

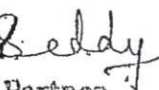
2. MRS. VASUNDHARA DESAI
W/O. SHRI. BALAKRISHNA DESAI
R/O. FLAT NO.114
WELCOME COURT APARTMENTS
TARNAKA
SECUNDERABAD - 500 017.

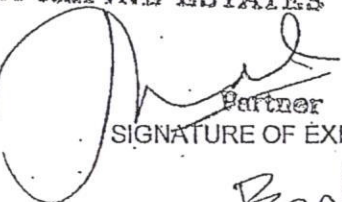
SIGNATURE OF WITNESSES:

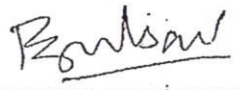
1. 
2. 

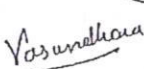
FOR ALPINE ESTATES

ESTATES


Partner

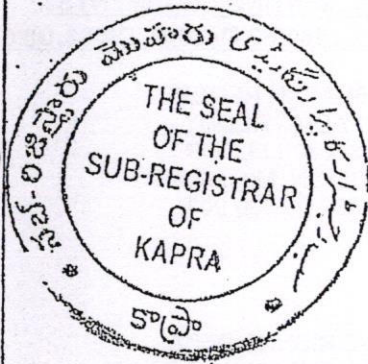

Partner
SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)


Vasundhara

Bk-1, CS No.1483/2015 & Doct No
1435/2011. Sheet 9 of 12

Joint Sub Registrar
Kapra



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146



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1171/00071/07911

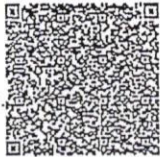
17/05/2012

To
Desai Vasundhara
దేశాయ్ వసుంధర
W/O Desai Balakrishna
12-5-149/14/B/A/114
Welcome Court Apartments
Opp Railway Degree College
Vijayapuri Colony
Secunderabad
Lallaguda, Hyderabad
Andhra Pradesh - 500017



UF350185172IN

35018517



Desai Vasundhara

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2118 8172 8661

ఆధార్ - సామాన్యుని హక్కు



దేశాయ్ వసుంధర
Desai Vasundhara

పుట్టిన సంవత్సరం / Year of Birth: 1983
హీ / Female

2118 8172 8661



ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1171/00071/07910

18/05/2012

To
Desai Balakrishna
దేశాయ్ బాలకృష్ణ
S/O Late Bheem Rao
12-5-149/14/B/A/114
Welcome Court Apartments
Opp Degree College
Vijayapuri Colony
Secunderabad
Lallaguda, Hyderabad
Andhra Pradesh - 500017
9246361948



UF350186805IN

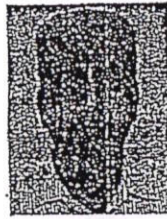
35018680



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2181 2229 3299

ఆధార్ - సామాన్యుని హక్కు



దేశాయ్ బాలకృష్ణ
Desai Balakrishna

పుట్టిన సంవత్సరం / Year of Birth: 1981
మగ / Male

2181 2229 3299



ఆధార్ - సామాన్యుని హక్కు

Signature
Issued On: 08/11/2012

Clearing Authority
RTA/HYDERABAD/NZ

NON TRANSPORT
BALAKRISHNA
12-5-149/14/B/A/114
WELCOME COURT APARTMENTS
VIJAYAPURI COLONY
SECUNDERABAD-500017
AP01019690003038
VASUNDHARA DESAI
BALAKRISHNA
WELCOME COURT APARTMENTS
VIJAYAPURI COLONY
SECUNDERABAD-500017
HYDERABAD-500017

Signature
Issued On: 10/05/2012
RTA/HYDERABAD/NZ

NON TRANSPORT
BALAKRISHNA
12-5-149/14/B/A/114
WELCOME COURT APARTMENTS
VIJAYAPURI COLONY
SECUNDERABAD-500017
HYDERABAD-500017

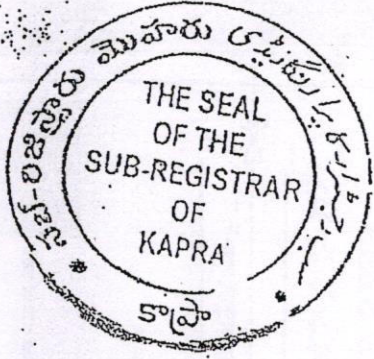
Non Transport	
Date of Validity	08/11/2012
Signature	
Registration No.	AP01019690003038
Reference No.	RTA/HYDERABAD/NZ
Date of First Issue	08/11/2012
Date of Birth	08/11/1981
Gender	Male

