

4232/12 DOCT No. 4167/12

भारतीय न्यायिक

सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



भारत INDIA
INDIA NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

GAT 883602

11868 18/4/12

K. GIRIBABU
LICENCED STATE VENDOR
LIC.No.15-00/1998
REN.No.16-02-08/2010
Sub-Bapunagar, Amberpet, Hyd-13.
Cell.No.9969259839

to K. Bharat S/O K Narsing Rao,

Whom self, others

SALE DEED

This Sale Deed is made and executed on this st 31 day of August 2012 at SRO, Vallabhnagar, Hyderabad by:

1. SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA, aged about 48 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. SHRI. K. GOPINATH, S/O. SHRI. K. BHASKAR aged about 23 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. SHRI. A. PURUSHOTHAM, S/O. SHRI. A. VITTAL, aged about 48 years, Occupation Business, Resident of H. No.1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
4. SHRI. A. SRINIVAS, S/O. SHRI. A. VITTAL, aged about 38 years, Occupation Business, Resident of H. No.1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
5. SHRI. BELIDE VENKATESH, S/O. SHRI. EASHWARAIAH, aged about 45 years, Occupation Business, Resident of H. No.1-3-2, Kisan Nagar, Bhongir, Nalgonda Dist.

Hereinafter jointly referred to as the "Vendors" and severally as Vendor No. 1, Vendor No. 2, Vendor No. 3 Vendor No. 4 and Vendor No. 5 respectively.

1. *K. Bharat*

2. *P. Gopinath*

3. *A. Purushotham*

4. *A. Srinivas*

5. *Belide Venkatesh*

10 వ పుస్తకము 2012 వ సం/తేదీ 17 34. కరణం
 పుస్తకము నెం. 4167
 6192 ఈ కు

ENDORSEMENT

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

I. Stamp Duty.

- 1. in the shape of stamp papers.....
- 2. in share or stamp duty 41 of U.S. Act, 1899.....
- 3. in the shape of stamp duty 41 of U.S. Act, 1899.....
- 4. adjustment of stamp duty under 18 of U.S. Act, 1899, if any

II. Transfer Duty

- 1. in the shape of stamp papers.....
- 2. in the shape of stamp duty.....

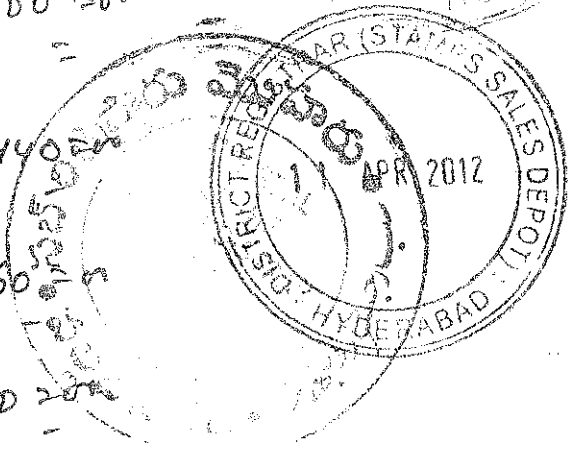
III. Register Duty

- 1. in the shape of stamp papers.....
- 2. in the shape of stamp duty.....

IV. User Charges.

- 1. in the shape of stamp papers.....
- 2. in the shape of stamp duty.....

100 రూ.
 68500 రూ.
 27440 రూ.
 6860 రూ.
 100 రూ.
 103000/-



2012 వ సం. సెప్టెంబర్ నెం. 04 వ తేదీ
 1934 వ సం. ఫిబ్రవరి మాసము. 13 వ తేదీ వరకు

1 మరియు 2 గల రుబిక పుస్తకములలో సేదీ రిజిస్ట్రార్
 కార్యాలయంలో శ్రీ క్రీమాణి K. Prabhakar Reddy
 రిజిస్ట్రార్ చట్టము 1908 లోని సెక్షన్ 92 బి ను అనుసరించి
 సున్నాంబలపల్లి పుస్తక గ్రామము కుంభాపూరి పేరమునందలి సహకార
 దాఖలు చేసి రుసుము రూ. 6860 రూ. చెల్లించినట్లు
 వాసి దాఖలును ఉపసాధించి
 పంపిణీ చేసినట్లు

Ashwin Gupta
 K. Prabhakar Reddy S/o. K. P. Reddy
 Service - o/a. 5-4-187/344, 2nd floor, Soham mansion,
 M.G. Road, Sec 6, through SPA for presentation of document
 vide SPA no. 55/8412/09, dt. 01.06.09 at JRO,
 Valeshnagar. R.R. Dist.

Ashwin Gupta, S/o. Manmohan Lal Gupta,
 o/c: Service, R/o. # L-54, AWHO Veda Vihar Near RTC
 colony, Ginnamagan, Secunderabad - 501501.

M. Mahender S/o. Late M. Mallesh. Service
 R/o. # 28-77, Yadav Basti, Neredmet, Hyderabad.

A. Kishore S/o. A. Narayana, o/c: PNB Employee
 R/o. 80-32-5/6, A V A Road, Rajmundry - 533103.

2012 వ సం. సెప్టెంబర్ నెం. 04 వ తేదీ
 1934 వ సం. ఫిబ్రవరి మాసము. 13 వ తేదీ
B. Bhagavantha Rao
 సర్-రిజిస్ట్రారు
 వల్లభనగర్



AND

M/s. GREENWOOD 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/ Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 42 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 years, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, being represented by:

Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 48 years, Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 23 years, Shri. A. Purushotham, S/o. Shri. A. Vittal, aged about 48 years, Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 38 years and Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 45 years, who are the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4102/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owner".

