

ORIGINAL

7/5, 30/6

30. 2819 *Soham Modi and another reply shareholder*
దస్తావేజులు మరియు రుసుముల రశీదు
శ్రీమతి / శ్రీ *K. p. abhikar Reddy*

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

F

దస్తావేజు స్వభావము	<i>Sale</i>			
దస్తావేజు విలువ	<i>3003000</i>			
స్టాంపు విలువ రూ.	<i>100/-</i>			
దస్తావేజు నెంబరు	<i>2402/14</i>			
రిజిస్ట్రేషన్ రుసుము	<i>15015</i>	RETURNED <i>vide D.D no 176446 dt 30/6/14</i> <i>vnt No 37538/329629 dt 20/5/14</i>		
లోటు స్టాంపు(D.S.D.)	<i>120020</i>			
GHMC (T.D.)	<i>45045</i>			
యూజర్ ఛార్జీలు	<i>1004</i>			
అదనపు షీట్లు	<i>10 camo</i>			
5 x	<i>/</i>			
మొత్తం	<i>180180 + 10 = 180190</i>			

(అక్షరాల *Rupies one lakh eighty thousand* and *hundred only*)

తేది *30/6/14*

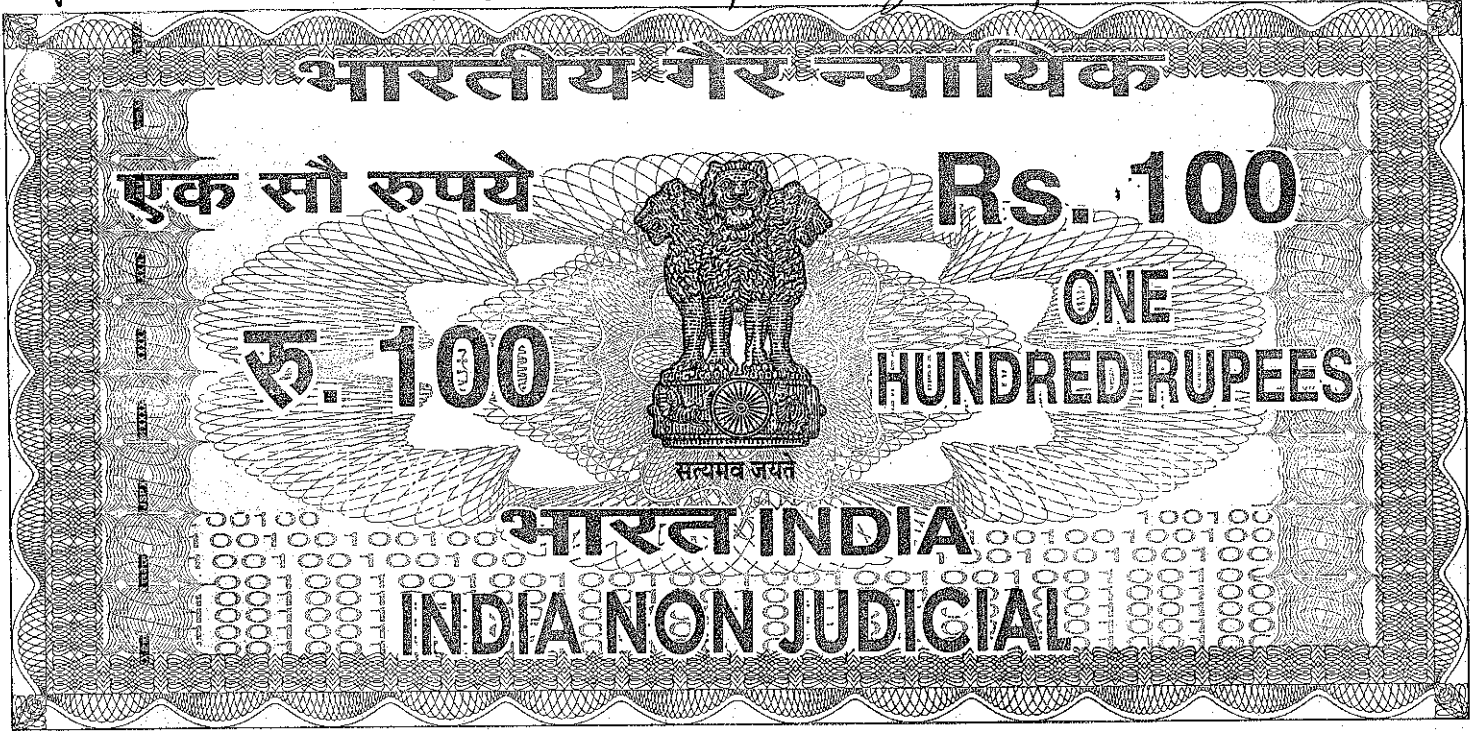
వాపసు తేది _____

రూపాయలు మాత్రమే)
[Signature]
సహకార కార్యదర్శి
పల్లభింగం

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

2464

Doc No: 2408 of 2014



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BE 030474

S.No. 3575 Date:07-05-2014

T. Sudhakar
T.SUDHAKAR

Sold to: RAMESH

LICENSED STAMP VENDOR
LIC.No.15-01-007/2007
REN.No.15-01-022/2013,
LIG-60,A.P.H.B.Colony,
Chevella, R.R.District.

S/o.: NARSING RAO

For Whom: GREENWOOD ESTATES

SALE DEED

This Sale Deed is made and executed on this 30th day of June 2014 at SRO, Vallabhnagar, Hyderabad by:

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 44 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad and Smt. K. Sridevi, Wife of Shri. K. V. S. Reddy, aged about 34 years, Occupation: Business, resident of Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, hereinafter called the "Vendor".

