

2813/2011

242
2745

SCANNER



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

AM 972155

S.No. 66967 Date 08/11/2011
 Sub. Ranch
 S/o. C.N. Reddy
 For Whom Alpine Estates

K. SATISH KUMAR
 Licenced Stamp Vendor
 LIC.No.15-13-017/2000
 Ph.No.15-13-010/000
 H.No.15-13-010/000
 Ranga Reddy District,
 Ph.No.96-95-95-95

SALE DEED

This Sale Deed is made and executed on this the 12th day of December 2011 at S.R.O, Kapra, Ranga Reddy District by:

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

AND

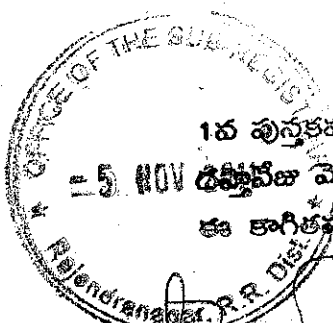
M/s. MAYFLOWER HEIGHTS, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 29 years, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about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

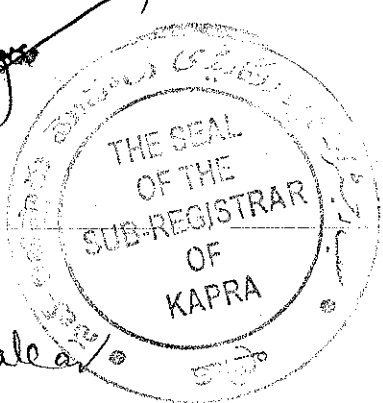
Partner

Partner



1వ పుస్తకము 2011 వ సం॥ పు. 2813
= 5 NOV రిజిస్ట్రేషన్ మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరుస సంఖ్య 1

సబ్-రిజిస్ట్రార్



2011 వ సం॥ అక్టోబరు నెల 12 వ తేదీ

1933 జా.క. నియంత్రణ మొత్తము 4 వ తేదీ

వగలు 2 మరియు 3 గంటల

మధ్య కౌన్సిల్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ. Kalyan S. Mehta & P. B. Prabhakar

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32. ఎను

అనుసరించి సమర్పించవలసిన ఖోదా గ్రాఫులు

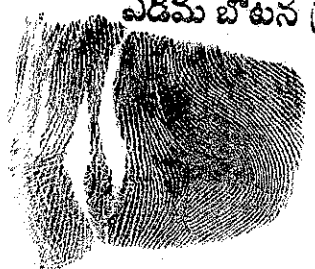
తురియ వేలివయద్రలతో సహా జాబలు చేసి

రుసుము రూ. 9500/- లాభించినారు

Prabhakar

వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది
ఎడమ బొటన వ్రేలు

Prabhakar



నిరూపించినది

K. Prabhakar Reddy S/o. K. P. Reddy Occ: Service
o/o. S-6-187/3 & 4, 2nd floor, Soham mansion, M.G.
Road, Sec'bad, Through SPA for presentation of
documents, vide SPA no. 169/3614/07, Dt. 3.08.07
at SRO, Uppal, R. R. Dist.

①

CH. Venkateswara Reddy S/o. Late Anji Reddy
Occ: Service R/o 11-187/12. Rd no. 2, Green Hills
Colony, Hunderabad.

② శ్రీ. Raju

శ్రీ. Raju S/o. MURUND Rao, Occ: Service
R/o. 1-1/1, m. Bollaram, Sec'bad.