IN FAVOUR OF

Mr. ASHWIN GUPTA, SON OF Mr. MANMOHAN LAL GUPTA, aged about 47 years, Occupation: Service, residing at # L-54, AWIIO Ved Vihar, Near RTC Colony, Tirumalgiri, Secunderabad - 500 015., hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

The expression Vendors, Owners and Buyer shall mean and include his/her/their heirs, successors, legal representatives, executors, nominees, assignees etc.

WHEREAS:

- A. The Vendors were the absolute owners, possessors and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, admeasuring Ac. 3-05 Gts. by virtue of registered sale deed dated 5.01.2007, bearing document no. 63/2007 duly registered at the office of the Sub-Registrar, Vallabh Nagar, R. R. District (hereinafter this land is referred to as the Vendors Land).
- B. The Owner is the absolute owner, possessor and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, admeasuring Ac. 3-00 Gts. by virtue of registered sale deed dated 8.2.2007, bearing doc. No. 741/2007 and, Sale Deed dated 5.01.2007 bearing document no. 64/2007 duly registered at the office of the Sub-Registrar, Vallabh Nagar, R. R. District (hereinafter this land is referred to as the Owners Land).

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1వ పుస్తకము 2012 సం/శా.శ.19 34 వ సంపు
 దస్తావేజు నెం. 4167 మొత్తము లాగితముల సంఖ్య
 (19) ఈ లాగితము మొత్తం సంఖ్య (22)

ENDORSEMENT U/S 41 & 42 OF I.S. ACT

No. 4167/12 Date 4/9/12

I hereby Certify that the deficit Stamp duty
68500/- (Rs. Sixty Eight Thousand
Five Hundred only)

has been levied in respect of the movement from
 Executant of this doct on the asis of agrased
 Market Value of Rs. 1372000/-
 been higher than the consideration.

Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

ENDORSEMENT

Certified tha the following amounts have been paid in respect of this documents

No.	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Challan U/s 41 of I.S. Act	Cash	Stamp duty U/s 16 of I.S. Act	Bank/ Pay Order	
1	Stamp Duty	100	68500	D.O.no.	171626	68600/-	
2	Transfer Duty	-	27440	Date	14/8/12	27440/-	
3	Registration Fee	-	6860	HDFC Bank		6860/-	
4	Use of Stamp	-	100	Secondary school		100/-	
	Total	100	102900			1,03,000/-	

Collector & Sub-Registrar
 వల్లభనగరం

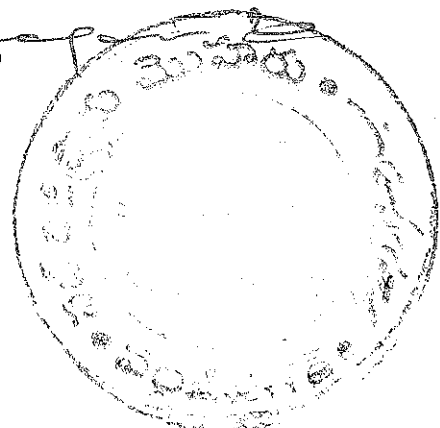
1వ పుస్తకము 2012 సం/ శాశ 1934 వ సంపు

4167 నెంబరుగా గుర్తింపు నెంబరు 1508 నిమిత్తం

నిమిత్తం గుర్తింపు నెంబరు 1508 - 4167 2012.

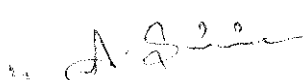
తేది 4/9/12.

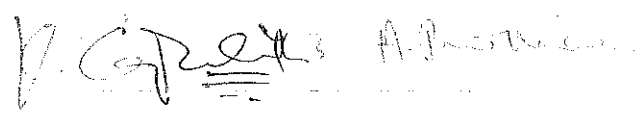
Collector & Sub-Registrar
 వల్లభనగరం



- C. The Owner has purchased a portion of the land admeasuring about Ac. 1-00 Gts., from its previous owner Shri. Bhasker K. Bhatt vide doc no. 741/2007 referred to above. Shri. Bhasker K Bhatt became the owner of the said Ac. 1-00 Gts., of land in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District by virtue of registered sale dccc dated 5.01.2007 bearing document no. 62/2007 and duly registered at the office of the Sub-Registrar, Vallabh Nagar, R. R. District.
- D. The Vendors Land along with the Owners Land totally admeasuring Ac. 6-05 Gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District is hereinafter the referred to as the SCHEDULED LAND and is more particularly described at the foot of the document.
- E. The Vendor and the Owners have purchased the SCHEDULED LAND for a consideration from its previous owners and pattedars namely:
- Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
 - Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
 - Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
 - Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy
- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no. 4100/07, dated 13.09.2007.
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Vendor shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq yds of undivided share of land in the SCHEDULED LAND. The Owner shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,749 sq yds of undivided share of land in the SCHEDULED LAND.
- I. The Owner has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.



