

2292

2007. No. 2236/2010 B-411 SC

2420

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEESभारत INDIA  
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 588810

S.No. 29217 Date 08/07/2010 Rs. 1000  
 Sold to Santosh  
 S/o. D/o. Shankar  
 For Who. Alpine Estates

K. SATISH KUMAR  
 SVL.No.13/2000 R.No.16/2009  
 5-2-39, Premavahapat (V),  
 Rajendranagar (M), R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this 16<sup>th</sup> day of August 2010 at SRO, Kapra, Ragan Reddy District by:

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

AND

M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 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

1వ పుస్తకము 2010.....వ సం పు.22.36.దస్త్రాధికారులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వయస్ సంఖ్య.....

2010 వ సం. లో.....16.....వ తేదీ

1932 శా.క. సం.....21.....వ తేదీ

పగలు.....3.....కురియు.....4.....తొలుల

మధ్య కాశా సునీ-రెవెన్యూ కార్యాలయములో

శ్రీ.....K. Prabhakar Reddy.....

రెవెన్యూ కార్యాలయము 1948 లోని సెక్షన్ 32.ఎను

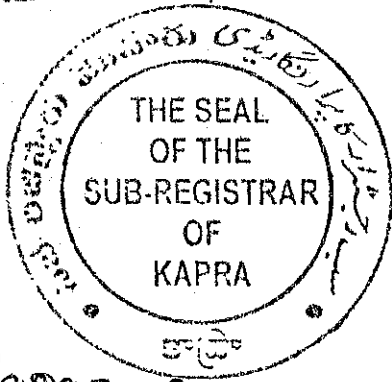
అను ఉత్తర్వు సమర్పించినట్లు పోలీస్ ఠాణాలు

వారి వారు తేలికముగా గమనించుటకు

దూకుచున్నా.....12325.....లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన ప్రేటు



Handwritten signature of the Sub-Registrar.

Handwritten signature of K. Prabhakar Reddy.

K. Prabhakar Reddy s/o. K.P. Reddy occ: Service R/o. S-1187/134, 2nd floor, Soham mansion, M.G. Road, Sec 6B, Through SPA for presentation of documents, vide SPA no. 169/2511/07, dt. 3/6/07 at SRO, Upper R.R. Rd

Handwritten signature of Upendra Kantilal Jhanawala.

Upendra Kantilal Jhanawala s/o. Kantilal Jhanawala, occ: Business R/o. Jugal Bang, LBS Marg, Opp: S.T. WORKS Thane (W), - 400601

Handwritten signature of B. Raj Kumar.

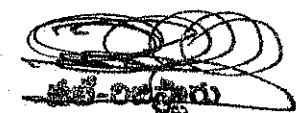
B. RAJ KUMAR s/o. MUKUNDRAO occ: BUSINESS R/o. Atwal, Sec 6B

Handwritten signature of Venkateshwar Reddy.

Venkateshwar Reddy s/o. Raji Reddy, occ: Service R/o. 11-137/2, Rd No. 2, Green Hills Colony, H.No. 1

2010 వ సం. లో.....16.....వ తేదీ

1932 శా.క. సం.....21.....వ తేదీ



(అర్. శ్రీనివాస రావు)

AND

MR. UPENDRA KANTILAL THANAWALA, SON OF MR. KANTILAL THANAWALA, aged about 61 years, Occupation: Business, residing at Jugal Baug, LBS Marg, Opp. S. T. Workshop, Thane(W) - 400 601, hereinafter called the "Consenting Party" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

IN FAVOUR OF

MR. SATHEESH KUMAR SHETTY, SON OF MR. K. SANJEEVA SHETTY, aged about 40 years, Occupation: Service, residing at Plot No. 78, 1<sup>st</sup> Floor, Dhanalakshmi Housing Society, Mahendra Hills, East Maredpally, Near Krishna Matt, Secunderabad - 500 026, 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.).

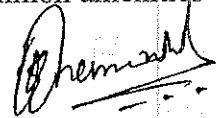
WHEREAS:

- 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'.