2011 వ సం॥ అక్టోబరు నెల 12 వ తేదీ
1933 జా.క. నియంత్రణ మొత్తము 21 వ తేదీ

సబ్-రిజిస్ట్రార్
సె.వ.వ. ఆఫీస్ కుమార్

IN FAVOUR OF

1. Mr. PARASHURAM ANANT KATEKAR, SON OF Mr. ANANT K. KATEKAR, aged about 59 years.
2. Ms. ASHWITA PARASHURAM KATEKAR, DAUGHTER OF Mr. PARASHURAM A. KATEKAR, aged about 25 years, Occupation: Service, residing at Plot No. M8/1, House No. 1/2/63-3, Kakatiya Nagar, Street No. 1, Habsiguda, Hyderabad - 500 007., hereinafter referred to as the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

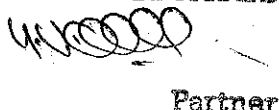
WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-11 Gts.,(hereinafter the said land is referred to as "THE SCHEDULE LAND") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R.R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights, the Firm herein . The Schedule Land is described more fully and specifically in Schedule A annexed to this Agreement
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights the Firm herein, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007. In according as per the sanctioned plan in all 280 number of. apartments in 3 blocks aggregating to about 3,97,600 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- E. The Buyer is desirous of purchasing luxury apartment bearing flat no. 122 on the first floor, in block no. 'B' having a super built-up area of 1550 sft (i.e., 1240 sft. of built-up area & 310 sft. of common area) together with undivided share in the scheduled land to the extent of 77.50 sq. yds. and a reserved parking space for one car on the stilt floor bearing no. B-17 admeasuring about 100 sft in the building known as MAYFLOWER HEIGHTS and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment

For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner

1వ పుస్తకము 2011 నంబరు పు. 2813
 దస్తావేజు మొత్తము కారితముల సంఖ్య 15
 ఈ కారితము వరుస సంఖ్య 2

MARKET VALUE Rs: 19,00,000 /

సబ్-రిజిస్ట్రారు

ENDORSEMENT

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

By challan No. 263931 Dt. 12/12/11

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.1339) Rs. 94900 / -
- 3. in the shape of cash (u/s.42 of I.S.Act.1339) Rs. —
- 4. adjustment of stamp duty u/s.16 of I.S. Act.1339, if any Rs. —

II. Transfer Duty:

- 1. in shape of challan Rs. 38000 / -
- 2. in the shape of cash Rs. —

III. Registration fees:

- 1. in the shape of challan Rs. 9500 / -
- 2. in the shape of cash Rs. —

IV. User Charges

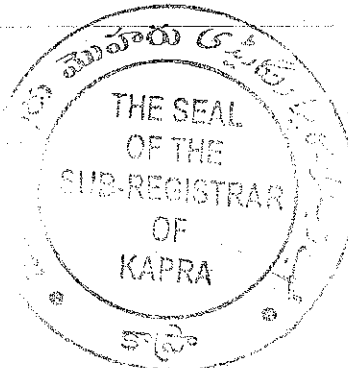
- 1. in the shape of challan Rs. 100 / -
- 2. in the shape of cash Rs. —

Total Rs 142600 / -

SUB REGISTRAR

KAPRA

1వ పుస్తకము 2011 నం. / క.స. 1833
 పు. 2813 నెంబరుగా రిజిస్టరు చేయబడి
 స్కానింగ్ వివరము ముద్రించు వెంబరు 1526
 1 2813 / 11 నంబరుగా రిజిస్టరు చేయబడినది
 2011 నం. 19,00,000 / 12



సబ్-రిజిస్ట్రారు

- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 19,00,000/- (Rupees Nineteen Lakhs Only) and the Buyer has agreed to purchase the same.
- H. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

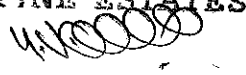
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, luxury apartment bearing flat no. 122 on the first floor, in block no. 'B' having a super built-up area of 1550 sft. (i.e., 1240 sft. of built-up area & 310 sft. of common area) in building known as Mayflower Heights, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, Old Village, Mallapur, Uppal Mandal, R. R. District, together with:
- Undivided share in scheduled land to the extent of 77.50 sq. yds.
 - A reserved parking space for one car on the stilt floor bearing nos. B-17 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.19,00,000/- (Rupees Nineteen Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenants that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has on this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