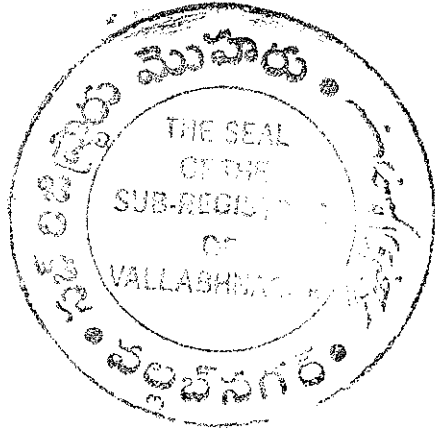






1వ సుస్థికము 2012 సం/రా.శ.19 34 వ.నం.పు
తస్తావేటి సెం. 61167 వెంకట్రామ తారితముల సంఖ్య
619) ఈ తారితము వరుసనం. 3)

2
స. అ. శ్రీనివాసులు



- K. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 404 on the fourth floor, in block no. 'A' having a super built-up area of 1665 sft., (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with undivided share in the scheduled land to the extent of 89.18 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft. in the building known as Greenwood Residency and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refcreed various agreements.
- M. 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 GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. 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.13,72,000/-(Rupees Thirteen Lakhs Seventy Two Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this deeds so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has no share in the sale consideration agreed herein.

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, semi-deluxe apartment bearing flat no. 404 on the fourth floor, in block no. 'A', having a super built-up area of 1665 sft., (i.e., 1332 sft. of built-up area & 333 sft. of common area) in building known as Greenwood Residency together with:
 - a) An undivided share in the Schedule Land to the extent of 89.18 Sq. yds.
 - b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.

Situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206, Kowkur Village, Malkajgiri 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. 13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only) issued by Punjab National Bank, . Retail Asset Brach, Bank Street, Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner

K. B. Khan

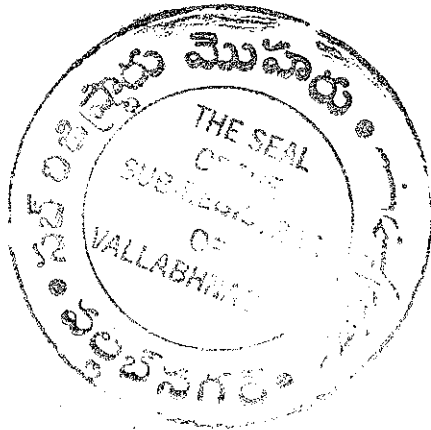
K. G. Reddy

A. S. Khan

N. S. Reddy

1వ పుస్తకము 2012 నెం/కా.నం 34 తుది
దస్తవేజు నెం. 4167 మొదలము కావలయును అన్ని
(19) ఈ కాగితము వాడుక కోసం (4)

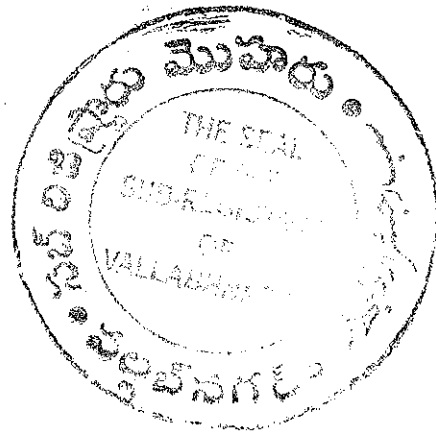
2



- i. Rs.4,25,000/- (Rupees Four Lakhs Twenty Five Thousand Only) paid by way of cheque no.032190, dated 26.09.2012 issued by Punjab National Bank, Retail Asset Brach, Bank Street, Hyderabad.
 - ii. Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) paid by way of Banker's cheque no. FCL 331118, dated 31.08.2012 issued by Punjab National Bank, Retail Asset Brach, Bank Street, Hyderabad.
 - iii. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.272809, dated 16.08.2010, drawn on ICICI Bank, Secunderabad.
 - iv. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.301428, dated 10.09.2011, drawn on ICICI Bank, Secunderabad.
 - v. Rs.1,97,000/- (Rupees one Lakh Ninety Seven thousand Only) (Part Payment) Paid by way of cheque No. 465125, Dt. 26.04.12, drawn ICICI BANK, Secbad.
2. The Vendor hereby covenant 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 covenant 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 this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
 6. The Vendor hereby covenant 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 covenant that the Vendor have 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.

1వ పుస్తకము 2012 సం/తా.శ.19 క్రైస్తవ వ.సం.షి
దస్తావేజు నెం. 4167. సాక్షుల అధికముల సంఖ్య
(19) ఈ అధికముల సంఖ్య (5)

3




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 Greenwood Residency 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 GREENWOOD RESIDENCY.
 - b) That the Buyer has examined the title deeds, plans, permissions and other documents and the Buyer shall not hereafter, raise any objection on this account
 - c) The construction and fixtures and fittings fitted and installed in the schedule apartment, the buyer is fully satisfied and the Buyer shall not hereafter, raise any objections.
 - d) That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY 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.
 - e) 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 GREENWOOD RESIDENCY, 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.
 - f) 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.

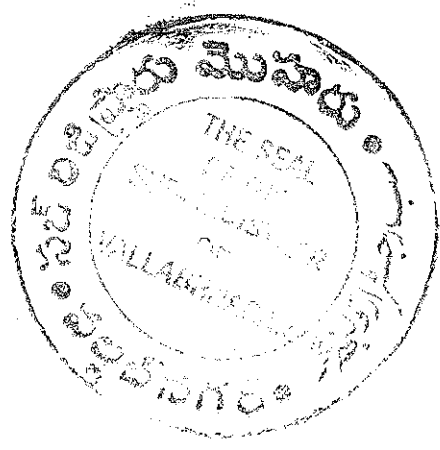
1. R. Bhar

A. Srin

2. J. C. ... A. ...
3. ...

1వ పుస్తకము 2012 నెం/నా.శ.19 క్రి. పనం.పు
దస్తావేజు నెం. 6167 మొక్కము కారితముల సంఖ్య
619 ఈ కారితము వదుల సంఖ్య (6)


చేరించువారు



- g) 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.
- h) That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- i) 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.
- j) 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; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs.1,02,900/- is paid by way of pay order no.171626, dated 14.08.2012 and VAT an amount of Rs. 39,675/- paid by way of pay order no. 171649, dated 14.08.2012, both are drawn on HDFC, S. D. Road, Secunderabad..

