

1082/12

Doc No: 1028/12

A-414

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AN 620319

69629 29/01/2011

U. MASTANA

LICENCED STATE VENDOR

LIC. No. 07/03/2009

REN. No.

H. No. 8-3-228/C7/209, Kamika Nagar, Yousufguda, Hyderabad, (South) Dist.

Phone: 9581537771

Sl. No. .... Date. .... Rs. 100/-

Sold to. K. Bhaskar

S/o W/o Narsimha

For Whom self & others **SALE DEED**

This Sale Deed is made and executed on this 23<sup>rd</sup> day of January 2012 at SRO, Vallabhnagar, Hyderabad by

1. SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA, aged about 43 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 21 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 43 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 35 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 42 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.

Handwritten signatures of K. Bhaskar and Narsimha.

Handwritten signatures of U. Mastana and other witnesses.

ఈ పత్రము 2012 నవంబరు 19 33 న నం. 1028 ముద్రము అనుబంధముల ద్వారా (19) ఈ కారితము పలుకు నున్న ( / )

**ENDORSEMENT**

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

నబ-రిజిస్ట్రారు

**I. Stamp Duty:**

- 1. in the shape of stamp papers..... Rs. 100 000
- 2. in shape of challan ( u/S.41 of I.S.Act. 1899)..... Rs. 68500 00
- 3. in the shape of cash (u/s.41 of I.S.Act.1899)..... Rs.
- 4. adjustment of stamp duty u/S. 16 of I.S.Act, 1999, if any..... Rs.

**II. Transfer Duty.**

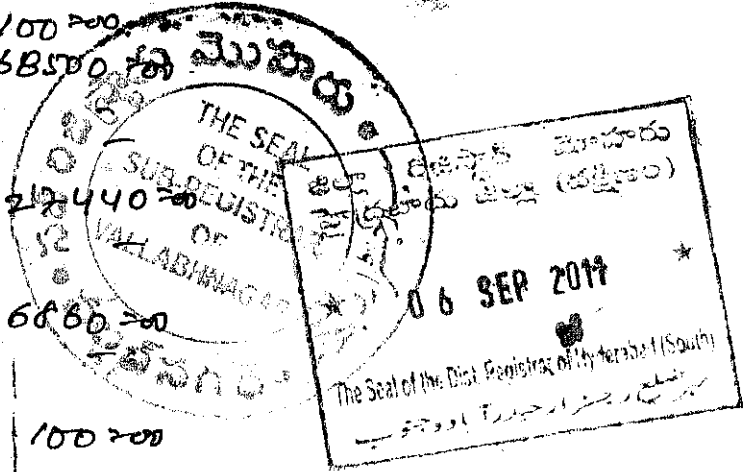
- 1. in the shape of challan..... Rs. 219440 00
- 2. in the shape of cash..... Rs.

**III. Registration fees:**

- 1. in the shape of challan..... Rs. 6860 00
- 2. in the shape of cash..... Rs.

**User Charges.**

- 1. in the shape of challan..... Rs. 100 000
- 2. in the shape of cash..... Rs.



2012 వ.సం. 1028 నం. 1028 ముద్రము. 11 వ తేదీ  
 1933 వ.సం. 1028 నం. 1028 ముద్రము. 11 వ తేదీ  
 2 వ.సం. 1028 నం. 1028 ముద్రము. 11 వ తేదీ  
 K. Prabhakar Reddy  
 6860 00

103000 / -

Prabhakar  
 Prabhakar

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 5/BR/10, dated 01-06-09 registerer at SRO Vallabhnagar. Ranga Reddy District.



Handwritten signature of K. Prabhakar Reddy.

K.O. Chetan, S/o. late K.I. Somman, Occ: Seenie - s/o. GA, Krupa Arushi Apts, Near Radhika colony, Marredpally (west), Secbad

CH. Venkat Ramana Reddy S/o. late Anji Reddy, Seenie # 11-187/2, Rd no.2, Greenhills Colony, Hyderabad.

Prabhakar & Raj Kumar S/o. m.veend Rao, Occ: Seenie x/o. 1-sfi, m. Bollaram, Secbad

2012 వ.సం. 1028 నం. 1028 ముద్రము. 11 వ తేదీ  
 1933 వ.సం. 1028 నం. 1028 ముద్రము. 11 వ తేదీ

B. Bhagavantha Rao నబ-రిజిస్ట్రారు ముద్రము

**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, 1<sup>st</sup> lane, Begumpet, Hyderabad, being represented by:

Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 43 years, Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 21 years, Shri. A. Purushotham, S/o. Shri. A. Vittal, aged about 43 years, Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 35 years and Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 42 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**

1. Mr. K. O. CHERIAN, SON OF Late Mr. K. I. OOMMAN, aged about 45 years. Occupation: service.
2. Ms. LEEJA ANN CHERIAN, WIFE OF Mr. K. O. CHERIAN, aged about 41 years, both are residing at # GA, Krupa Arushi Apartments, Near Radhika Colony, Mareedpally (West), Secunderabad, hereinafter called the "Buyers" (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, Vallabnagar, 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, Vallabnagar, R. R. District (hereinafter this land is referred to as the Owners Land).

