

2292

2236/2010

B-411 SGR

2420

# भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

## भारत INDIA INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

W 588810

S.No. 29217 Date 08/10/2010 Rs. 1000  
 Sold to Santosh  
 S/o. B/o. Shankar  
 For Whom Alpine Estates

*(Signature)*  
**K. SATISH KUMAR**  
 SVL.No.13/2000 R.No.16/2009  
 5-2-30, Premavahipat (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 *(Signature)* Partner  
 For Alpine Estates *(Signature)* Partner

*(Signature)*

1వ పుస్తకము 2010.....వ సం పు 22-26-2010

మొత్తము కాగితముల సంఖ్య.....17

ఈ కాగితపు వయస్ సంఖ్య.....

2010 వ సం. 16.....వ తేదీ

1932 శా.స. 25.....వ తేదీ

పగలు.....

మధ్య కాశీ సూర్య-రెజిస్ట్రారు కార్యాలయములో

శ్రీ.....K. Prabhakar Reddy

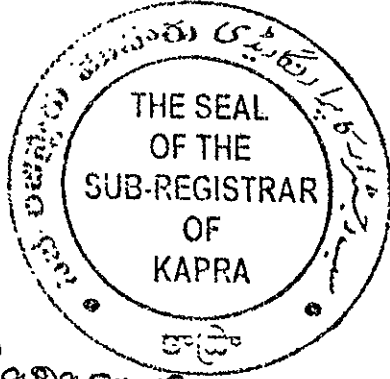
రెజిస్ట్రారు వద్దము 1998 లోని సెక్షన్ 32.ఎను

అనుబంధ సమర్పించిన పత్రావులు

వలెనవి వేతియు (12325).....

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

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-118/134, 2nd floor, Schem mansion, M.S. Road, Sec Bad, Through SPA for Presentation of Documents, vide SPA no. 16/2010, dt. 3/8/07 at SRO, Upper R.R.D.



ఎడమ బొటన ప్రేటు



రూపించినది

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

Handwritten signature of B. Raj Kumar.

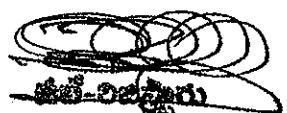
B. RAJ KUMAR s/o. MUKUND RAO occ: Business R/o. Alwal, Sec Bad.

Handwritten signature of Venkateswara Reddy.

Venkateswara Reddy s/o. Baji Reddy, occ: Service R/o. 11-15/2, Rd No. 2, Green Hills Colony. H.No.

2010 వ సం. 16.....వ తేదీ

1932 శా.స. 25.....వ తేదీ



(అ. 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:**

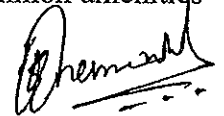
- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-11 Gts., (hereinafter 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**

  
Partner

**For Alpine Estates**

  
Partner



2465000/ —

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

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. 920112 Dt. 16/8/10

*[Handwritten 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/ —

*[Handwritten signature]*  
SUB REGISTRAR  
KAPRA

1వ పుస్తకము 2010 సం. / ఛా. నె. 1899 వ

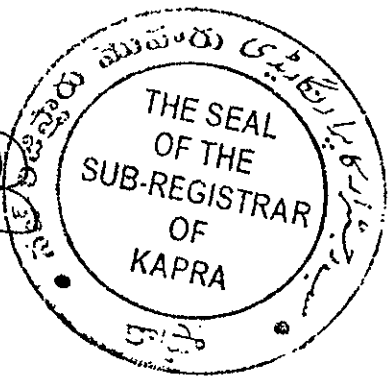
పు..... 2236..... నెంబరుగా రిజిస్టరు చేయబడి

స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526

..... 2236 / 2010 గా యివ్వబడ్డనది

2010 సం..... 46..... వ తేది

*[Handwritten 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 sft., 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 sft 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 sft 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**