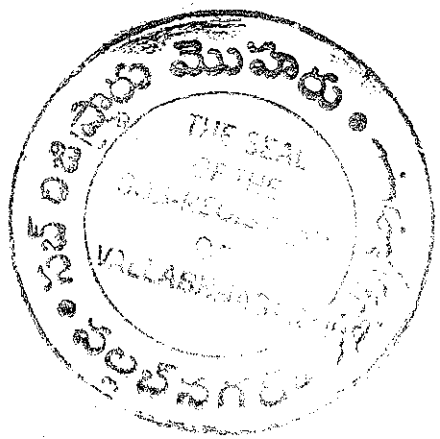
1 *K. Bhar*

2 *V. G. Prabhakar AP*

4 *A. Srinivas*

5 *B. Srinivas*

1వ ప్రాజెక్టు 2012 సె/తా.క.19 34 వసం.చి
దస్తావేజి నెం. 4167 మొట్టమొదటి తరగతి మూల సంఖ్య
619 తరగతి తరగతి మూల సంఖ్య (7)
సచి-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac. 6-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, under S.R.O. Vallab Nagar and bounded as under:

North By	Land in Sy. No. 202
South By	Village boundary of Yapral
East By	Land in Sy. No. 202
West By	Land in Sy. No. 207 & 212

SCHEDULE 'B'


SCHEDULE OF APARTMENT

All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 404 on the fourth floor, in block no. 'A' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and reserved parking space for single car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri 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
East By	7' 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:

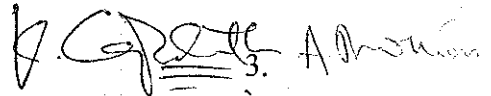
WITNESSES:


1. 

2. 

1. 

4. 

2.  A. D. ...

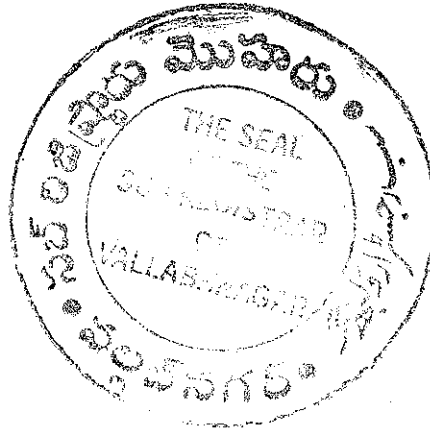
5. 

(VENDOR)


BUYER

1వ ప్రకటన 2012 స/క.శ.19 మే వనంబు
దస్తావేజు నం: 61162 మొట్టమొదటి తాగితముల సంఖ్య
6193 ఈ తాగితము తరుస సంఖ్య (8)

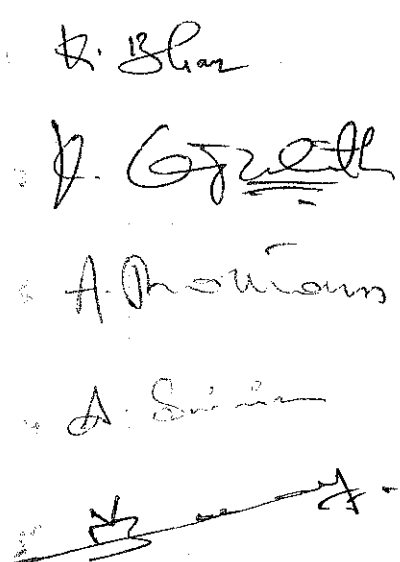
సహ-రజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no.404 on the fourth floor, in block no. 'A' of "Greenwood Residency", Residential Localities, forming part of Sy. No. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri 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 : 89.18 sq. yds., U/S Out of Ac. 6-05 Gts..
4. **Built up area Particulars:**
- a) In the Stilt / Ground Floor : 100 sft. Parking space for single car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : 1665 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. 13,72,000/-

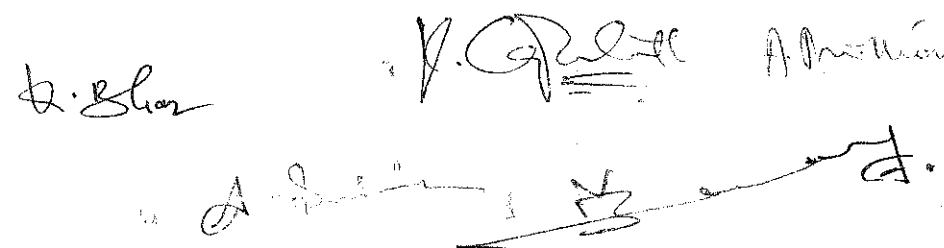
Date: 31.08.2012

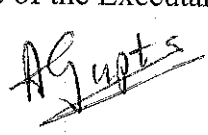

Signature of the Executants

C E R T I F I C A T E

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

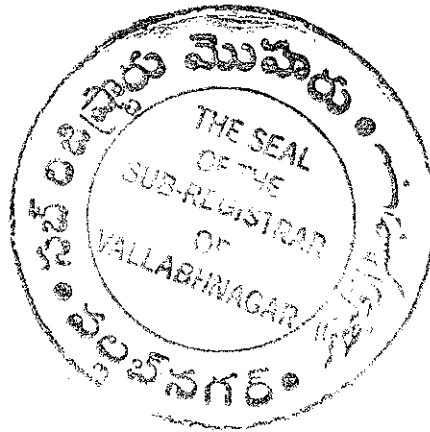
Date: 31.08.2012


Signature of the Executants



15 వ పుస్తకము 2012 నం/వా.క.19 3L... పానంపు
దస్తావేజి నం. 4167 పుస్తకము అధికముల సంఖ్య
(19) ఈ కాగితము వరుస సంఖ్య 9

