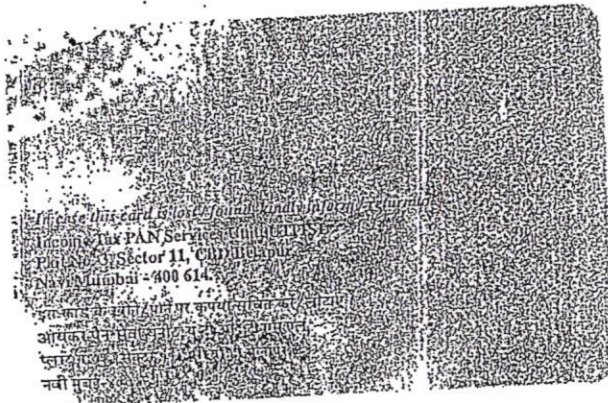
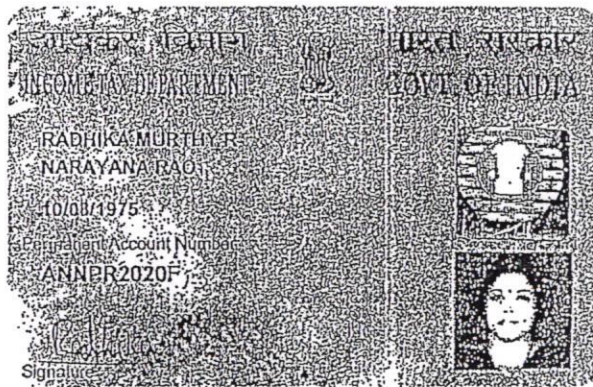


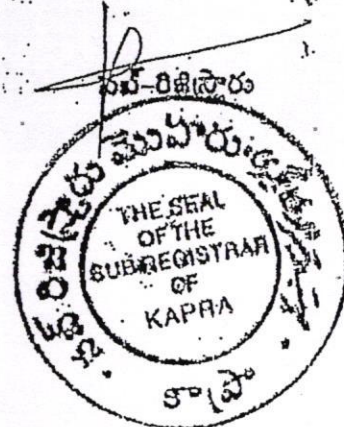


Radhika

1వ పుస్తకము 2000 డి.....స సం పు 2426 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు పరుస సంఖ్య..... 12



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch. Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature : *[Signature]*

Valid upto : 30 April 2009

Issuing Authority : *[Signature]*

Board Group : O 4ve

Address
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph: 040-66335551, 040-27544058

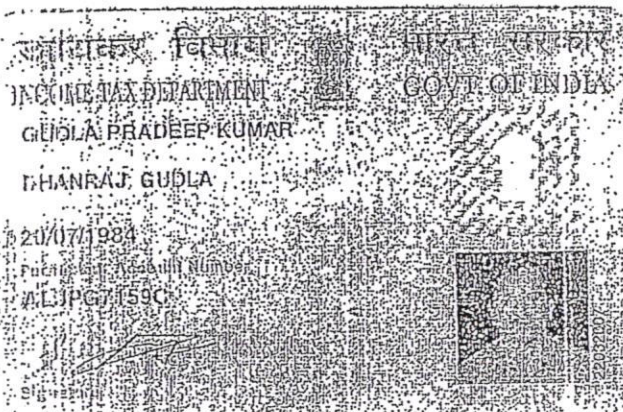
www.modiproperties.com

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

In case of Emergency Call

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

WITNESSES NO. 2



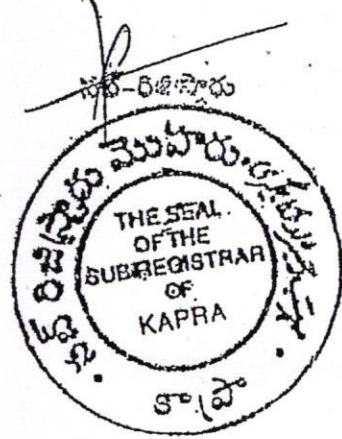
यदि इस कार्ड को खोया जाय तो इसे तुरंत वापस लाना है।
अगर इसे वापस नहीं लाया जाय तो इसे नष्ट कर दिया जायगा।
यदि इसे खोया जाय तो इसे तुरंत वापस लाना है।
यदि इसे खोया जाय तो इसे तुरंत वापस लाना है।