AND

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, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 45 years, Occupation Business, resident of H. No. 1-3-2/C/1, Kisan Nagar, Bhongir, Nalgonda Dist.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 44 years, and Smt. K. Sridevi, Wife of Shri. K. V. S. Reddy, aged about 34 years, the Managing Partners / Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owners".





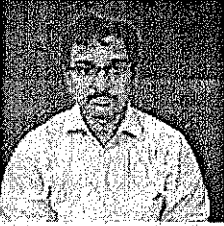
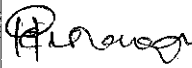
[Signature]
For Greenwood Estates

[Signature]
Seddy







Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15015/- paid between the hours of 12 and 1 on the 30th day of JUN, 2014 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

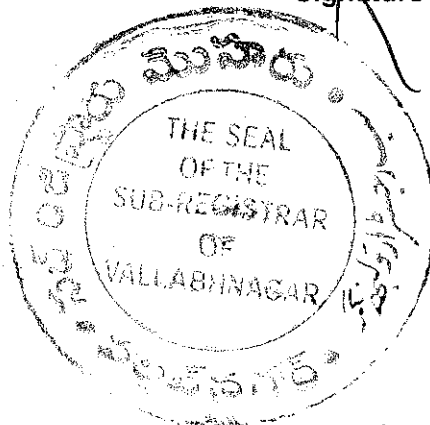
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SHRIPAD KULKARNI; [1508-1-2014-2464]	SHRIPAD KULKARNI S/O. DILIPRAO KULKARNI GUNVANT, RAMAKRISHNA NAGAR, BASMAT ROAD, PARBHANI, MAHARASTRA-431401	
2	EX		 IV/2008, DT19/01/20 [1508-1-2014-2464]	ALL ARE REP BY K.PRABHAKAR REDDY VIDE SPA NO. 8/BK- IV/2008, DT19/01/2008 S/O. K.PADMA REDDY H.NO.5-4-187/3,4,2 FLOOR,, SOHAM MANSION, M.G. ROAD, SEC- BAD-500003	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 DILIP GUNVANT RAO [1508-1-2014-2464]	DILIP GUNVANT RAO KULKARNI GUNVANT RAM KRISHNA NAGAR, BASMAT ROAD, PARBHANI, MAHARA STRA-401	
2		 ANIL BHAGWAN RAO [1508-1-2014-2464]	ANIL BHAGWAN RAO ASHTUKAR H.NO.4-407-168, JYOTI NAGAR, GURUJAN HOUSING SOCIETY, AURANGABAD	

30th day of June, 2014

Signature of Joint SubRegistrar15
Vallabh Nagar



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BK - 1, CS No 2464/2014 & Doct No 2408/2014. Sheet 1 of 12 Joint SubRegistrar15 Vallabh Nagar



IN FAVOUR OF

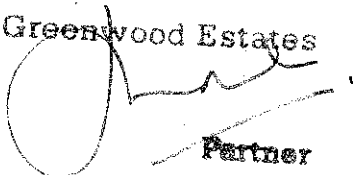
Mr. Shripad Kulkarni, Son of Mr. Diliprao Kulkarni, aged about 25 years, Occupation: Service, residing at Gunvant, Ramakrishna Nagar, Basmat Road, Parbhani, Maharashtra - 431401., hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, 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 Vendor 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 8.02.2007, bearing document no.741/2007 and, Sale Deed dated 5.01.2007 bearing document no.64/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- B. The Vendor has purchased a portion of the land admeasuring about Ac.1-00 Gts., from its previous owner Shri. Bhaker 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 deed dated 5.01.2007 bearing document no.62/2007 and duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- C. The Owners 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, Vallab 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:
- a. Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
 - b. Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
 - c. Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
 - d. 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.

For Greenwood Estates


Partner

For Greenwood Estates


Partner

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		120020	120120
Transfer Duty	NA	0	0		45045	45045
Reg. Fee	NA	0	0		15015	15015
User Charges	NA	0	10		100	110
Total	100	0	10		180180	180290

Rs. 165065/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15015/- towards Registration Fees on the chargeable value of Rs. 3003000/- was paid by the party through DD No ,176446 dated ,30-JUN-14 of ,HDFC BANK/SEC-BAD

Date

30th day of June,2014

Signature of Registering Officer

Vallabh Nagar

Certificate of Registration

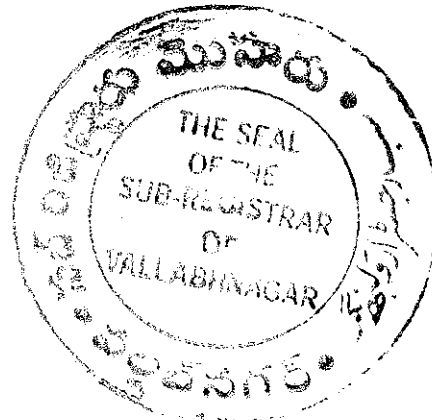
Registered as document no. 2408 of 2014 of Book-1 and assigned the identification number 1 - 1508 - 2408 - 2014 for Scanning on 30-JUN-14 .