సకలజస్థారు



REGISTRATION PLAN SHOWING

FLAT NO. 404 IN BLOCK NO. 'A' ON FOURTH FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

IN SURVEY NOS. 202, 203, 204, 205 & 206

Situated at

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR: MR. KARNATI BHASKAR, SON OF MR. K. NARSIMHA AND OTHERS

BUYER: MR. ASHWIN GUPTA, SON OF MR. MANMOHAN LAL GUPTA

REFERENCE:

SCALE:

INCL:

EXCL:

AREA: 89.18

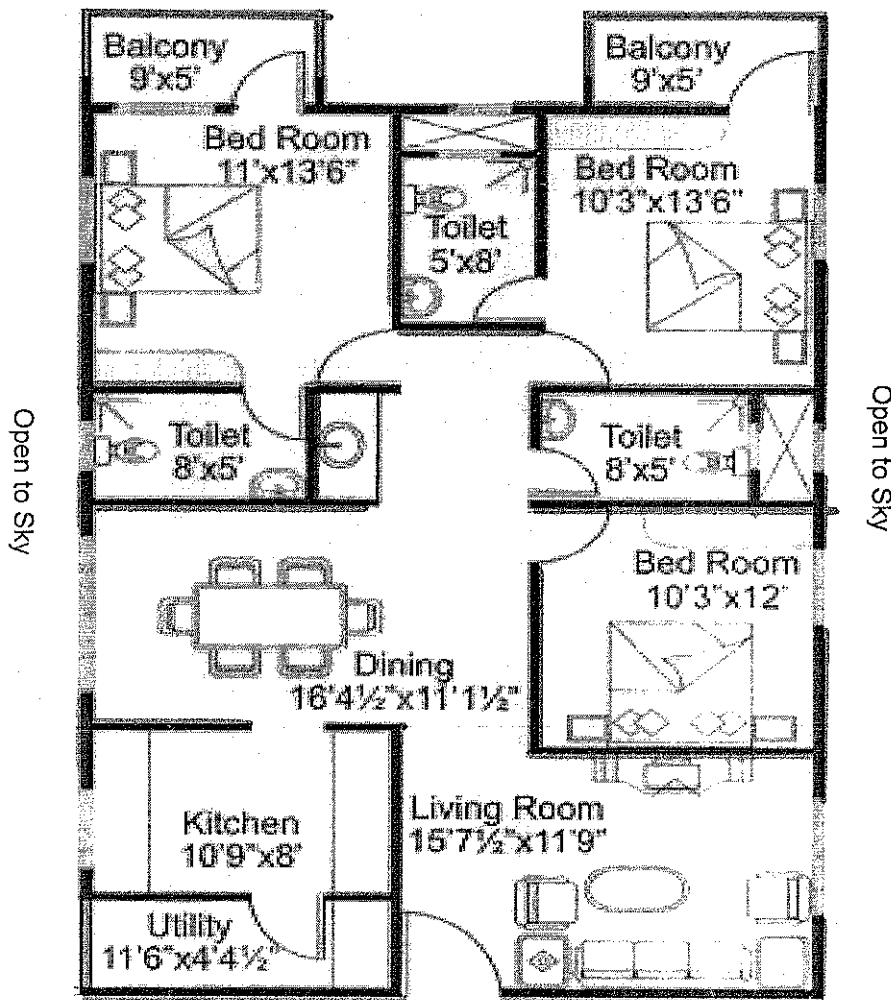
SQ. YDS. OR

SQ. MTRS.



U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1665 Sft.

Open to Sky



7' wide corridor


1. K. Bhar
2. V. Gupta
3. A. Mohan
4. A. Gupta

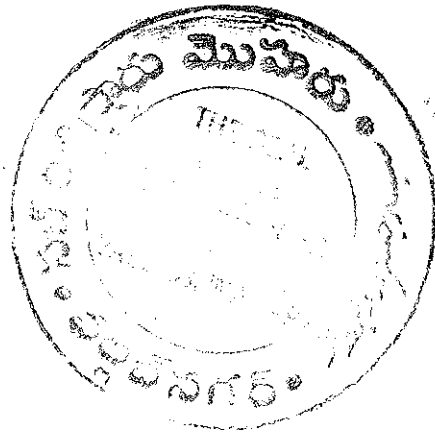
WITNESSES:

- 1.
- 2.