**For Alpine Estates**      **For Alpine Estates**

  
Partner

  
Partner



2465000/-

1వ పుస్తకము 2010.....వ సం పు 2236 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 17

MARKET VALUE Rs:

ఈ కాగితపు వరుస సంఖ్య..... 2

ENDORSEMENT

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

By challan No. 950112 Dt. 16/8/10

*(Signature)*

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/-
- 2. in the shape of challan (u/s. 41 of I.S. Act. 1899) Rs. -
- 3. in the shape of cash (u/s. 4) of I.S. Act. 1899) Rs. -
- 4. adjustment of stamp duty u/s. 16 of I.S. Act. 1899, if any Rs. -

II. Transfer Duty:

- 1. in shape of challan Rs. 49300/-
- 2. in the shape of cash Rs. -

III. Registration fees:

- 1. in the shape of challan Rs. 12325/-
- 2. in the shape of cash Rs. -

IV. User Charges:

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

Total Rs 61825/-

*(Signature)*  
SUB REGISTRAR  
KAPRA

1వ పుస్తకము 2010 సం. / చా. నం. 182 వ

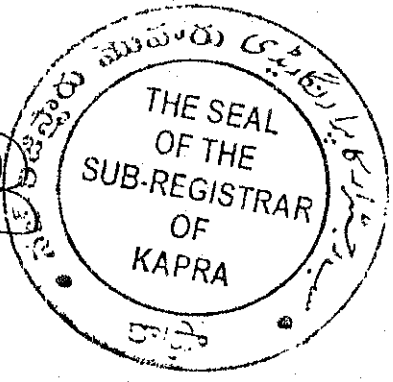
పు. 2236 వెంబరుగా రిజిస్టరు చేయబడి

స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526

2236 / 2010 చా. యివ్వబడ్డేనది

2010 సం. 16 నెం. 46 వ తేది

*(Signature)*  
సబ్-రిజిస్ట్రార్




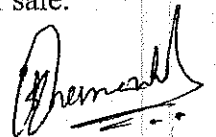
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/PIV/PLG/H/2006, dated 23/03/2007. In accordance as per the sanctioned plan in all 280 number of apartments in 3 blocks aggregating to about 3,97,600 sq. ft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. Whereas the Consenting Party had agreed to purchase the Scheduled Apartments from the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Apartment. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute sale deed in favour of the Purchaser. The Vendor and the Consenting Party hereby confirm that the Purchaser shall be the absolute owner of the Scheduled Property without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Apartment. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Purchaser.
- F. The Buyer is desirous of purchasing semi-finished, luxury apartment bearing flat no. 411 on the fourth 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 bearing no. B-77 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
- G. 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.
- H. The Vendor / Consenting Party 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. 24,65,000/- (Rupees Twenty Four Lakhs Sixty Five Thousand Only) and the Buyer has agreed to purchase the same.
- I. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

**For Alpine Estates**

  
Partner

**For Alpine Estates**

  
Partner

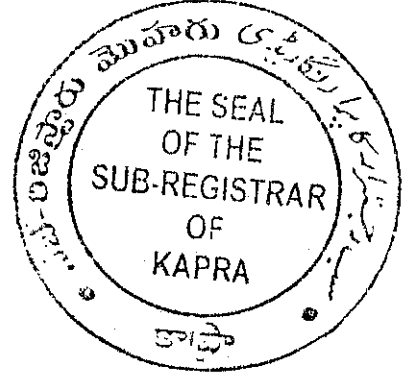


1వ పుస్తకము 2010.....వ సం. పు. 2236వ పుస్తకము

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....3.....


~~సబ్-రిజిస్ట్రారు~~



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

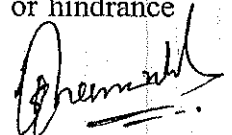
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, luxury apartment bearing flat no. 411 on fourth floor in block no. 'B' having a super built-up area of 1175 sft. in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, 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 58.75 sq. yds.
  - b. A reserved parking space for one car on the stilt floor bearing nos. B-77 admeasuring about 100 sftforming 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. 24,65,000/- (Rupees Twenty Four Lakhs Sixty Five Thousand Only) paid by way of cheque no. 890279, dated 31.07.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd in favour of Consenting Party. The Vendor / Consenting Party 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.
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.

**For Alpine Estates**

  
Partner

**For Alpine Estates**

  
Partner

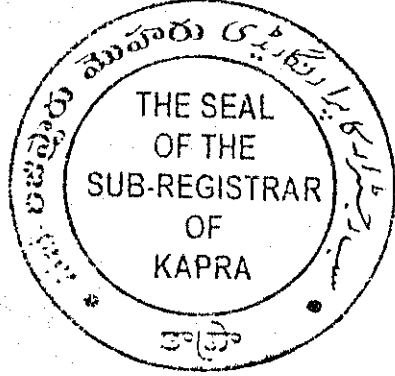


1వ పుస్తకము 2010.....వ సం పు.27261వస్తావలలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....4.....