1 *A. Shan*

2 *K. Cepulath*

3 *A. Mowman*

4 *A. Srinivas*

5 *A. Srinivas*

1వ పుస్తకము 2012 సం/సా. 1933 వ సం. 1028 నెంబరుగా లెక్కలు చేయబడినది స్వామింగి  
 నిమిత్తం గుర్తింపు నెంబరు 1508-1-1028 2012.  
 తేది, 1/3/12.

సచి-లక్ష్మణులు

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

No. 1028/12 ..... Date 1/3/12 .....

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 doc on the asis of agreed  
 Market Value of Rs. 1372000/-  
 been higher than the consideration.

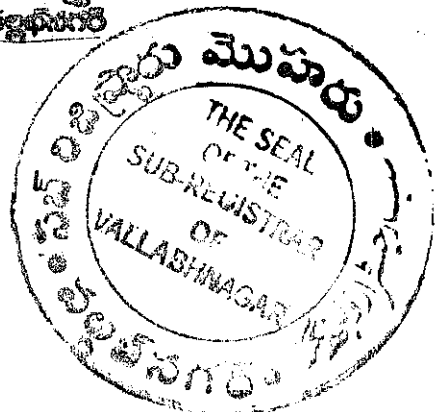
*[Signature]*  
 Collector & Sub-Registrar  
 Vallabh Nagar  
 (Under the Indian Stamp Act)

An amount of Rs. 27140/- towards Stamp  
 including Transfer Duty and Rs. 6860/-  
 Registration Fee was paid by the party  
 challan Receipt Number 82-1931 dated  
 29/2/12 at SBH Begumpet at Branch (299)  
 Dt. 1/3/12.  
 St. SRO Vallabh Nagar  
 Sub-Registrar  
 Vallabh Nagar

1వ పుస్తకము 2012 సం/ సా. 1933 వ సం. 1028 నెంబరుగా లెక్కలు చేయబడినది స్వామింగి  
 నిమిత్తం గుర్తింపు నెంబరు 1508-1-1028 2012.

తేది, 1/3/12.

*[Signature]*  
 డి. భగవంతుల రావు  
 సచి లక్ష్మణులు  
 వల్లభనగర్



- 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 deed 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'.

1. *[Signature]*

2. *[Signature]*

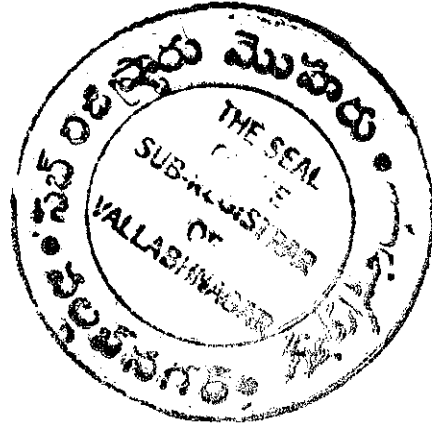
3. *[Signature]*

4. *[Signature]*

5. *[Signature]*

1వ పుస్తకము 20/2 నం/కా.న.19 33..... గవం.పా  
కస్తావే నం./028 మొత్తము కారితముల సంఖ్య  
(19) ఈ కారితము పరుస సంఖ్య (3)

సబ్-రిజిస్ట్రారు

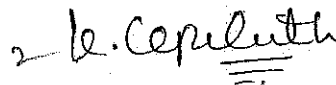


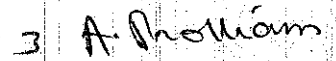
- K. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 414 on the fourth floor, in block no. 'A' admeasuring 1665 sft. of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a 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.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 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.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

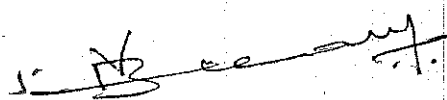
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 414 on the fourth floor, in block no. 'A', having a super built-up area of 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) in building 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, Bearing No. A-115, 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). The Vendor hereby admits and acknowledges the receipt of the said consideration.

1 

2 

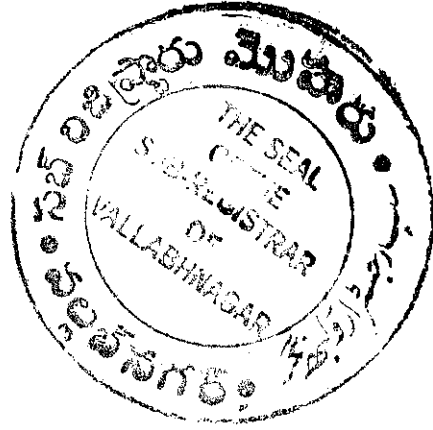
3 

4 

5 

1వ భుక్తికము 2012 నం/కా.శ.19 33 వనంపు  
డస్తావేజు నెం. 1028 మొత్తము తాగితముల సంఖ్య  
(14) ఈ తాగితము వరుస సంఖ్య (4)

సచి-రిజిస్ట్రారు





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.
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.