Non Transport	
Date of Validity	08/11/2012
Signature	
Registration No.	AP01019690003038
Reference No.	RTA/HYDERABAD/NZ
Date of First Issue	08/11/2012
Date of Birth	08/11/1981
Gender	Male

Desai

147

Bk-1, CS No 1483/2015 & Doct No
1925/2015 Sheet 10 of 12
Joint Sub Registrar
Kapra



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148

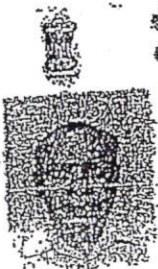
COMMISSION OF INDIA

INDIA

JAYANTI

INDIA

Back



పిల్లనామ సంకీర్తన
 Pille Nana Samkirtana Rao
 పుట్టిననామ సంవత్సరం / Year of Birth : 1947
 పురుషుడు / Male

3386 0375 3122



J. Knud. 6



UNIQUE IDENTIFICATION BOARD OF INDIA

5/0 తీర్మానమునుబట్టి 98-99 లో 765/2/2000 నెల్లూరు క్షేత్ర పరిధిలో
అన్నింటా ప్రభుత్వం ద్వారా అందజేసినవి.

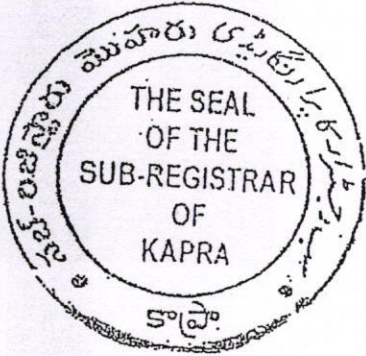
Address: S/O Late P Subramanyam, 12-5-1A/8/A/109, Welcome Court
Apartments, South 23rd Cross, Secunderabad, Hyderabad, Andhra Pradesh,
500017

Aadhaar - Saamanyuni Hakku

సామంత్యముని హక్కు

Bk-1, CS No 1483/2015 & Doct No
1435/2015 Sheet 11 of 12

Joint Sub Registrar
Kapra



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VENDOR:

आयकर विभाग
INCOME DEPARTMENT
ALPINE ESTATES
17/01/2007
Permanent Account Number
AANFAS258F

भारत सरकार
GOVT OF INDIA

स्थायी खाता संख्या
PERMANENT ACCOUNT NUMBER
ABMPM625H
सहज साधु मोदी
SOHAM SATHU MODI
सहज साधु मोदी
SATHU SATHU MODI
484101869
हस्ताक्षर
Signature

For ALPINE ESTATES
Partner

स्थायी खाता संख्या
PERMANENT ACCOUNT NUMBER
ATPK2039F
श्री विकार जेठ
SHRI VIKAR JETHI
विकार जेठ
VIKAR JETHI
19-01-1977
हस्ताक्षर
Signature

For ALPINE ESTATES
Seddy
Partner

आयकर विभाग
INCOME DEPARTMENT
BRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E
हस्ताक्षर
Signature

भारत सरकार
GOVT OF INDIA

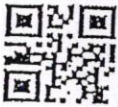
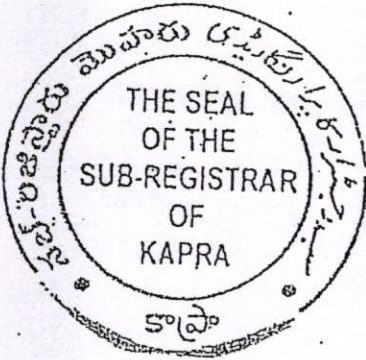
Pranayana

Bk - 1, CS No 1483/2015 & Doct No

1435/2015 Sheet 12 of 12

Joint SubRegistrar

Kapra



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Alpine Estates
B-112 Ryali Radhika
Ledger Account