Registering Officer

Vallabh Nagar

(R.Subramanyam)

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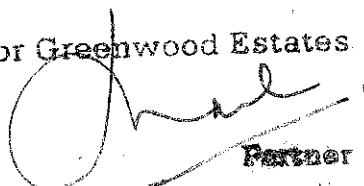


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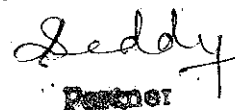


- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq. yds of undivided share of land in the SCHEDULED LAND. The Vendor 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 Vendor 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'.
- K. The Buyer is desirous of purchasing a deluxe apartment bearing flat no.229 on the second floor, in block no. 'A' admeasuring 1230 sft., of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and reserved parking space for single car on the stilt floor, admeasuring about 100 sft., in the proposed group housing scheme known as Greenwood Residency and has approached the Vendor. Such apartment hereinafter is 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 refereed 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.30,03,000/- (Rupees Thirty Lakhs Three 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 agreement 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.

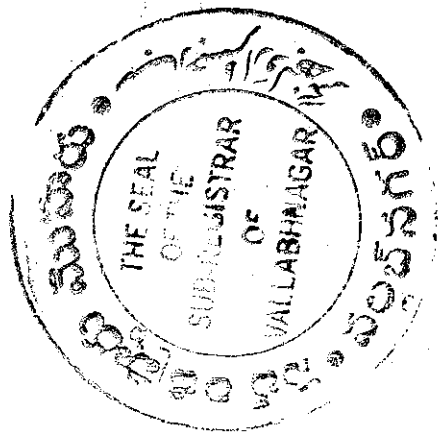
For Greenwood Estates


Partner

For Greenwood Estates


Partner

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2408/2014. Sheet 3 of 12 Joint SubRegistrar15
Vallabh Nagar



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.229 on the second floor, in block no. 'A', having a super built-up area of 1230 sft.,(i.e., 984 sft. of built-up area & 246 sft. of common area) in building known as Greenwood Residency together with:

- a) An undivided share in the Schedule Land to the extent of 65.88 sq. yds.
- b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.

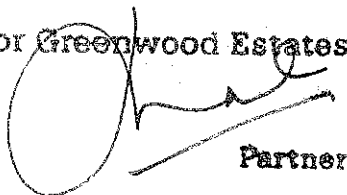
situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.30,03,000/- (Rupees Thirty Lakhs Three Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.25,00,000/-(Rupees Twenty Five Lakhs Only) paid by way of cheque no.416524, dated 28.06.2014 drawn on State Bank of India, Patny Branch, Secunderabad, issued by RACPC-1, Hyderabad.
- ii. Rs.4,78,000/-(Rupees Four Lakhs Seventy Eight Thousand Only) paid by way of cheque no.765242, dated 10.04.2014 drawn State Bank of India, Parbhani
- iii. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cash

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.

For Greenwood Estates



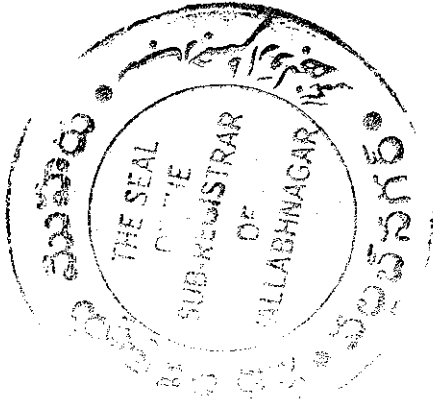
Partner

For Greenwood Estates



Partner

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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.
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:-
 - i. 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.
 - ii. 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.
 - iii. 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.

For Greenwood Estates



Partner

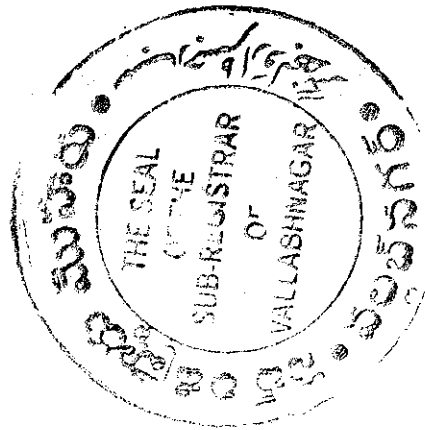
For Greenwood Estates



Partner

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Vallabh Nagar



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- iv. 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.
- v. 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.
- vi. 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.
- vii. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- viii. 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.
- ix. 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.

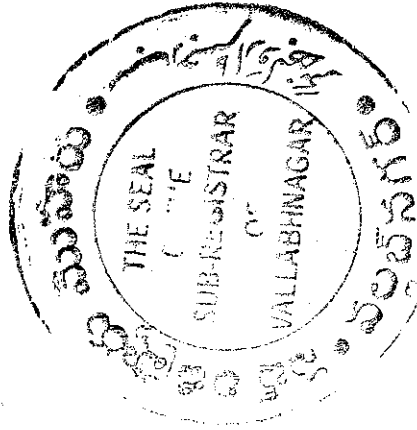
For Greenwood Estates


Partner

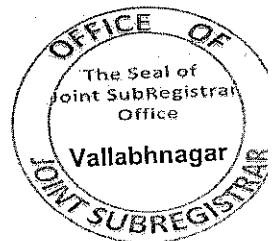
For Greenwood Estates


Partner

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Vallabh Nagar



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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 deluxe apartment bearing flat no.229 on the second floor, in block no. 'A' admeasuring 1230 sft., of super built-up area (i.e., 984 sft. of built-up area & 264 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for single car 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:

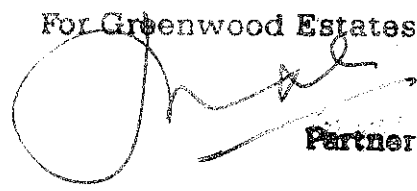
North By	Flat No. 224
South By	Open to Sky & 7' wide corridor
East By	Open to Sky
West By	Open to Sky & 7' wide corridor

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

WITNESSES:

1. 