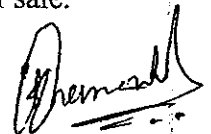


Partner

**For Alpine Estates**



Partner

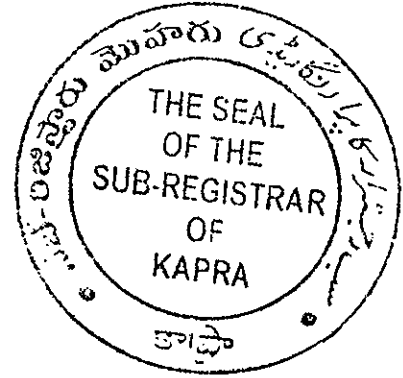


1వ పుస్తకము 2010.....వ సం. పు. గ. గ. చె. ద. ప. ప. క. ల. ల.

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వరుస సంఖ్య..... 3.....

 శం-రిజిస్ట్రారు



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

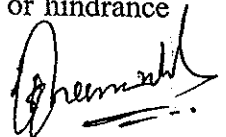
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, luxury apartment bearing flat no. 411 on fourth floor in block no. 'B' having a super built-up area of 1175 sft. in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, 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**

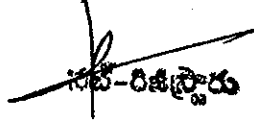
  
Partner

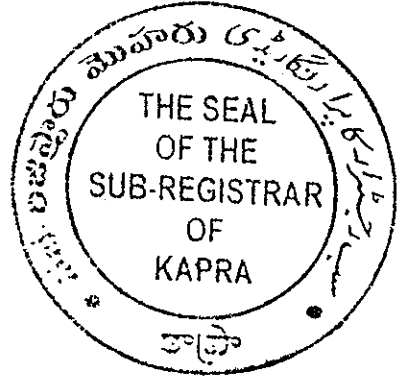


1వ పుస్తకము 2010.....వ సం పు.22.26దస్తవేదములు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వదుల సంఖ్య.....4.....

  
సబ్-రిజిస్ట్రారు



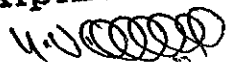


6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenants that the Vendor has paid all taxes,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

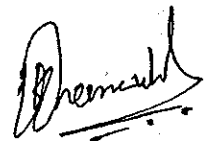
**For Alpine Estates**

  
**Partner**

**For Alpine Estates**



**Partner**

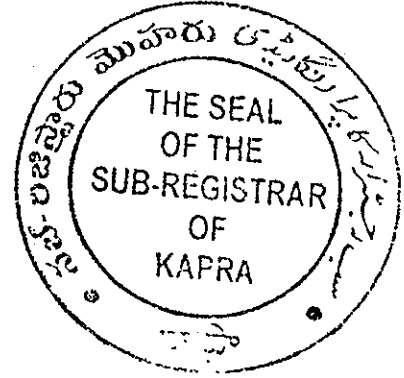


1వ పుస్తకము 2010.....వ సం పు 2236 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు పదున సంఖ్య.....5.....

~~శ్రీ-రిజిస్ట్రారు~~



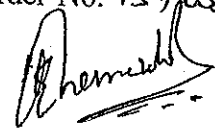
- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, shall vest jointly with the owners of the various tenements/ 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. 226412, 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. 137481 dated 13.8.10, HDFC Bank, S. D. Road, Secunderabad.

**For Alpine Estates,**

  
Partner

**For Alpine Estates**

  
Partner

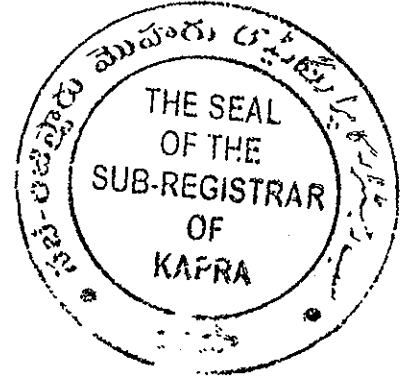


1వ పుస్తకము 2010.....వ సం పు2226వస్తావేటలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....6.....