1-Apr-2010 to 31-Mar-2011

Date	Particulars	Vch Type	Vch No.	Debit	Page 1 Credit
1-4-2010	To Opening Balance			2,09,370.00	
16-4-2010	To HDFC Bank Ch. No. :856224, Being ch Issued to AAO /ERO/311 towards electricity for March SC No. 9669 9664 9658 9654 9645	Bank Payment	BP15	166.00	
15-5-2010	To HDFC Bank Ch. No. :855899, Being ch issued to AAO /ERO/311 towards electricity bill	Bank Payment	BP137	166.00	
15-6-2010	To Electricity Charges Being electricity bill paid on your behalf	Journal	JV2	166.00	
13-7-2010	By HDFC Bank Being ch received from B-112, R.L.No. 2969	Bank Receipt	BR1		2,25,874.00
15-7-2010	By Instalments Receivable 07-08 Being earlier declared instalments now reversed	Journal	JV1		38,10,000.00
	To Sales B Block Being sales declared during the year	Journal	JV2	38,10,000.00	
	To Legal Expenses Being amount debited towards stamp papers for Reg. & Electricity transfer	Journal	JV3	260.00	
31-3-2011	To Maintenance & Service Tax Security Deposit Being transferred	Journal	JV335	15,746.00	
				40,35,874.00	40,35,874.00




ORIGINAL

3440

దస్తావేజులు మరియు రుసుముల రశీదు

B-11.2

నెం.

శ్రీమతి/శ్రీ

Rahul B Mehta

ఈ ద్వారా ఉదహరించిన దస్తావేజులు మరియు రుసుములు పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	Verf	C/A	Marlagar
దస్తావేజు విలువ	1048000	104800	2762000	Verf
స్థాంపు విలువ రూ.	100	143047	100	276200
దస్తావేజు వెంబరు	2436/08	20/8	2437/08	20 143047
రిజిస్ట్రేషన్ రుసుము	240		1000	20/8
టోటల్ స్థాంపు (D.S.D.)	2400	152826	27520	152827
G.H.M.C. (T.D.)	100	20/8	100	20/8
యునైటెడ్ ఛార్జీస్	20960			20/8
అదనపు షిట్లు				
5 x				
మొత్తం	78600		28820	

RETURN

SUB-REGISTRATION

(అక్షరాల)

1927

తేది 1-9-08

యాసాయులు మాత్రమే

వాపసు తేది

1-9-08

If Document is not claimed within 10 days from the date of Registration, sale custody fees every thirty days of part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

సబ్-రిజిస్ట్రారు

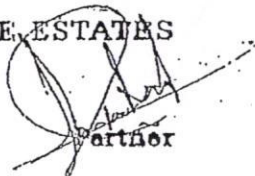
IN FAVOUR OF

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

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, admeasuring Ac. 4-11 Gts., (hereinafter the said land is referred to as "The SCHEDULE LAND") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R.R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule A annexed to this Agreement
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007. In accordance 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 apartment no. 112 on the first floor in block no. 'B' having a super built-up area of 1550 sq. ft. (i.e., 1240 sq. ft. of built-up area & 310 sq. ft. of common area) together with undivided share in the scheduled land to the extent of 77.50 sq. yds. and a reserved parking space for one car on the stilt floor bearing no. B-7 admeasuring about 100 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


Partner

For ALPINE ESTATES



Partner

చ పుస్తకము 200 రి.....చ సం పు 2436

మొత్తము కాగితముల సంఖ్య 14

ఈ కాగితపు పదున సంఖ్య 2

87-V - 1048000/

సబ్ రిజిస్ట్రారు

ENDORSEMENT

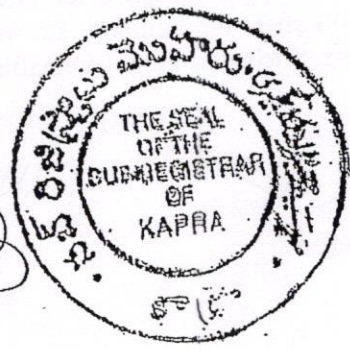
certified that the following amounts have been paid in respect of this document:
Challan No. 152-81-6 Dt. 22/12/08
Stamp Duty:-

- 1. In the shape of stamp papers Rs. 100/
 - 2. In the shape of challan (u/s. 41 of the Act, 1907) Rs. 52300/
 - 3. In the shape of cash (u/s. 41 of the Act, 1907) Rs. /
 - 4. Adjudication of the duty u/s. 36 of the Act, 1907, if any Rs. /
 - Transfer Duty:
 - 1. In the shape of challan Rs. 20960/
 - 2. In the shape of cash Rs. /
 - Registration:
 - 1. In the shape of challan Rs. 5240/
 - 2. In the shape of cash Rs. /
 - User Charges:
 - 1. In the shape of challan Rs. 100/
 - 2. In the shape of cash Rs. /
- Total Rs. 78700/