2. 

For Greenwood Estates

Partner

For Greenwood Estates

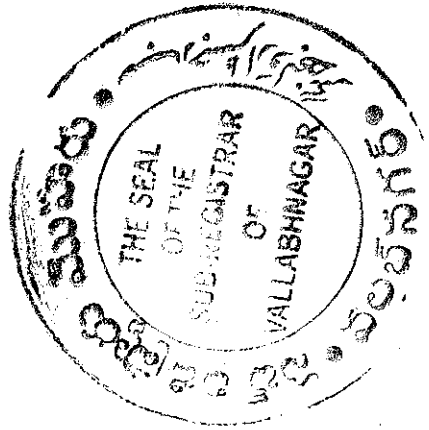

Partner

VENDOR


BUYER

Bk - 1, CS No 2464/2014 & Doct No
2408/2014. Sheet 7 of 12

Joint SubRegistrar15
Vallabh Nagar

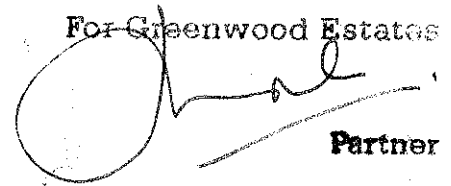


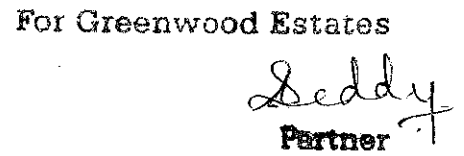
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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 229 on the second floor, in block no. 'A' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos.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 : New
3. Total Extent of Site : 65.88 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 one car
- b) In the Second Floor : 1230 Sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 30,03,000/-

For Greenwood Estates

Partner

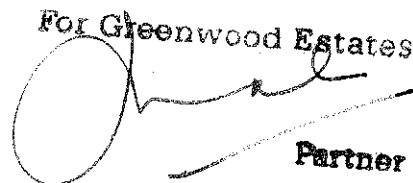
For Greenwood Estates

Partner

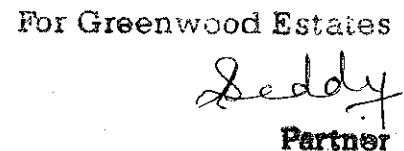
Date: 30.06.2014

Signature of the Executants

C E R T I F I C A T E

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

For Greenwood Estates

Partner

For Greenwood Estates

Partner

Date: 30.06.2014

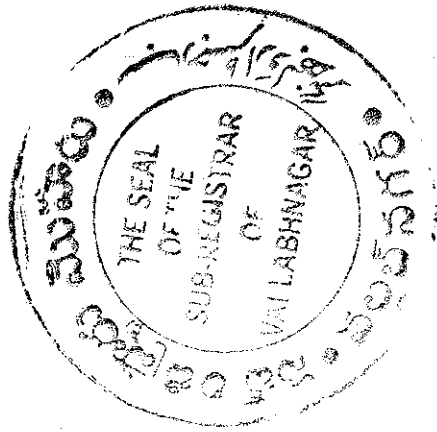
Signature of the Executants



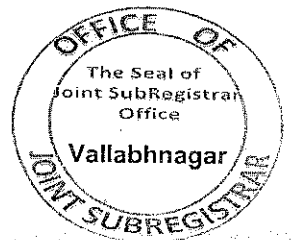
Bk - 1, CS No 2464/2014 & Doct No
2408/2014.

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Joint SubRegistrar15
Vallabh Nagar



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REGISTRATION PLAN SHOWING

FLAT NO. 229 IN BLOCK NO. 'A' ON THE SECOND FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR: M/S. GREENWOOD ESTATES REP. BY ITS PARTNERS / AUTHORISED REPRESENTATIVES

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

2. SMT. K. SRIDEVI, WIFE OF SHRI. K. V. S. REDDY

BUYER: MR. SHRIPAD KULKARNI, SON OF MR. DILIPRAO KULKARNI

REFERENCE:
AREA:

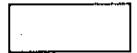
65.88

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



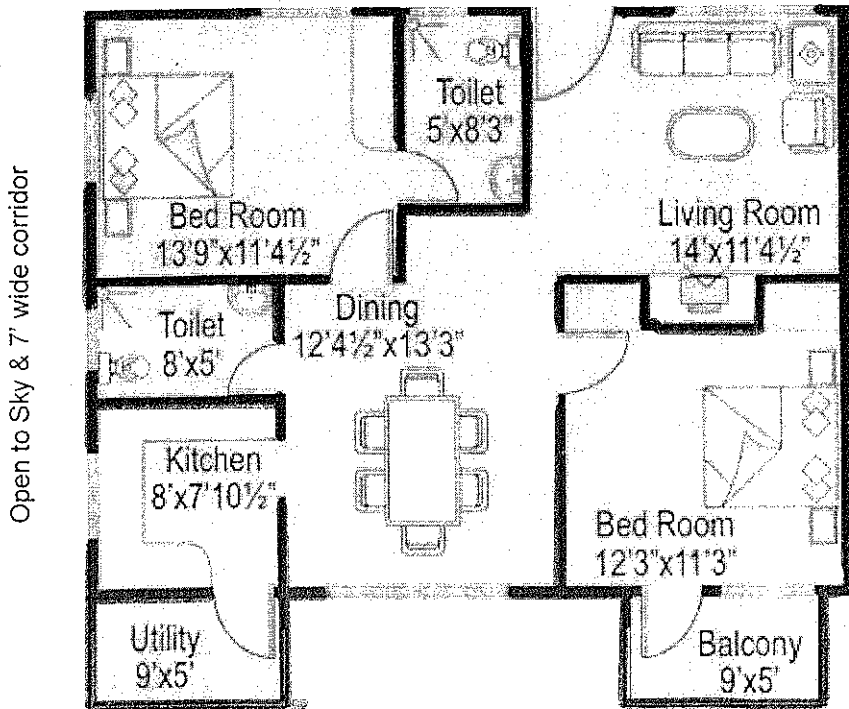
EXCL:



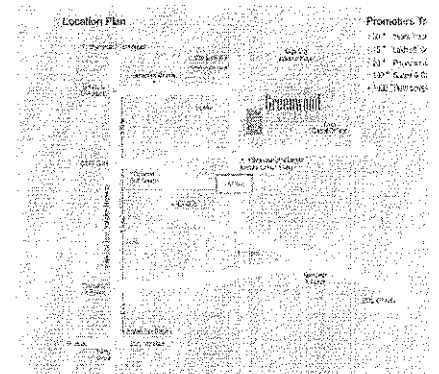
U/S. OUT OF TOTAL: Ac-6-05 Gts.
PLINTH AREA : 1230 Sft.



Open to Sky & 7' wide corridor



Location Map



For Greenwood Estates

[Signature]
Partner

For Greenwood Estates

[Signature]
Partner

WITNESSES:

1. *[Signature]*

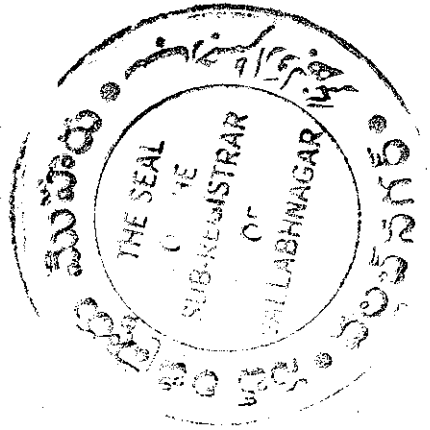
2. *[Signature]*

SIG. OF THE VENDOR

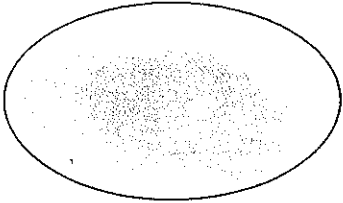

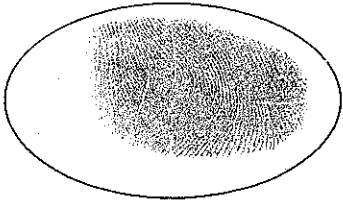




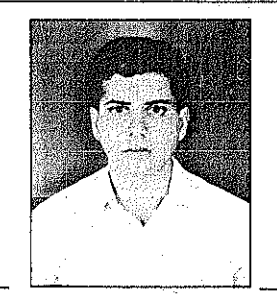
[Signature]
SIG. OF THE BUYER

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2408/2014. Sheet 9 of 12


Joint SubRegistrar15
Vallabh Nagar

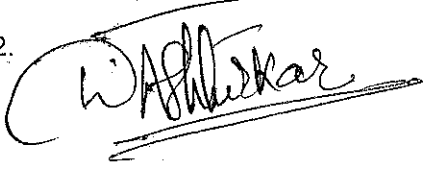


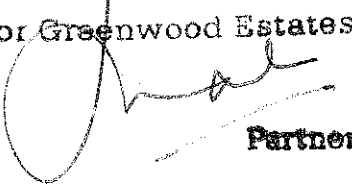
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**


SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT, / SELLER / BUYER
			<p>VENDOR:</p> <p>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 REP. BY ITS PARTNERS</p> <p>1. SHRI. SOHAM MODI S/O. SHRI. SATISH MODI</p> <p>2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES, UMA NAGAR 1ST LANE, BEGUMPET HYDERABAD.</p> <p>SPA FOR PRESENTING DOCUMENTS: VIDE DOC NO. 8/BK-IV/ 2008 Dt. 19/01/08</p> <p>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.</p> <p>BUYER:</p> <p>MR. SHRIPAD KULKARNI S/O. MR. DILIPRAO KULKARNI R/O. GUNVANT, RAMAKRISHNA NAGAR BASMAT ROAD PARBHANI MAHARASTRA - 431401</p>
			
			
			

SIGNATURE OF WITNESSES:


1. 

2. 

For Greenwood Estates

Partner

For Greenwood Estates

Partner

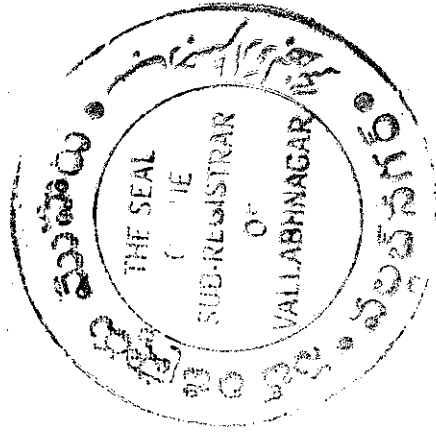
SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)

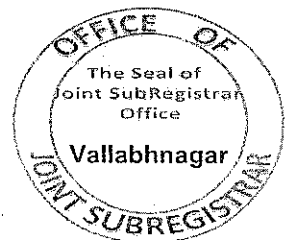


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2408/2014. Sheet 10 of 12

Joint SubRegistrar15
Vallabh Nagar



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

GREENWOOD ESTATES

20/12/2006
Permanent Account Number

AAHFG0711B

20/12/2007

For Greenwood Estate.
[Signature]
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE
[Signature]