SIG. OF THE VENDOR

SIG. OF THE BUYER

1వ ప్రకటన 2012 సం/క.క.19 34 వసూలు
దస్తావేజ్ నం. 6167 మొత్తము కారితముల సంఖ్య
6193 ఈ కారితము పుస్తక సంఖ్య (10) 
సబ్-రిజిస్ట్రారు





1. D. Bhar

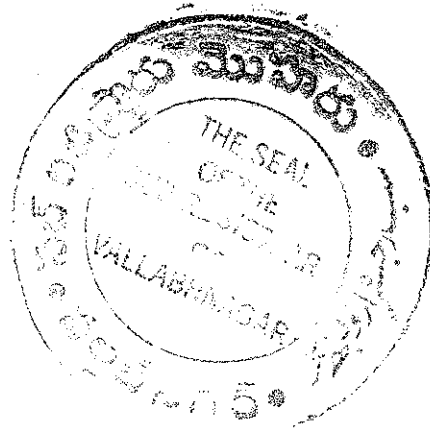
D. Capelle

A. Moulas

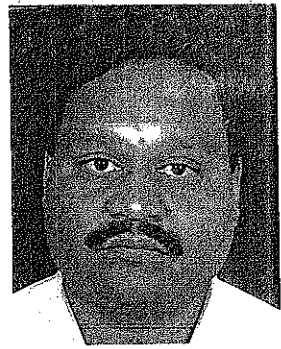
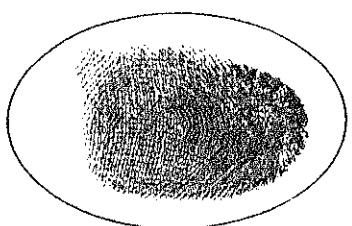
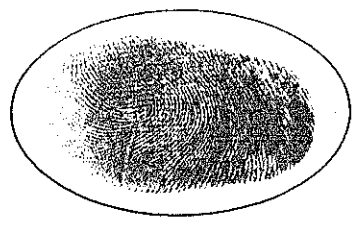

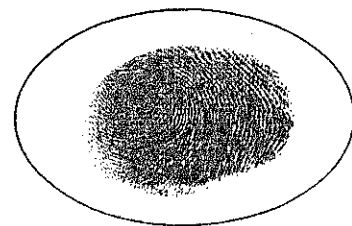

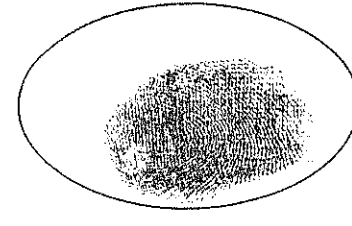

[Signature]

19 వ పుస్తకము 2012 సం/త.శ.19 కె.ఎ. వ.నం.పు
దస్తావేజు నెం. 4/62 మొట్టమొదటి భాగములను సందర్శించి
192 ఈ భాగములను పంపించు సందర్భము (11)

స.వి.సి.సి.సి.



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

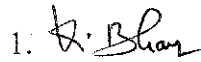
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: 1. SHRI. KARNATI BHASKAR S/O. SHRI. K. NARSIMHA R/O. H. NO. 2-44/1 SAI NAGAR CHAITANYAPURI DILSHUKNAGAR HYDERABAD.
			2. SHRI. K. GOPINATH S/O. SHRI. K. BHASKAR R/O. H. NO. 2-44/1 SAI NAGAR CHAITANYAPURI DILSHUKNAGAR HYDERABAD.
			3. SHRI. A. PURUSHOTHAM S/O. SHRI. A. VITTAL R/O. H. NO. 1-3-1/C/1 FLAT NO. 101, 1 ST FLOOR JAYAMANSION, KAVADIGUDA HYDERABAD.
			4. SHRI. A. SRINIVAS S/O. SHRI. A. VITTAL R/O. H. NO. 1-3-1/C/1 FLAT NO. 101, 1 ST FLOOR JAYAMANSION, AVADIGUDA HYDERABAD

SIGNATURE OF WITNESSES:

1.

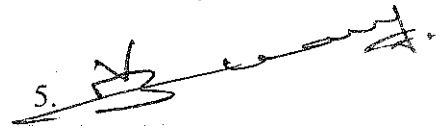
2.



1. 

2. 

4. 

5. 

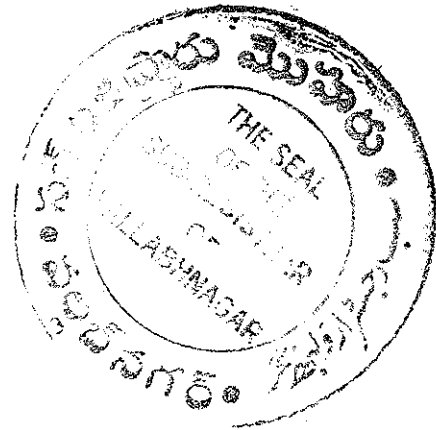
SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

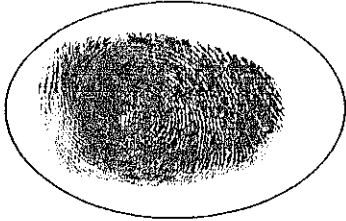
1వ పుస్తకము 2012 సం/కా.శ.1923 వనాప
దస్తావేజు నెం. 4167 మూర్తము లాసీతముల సంఖ్య
6198 కి కారితము బయట సంఖ్య (12)

సబ్-కలెక్టరు

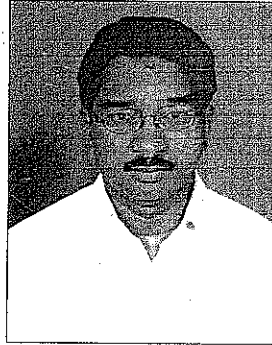
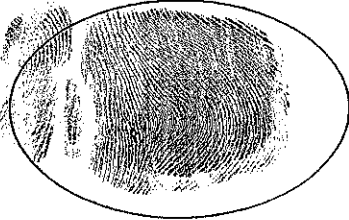


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
---------------	---	---	---



5. SHRI. BELIDE VENKATESH
S/O. SHRI. EASHWARAIAH
R/O. H. NO. 1-3-2/C/1
KISAN NAGAR
BHONGIR
NALGONDA DIST.



SPA FOR PRESENTING DOCUMENTS
VIDE SPA NO. 55/BK-IV/ 2009, Dt. 01.06.2009:

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



BUYER:
MR. ASHWIN GUPTA
S/O. MR. MANMOHAN LAL GUPTA
R/O. # L-54, AWHO VED VIHAR
NEAR RTC COLONY
TIRUMALGIRI
SECUNDERABAD - 500 015

SIGNATURE OF WITNESSES:

1.