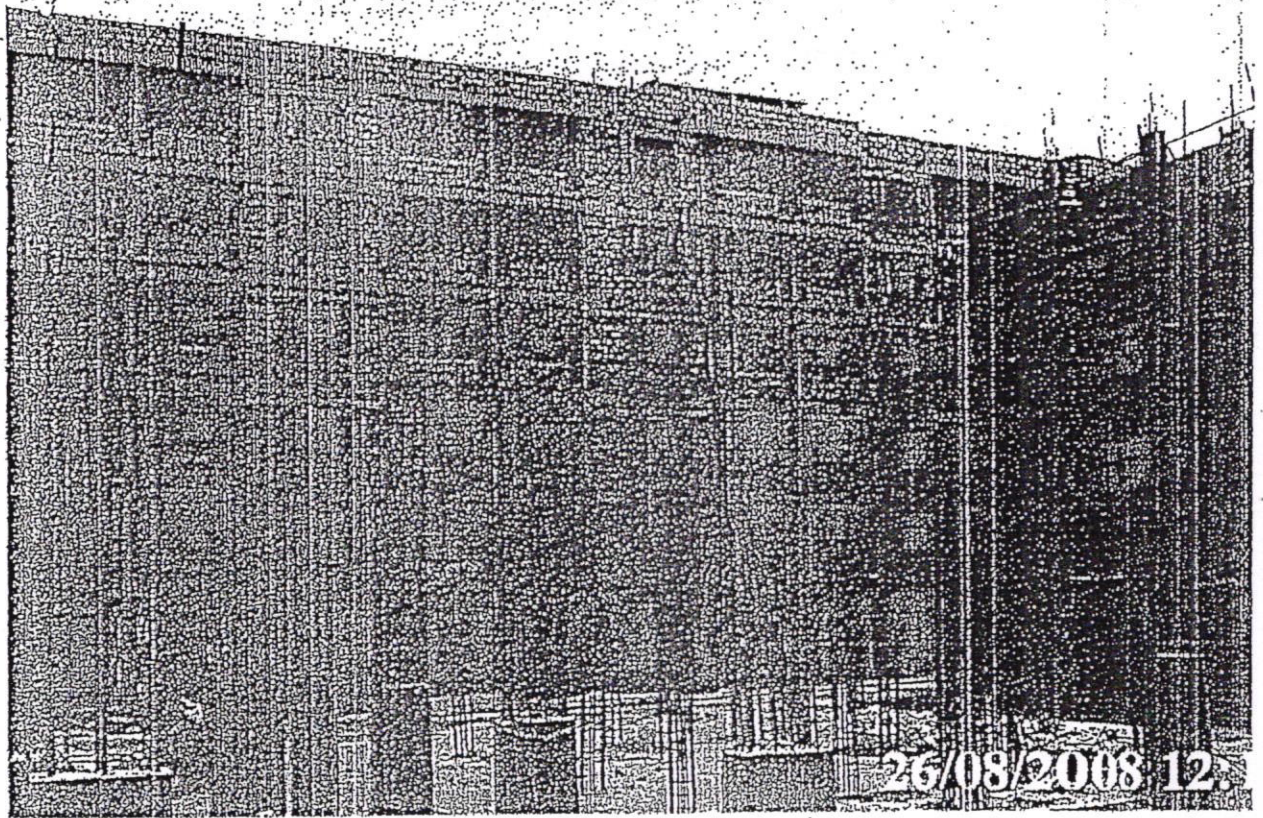
If this card is lost - please return it to the
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kandla Mill Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650, Fax: 91-22-2495 0604,
e-mail: tininfo@nsdl.co.in

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

మొత్తము కాగితముల సంఖ్య.....16

ఈ కాగితపు పరుస సంఖ్య.....12

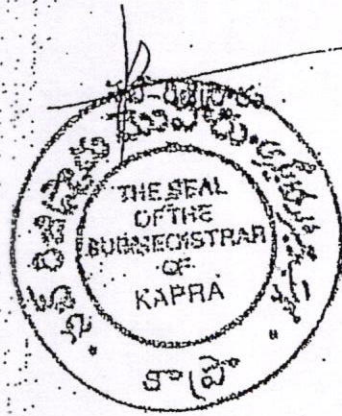




1వ పుస్తకము 2009... ప సం పు 2436 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు పరుస సంఖ్య..... 14



Alpine Estates
A-519 Mohammed Rafi.K
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			8,85,400.00	
19-5-2010	To Cash <i>Being cash paid towards electricity charges for April 10</i>	Cash Payment	CP\24	165.00	
19-6-2010	To HDFC Bank <i>Ch. No. :925345, Being ch issued to AAO /ERO/311 towards electricity charges for May 10</i>	Bank Payment	BP\27	105.00	
14-7-2010	To HDFC Bank <i>Ch. No. :925540, Being ch issued to AAO ERO 311 towards electricity bill for June 10</i>	Bank Payment	BP\12	165.00	
16-8-2010	To HDFC Bank <i>Ch. No. :955908, Being ch issued to AAO ERO 311 towards electricity bill for July 10</i>	Bank Payment	BP\6	165.00	
26-8-2010	By HDFC Bank <i>Ch. No. :354605, Being ch received from A-519, Rt.No. 2992</i>	Bank Receipt	BR\1		5,00,000.00
15-9-2010	To HDFC Bank <i>Ch. No. :006479, BEing ch issued to AAO ERO 311 - Aug 10</i>	Bank Payment	BP\8	165.00	
9-10-2010	To HDFC Bank <i>Ch. No. :044658, Being ch issued to AAO ERO 311 towards electricity bill for Sep 10</i>	Bank Payment	BP\62	165.00	
13-11-2010	To HDFC Bank <i>Ch. No. :084748, Being ch Issued to AAO ERO 311 towards electricity bills for Oct 10</i>	Bank Payment	BP\11	165.00	
18-12-2010	To HDFC Bank <i>Ch. No. :084976, Being ch issued to AAO ERO 311 towards electricity bill for Nov 10</i>	Bank Payment	BP\21	165.00	
12-1-2011	To HDFC Bank <i>Ch. No. :124703, Being ch issued to AAO ERO 311 towards electricity charges for Dec 10</i>	Bank Payment	BP\12	165.00	
21-2-2011	To HDFC Bank <i>Ch. No. :179939, Being ch issued to AAO ERO 311 electricity bills - A-517 518 519</i>	Bank Payment	BP\35	165.00	
21-3-2011	To HDFC Bank <i>Ch. No. :180247, Being ch issued to AAO ERO 311 towards electricity bills for Feb 11</i>	Bank Payment	BP\76	165.00	

By Closing Balance

8,87,155.00	5,00,000.00
	3,87,155.00
8,87,155.00	8,87,155.00



SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.L.NO 9457 Date 20-08-2013 Rs. 100/-