Chief Commissioner of Income Tax, Andhra Pradesh

For Greenwood Estates
[Signature]
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AIYPK2089F

नाम / NAME
SRIDEVI KALICHETTI

पिता का नाम / FATHER'S NAME
VENKATA RAM REDDY NARALA

जन्म तिथि / DATE OF BIRTH
19-04-1977

हस्ताक्षर / SIGNATURE
[Signature]

Chief Commissioner of Income Tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

[Signature]
Signature

10/06/2008

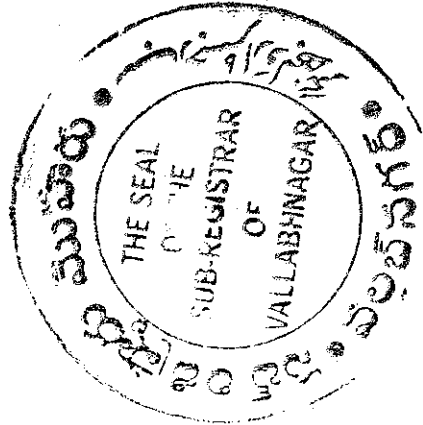
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Bk - 1, CS No 2464/2014 & Doct No
2408/2014.

Sheet 11 of 12


Joint SubRegistrar15
Vallabh Nagar



WITNES

भारत निवडणूक आयोग
Election Commission of India
ओळखपत्र
IDENTITY CARD

CVK1241918



मतदाराचे नांव : दिलीप गुणवंतराव कुलकर्णी
Elector's Name : Dilip Gunavantrao Kulkarni
वडीलांचे नांव : गुणवंतराव कुलकर्णी
Father's Name : Gunavantrao Kulkarni
लिंग : पू Sex : M
1/1/2006 रोजी वय : 59
Age as on 1/1/2006

(Handwritten signature)

CVK1241918

पत्ता : 216, राम कृष्ण नगर, शंकरनगर, रामकृष्ण नगर बँक कॉलनी
लनी

गाव : परभणी
तालुका : परभणी
जिल्हा : परभणी- 431401

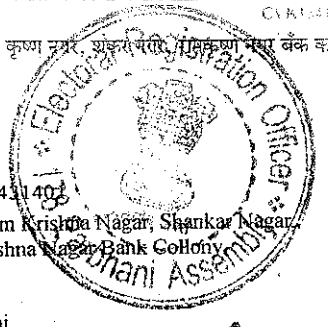
Address : 216, Ram Krishna Nagar, Shankar Nagar, Ramkrishna Nagar Bank Colony, Parbhani Assembly

Village : Parbhani
Taluka : Parbhani
District : Parbhani- 431401

महदार नोंदणी अधिकारी
178-परभणी विधानसभा मतदारसंघा करिता
Electoral Registration Officer
For 178-Parbhani Assembly Constituency

स्थळ : परभणी
Place : Parbhani
दिनांक / Date : 29/11/2007


हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोगात आणता येईल.
This card may be used as an Identity Card under different Government Schemes 111/1484



WITNES

भारत निवडणूक आयोग
ELECTION COMMISSION OF INDIA
ओळखपत्र
IDENTITY CARD

NWT7659386



मतदाराचे नांव : अनिल भगवान आष्टुरकर
Elector's Name : Anil Bhagwanrao Ashturkar
वडीलांचे नांव : भगवान आष्टुरकर
Father's Name : Bhagwanrao Ashturkar
लिंग / Sex : पुरुष / MALE
जन्म तारीख / Date of Birth : 23/10/1962

(Handwritten signature: W. Ashturkar)

NWT7659386

पत्ता : 4-40-7-168, ज्योती नगर, गुरुजन हा. सासायटीअ
रिंगबाद
शहानुरमिया दर्गा
तालुका. औरंगाबाद
जिल्हा. औरंगाबाद (महाराष्ट्र)

Address: 4-40-7-168, Jyoti Nagar, Gurujan Ha. Sasayaturangabad, Shahanuramiya Darga, TEHSIL, Aurangabad DISTT. Aurangabad (M.H.)-431005

Date : 21/04/2011

108-औरंगाबाद प. (अ. भा. विधानसभा मतदारसंघा करिता
मतदार नोंदणी अधिकारी
यांच्या सहीचा शिक्का
Facsimile Signature of the
Electoral Registration Officer
for 108-Aurangabad (West) (SC) Constituency

पत्ता बदलाविषयीकरीता नावेन घेतलेल्या मतदाराच्या यादीत समाविष्ट करणे या पत्रावर याच नंबरचा कार्ड घेण्याकरीता घेतलेल्या आपला कार्ड नंबर अंतरय लिहावा
In case of change in address, mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number 108/113/1008



BUNER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SHRIPAD DILIPRAO KULKARNI
DILIPRAO GUNVANTRAO KULKARNI
23/12/1988
Permanent Account Number
BTPPK5343H