SUB-REGISTRAR
KAPRA

చ పుస్తకము 200 రి సం/ కా. 4. 1920 చ
2436 సెంటరుగా రిజిస్ట్రారు చేయబడి
గ్నానింగ్ విమర్శన గుర్తింపు సెంటరు 1526
2436 / 200 రి గా యివ్వబడ్డెనది
000 సం. రిజిస్ట్రారు సెం. వ శం

సబ్ రిజిస్ట్రారు



- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 10,48,000/- (Rupees Ten Lakhs Forty Eight Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

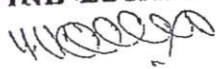
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the Deluxe apartment bearing flat no. 112 on first floor in block no. 'B' having a super built-up area of 1550 sft. (i.e., 1240 sft. of built-up area & 310 sft. of common area) in building known as Mayflower Heights, forming part of Sy. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, together with
 - a. Undivided share in scheduled land to the extent of 77.50 sq. yds.
 - b. A reserved parking space for one car on the stilt floor bearing nos. B-7 admeasuring about 100 sftforming a part of Sy. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,48,000/- (Rupees Ten Lakhs Forty Eight Thousand Only) issued by LIC Housing Finance Ltd and the Vendor hereby admits and acknowledges the receipt of the said consideration
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenants that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

For ALPINE ESTATES


Partner

For ALPINE ESTATES

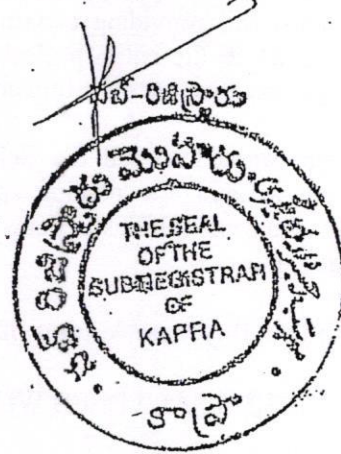


Partner

1వ పుస్తకము 2001 ద్రి.....న సంపు 2436 నామములు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 3

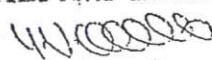


5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further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

For ALPINE ESTATES


Partner

For ALPINE ESTATES



Partner

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

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....14.....



- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called MAYFLOWER HEIGHTS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.

10. Stamp duty and Registration amount of Rs. 78,600/- is paid by way of challan no. 752826, dated 28.08.08 drawn on State Bank of Hyderabad, Kusaiguda Branch, R. R. District and VAT an amount of Rs. 10,480/- paid by the way of pay order No. 143042 dated 26.08.08, HDFC Bank, S. D. Road, Secunderabad.

For ALPINE ESTATES


Partner

For ALPINE ESTATES



Partner

Page - 5 -

1వ పుస్తకము 2000.....వ సం పు 2436 చస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వదున సంఖ్య..... 5



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished Deluxe Apartment No. 112 on the first floor in block no. 'B' admeasuring 1550 sft. of of super built-up area (i.e., 1240 sft. of built-up area & 310 sft. of common area) together with proportionate undivided share of land to the extent of 77.50 sq. yds., reserved parking space for one car bearing no. B-7, admeasuring about 100 sft. in the residential apartment named as Mayflower Heights, forming part of Sy. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

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

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

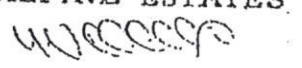
For ALPINE ESTATES

For ALPINE ESTATES

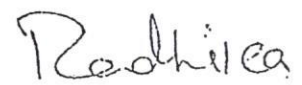
WITNESSES:

1. 
2. 