Sold to RAMESH, S/O NASING RAO R/O SEC-BAD

For Whom ALPINE ESTATES, SEC-BAD

AP 192577

ALLE. BABITHA

L.NO: 23-15-018/2007,

R.L.NO. 23-15-007/2013

H.NO 6-45/1, Employees Colony

BIBINAGAR

DIST : NALGONDA-508 126

CELL : 9666993866

SALE DEED

This Sale Deed is made and executed on this 28th day of August 2013 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 Shri. Soham Modi, Son of Shri. Satish Modi, aged about 43 years, Occupation: Business, resident of Plot No.280, Road No.25, Jubilee Hills, Hyderabad, and Shri. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 49 years, Occupation: Business, resident of Plot Nos. 14 & 15, Karthik Enclave, Diamond Point, Secunderabad, 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 its Partners/duly authorized representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years Occupation: Business, and Shri. Yerram Vijay Kumar, S/o. Shri Yerram Shankaraiah, aged about 49 years, Occupation: Business, the partners / authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

For ALPINE ESTATES

For ALPINE ESTATES

Partner

Book -1 CS Number 3744 of 2013 of SRO, Kapra

Regular document number 2340 of year 2013

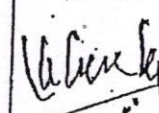
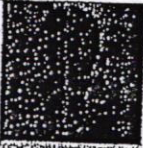
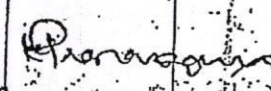
Sheet 1 of 13 Sheet

Signature of Sub-Registrar

Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Kapra along with the Impressions as required Under Section 32-A of Registration Act, 1908 and paid between the hours of 2 and 6 of August-2013 by: K. Prabhakar Reddy

Execution admitted by (Details of all executants/Claimants of the document)

Sl.No	Code	Thumb Impression	Photo	Address	Signature
1	CL			REP TO CLAIMANT K.C. JIMAM SAHEB 12-13-581, 1ST FLOOR, ST. NO. 14, NAGARJUNA NGR, TARNAKA, HYD.	
2	EX			SPA HOLDER K. PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SEC. BAD OCC. 169/2K/102	



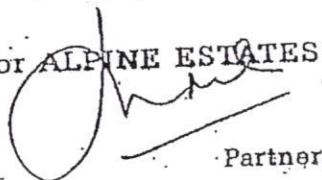
IN FAVOUR OF

Mr. K. Mohammed Rafi, Son of K. C. Imam Saheb, aged about 33 years, Occupation: Service, residing at # 12-13-581, 1st Floor, Street No. 14, Nagarjuna Nagar, Tarnaka, Hyderabad - 500 017, 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:

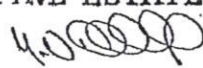
- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No.1/1, (Ac.1-39 Gts.), Sy. No.191 (Ac.2-00 Gts.) & Sy. No.2/1/1 (Ac.0-12 Gts.), bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac.4-11 Gts., (hereinafter 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 luxury apartment bearing flat no. 519 on the fifth floor, in block no. 'A' having a super built-up area of 1700 sq.ft., together with undivided share in the scheduled land to the extent of 85.00 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

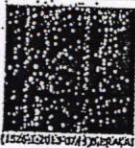
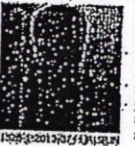
Book - 1 CS Number 3744 of 2013 of SRO, Kapra

Regular document number 3526 of year 2013

Sheet 2 of 13 Sheet

Signature of Sub Registrar

Witness:

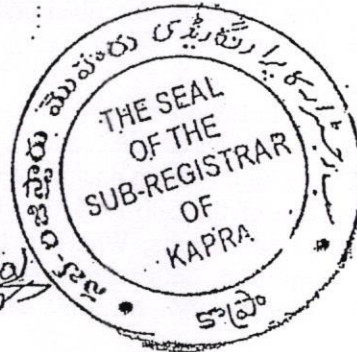
SI No.	Name & Address	Photo	Thumb Imprassion	Signature
1	B.PRAKASH 3-1- 172/2/A, MALLAPUR, R.R. .DIST.			
2	R.SRINIVAS 1- 163, MALLAPUR, R.R. DI ST.			

Signature of Sub Registrar

Kapra

1వ పుస్తకము 2013 సం. / 3526 నెంబరుగా రిజిస్టరు చేయబడి
సానింగ్ నిమిత్తం దుర్బిణి నెంబరు 1526
3526 / 2013 గా యివ్వబడ్డనది
2013 సం. రిజిస్ట్రేషన్ నెం. 30 వ తేది

T. Nagaraj
సబ్-రిజిస్ట్రార్



F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.42,68,000/- (Rupees Forty Two Lakhs Sixty 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 luxury apartment bearing flat no.519 on the fifth floor, in block no. A, having a super built-up area of 1700. 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 85.00 sq. yds.

b. A reserved parking space for one car on the stilt floor 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.42,68,000/- (Rupees Forty Two Lakhs Sixty Eight 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.