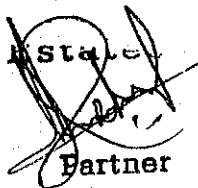
~~సబ్-రిజిస్ట్రారు~~



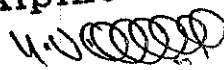


6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenants that the Vendor has paid all taxes, 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.

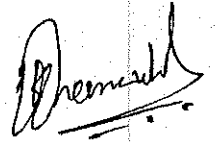
For Alpine Estate

  
Partner

For Alpine Estates



Partner

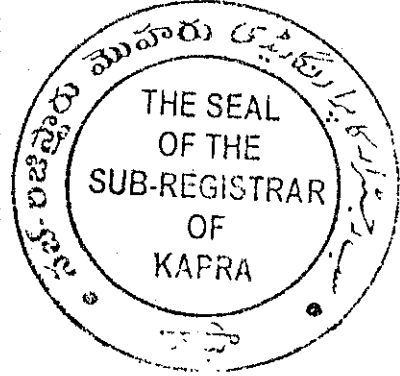


1వ పుస్తకము 2010.....వ సం పు 2236 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 17 .....

ఈ కాగితపు పదున సంఖ్య..... 5 .....

~~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 61,725/- is paid by way of challan no. 26412, dated 16.8.10, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and an amount of Rs.24,650/- paid by the way of pay order No. 159681 dated 13.8.10, HDFC Bank, S. D. Road, Secunderabad.

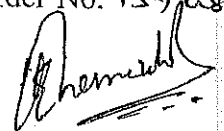
**For Alpine Estates**

  
Partner

**For Alpine Estates**



Partner

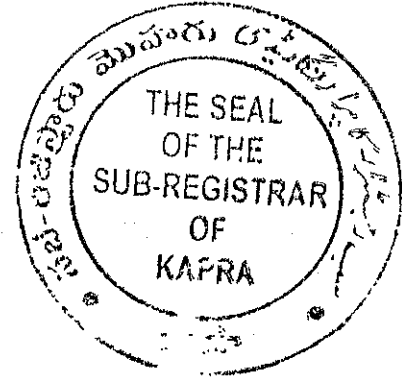


1వ పుస్తకము 2010.....వ సం పుస్తకముల పట్టికలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు పదున సంఖ్య.....6.....

~~న.కె.రెజిస్ట్రారు~~



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

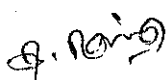
All that portion forming semi-finished luxury apartment bearing flat no. 411 on the fourth floor in block no. 'B' admeasuring 1175 sft. of super built up area together with proportionate undivided share of land to the extent of 58.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-77, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District marked in red in the plan enclosed and bounded as under:


North By	Open to Sky & Flat No. 412
South By	Open to Sky & Flat No. 410
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:

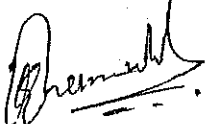
WITNESSES:

1. 

2. 

**For Alpine Estates**  
  
Partner

**For Alpine Estates**  
  
Partner  
VENDOR

  
CONSENTING PARTY

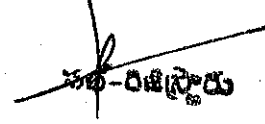


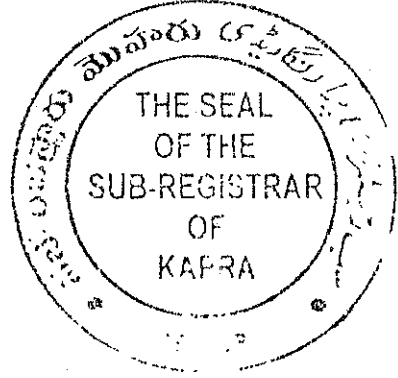
BUYER

1వ పుస్తకము 20/0.....వ సం పు.2.2.20.....వేళలు

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు పరుస సంఖ్య..... 7.....