  
నర్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

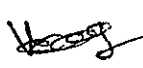
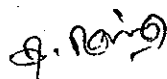
SCHEDULE OF APARTMENT

All that portion forming semi-finished 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



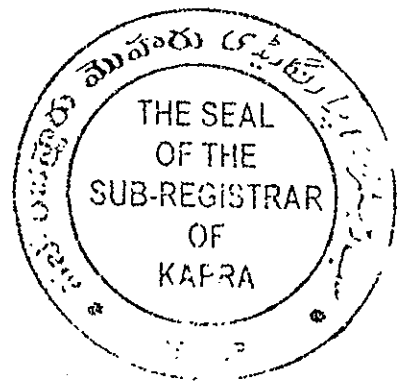
BUYER

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

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు పరుస సంఖ్య..... 7

~~సబ్-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/-

**For Alpine Estates**

**For Alpine Estates**

Date: 16.08.2010

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

Signature of the Executants

Partner

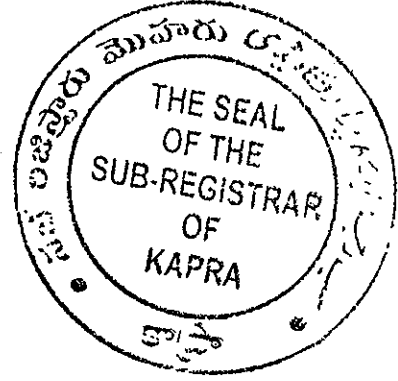


1వ పుస్తకము 20/0.....వ నం పు. 22-26-దస్తావేజాలా

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు పరుస 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:**

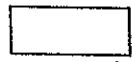
**AREA:** 58.75

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.