FOR ALPINE ESTATES

Partner

FOR ALPINE ESTATES

Partner

Signature of Sub Registrar



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

Partner

For ALPINE ESTATES

Partner

Book - 1 CS Number 3744 of 2013 of SRO, Kapra

Regular document number 3526 of year 2013

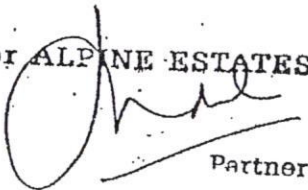
Sheet 4 of 13 Sheet

Signature of Sub-Registrar



- 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.2,56,080/- is paid by way of challan no. 94239, dated 30-8-12, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District

For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner

Book - 1 CS Number 3744 of 2013 of SRO, Kapra

Regular document number 3526 of year 2013

Sheet 5 of 13 Sheet

Signature of Sub-Registrar



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 Gts.) & 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 luxury apartment bearing flat no. 519 on the fifth floor, in block no. 'A' admeasuring 1700 sq. ft., of super built-up area (i.e., 1360 sq. ft. of built-up area & 340 sq. ft. of common area) together with proportionate undivided share of land to the extent of 85.00-sq. yds., and a reserved parking space for one car admeasuring about 100 sq. ft., in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky ✓
South By	Flat No. 518 ✓
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. Ravi

2. Sanjay

FOR ALPINE ESTATES

Partner

FOR ALPINE ESTATES

Partner

VENDOR

Book - 1 CS Number 3744 of 2013 of SRO, Kapra

Regular document number 3526 of year 2013

Sheet . 6 of 13 Sheet

Signature of Sub Registrar



ANNEXTURE-1-A

1. Description of the Building : LUXURY apartment bearing flat no 519 on the fifth 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 : New
3. Total Extent of Site : 85.00 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 : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : 1700 Sft.,
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 42,68,000/-

Date: 28.08.2013

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

Partner

For ALPINE ESTATES

Partner

Date: 28.08.2013

Signature of the Executants

Book - 1 CS Number 3744 of 2013 of SRO, Kapra

Regular document number 3076 of year 2013

Sheet 7 of 13 Sheet

Signature of Sub Registrar



REGISTRATION PLAN SHOWING

FLAT NO. 518 IN BLOCK NO. 'A' ON FIFTH 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, B.R. DIST.

VENDOR:

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

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

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

BUYER:

MR. K. MOHAMMED RAFI, SON OF K. C. IMAM SAHEB,

REFERENCE:**AREA:**

85.00 /

SCALE:

SQ. YDS. OR

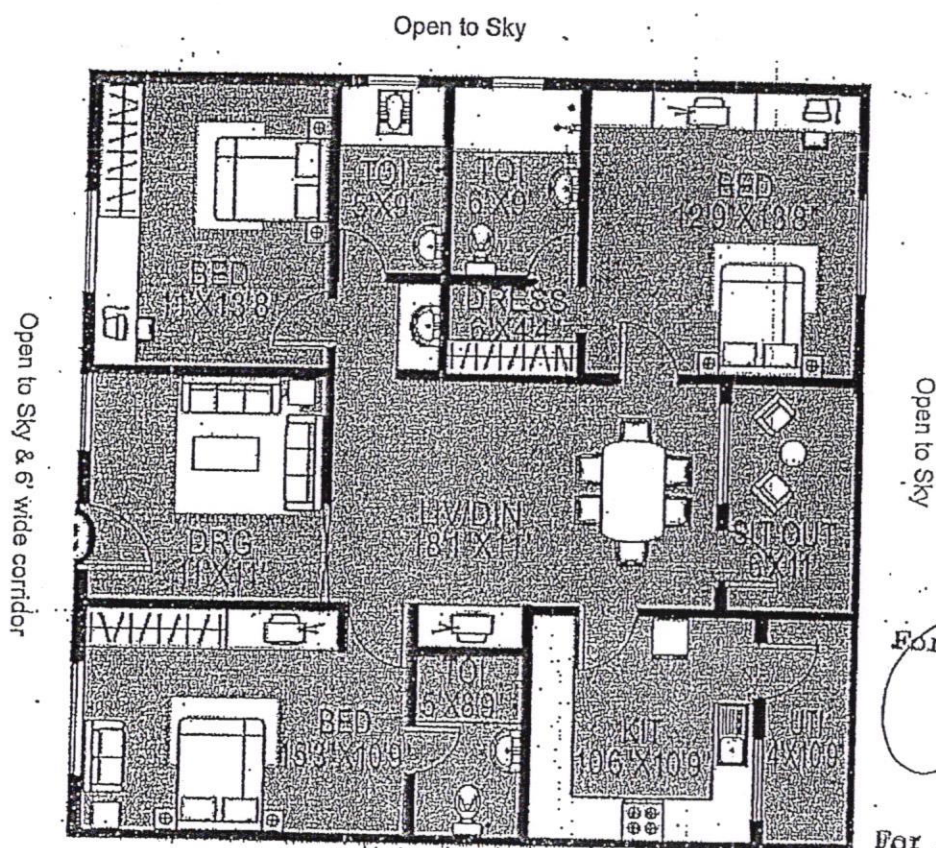
INCL:

SQ. MTRS.

EXCL:

Total Built-up Area = 1700 sqft.

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



For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

SIGNATURE OF THE VENDOR

WITNESSES:

1. *Prakash*
2. *Satish*

Book - 1 CS Number 3744 of 2013 of SRO, Kapra

Regular document number 3076 of year 2013

Sheet 8 of 13 Sheet

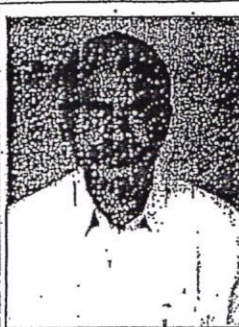
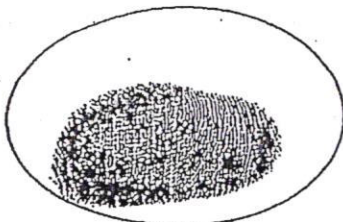
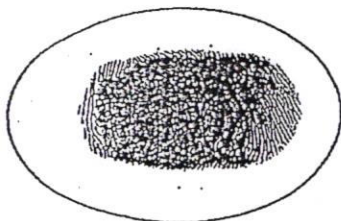
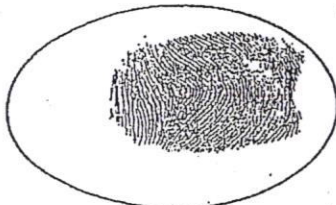
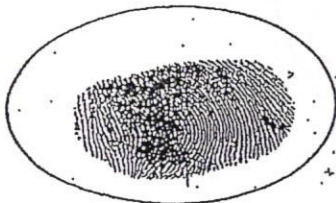
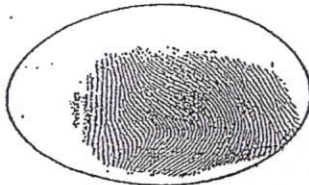
Signature of Sub-Registrar