For ALPINE ESTATES

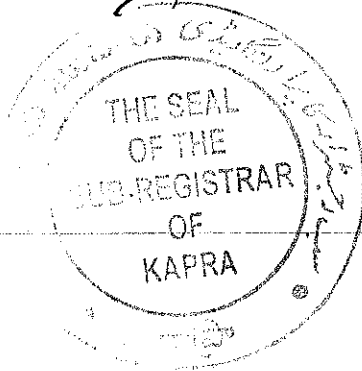

Partner

For ALPINE ESTATES


Partner

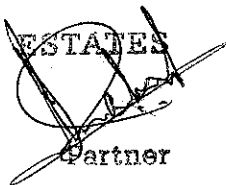
1వ పుస్తకము 20 11 వ సారి వు 2813
దస్తావేజు మొత్తము కారితముల సంఖ్య 5
ఈ కారితము వరుస సంఖ్య 3

సబ్-రెజిస్ట్రార్

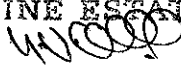


5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further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

For ALPINE ESTATES


Partner

For ALPINE ESTATES



Partner

1వ పుస్తకము 20 // వ గుంపు 2813
దస్తావేజు మొత్తము తాగితముల సంఖ్య 11
ఈ తాగితము పుస్తక సంఖ్య 4

సబ్-రెజిస్ట్రార్

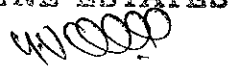


- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER HEIGHTS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called MAYFLOWER HEIGHTS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled building nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs. 1,42,500/- is paid by way of challan no. 263931, dated 12.12.11, drawn on State Bank of Hyderabad, Kushaiguda Branch, R. R. District and VAT an amount of Rs.40,500/- paid by the way of pay order no. 165812, dated 12.12.11, HDFC Bank, S. D. Road, Secunderabad.

For ALPINE ESTATES

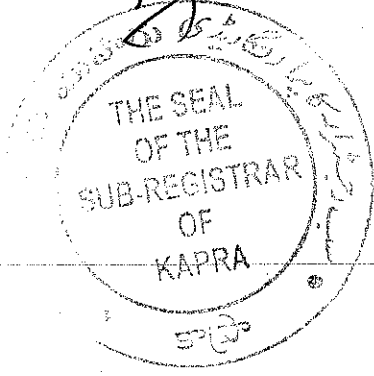

Partner

For ALPINE ESTATES


Partner

1వ పుస్తకము 20 || పేజీలు పు. 28/3
దస్తావేజు మొత్తము లాగితముల సంఖ్య 15
ఈ లాగితము వరుస సంఖ్య 5

సబ్-రెజిస్ట్రార్



SCHEDULE 'A'
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-11 Gts., forming part of Sy. Nos. 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)


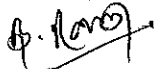
SCHEDULE 'B'
SCHEDULE OF APARTMENT

All that portion forming semi-finished, luxury apartment bearing flat no. 122 on the first floor, in block no. 'B' admeasuring 1550 sft., of super built-up area (i.e., 1240 sft. of built-up area & 310 sft. of common area) together with proportionate undivided share of land to the extent of 77.50 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. B-17, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky & Flat No. 121
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:

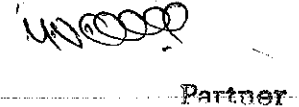
WITNESSES:

1. 
2. 

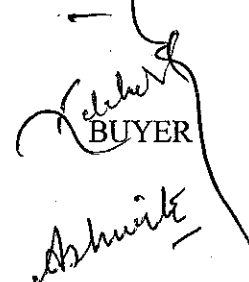
For ALPINE ESTATES


Partner

For ALPINE ESTATES

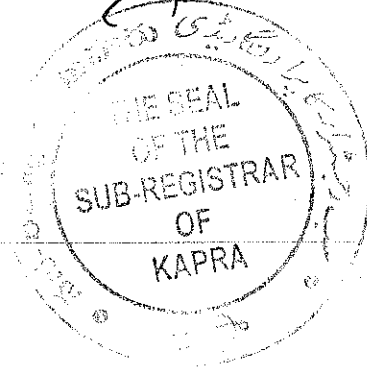

Partner

VENDOR


BUYER

1వ పుస్తకము 20 / 1 వ పాఠాన్ని 2813
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరుస సంఖ్య 6