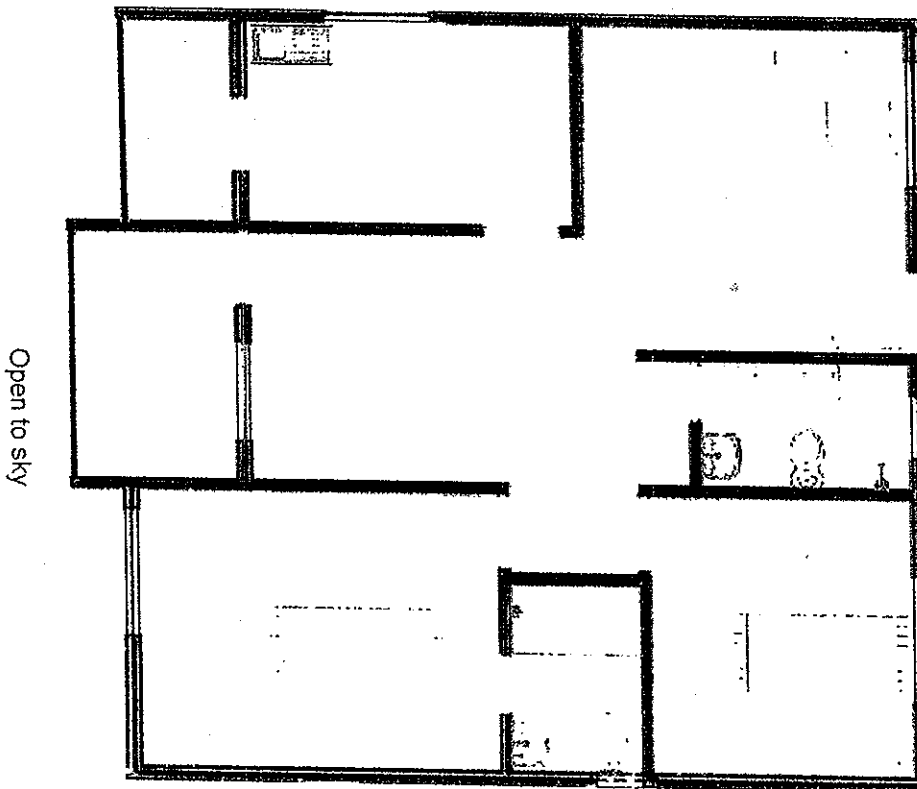


**EXCL:**



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

Open to sky & Flat No. 412



Open to sky & 6' wide Corridor

Open to Sky & Flat No. 410

**For Alpine Estates**

*[Signature]*  
Partner

**For Alpine Estates**

*[Signature]*

Partner

SIGNATURE OF THE VENDOR

*[Signature]*

SIGNATURE OF THE CONSENTING PARTY

*[Signature]*

SIGNATURE OF THE BUYER

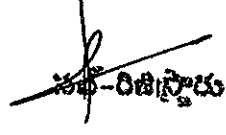
**WITNESSES:**

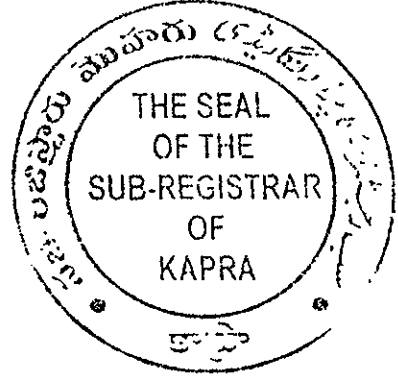
- [Signature]*
- [Signature]*

1వ వుస్తకము 2010.....వ సం వు 22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100











మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వడుస సంఖ్య.....9.....

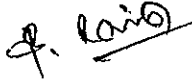

  
సబ్-రెజిస్ట్రారు



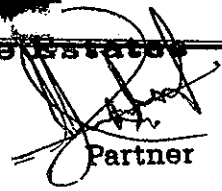
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>VENDOR:</b>  <b>M/S. ALPINE ESATES</b> A REGISTERED PARTNERSHIP FIRM -HAVING ITS OFFICE AT 5-4-187/3 & 4 I 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.
			
			
			
			
			<b>SPA FOR PRESENTING DOCUMENTS</b> <b>VIDE DOC.NO. 169/IV/2007, 03.08.2007:</b>  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.
			<b>CONSENTING PARTY:</b>  MR. UPENDRA KANTILAL THANAWALA S/O. MR. KANTILAL THANAWALA R/O. JUGAL BAUG, LBS MARG OPP. S. T. WORKSHOP THANE(W) - 400 601
			<b>BUYER:</b>  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.

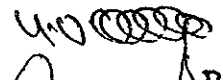
SIGNATURE OF WITNESSES:

- 
- 

**For Alpine Estates**

  
Partner

**For Alpine Estates**

  
SIGNATURE OF EXECUTANTS Partner

SIGNATURE OF THE CONSENTING PARTY

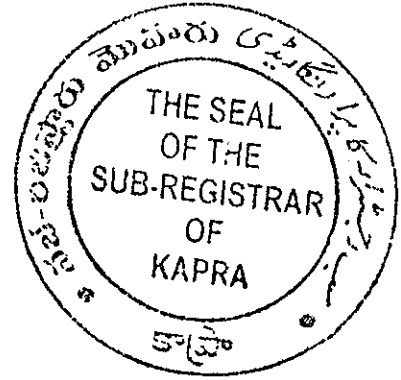


1వ పుస్తకము 2010.....వ సం పు.2236వస్తావేజాల

మొత్తము కాగితము: సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....10.....