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
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.
REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI
R/O. # PLOT NO.280
ROAD NO.25, JUBLEE HILLS
HYDERABAD
2. SRI. YERRAM VIJAY KUMAR
S/O. SRI YERRAM SHANKARAIHA
R/O. PLOT NO. '14 & 15'
KARTHIK ENCLAVE
DIAMOND POINT
SECUNDERABAD

SPA FOR PRESENTING DOCUMENTS

VIDE DOC. NO. 169/BK-IV/2007, Dt: 03.08.07.

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

BUYER:

MR. K. MOHAMMED RAFI
S/O. K. C. IMAM SAHEB
R/O. # 12-13-581, 1ST FLOOR,
STREET NO. 14, NAGARJUNA NAGAR,
TARNAKA,
SECUNDERABAD - 500 017.

REPRESENTATIVE:

MR. K. C. IMAM SAHEB
S/O. MR. KHADARAVALLI
R/O. # 12-13-581, 1ST FLOOR,
STREET NO. 14, NAGARJUNA NAGAR,
TARNAKA,
SECUNDERABAD - 500 017.

SIGNATURE OF WITNESSES:

- 1.
- 2.

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. C. Imam Saheb, 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

ALPINE ESTATES

For **ALPINE ESTATES**

Partner

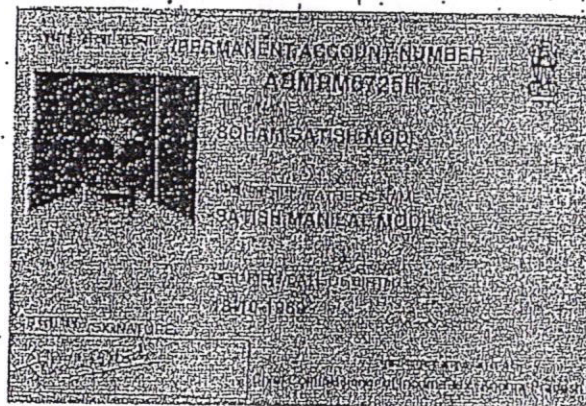
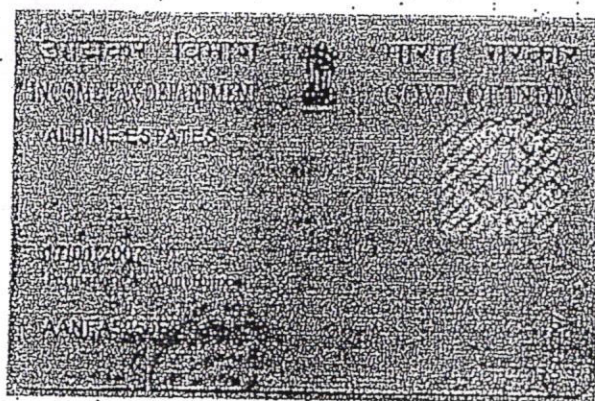
SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

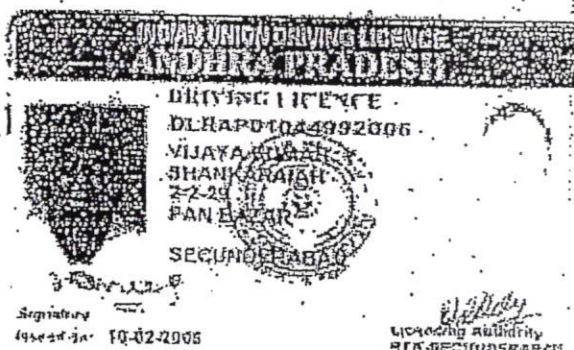
Book - 1 CS Number 3744 of 2013 of SRO, Kapra
Regular document number: 3526 of year 2013
Sheet 9 of 13 Sheet
Signature of Sub Registrar



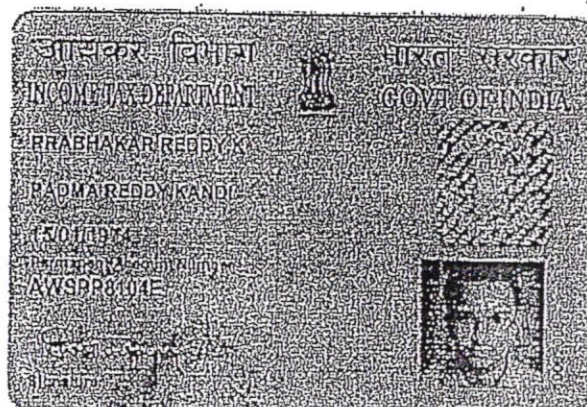
VENDOR:



For ALPINE ESTATES
[Signature]
Partner



For ALPINE ESTATES
[Signature]
Partner



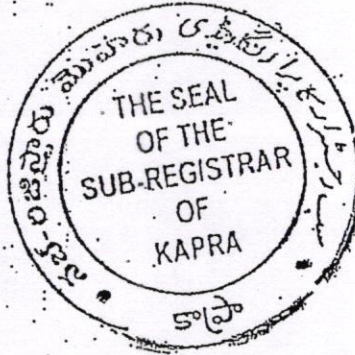
[Signature]

Book - 1 CS Number 3744 of 2013 of SRO, Kapra

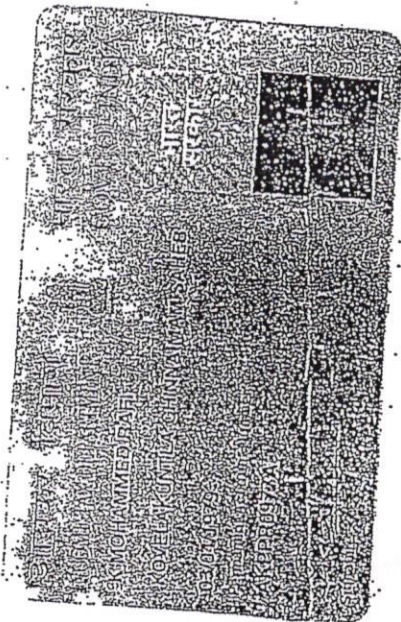
Regular document number 3576 of year 2013

Sheet 10 of 13 Sheet

Signature of Sub Registrar



Buyer:



204

Representative:



आधार

भारत सरकार

भारत सरकार

Unique Identification Authority of India

GOVERNMENT OF INDIA

नामांकन क्रम / Enrollment No 1190/00217/00064

To,
Kovelakuntla Chinna Imam Saheb
Kovelakuntla Chinna Imam Saheb
S/O K. Khadarvalli
12-13-581
street no 14, Nagarjuna Nagar
Ternaka
Secunderabad
Lallaguda Hyderabad
Andhra Pradesh 500017

Ref: 7191 / 11F / 391607 / 391620 / P



UE573364464IN



आपका आधार क्रमांक / Your Aadhaar No. :

4859 8459 1994

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Kovelakuntla Chinna Imam Saheb
Kovelakuntla Chinna Imam Saheb

जन्म वर्ष / Year of Birth : 1954
पुरुष / Male



4859 8459 1994

Book - 1 CS Number 3744 of 2013 of SRO, Kapra

Regular document number 3526 of year 2013

Sheet 11 of 13 Sheet

Signature of Sub Registrar



W 19N05X



భారత ప్రభుత్వం

Unique Identification Authority of India



నమోదు సంఖ్య/ Enrollment No. : 1190/10829/06349

12/01/2012

To :
Bollampalli Prakash
బొంపల్లి ప్రకాష్
S/O Late B Venkataiah
3-1-172/2/A, Old Mallapur
Mallapur
KAPRA
Rangareddi
Andhra Pradesh - 500076
9391179294



UF011141313IN

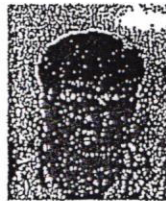
1114131



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

9221 3586 4509

ఆధార్ - సామాన్యని హక్కు



బొంపల్లి ప్రకాష్
Bollampalli Prakash

పుట్టిన సంవత్సరం/Year of Birth : 1981
పురుషుడు / Male

9221 3586 4509



ఆధార్ - సామాన్యని హక్కు

Prakash

Book - 1 CS Number 3744 of 2013 of SRO, Kapra
Regular document number 3576 of year 2013
Sheet 12 of 13 Sheet
Signature of Sub Registrar



W 1973/24

Election Commission Of India
భారత ఎన్నికల సంఘం
IDENTITY CARD
గుర్తింపు కార్డు

GNH4863379




Elector's Name : R. Srinivas
ఎలక్టరు పేరు : ఆర్. శ్రీనివాస్
Father's Name : Narsimhania
తండ్రి పేరు: నర్సింహన్

Sex : M **Age as on 1-1-2003** **18**
లింగము : పు **1-1-2003 నాటి వయస్సు**

Handwritten signature

Address: విధునాథం
1-163 **1-163**
Mallapur మల్లాపూర్
Mallapur మల్లాపూర్
Uppal ఉప్పల్

Election Registration Officer
ఎలక్టరు రిజిస్ట్రేషన్ ఆఫీసర్
MEDICAL Assembly Constituency
మెడికల్ వైద్యసంకల్ప నియోజకవర్గము

Place: Uppal
స్థలము: ఉప్పల్
Date / తేదీ : 24-03-2003
This card may be used as an identity card under different Government schemes
ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో గుర్తింపు కారణంగా ఉపయోగించవచ్చును
GNH4863379 **206 / 1016**

Book - 1 CS Number 3744 of 2013 of SRO, Kapra
Regular document number: 3576 of year 2013
Sheet 13 of 13 Sheet
Signature of Sub-Registrar



Alpine Estates
B-509 Devakar Vijendra
 Ledger Account

1-Apr-2010 to 31-Mar-2011

Date	Particulars	Vch Type	Vch No.	Debit	Page 1
					Credit
31-3-2011	By Instalments Receivable 07-08 Being earlier declared instalments now reversed	Journal	JV1269		27,29,000.00
	To Sales B Block Being sales declared during theyear	Journal	JV1270	27,29,000.00	
				27,29,000.00	27,29,000.00



SCANNED

B-509 B-509

568/57



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 9077 Date 5/12/07 Rs. 100/-
 Sold to M. Venkatesh
 S/o S. N. Rao
 For Whom Alpine Estates