సబ్ రిజిస్ట్రార్



ANNEXTURE - 1 - A

1. Description of the Building : LUXURY apartment bearing flat no.122 on the first floor, in block no. 'B' of "Mayflower Heights", Residential Localities, forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no.3-3-27/1, Old Village, Mallapur, 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 : 77.50 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 : 1550 Sft
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 19,00,000/-

For ALPINE ESTATES

For ALPINE ESTATES


Partner



Partner

Signature of the Executants

Date: 12.12.2011

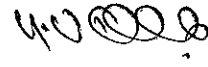
C E R T I F I C A T E

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

For ALPINE ESTATES

For ALPINE ESTATES

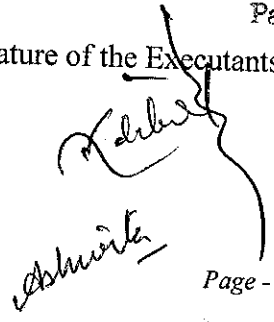

Partner



Partner

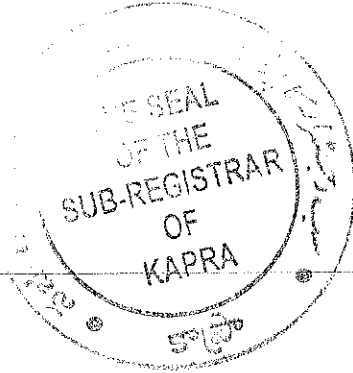
Signature of the Executants

Date: 12.12.2011


Submitt

1వ పుస్తకము 2011 చ 7వ|| పు. 2813
దస్తావేజు మొత్తము కారితముల సంఖ్య 15
ఈ కారితము వరుస సంఖ్య 7

సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 122 IN BLOCK NO. 'B' ON FIRST FLOOR

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

IN SURVEY NOS.

1/1, 2/1/1 & 191

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

VENDOR:

M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

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

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

BUYER:

1. MR. PARASHURAM ANANT KATEKAR, SON OF MR. ANANT K. KATEKAR

2. MS. ASHWITA PARASHURAM KATEKAR, DAUGHTER OF MR. PARASHURAM A. KATEKAR

REFERENCE:
AREA:

77.50

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



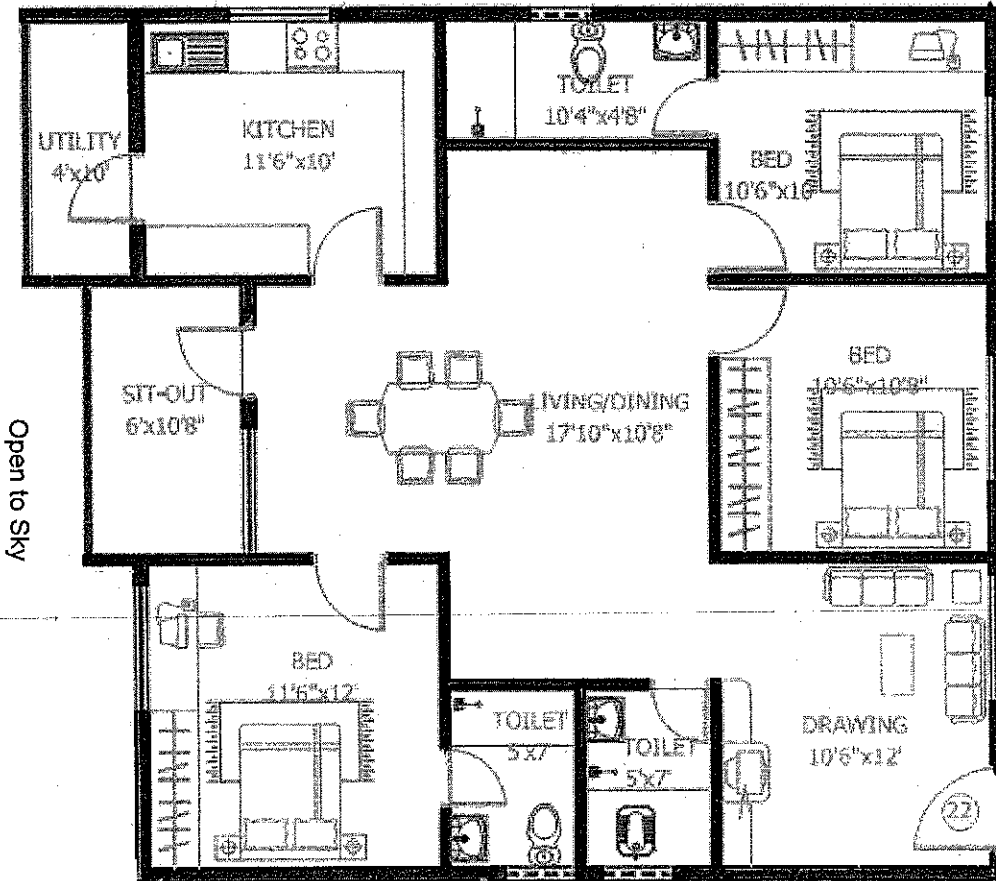
EXCL:



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



Open to Sky



6' wide corridor & Open to Sky

For ALPINE ESTATES

[Signature]
Partner

For ALPINE ESTATES

[Signature]
Partner

Flat No. 121 & Open to Sky

WITNESSES:

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

SIGNATURE OF THE VENDOR

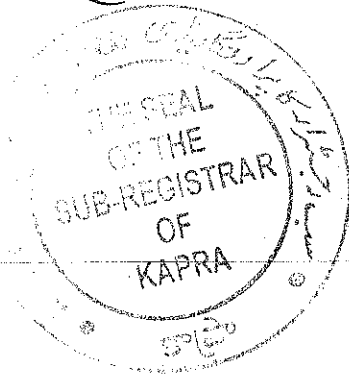
[Signature]

SIGNATURE OF THE BUYER

[Signature]

1వ పుస్తకము 2011 వ సం॥ పు. 2813
దస్తావేజు మొత్తము కారితముల సంఖ్య 15
ఈ కారితము వరుస సంఖ్య 8

సబ్-రెజిస్ట్రార్



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

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

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



**SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07**

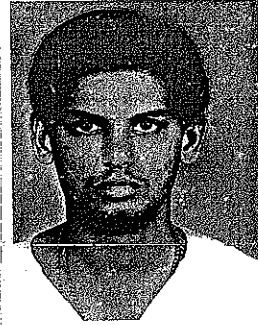
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.

BUYERS:

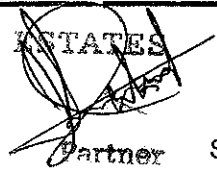
1. MR. PARASHURAM ANANT KATEKAR
S/O. MR. ANANT K. KATEKAR
R/O. PLOT NO. M-8/1
HOUSE NO. 1/2/63-3
KAKATIYA NAGAR, STREET NO. 1
HABSIGUDA, HYDERABAD - 500 007..
2. MS. ASHWITA PARASHURAM KATEKAR
D/O. MR. PARASHURAM A. KATEKAR
R/O. PLOT NO. M-8/1
HOUSE NO. 1/2/63-3
KAKATIYA NAGAR, STREET NO. 1
HABSIGUDA, HYDERABAD - 500 007.

SIGNATURE OF WITNESSES:

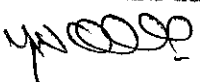
1. 
2. 