2.

1.

2.

4.

5.

SIGNATURE OF EXECUTANTS

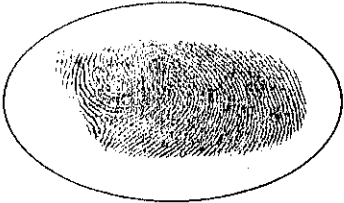
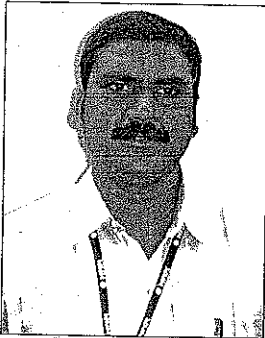
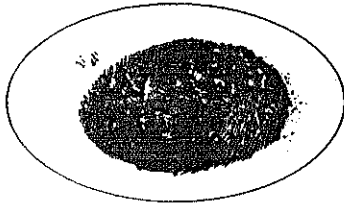
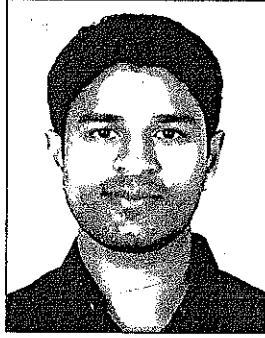
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2012 సం/కె.శ.19 34 వయస్సు
దస్తావేజు సం. 4467 మొదలు కారితముల సంఖ్య
699 తో కారితము వరుస సంఖ్య 913


సబ్-రిజిస్ట్రారు



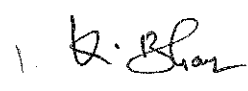
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

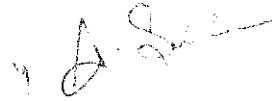
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>WITNESSES:</p> <p>1. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. # 28-77 YADAV BASTI, NEREDMET HYDERABAD.</p>
			<p>2. MR. A. KISHORE S/O. MR. A. NARAYANA R/O. # 80-32-5/6, AVA ROAD, RAGHAMUNDRY A.P. - 533103.</p>

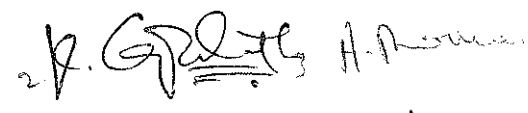
SIGNATURE OF WITNESSES:

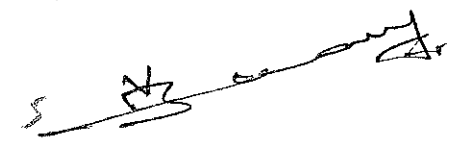
1. 

2. 

1. 

2. 

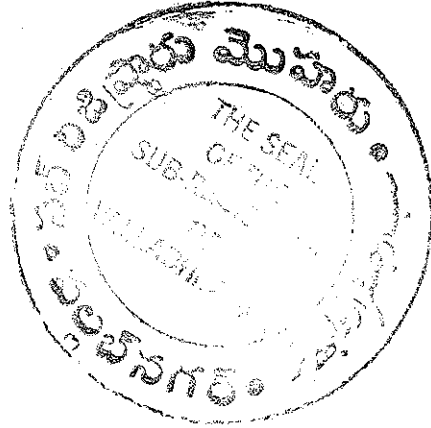
27. 



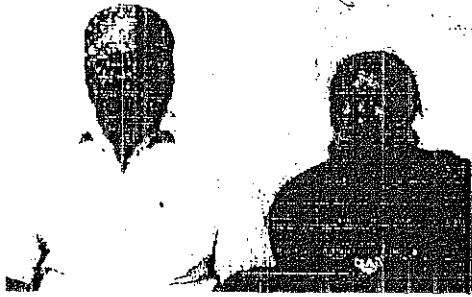


1వ విస్తరణ 2012 నం/క.స.19 వ.సం.1
దస్తావేజు నెం. 6162 మొత్తము కాగితముల సంఖ్య
619 ఈ కాగితము పడున సంఖ్య 619

సహ-రక్షణార్థం



VENDOR:




Family Members Details

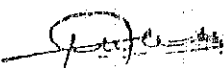
S.No	Name	Relation	Date of Birth	Age
2	Vasantha	Wife	22/08/69	36
3	Vcena	Daughter	10/01/87	18
4	Gopinath	Son	31/01/89	16
5	Naveen	Son	27/06/92	13



[Signature]
 05/08/2005 *[Signature]*
 వ్యవసాయ సహకార/కేంద్రము
 ఉత్తరము తో 25.05.1. / 2.25.1.