  
శా. రిజిస్ట్రారు



ANNEXTURE-1-A

1. Description of the Building : LUXURY apartment bearing flat no.411 on the fourth floor in block no. 'B' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 58.75 sq. yds. U/S Out of Ac. 4-11 Gts.
4. Built up area Particulars:
- a) In the Stilt Floor : 100 sft. Parking space for One Car
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 1175 sft.
- (f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 24,65,000/-

Date: 16.08.2010

**For Alpine Estates** **For Alpine Estates**



   
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: 16.08.2010

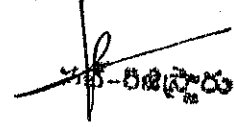
   
Partner Signature of the Executants Partner

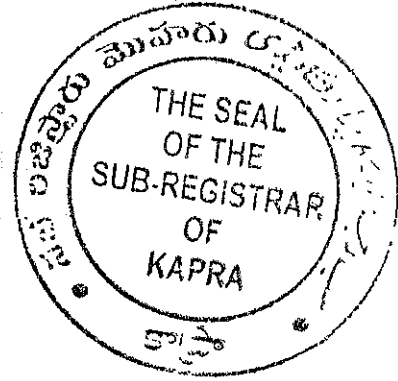


1వ పుస్తకము 2010.....వ సం పు.22.26వస్తావేజాల

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....8.....

 రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 411 IN BLOCK NO. 'B' ON FOURTH FLOOR

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

**IN SURVEY NOS.**

1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R.R. DIST.**

**VENDOR:**

M/S. ALPINE ESTATES REPRESENTED BY ITS PARTNERS

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

2. SRI YERRAM VIJAY KUMAR SON OF SRI YERRAM SHANKARAIHAH

**CONSENTING PARTY:** MR. UPENDRA KANTILAL THANAWALA, SON OF MR. KANTILAL THANAWALA

**BUYER:**

MR. SATHEESH KUMAR SHETTY, SON OF MR. K. SANJEEVA SHETTY

**REFERENCE:**

**AREA:**

58.75

**SCALE:**

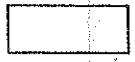
SQ. YDS. OR

**INCL:**

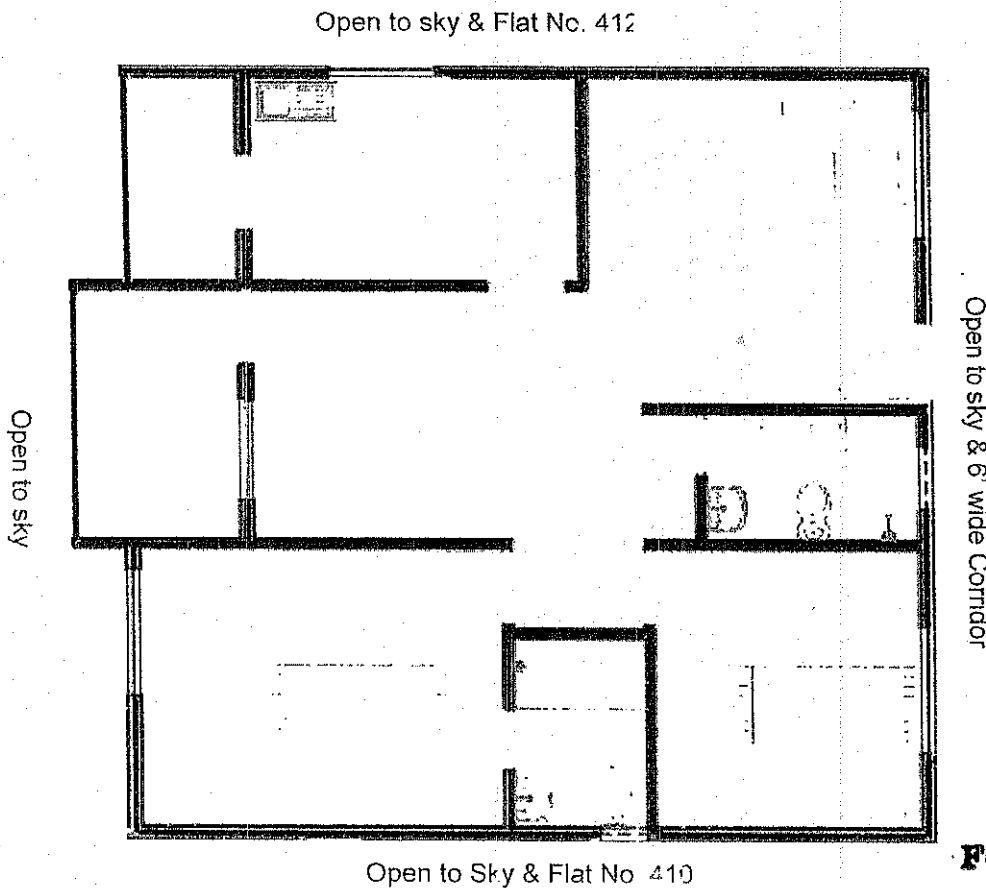
SQ. MTRS.