~~సబ్-రిజిస్ట్రారు~~

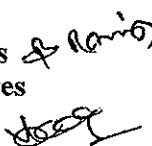


**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

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 Signatures  


Operator Signature  

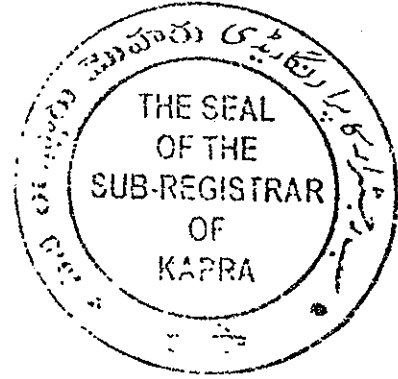

Subregistrar Signature  


1వ పుస్తకము 2010.....వ సంపుటికి సంబంధించిన

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....11.....






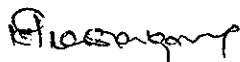
  
సబ్-రిజిస్ట్రారు

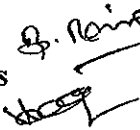



**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

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

16/08/2010 15:57:17

S.No.	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 

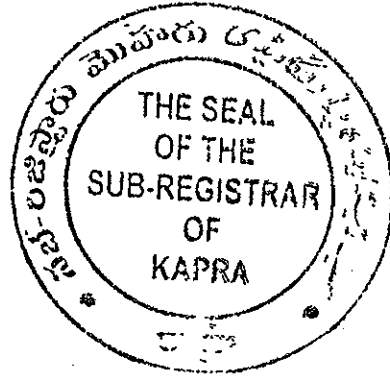
Subregistrar Signature 

1వ పుస్తకము పేజీ 10.....వ సం పు 22-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వరుస సంఖ్య..... 12.....

~~నల్ల-రిజిస్ట్రారు~~





**INDIAN UNION DRIVING LICENCE**  
**ANDHRA PRADESH**  
 DRIVING LICENCE  
 DLRAPO1044892006  
 SHANKARAJAH  
 27-27  
 BHA. BHARAT  
 SECUNDERABAD  
 02/2008

20083195105 Class Of Vehicle Validity  
 Non Transport LMV.MCWB 15.12.2011  
 Transport  
 Validity  
 Badge No.  
 Reference No. 202931983  
 Original LA PTA SECUNDERABAD  
 DOB 17.12.1964  
 Blood Gr.  
 Date of 1st Issue 17.09.1991



Family Members Details

Name	Relation	Date of Birth	Age
Shruti	Wife	05/02/84	27

**HOUSEHOLD CARD**

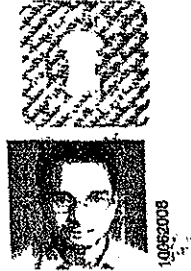
Card No : PAPI67881501086  
 F P Shop No : 315  
 Name of Head of Household : Mehta, Rahul  
 Father/Husband name : Bharat  
 Date of Birth : 04/12/1959  
 Age : 26  
 Occupation : Own Business  
 House No. : 2-3 577, JUBILIAH COLONY  
 Street : MINISTERS POND  
 Colony : D.V. COLONY  
 Ward : 2  
 Circle : 2  
 District : Hyderabad  
 (Rs.) : 103,000  
 No. (1) : 453394 (Double)  
 No. (2) : 1  
 No. (2) : 1

D.P.L. No. 114  
 BHARAT SECURITIES & INVESTMENTS

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
 PRABHAKAR REDDY K  
 PADMA REDDY KANDI  
 15/01/1974  
 Permanent Account Number  
 AWSPP8104E

**भारत सरकार**  
**GOVT. OF INDIA**

Signature



Signature

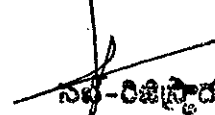
**For Alpine Estates**  
 Partner

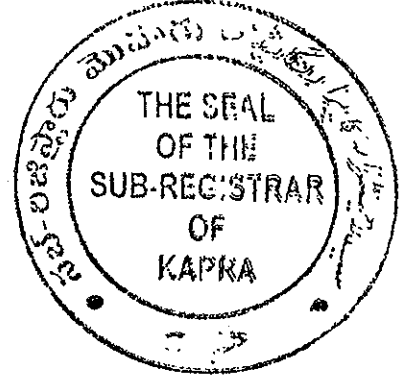
**For Alpine Estates**  
 Partner

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

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వదున సంఖ్య.....13.....