L. G. Chimala
 G 362195
 LEELAG CHIMALA
 STAMP VENDOR
 No. 10225
 5-4-76/A, Collier Bungalow
 SECUNDERABAD-500 00

SALE DEED

This Sale Deed is made and executed on this 5th day of December 2007 at Secunderabad by and between:

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Partners/duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 27 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 43 years. Occupation: Business, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

AND

M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 27 years, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 43 years; the partners / authorized representatives of M/s. Alpine Estates who are the agreement of sale cum general power of attorney holders vide document bearing no.4591/07, dated 31.03.2007 registered at SRO, Uppal, herein after referred to as the "Firm" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

For ALPINE ESTATES

For ALPINE ESTATES

Partner

Partner

శ్రీ 100
 శా.శా. 13
 శా.శా. 13

1వ పుస్తకము 2007 వ సం పు 568 దస్తావేజు
 మొత్తము కాగితముల సంఖ్య 13
 ఈ కాగితపు వరుస సంఖ్య 1

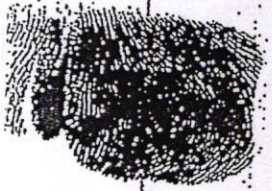
శ్రీ వ. రవిశ్రావు



2007 వ సం. డిసెంబరు నెల 5 వ తేది
 1929 శా.శ. సంవత్సరము 13 వ తేది
 పగలు 3 చురుకు 4 గంటల
 మధ్య కాపా సబ్-రిజిస్ట్రారు కార్యాలయములో
 ప్రా. గో. గో. బాలాచంద్ర రెడ్డి
 రిజిస్ట్రేషన్ చట్టము 1901 లోని సెక్షన్ 32 ఎఫ్
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు
 వారియు వేలిముద్రలతో పాటు దాఖలు చేసి
 రుసుము రూ. 35/— లు చెల్లించినాడు

వాసే ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన వ్రేలు

శ్రీ వ. రవిశ్రావు
 శ్రీ వ. రవిశ్రావు



K. Prabhakar Reddy S/o K. P. Reddy. occ. Service
 ౨ 5-4-187/3 & 4, 2nd Floor, Bohem mansion, M. G. R.
 Sec Road, through attested Special Power of Attorney
 for Presentation of documents, vide S.No. 189/19/0
 at Sec, Uppal, E. R. Dist.

రూపించినది

1 శ్రీ వ. బాబులె S/o. గొన్నాపా. Govt. Job.
 R/o. Ane Reddy (H). H.M.C. రూ. లో

2 శ్రీ వ. కృష్ణ ముల్లు

Krishna mullu S/o. Rama Rao occ. Business
 R/o - 101 5th Apts. Napoleon Road, Hyderabad

2007 వ సం. డిసెంబరు నెల 5 వ తేది
 1929 శా.శ. సంవత్సరము 13 వ తేది శ్రీ వ. రవిశ్రావు

IN FAVOUR OF

MR. DEVAKARI VIJENDER, SON OF MR. DEVAKARI SAMBAIAH, aged about 27 years, residing at 451, 9th Block, Janapriya Township, Mallapur, Hyderabad - 500 076, hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

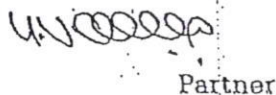
WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, admeasuring Ac. 4-11 Gts., (hereinafter the said land is referred to as "The SCHEDULE LAND") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007, bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R.R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein. The Schedule Land is described more fully and specifically in Schedule A annexed to this Agreement
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of apartments in 3 blocks aggregating to about 3,97,600 sq. ft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. The Buyer is desirous of purchasing Deluxe apartment no. 509 on the fifth floor in block no. 'B' having a super built-up area of 1175 sq. ft. (i.e. 940 sq. ft. of built-up area & 235 sq. ft. of common area) together with undivided share in the scheduled land to the extent of 58.75 sq. yds. and a reserved parking space for one car on the stilt floor bearing no. B-109 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

1వ పుస్తకము 2007 వ సం. పు. 568

మొత్తము కాగితముల సంఖ్య 13

ఈ కాగితపు వరుస సంఖ్య 1

ENDORSEMENT

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

I. Stamp Duty:

1. In the shape of Rs. 100/-
2. In the shape of Rs. 35050/-
3. In the shape of Rs. —
4. In the shape of stamp duty u/s.16 of I.S. Act.1899, if any. Rs. —

II. Transfer Duty:

1. In the shape of challan Rs. 14060/-
2. In the shape of cash Rs. —

III. Registration fees:

1. In the shape of challan Rs. 3515/-
2. In the shape of cash Rs. —

IV. User Charges:

1. In the shape of challan Rs. 95/-
2. In the shape of cash Rs. —

Rs. 52820/-


REGISTRAR
KAPRA



2వ పుస్తకము 2007 సం. / చ. 4. 1929వ

పు. 568 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంపింగ్ విమెక్తం గుర్తింపు నెంబరు 1526 -

1-568/2007 గా యివ్వబడ్డనది

2007 సం. 8/2/2007 నెం. 5 వ తేది


సబ్-రిజిస్ట్రార్

F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 7,03,000/- (Rupees Seven Lakhs Three 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. 509 on fifth floor in block no. 'B' having a super built-up area of 1175 sq. ft. (i.e., 940 sq. ft. of built-up area & 235 sq. ft. 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 58.75 sq. yds.
 - b. A reserved parking space for one car on the stilt floor bearing nos. B-109 admeasuring about 100 sq. ft.forming 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. 7,03,000/- (Rupees Seven Lakhs Three 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