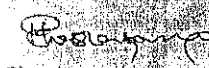
HOUSEHOLD CARD


Card No. : PAP1682141D0155
 F.P Shop No. : 197
 పేరు : కర్నాజి భాస్కర్
 Name of Head of Household : Karnaji, Bhaskar
 తండ్రి/భర్త పేరు : నర్సిమహ
 Father/ Husband Name : Nursimha
 పుట్టిన తేదీ/Date of Birth : 09/03/1965
 వయస్సు/Age : 40
 వృత్తి/Occupation : Own Business
 ఇంటి.నెం./House No. : 2-44/1, F- 103
 వీధి /Street : Chaitanyapuri
 Colony : Sai Nagar
 Ward No. : 4-4/ Ward-4
 Municipality : / Gaddianaram
 జిల్లా /District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 125,000
 LPG Consumer No. : 18625(Double)
 LPG Dealer Name : Sanatha Shiva Shak , HPC



Address / చిరునామా :
 1-3-2
 Bhuvanagiri
 Bhuvanagiri
 1-3-2
 భువనగిరి
 భువనగిరి

 Election Registration Officer
 లోక్ సభా నియోజకవర్గం
 Bhuvanagiri
 భువనగిరి
 Assembly Constituency
 భువనగిరి నియోజకవర్గం
 Place / స్థలం : Bhoganigala
 Date / తేదీ : 15.12.1985
 This card may be used as an Identity Card under different Government Schemes.
 ఈ కార్డును వేరే వేరే ప్రభుత్వ కార్యక్రమాలలో ఉపయోగించుటకు వాడవచ్చు.
 MPIC No: 23/16/01/021/00874.02

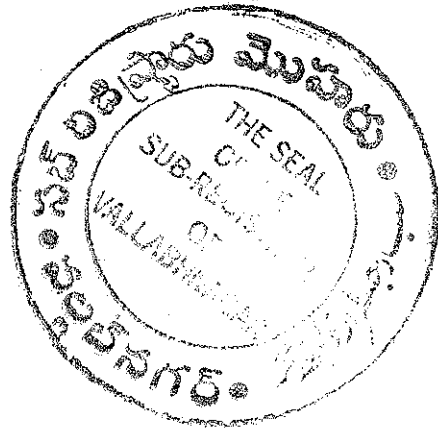
Election Commission Of India
 భారత ఎన్నికల సంఘము
 (IDENTITY CARD)
 గుర్తింపు కార్డు
 AP/41/292/180497


 2
 Deator's Name : B. Venkateswari
 తండ్రి పేరు : చి. వెంకటేశ్వర్లు
 Father's/Mother's
 husband's Name : eeswaralah
 తండ్రి/భర్త పేరు : చి. వెంకటేశ్వర్లు
 Issued on : 11.11.1981

आयकर विभाग
 INCOME TAX DEPARTMENT
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSP8104E

 Signature

भारत सरकार
 GOVT OF INDIA

 8062008

1వ పుస్తకము 2012 సం/శ.4.19 ఎ.ప. వ.సం.వి
దస్తావేజు నెం. 61167 మొదటము కాగితముల సంఖ్య
(19) ఈ కాగితము పుస్తక సంఖ్య (19)


సచివరాయ



VENDOR


HOUSEHOLD CARD


Name of Head of Household : Addagatla Srinivas
 తండ్రి/భర్త పేరు : విత్తల్

Father/ Husband name : Vittal
 పుట్టిన తేదీ/Date of Birth : 16/02/1972
 వయస్సు/Age : 34
 వృత్తి /Occupation : Own Business

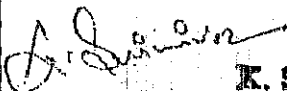
అండ్.నెం./House No. : 1-3-1/C/1,JAYAMANSION
 వీధి /Street : KAVADIGUDA
 Colony : MAINROAD
 Ward : వార్డ్ 1
 Circle : వర్క్ 8
 Circle VIII
 జిల్లా /District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 150,000
 LPG Consumer No. (1) : 39979/(Double)
 LPG Dealer Name (1) : Apscco Corpn Ltd,IOC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) :




Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Uma Rani	Wife	29/06/75	31
3	Pranitha	Daughter	27/10/98	8
4	Varun	Son	29/04/02	4
5	Vittal	Father	18/11/39	67


K. SUDARSHAN REDDY
 DT (E) OFFICE, Circle VIII, Hyd
 U/c DPL No. 122


HOUSEHOLD CARD


Name of Head of Household : Achaganis Purushotham
 తండ్రి/భర్త పేరు : విత్తల్

Father/ Husband name : Vittal
 పుట్టిన తేదీ/Date of Birth : 22/09/1964
 వయస్సు/Age : 42
 వృత్తి /Occupation : Own Business

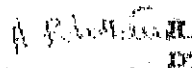
అండ్.నెం./House No. : 1-3-1/C/1
 వీధి /Street : KAVADIGUDA
 Colony : MAIN ROAD
 Ward : వార్డ్ 1
 Circle : వర్క్ 8
 Circle VIII
 జిల్లా /District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 350,000
 LPG Consumer No. (1) : 40157/(Double)
 LPG Dealer Name (1) : Apscco Corpn Ltd,IOC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) :





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Padma	Wife	23/06/68	38
3	Pranjwala	Daughter	27/09/88	18
4	Varshi Krishna	Son	16/10/91	15
5	Vittal	Father	18/11/39	67


K. SUDARSHAN REDDY
 DT (E) OFFICE, Circle VIII, Hyd
 U/c DPL No. 122

1^వ ప్రకటన 2012 సే/తా.శ.19 34 వ సం. పు
దస్తావేజ్ నెం. 6167 మొత్తము తాగితముల సంఖ్య
(17) ఈ తాగితము పరుస సంఖ్య (16)


సబ్-రిజిస్ట్రారు