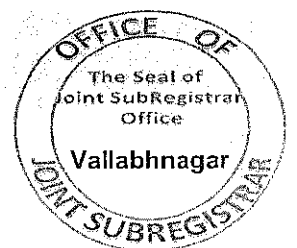
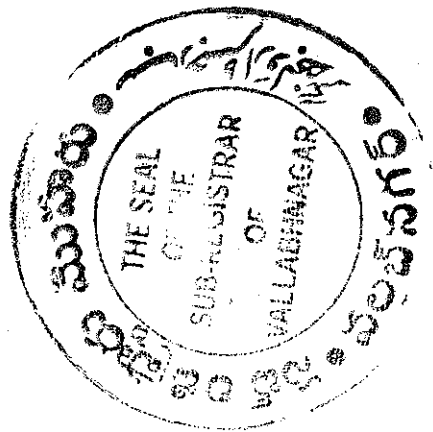


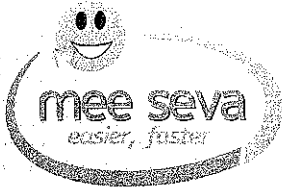
(Handwritten signature)

या कार्डाचा उपयोग करताना या कार्डाचा नंबर / नोंदणी
आयकर विभागाच्या वेबसाइटवर
या कार्डाचा नंबर / नोंदणी नंबर / नोंदणी नंबर / नोंदणी नंबर
मिडल क्लास / मीडल क्लास / मीडल क्लास / मीडल क्लास
वृत्त - 411-818

If this card is lost, someone's else card is found
please inform / inform / inform / inform
Income Tax PAN No. 23121988
Plot No. 341, Survey No. 95718
Model Colony, New Deen Bunglow Scheme,
Pud. - 411 818
TM: 91-20-271-8188, Fax: 91-20-271-8081

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2408/2014. Sheet 12 of 12 Joint SubRegistrar15
Vallabh Nagar





00ZZ04044971

**GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY**

App No : 731633

MeeSeva App No : ECM021400195452

Date : 01-Jul-14

Statement No : 7355251

Sri/Smt.: S KULKARNI : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: KOWKUR, House No: ; 229FLAT, Flat No: 229 ,Apartment: GREENWOOD RESIDENCY A-BLOCK ,Ward : 4-Block : 1 VILLAGE: KOWKUR, Survey No : :202,203,204,205,206S, East: OPEN TO SKY West: OPEN TO SKY & 7 WIDE CORRIDOR South: OPEN TO SKY & 7 WIDE CORRIDOR North: FLAT NO.224

A search is made in the records of SRO(s) of VALLABNAGAR relating there to for 28 years from 01-04-1986 To 30-06-2014 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exc.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants (CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 7	VILL/COL: KOWKUR/REST OF THE AREA@Rs4000 W-B: 4-1 SURVEY: 202 203 204 205 206PARTS HOUSE:229FLAT APARTMENT: GREENWOOD RESIDENCY A-BLOCK FLAT: 229 EXTENT: 65.88SQ.Yds BUILT: 1330SQ. FT Boundires: [N]: FLAT NO.224 [S] OPEN TO SKY & 7 WIDE CORRIDOR [E]: OPEN TO SKY [W]: OPEN TO SKY& 7 WIDE CORRIDOR This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1508, 4101/2007 of SRO 1508;4100/2007 of SRO 1508;741/2007 of SRO 1508;62/2007 of SRO 1508;63/2007 of SRO 1508;/2007	(R) 30-06-2014 (E) 30-06-2014 (P) 30-06-2014		0101 (Sale Deed) Mkt.Value:Rs. 1895000 Cons.Value:Rs. 3003000	1 .1.(EX)M/S.GREENWOOD ESTATES,REP BY SOHAM MODI 2.(EX)REP BY K.SRIDEVI 3.(EX)KARNATI BHASKAR 4.(EX)K.GOPINATH 5.(EX)A.PURUSHOTHAM 6.(EX)A.SRINIVAS 7.(EX)BELIDE VENKATESH 8.(EX)2 TO 6 REP BY DAGPA M/S GREENWOOD ESTATES REP BY SOHAM MODI 9.(EX)REP BY K.SRIDEVI 10.(EX)ALL ARE REP BY K.PRABHAKAR REDDY VIDE SPA NO.8/BK-IV/2008,DT19/01/2008 11.(CL)SHRIPAD KULKARNI	0/0 2408/ 2014 [1] of SROVALLABHNAGAR
2 7	VILL/COL: KOWKUR/NOT COVERED ANY WARD&BLOCK W-B: 0-0 SURVEY: 202 203 204 205 206 HOUSE: . EXTENT: 29645SQ.Yds BUILT: 88445SQ. FT Boundires: [N]: LAND IN SY.NO.202 [S] VILLAGE BOUNDARY OF YAPRAL [E]: LAND IN SY.NO.202 [W]: LAND IN SY.NO.207 &212 1508,	(R) 13-09-2007 (E) 13-09-2007 (P) 13-09-2007		0110 (Development Agreement Cum GPA) Mkt.Value:Rs. 235521000 Cons.Value:Rs. 0	1 .1.(EX)KARNATI BHASKAR 2.(EX)K.GOPINATH 3.(EX)A.PURUSHOTHAM 4.(EX)A.SRINIVAS 5.(EX)BELIDE VENKATESH 6.(CL)M/s Greenwood RepbyitsPartner Soham Modi 7.(CL)2.K.SRIDEVI	0/0 CD_Volume: 149 4101/ 2007 [1] of SROVALLABHNAGAR
3 7	VILL/COL: KOWKUR/NOT COVERED ANY WARD&BLOCK W-B: 0-0 SURVEY: 202 203 204 205 206 HOUSE: 0 EXTENT: 15125SQ.Yds BUILT: 88455SQ. FT Boundires: [N]: LAND IN SY.NO.202 [S] LAND BELONGING TO THE DEVELOPER [E]: LAND IN SY.NO.202 [W]: LAND IN SY NO.207 &212 1508,	(R) 13-09-2007 (E) 13-09-2007 (P) 13-09-2007		0109 (DEVELOPMENT AGREEMENT OR CONST) Mkt.Value:Rs. 0 Cons.Value:Rs. 0	1 .1.(EX)KARNATI BHASKAR 2.(EX)K.GOPINATH 3.(EX)A.PURUSHOTHAM 4.(EX)A.SRINIVAS 5.(EX)B.VENKATESH 6.(CL)M/S Greenwood EstatesRepby SOHAM MODI 7.(CL)K.SRIDEVI	0/0 CD_Volume: 149 4100/ 2007 [1] of SROVALLABHNAGAR
4 7	VILL/COL: KOWKUR/NOT COVERED ANY WARD&BLOCK W-B: 0-0 SURVEY: 202 203 204 205 206 HOUSE: 0 EXTENT: 14520SQ.Yds BUILT: 406070SQ. FT Boundires: [N]: LAND BELONGING TO THE OWNERS [S] VILLAGE BOUNDARY OF YAPRAL [E]: LAND IN SY.NO.202 [W]: LAND IN SY.NO.207 AND 212 1508,	(R) 13-09-2007 (E) 13-09-2007 (P) 13-09-2007		0109 (DEVELOPMENT AGREEMENT OR CONST) Mkt.value:Rs. 286824500 Cons.value:Rs. 0	1 .1.(EX)KARNATI BHASKAR 2.(EX)K.GOPINATH 3.(EX)A.PURUSHOTHAM 4.(EX)A.SRINIVAS 5.(EX)B.VENKATESH 6.(CL)M/S Greenwood EstatesRepby SOHAM MODI 7.(CL)K.SRIDEVI	0/0 CD_Volume: 149 4100/ 2007 [2] of SROVALLABHNAGAR
	VILL/COL: KOWKUR/KOWKUR W-B: 0-0 SURVEY:					