**EXCL:**



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



**For Alpine Estates**

Partner

**For Alpine Estates**

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE CONSENTING PARTY

SIGNATURE OF THE RIVER

**WITNESSES:**

1.

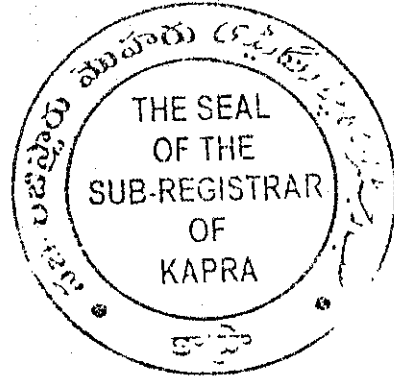
2.

1వ పుస్తకము 2010.....వ సం పు 2726 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....9.....

~~కాఫీ-రిజిస్ట్రారు~~



**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 ESATES**

A REGISTERED PARTNERSHIP FIRM  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
1 FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD - 500 003.  
REPRESENTED BY ITS PARTNERS

1. SRI. RAHUL B. MEHTA  
S/O. LATE BHARAT U. MEHTA  
R/O. PLOT NO. 2-3-577, UTTAM TOWERS  
D. V. COLONY, MINISTER ROAD  
SECUNDERABAD - 500 003
2. SRI. YERRAM VIJAY KUMAR  
S/O. SRI YERRAM SHANKARAIHAH  
R/O. PLOT NO. 14 & 15  
KARTHIK ENCLAVE  
DIAMOND POINT  
SECUNDERABAD.

**SPA FOR PRESENTING DOCUMENTS  
VIDE DOC.NO. 169/IV/2007, 03.08.2007:**

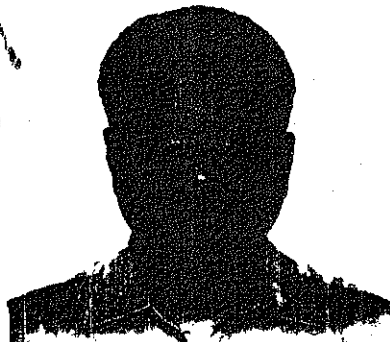
MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.

**CONSENTING PARTY:**

MR. UPENDRA KANTILAL THANAWALA  
S/O MR. KANTILAL THANAWALA  
R/O. JUGAL BAUG, LBS MARG  
OPP. S. T. WORKSHOP  
THANE(W) - 400 601

**BUYER:**

MR. SATHEESH KUMAR SHETTY  
S/O. MR. K. SANJEEVA SHETTY  
R/O. PLOT NO. 78, 1<sup>ST</sup> FLOOR  
DHANALAKSHMI HOUSING SOCIETY  
MAHENDRA HILLS, EAST MAREDPALLY  
NEAR KRISHNA MATT  
SECUNDERABAD - 500 026.



**For Alpine Estates**

**For Alpine Estates**

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

Partner

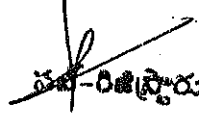
Partner  
SIGNATURE OF EXECUTANTS

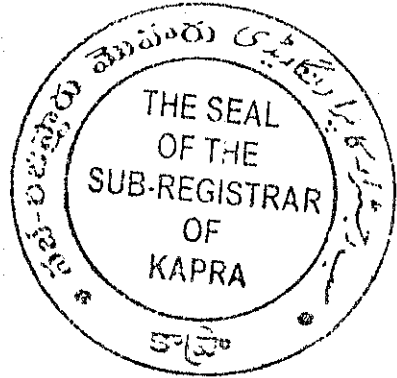
SIGNATURE OF THE CONSENTING PARTY

1వ పుస్తకము 2010.....వ సం పు.22.36వస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....10.....




  
సబ్-రిజిస్ట్రారు




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

C.S.No./Year: 002292/2010 of SRO: 1526(KAPRA)

16/08/2010 15:57:17

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) SATHEESH KUMAR SHETTY P.NO 78, DHANALAKSHMI HOU SOC,MAHENDRA HILLS, EAST MAREDPALLY,SECBAD.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3&4, SOHAM MANSION,M.G.ROAD,SECBAD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3&4, SOHAM MANSION, M.G.ROAD,SECBAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 5-4-187/3&4, SOHAM MANSION,M.G.ROAD,SECBAD.	
5	Manual Enclosure	Manual Enclosure	(EX) M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 5-4-187/3&4, SOHAM MANSION, M.G.ROAD,SECBAD.	