Partner

For ALPINE ESTATES



Partner

1వ పుస్తకము 568 వ సంపు 568

మొత్తము కాగితముల సంఖ్య 13

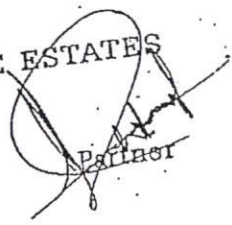
ఈ కాగితపు పతన సంఖ్య 3

~~సీ. రెడ్డియ్య~~



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:-
- 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.
 - 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.
 - 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

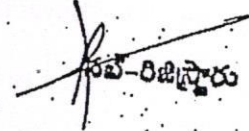


Partner

1వ పుస్తకము నెంబర్.....వ సంపు 568 వస్తావేటలు

మొత్తము కాగితముల సంఖ్య.....13

ఈ కాగితపు వకున సంఖ్య.....4

 సబ్-రిజిస్ట్రారు



- 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. ₹. 720/- is paid by way of challan no. 765243, dated 05.12.07, drawn on State Bank of Hyderabad, KUSHAGUDA Branch, R. R. District and VAT an amount of Rs. ₹. 1030/- paid by the way of pay order No. 137113 dated 30.11.07, HDFC Bank, S. D. Road, Secunderabad.

For ALPINE ESTATES

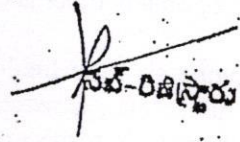

Partner

For ALPINE ESTATES



Partner

1వ పుస్తకము నంబు 7..... పాఠము 568.....
మొత్తము కాగితముల సంఖ్య..... 13
ఈ కాగితపు పటన సంఖ్య..... 5


సహ-రీతిస్థారు



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. 509 on the fifth floor in block no. 'B' admeasuring 1175 sft. of 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., reserved parking space for one car bearing no. B-109, 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:

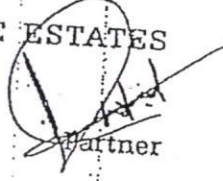
North By	Open to sky & Flat No. 510
South By	Flat no. 508 & Open to sky
East By	Open to sky & 6' wide corridor
West By	Open to sky

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

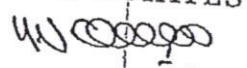
WITNESSES:

1. 
2. 

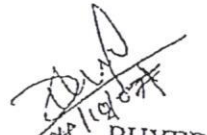
For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner

VENDOR


BUYER

1వ పుస్తకము పేజీ 7.....చ సం పు 568.....

మొత్తము కాగితముల సంఖ్య..... 13.....

ఈ కాగితపు వరుస పంక్తి..... 6.....

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ANNEXTURE-1-A

1. Description of the Building : Deluxe apartment no. 509 on the fifth 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 : 58.75 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 :
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor : 1175 sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 7,03,000/-

For ALPINE ESTATES

For ALPINE ESTATES

Date: 05.12.07

Partner

Signature of the Executants

Partner

C E R T I F I C A T E

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

For ALPINE ESTATES

For ALPINE ESTATES

Date: 05.12.07

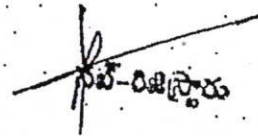
Partner

Signature of the Executants

1వ సెక్షన్ము 2007.....న సం పు. 568

మొత్తము తాగితముల సంఖ్య..... 13

ఈ తాగితపు వశన సంఖ్య..... 7

 సబ్-రిజిస్ట్రారు



LOCATION PLAN SHOWING

FLAT NO. 509 IN BLOCK NO. 'B' ON FIFTH FLOOR

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

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

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

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

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

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

BUYER: MR. DEVAKARI VIJENDER, SON OF MR. DEVAKARI SAMBAIAH

REFERENCE:

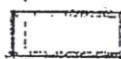
AREA: 58.75

SCALE:

SQ. YDS. OR

INCL:

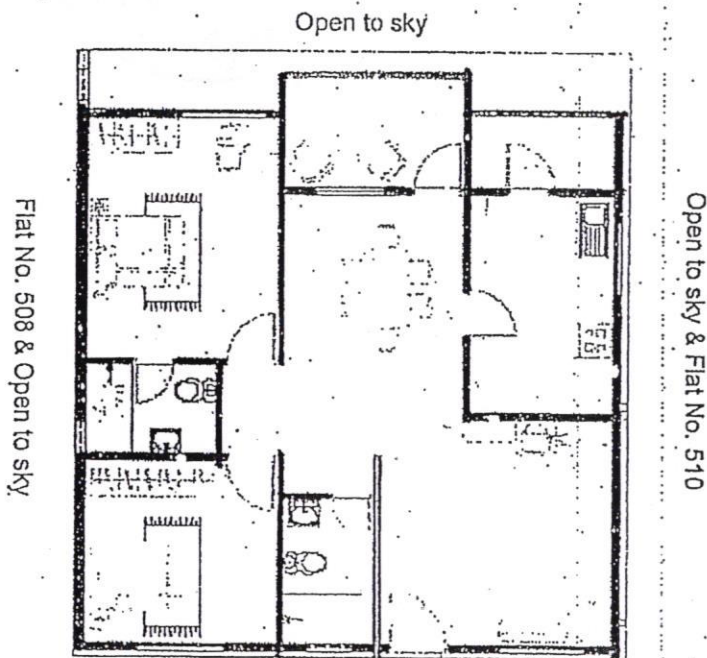
SQ. MTRS.



EXCL:



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



Open to sky & 6' wide corridor

For ALPINE ESTATES

WITNESSES:

- 1.
- 2.

Partner

For ALPINE ESTATES

Partner
SIG. OF THE VENDOR

SIG. OF THE BUYER