Partner


Partner

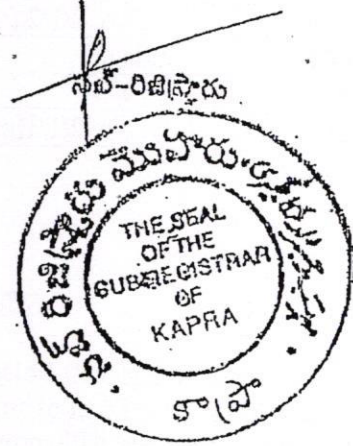
VENDOR


BUYER

1వ పుస్తకము 2000...న సంపు 2436 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య 14

ఈ కాగితపు వదుల సంఖ్య 6



ఇంగ్లీషు భాష:

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

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

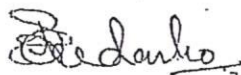
Details of Title deeds :

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

Description of Plot No.321 in Survey no.31,34,40,42,44,45 & 55

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

For STATE BANK OF INDIA



ASST. GENERAL MANAGER (MCLAU)

06/09/2008



ANNEXTURE-1-A

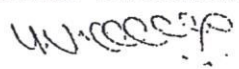
1. Description of the Building : Deluxe apartment no. 112 on the first floor in block no. 'B' of "Mayflower Heights", Residential Localities, forming part of Sy. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 77.50 sq. yds., U/S Out of Ac. 4-11 Gts..
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 100 sft. Parking space for One Car
- (c) In the First Floor : 1550 sft
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,48,000/-

For ALPINE ESTATES

Date: 30-06-2008


Partner

For ALPINE ESTATES

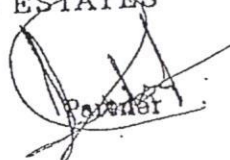

Signature of the Executants Partner

C E R T I F I C A T E

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

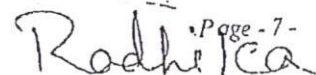
For ALPINE ESTATES

Date: 30.06.2008


Partner

For ALPINE ESTATES


Signature of the Executants Partner


Page - 7 -

REGISTRATION PLAN SHOWING

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

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

IN SURVEY NO'S.

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

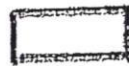
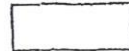
2. SRI YERRAM VIJAY KUMAR, S/O. SRI YERRAM SHANKARAIAH

BUYER:

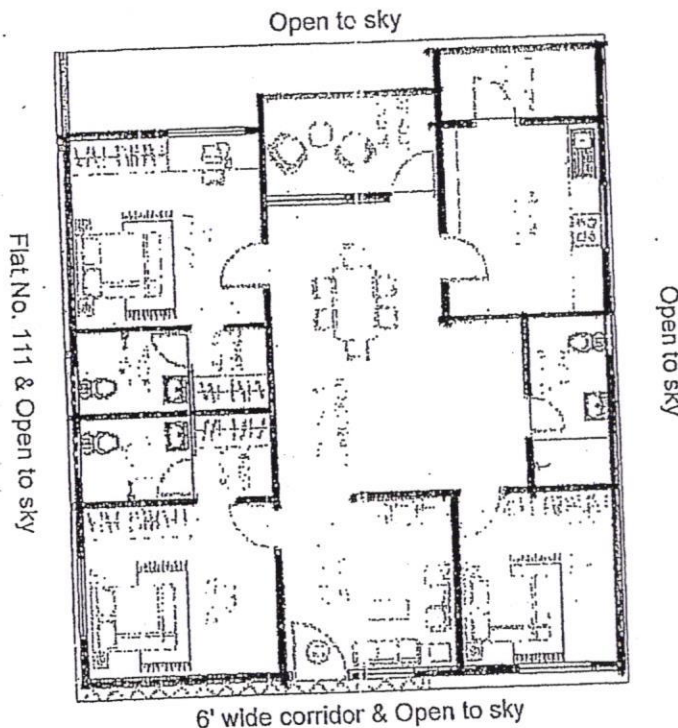
MRS. RYALI RADHIKA, WIFE OF MR. R. S. N. MURTHY

REFERENCE:
AREA:

77.50

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**

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



6' wide corridor & Open to sky

For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

SIG. OF THE VENDOR

WITNESSES:

1.

2.