Witness & Ramo  
Signatures  


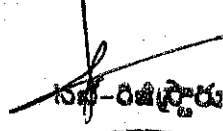
  
Operator  
Signature

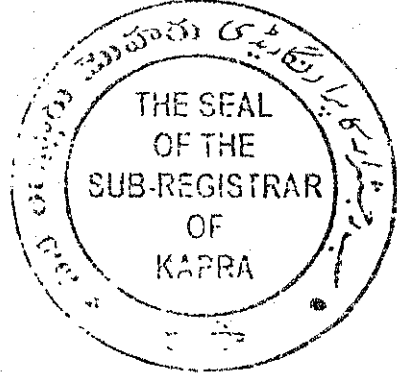
  
Subregistrar  
Signature

1వ పుస్తకము 2010.....వ సం పు 2236.....వేజాలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....11.....



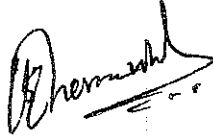

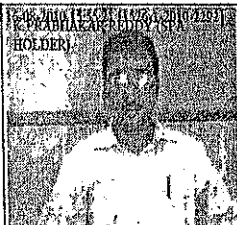
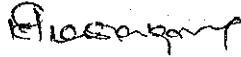
  
సబ్-రిజిస్ట్రారు

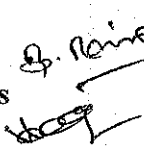



**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 002292/2010 of SRO: 1526(KAPRA)

16/08/2010 15:57:17

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
6			(EX) UPENDRA KANTHILAL THANAWALA JUGAL BAUG, LBS MARG,ST. WORKSHOP, TANE(W)	
7			(EX) K.PRABHAKAR REDDY (SPA HOLDER) 5-4-187/3, & 4, SOHAM MANSION,M.G.ROAD, SECBAD.	

Witness Signatures  Operator Signature 

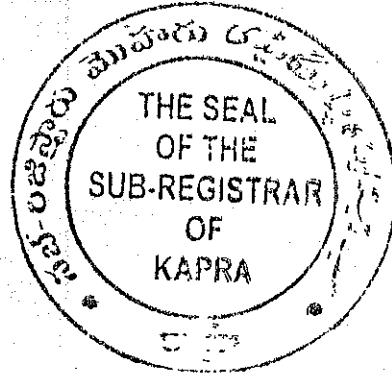
  
Subregistrar Signature

1వ పుస్తకము పేజీ 10.....వ నం పు 2236 చస్తావేజుల

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వరుస సంఖ్య..... 12.....

~~సబ్-రజిస్ట్రారు~~





**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

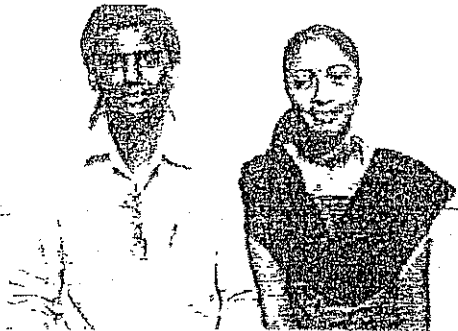
DRIVING LICENCE  
DLRAPH1044892006

ALAPA KUMAR  
THANIKORAIH  
27-23  
52nd BAZAR

SECUNDERABAD

MAJ 53 195 105 Class Of Vehicle Validity

Non Transport 1 MV MCWG 18.12.2011  
Transport  
Licence's Validity  
Badge No  
Reference No 202931983  
Original LA PTA SECUNDERABAD  
DOE 17.12.1984  
Block Gr  
Date of 1st Issue 12.09.1993



Family Members Details

Name	Relation	Date of Birth	Age
She	Wife	09/02/84	27

**HOUSEHOLD CARD**

Card No : PAF167881501086  
F P Shop No : 815  
Name of Head of Household : Mehta, Rajat  
Father/Husband name : Bharat  
Date of Birth : 04/12/1989  
Age : 26  
Occupation : Own Business  
House No. : 23, 1ST CROSS, JETAMTOLE  
Street : MINISTER ROAD  
Colony : D.V. COLONY  
Ward : 2  
Circle : 2  
District : Secunderabad

(Rs.) : 10,000  
No. (1) : 453394 (Double)  
No. (2) :  
No. (1) : Navratna Enterprises  
No. (2) :