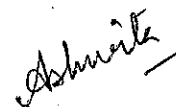



ALPINE ESTATES


Partner

For ALPINE ESTATES

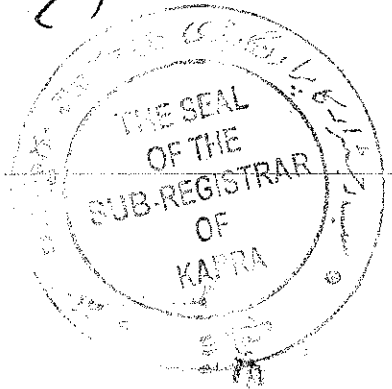

Partner
SIGNATURE OF EXECUTANTS


Ashwita


SIGNATURE OF BUYERS

1వ పుస్తకము 2011 వ సం॥ పు. 28/3
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరుస సంఖ్య 9


సబ్ రిజిస్ట్రారు








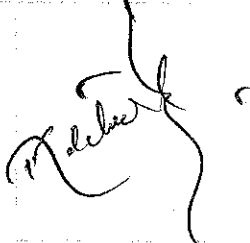


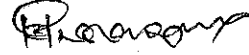
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002745/2011 of SRO: 1526(KAPRA)

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

Report Date: 12/12/2011 14:51:20



This report prints Photos and FPs of all parties


SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) ASHWITA PARASHURAM KATEKAR P.NO.M8/1,H.NO.1/2/63-3, KAKATIYA NAGAR, HABSIGUDA,HYD.	
2			(CL) PARASHURAM ANANT KATEKAR P.NO.M8/1,H.NO.1/2/63-3, KAKATIYA NAGAR, HABSIGUDA,HYD.	
3			(EX) K.PRABHAKAR REDDY(REP TO EXECUTANTS) 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.	


Identified by

Witness 1

Witness 2

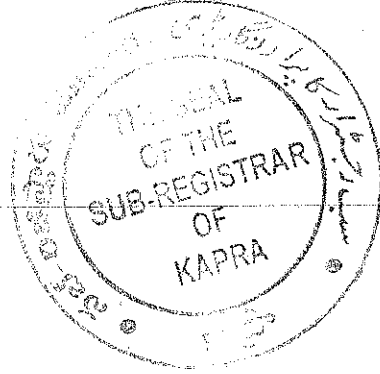




Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

1వ పుస్తకము 2011 వ సం॥ పు 2813
దస్తావేజు మొత్తము కారితముల సంఖ్య 15
ఈ కారితము వరుస సంఖ్య 10

సబ్ రిజిస్ట్రార్



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
DLRAP01044992006

VIJAYA KUMAR
SHANKARAIAH
2-7-29
PAN BAZAR

SECUNDRABAD

Signature
Issued on: 10-02-2005

Issuing Authority,
RTA-SECUNDRABAD

K0053195/06 Class Of Vehicle Validity
Non-Transport LMV,MCWG 18-12-2014
Transport
Hazardous Validity
Badge No.
Reference No. 202931983
Original LA RTA SECUNDRABAD
DOB 17-12-1964
Blood Gr.
Date of 1st Issue 13-09-1993



Family Members Details

S.No.	Name	Relation	Date of Birth	Age
1	Shiba	Wife	08/02/84	22

HOUSEHOLD CARD

Card No : PAP167881501086
F.P. Shop No : 815
Name of Head of Household : Mehta, Rahul
Father/Husband name : Bharat
Date of Birth : 04/12/1989
Age : 26
Occupation : Own Business
House No. : 2-3-577,404,UTTAM TOWERS
Street : MINISTER ROAD
Colony : D V COLONY
Ward : Ward 2
Circle : Circle VIII
District : Hyderabad

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

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E
भारत सरकार
GOVT OF INDIA
Signature

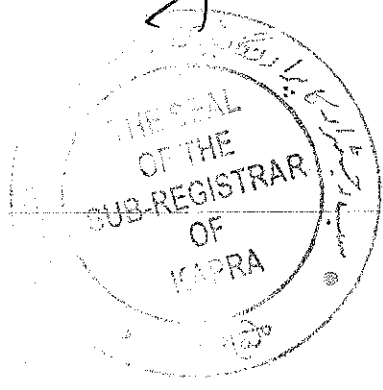
(Rs.) : 100,000
No. (1) : 45339/(Double)
No. (1) : Navratna Enterprises,IOC
No. (2) : /
No. (2) :