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

Declaration by the Authorized Agent for Delivering the Electronic Services

- i. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- ii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- iii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- iv. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

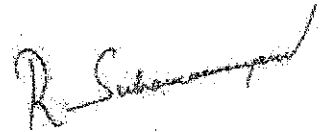
The matter stated above is correct to the best of my knowledge and belief.

సంతకము
Signature

ముద్ర
Seal

5 -- - 7	FORMINGPARTSYNO202 203 204 205 206 PLOT: 0 EXTENT: 40 Guntas Boundires: [N]: LAND BELONGING TO K.BHASKER & OTHERS [S] LAND BELONGING TO THE PURCHASER [E]: SY.NO.202 (PART) [W]: SY.NO.207 & 212 This document Link Doct 1508, 62/2007 of SRO 1508;/ 2007	(R) 08-02- 2007 (E) 08-02- 2007 (P) 08-02- 2007	0101 (Sale Deed) Mkt.Value:Rs. 5000000 Cons.Value:Rs. 5000000	1 .1.(EX)BHASKAR K.BHATT 2.(CL)M/S.GREENWOOD ESTATES REP BY ITS PARTNER MEET B.MEHTA	0/0 CD_Volume: 143 741/ 2007 [1] of SROVALLABHNAGAR
6 -- - 7	VILL/COL: KOWKUR/KOWKUR W-B: 0-0 SURVEY: 202 203 204 205 206 PLOT: 0 EXTENT: 125 Guntas Boundires: [N]: LAND BELONGING TO THE VENDORS [S] LAND BELONGING TO BHASKAR K.BHATT [E]: SY.NO.202 (PART) [W]: SY.NO.207 & 212 1508,	(R) 05-01- 2007 (E) 05-01- 2007 (P) 05-01- 2007	0101 (Sale Deed) Mkt.Value:Rs. 10937500 Cons.Value:Rs. 11000000	1 .1.(EX)M.JAGAN MOHAN REDDY 2.(EX)M.MADHU MOHAN REDDY 3.(EX)M.SUDHIR REDDY 4.(EX)M.SUSHANTH REDDY 5.(EX)SUNITHA 6.(EX)M.INDRAMMA 7.(CL)KARNATI BHASKAR 8.(CL)K.GOPINATH 9.(CL)A.PURUSHOTHAM 10.(CL)A.SRINIVAS 11.(CL)BELIDE VENKATESH	0/0 CD_Volume: 142 63/ 2007 [1] of SROVALLABHNAGAR
7 -- - 7	VILL/COL: KOWKUR/KOWKUR W-B: 0-0 SURVEY: 202 203 204 205 206 EXTENT: 40 Guntas Boundires: [N]: LAND BELONGS MR.BHASKER AND OTHERS [S] LAND BELONGING TO GREEN WOOD ESTATES [E]: SY.NO.202PART [W]: SY.NO.207&212 1508,	(R) 05-01- 2007 (E) 05-01- 2007 (P) 05-01- 2007	0101 (Sale Deed) Mkt.Value:Rs. 3500000 Cons.Value:Rs. 3500000	1 .1.(EX)M.JAGAN MOHAN REDDY 2.(EX)M.MADHU MOHAN REDDY 3.(EX)M. SUDHIR REDDY 4.(EX)M.SUSHANTH REDDY 5.(EX)SUNITHA 6.(EX)M.INDRAMMA 7.(CL)BHASKAR K.BHATT	0/0 CD_Volume: 142 62/ 2007 [1] of SROVALLABHNAGAR

Certified By



Name: R SUBRAMANYAM
Designation: SUB REGISTRAR
SRO: VALLABNAGAR