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

**आयकर विभाग  
INCOME TAX DEPARTMENT**



**भारत सरकार  
GOVT. OF INDIA**

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number  
AWSPP8104E

Signature



**For Alpine Estates**

*(Signature)*  
Partner

**For Alpine Estates**

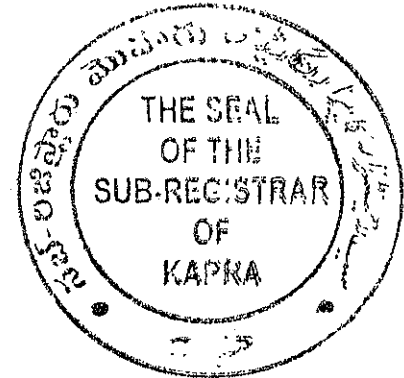
*(Signature)*  
Partner

ప పుస్తకము 2010.....వ సం పు 2236 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....13.....

  
సబ్-రెజిస్ట్రారు





THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH04 20080008536  
Valid Till 07-05-2015 (NT)

DOI : 16-12-1968

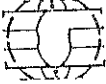


DLR 07-05-2010

FORM T  
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA

COV DOI  
LHV 16-12-1968



DOB : 16-05-1950 BG : B+

Name : UPENDRA THANAWALA  
S/DW of KANTILAL THANAWALA  
Add : JUGAL BAUG., L.B.S. MARG,  
THANE




PIN : 400801  
Signature & ID of  
Issuing Authority: MH04 2010349

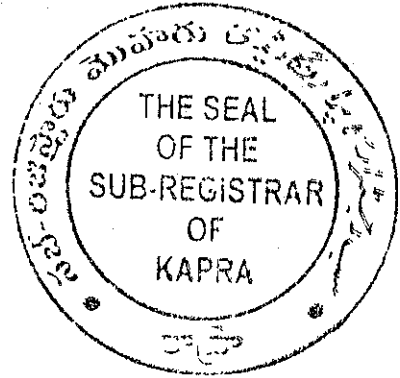
Signature/Thumb  
Impression of Holder

1వ పుస్తకము: 20 10.....వ సం పు 22-36వ స్తానేలు

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 14

  
న.క. రిజిస్ట్రారు



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ARBPS9834N

नाम /NAME

SATHEESH KUMAR SHETTY

पिता का नाम /FATHER'S NAME

SANJEEVA SHETTY

जन्म तिथि /DATE OF BIRTH

14-05-1969

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, आन्ध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें

मुख्य आयकर आयुक्त,

आयकर भवन,

बशीर बाग,

हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :

Chief Commissioner of Income-tax,

Anyakar Bhavan,

Basheerbagh,

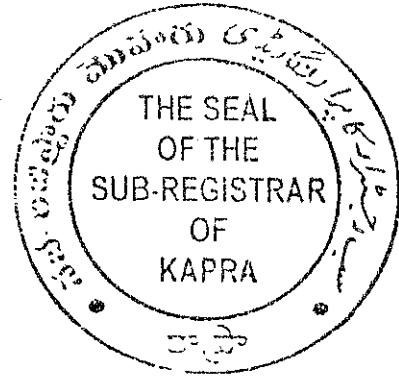
Hyderabad - 500 004.

1వ పుస్తకము 2010.....వ సం పు. 2236 పేజీలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....15.....

~~సబ్-రిజిస్ట్రారు~~



**WITNESSES NO. 1**

Customer Relations Division



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : Ch. Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address  
5-4-187/3 & 4 4th Floor  
M.G Road Secunderabad-500003.  
Ph:040-66335551, 040-27544058

[www.modiproperties.com](http://www.modiproperties.com)

Res. Add :  
# 11-187/2 Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:93933E1666, 9216165561

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. Dept. immediately

**WITNESSES NO. 2**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

B M RAJ KUMAR

MUKUND RAO

03/01/1978

Permanent Account Number

AIOPR9833L

Signature



22022005

यस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर  
दुपचाई सूचित करें / लौटावें :  
आयकर वेग सेवा इकाई, एन एस डी यून  
रीसर्ची मंजिल, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कंपाउंड  
एस बी मार्ग, लोअर पार्ल, मुंबई - 400 013.

*If this card is lost, someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.