  
నల్ల-రిజిస్ట్రారు





THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

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

DOI : 16-12-1968



FORM 7  
RULE 16 (2)



AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA  
COV DOI  
LMV 16-12-1968



DOB : 18-05-1950 BG : B+

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



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

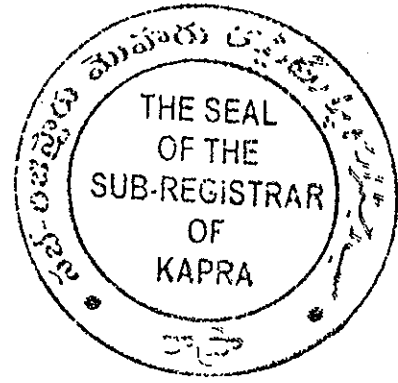
Signature/Thumb  
Impression of Holder

1వ పుస్తకము 20/10.....వ సం పు 22-36-రస్తివేలాలు

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 14

~~సబ్-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 आयुक्त, आंध्र 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.

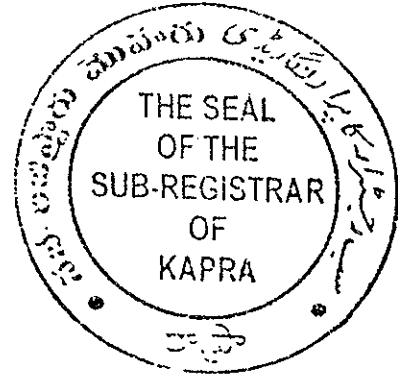
In case this card is lost/found, kindly inform/return to the issuing authority :  
Chief Commissioner of Income-tax,  
Anyakar Bhavan,  
Basheerbagh,  
Hyderabad - 500 004.

1వ పుస్తకము 2010.....న సం పు. 22-36.....వేటలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....15.....

  
సబ్-రెజిస్ట్రారు



**WITNESSES NO. 1**

Customer Relations Division

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



Res. Add.:  
# 11-187/2 Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393331666, 92 16165561

Name : Ch. Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature : *Ch. Venkata Ramana Reddy*

Valid upto : 30 April 2009

Issuing Authority : *Ch. Venkata Ramana Reddy*

Blood Group : O +ve

Address  
5-4-187/3R4 4th Floor  
M.G Road Secunderabad-500003.  
Ph:040-66335551, 040-27544058

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

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

*B M Raj Kumar*  
Signature



221022005

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर  
तुरंत सूचित करें / लौटावें :  
आयकर विंग सेवा इकाई, एन एस डी  
तीसरी 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 :

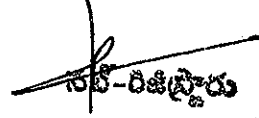
Income Tax PAN Services Unit, NSDL  
3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S. B. Marg, Lower Parcel, Mumbai - 400 013.

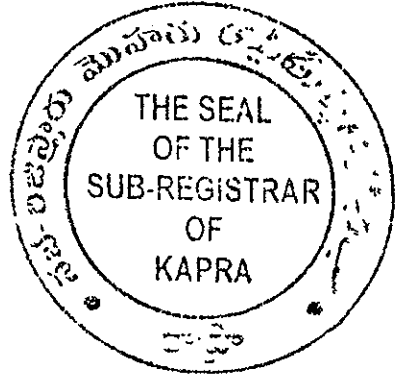
Tel: 11-22-2499 4650, Fax: 91-22-2495 0664  
email: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