SIG. OF THE BUYER

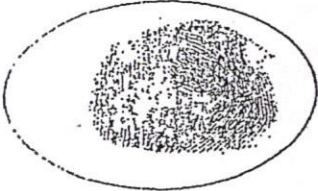
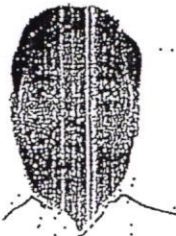
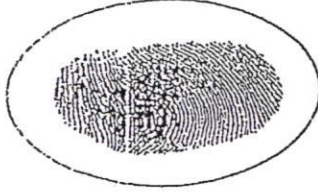
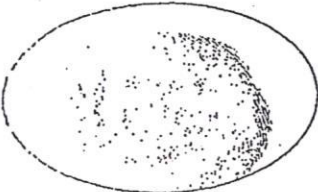
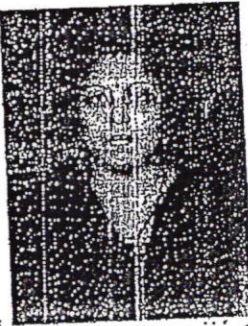
1వ పుస్తకము పేరిట.....వ సం 2426 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14

ఈ కాగితపు వరుస సంఖ్య.....8



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

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

SIGNATURE OF WITNESSES:

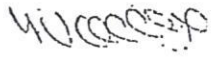
1. 

2. 

For ALPINE ESTATES


Partner

For ALPINE ESTATES

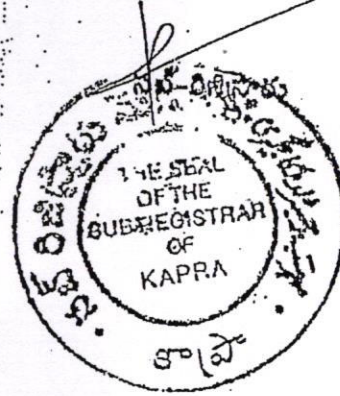

Partner
SIGNATURE OF EXECUTANTS

Radhika

1వ పుస్తకము కిరియో.....వ సం 2436 బస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14

ఈ కాగితపు వరుస సంఖ్య.....9



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

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

01/09/2008 11:28:00

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

Witness
Signatures

[Signature]
Operator
Signature

[Signature]
Subregistrar
Signature

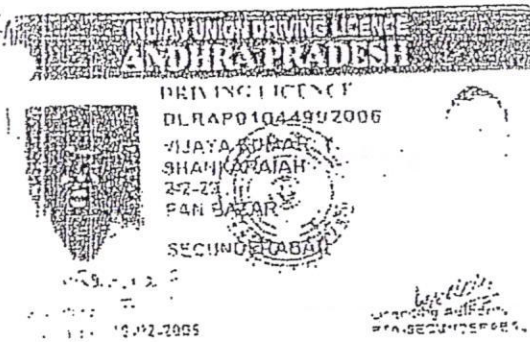
1వ పుస్తకము 2000.....వ సం పు. 2006.....వ సం

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....10.....

 సబ్-రిజిస్ట్రారు





MD053135796 Class Of Vehicle Validity
Non-Transport LMV,MCWG 17-12-2016
Transport
Hazardous Vehicle
Badge No.
Reference No. 202931293
Original LA PTA SECUNDERABAD
DOB 17-12-1954
Wood GI
Date of 1st Issue 13-09-1993



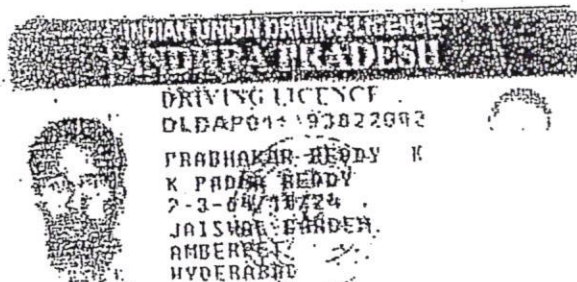
Family Members Details

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

B.P.L. No.114
BHARAT SCHOOLS & COLLEGE

HOUSEHOLD CARD

Card No : PAP167881501086
F.P Shop No : 815
Name of Head of Household : Mohiz Rahul
Father/Husband name : Bharat
Date of Birth : 04/12/1989
Age : 26
Occupation : Own Business
House No. : 1-5-571, 491 JITTAM TOOTERS
St/Street : MEISTER ROAD
Colony : D.V. COLONY
Ward : 1
Circle : Circle VII
District : Hyderabad
(Rs.) : 100.000
No. (1) : 452397 (Double)
No. (2) :
No. (3) :
No. (4) :



DUPLICATE
Secunderabad

For ALPINE ESTATES

For ALPINE ESTATES

Partner

1వ పుస్తకము నిలికి.....చ సం పు 2436 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14

ఈ కాగితపు పరుస సంఖ్య.....11