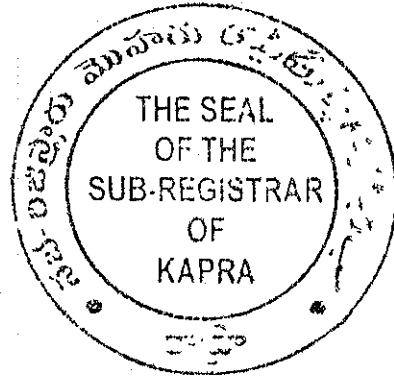
Tel: 71-22-2499 4630, Fax: 91-22-2495 0664  
email: [tninfo@nsdl.co.in](mailto:tninfo@nsdl.co.in)

1వ పుస్తకము 2010.....వ సం పు 2226 వస్తవేబాలు

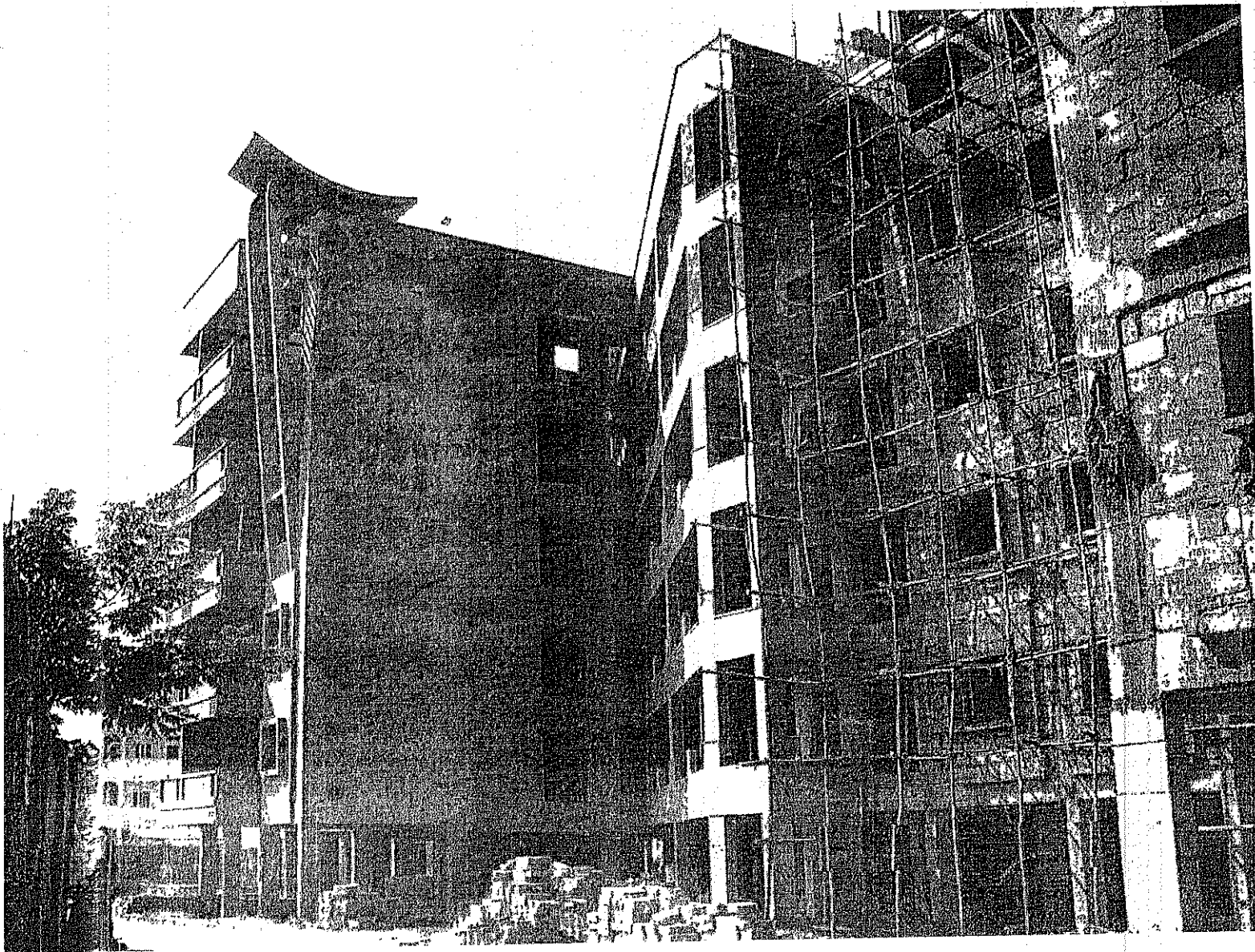
మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....16.....

~~సబ్-రజిస్ట్రారు~~







1వ అంశము 2010.....వ సం వు. 2236. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వరుస సంఖ్య..... 17.....

~~సబ్-రిజిస్ట్రారు~~