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

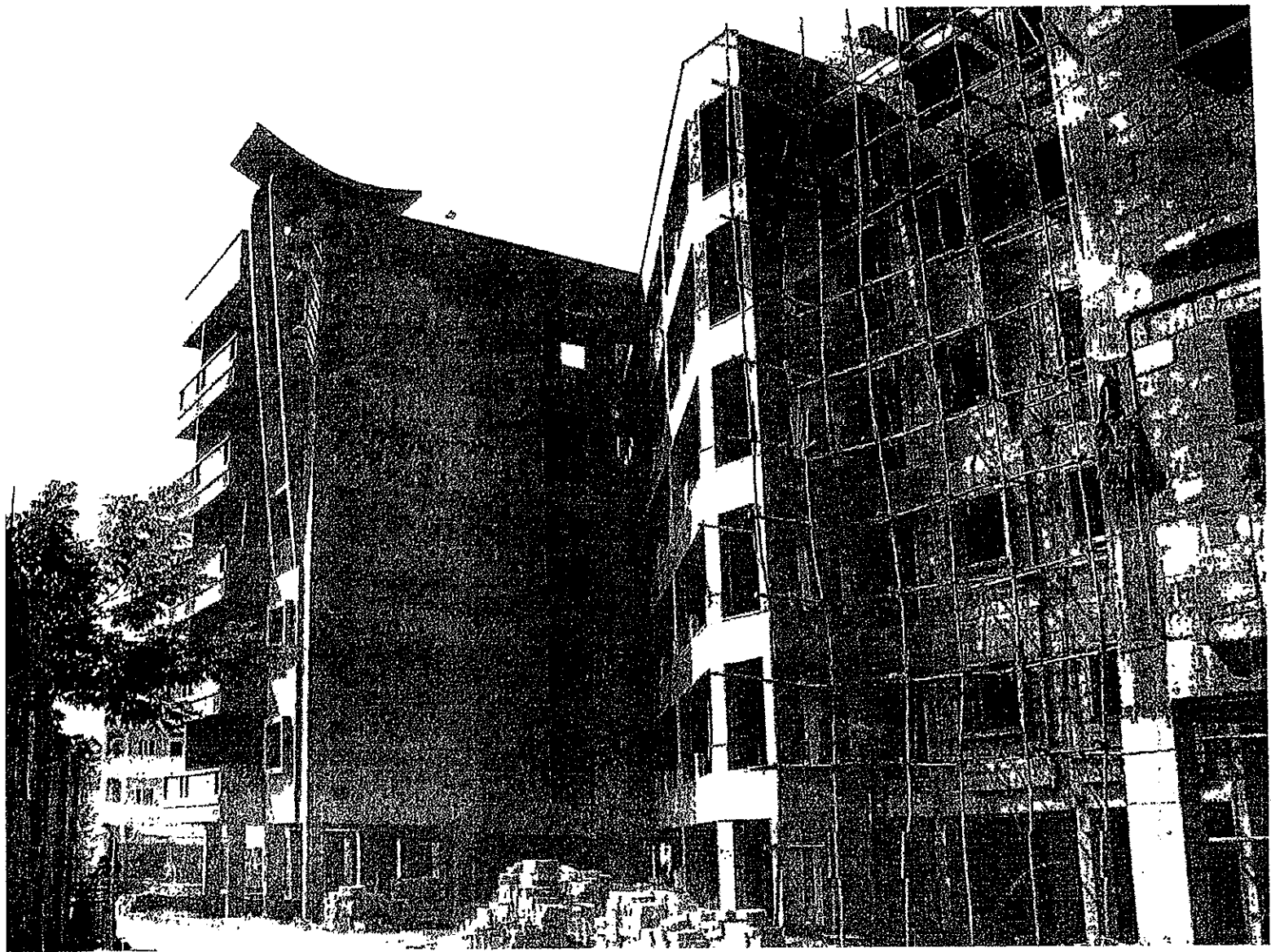
మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....16.....

  
సబ్-రిజిస్ట్రారు



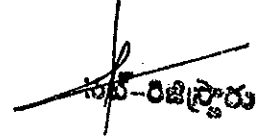




1వ అస్తకము 20/A.....వ సం పు.2236.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....17.....

  
సబ్-రజిస్ట్రారు