For ALPINE ESTATES
Partner

For ALPINE ESTATES
Partner

1వ పుస్తకము 2011 జనవరి వు. 2813
దస్తావేజు మొత్తము లాగితముల సంఖ్య 15
ఈ లాగితము వరుస నం. 11

సబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARASHURAM A KATEKAR
ANANT KESHAV KATEKAR

13/04/1952

Permanent Account Number

AEOPK0002N

Parashuram A. Katekar

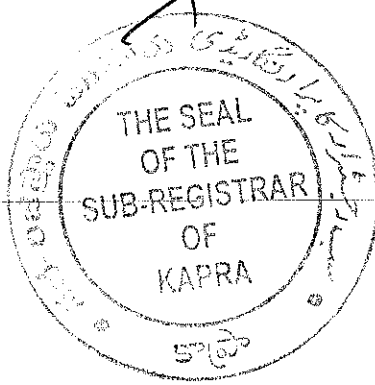
Signature



Handwritten signature

1వ వుస్తకము 2011 వ సం॥ వు 2813
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితముల పనుల సంఖ్య 12

సబ్-రజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHWITA KATEKAR
PARASHURAM ANANT KATEKAR

11/12/1985

Permanent Account Number
AVNPK0931C

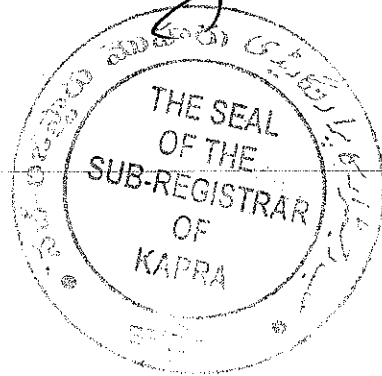
Ashwita
Signature



Ashwita

1వ పుస్తకము 2011 వ సం॥ పు 2813
దస్తావేజు మొత్తము కారితముల సంఖ్య 11
ఈ కారితము వరుస సంఖ్య 13


సబ్-రెజిస్ట్రార్


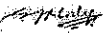


WITNESSES NO. 1

Customer Relations Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch. Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : 
Valid upto : 30 April 2009
Issuing Authority : 
Blood Group : O +ve
Address:
5-4-187/3&4, 11nd Floor,
M.G. Road, Secunderabad-500003.
Ph: 040-66335551, 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

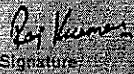
WITNESSES NO. 2

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
अनुप्राप्त कर लोकार्थ
आयकर सेवा इकाई, एन.डी.ए.
तीर्थी मण्डल, ट्रेड वर्ल्ड, ए.विंग, कामला मिल्स कंपाउंड
एस. बी. मार्ग, लोवर पैरल, मुंबई - 400 013.

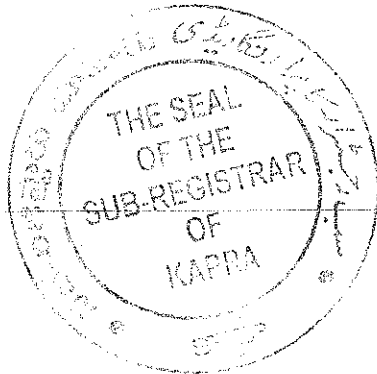
If this card is lost / someone's lost card is found
please inform / return to:

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


Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in


1వ పుస్తకము 2011 వ సం॥ పు 2013
దస్తావేజు మొత్తము కారితముల సంఖ్య 11
ఈ కారితము వరుస సంఖ్య 14

సచి-లక్ష్మణుడు





For ALPINE ESTATES

Partner

For ALPINE ESTATES

Partner

1వ పుస్తకము 2011 వ సం. ను 28/3

దస్తావేజు మొత్తము కారితముల సంఖ్య 15

ఈ కారితము వరకు సంఖ్య 15


సబ్-రజిస్ట్రారు