1. *[Handwritten signature]*

2. *[Handwritten signature]*

3. *[Handwritten signature]*


4. *[Handwritten signature]*

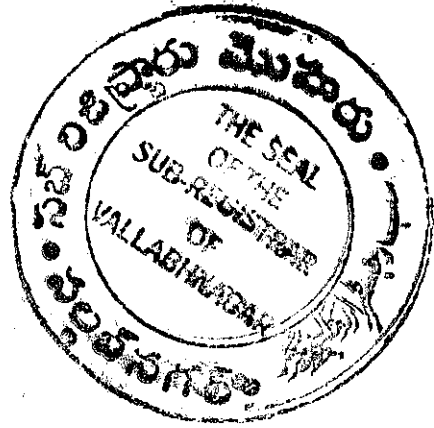
5. *[Handwritten signature]*

1వ పుస్తకము 2012 సం/కా.న.1933 వ.సం.ఫె

ఉస్తావేజ నెం. 1028 మొత్తము ఆగీతముల సంఖ్య

(19) ఈ ఆగీతము వరుస సంఖ్య (5)

  
సబ్-రిజిస్ట్రారు



- 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 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.
- 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 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.
- 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.

1 D. S. Khan

2 K. Cepuluth

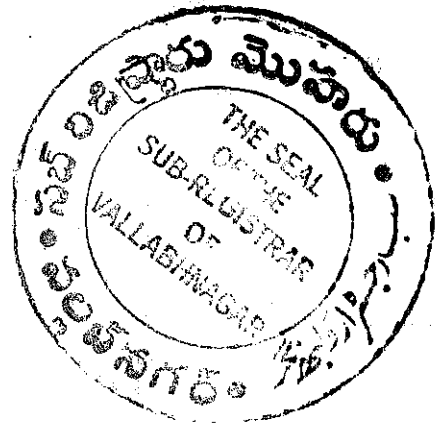
3 A. Pradhan

4 A. S. Saini

5 S. H. Saini

1వ పుస్తకము 2012 సం/అ.శ.19-33 తే.నంబు  
దస్తావేజు నెం. 1028 మొత్తము కాగితముల సంఖ్య  
(19) ఈ కాగితము వరుస సంఖ్య (6)

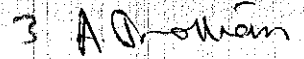
సబ్-రిజిస్ట్రారు

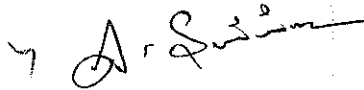


- g) That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- h) The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper 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; (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 challan no. 87931, dated 29.2.12, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 41,750/- paid by way of Payorder no. 167195, dated 24.2.12, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

1. 

2. 

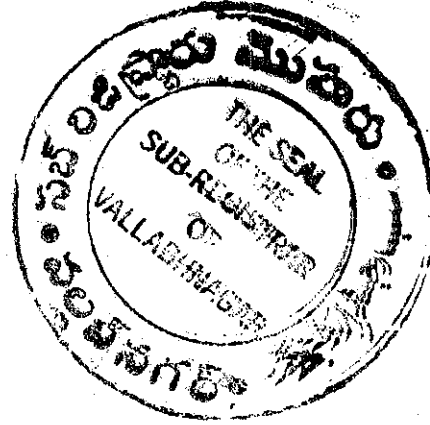
3. 

4. 

5. 

1వ పుస్తకము 2012 సం/అ.శ.1923..... వ.నం.న  
దస్తావేజు నెం. 1028... మొత్తము లాగితముల సంఖ్య  
(/9) ఈ లాగితము వరుస సంఖ్య (7)

సబ్-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-deluxe apartment bearing flat no. 414 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 a 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:

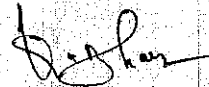

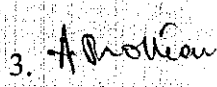
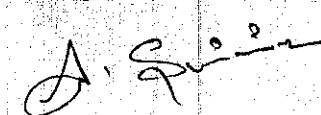
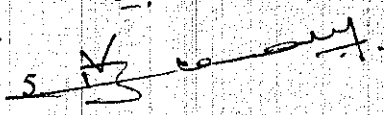
North By	Open to Sky
South By	Open to Sky
East By	Open to sky
West By	7' wide Corridor

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:

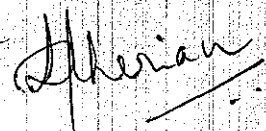
1. 

2. 

1.  2.  3.   
4.  5. 

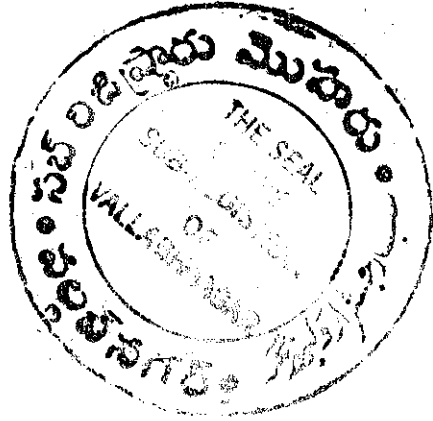
(VENDOR)

1.   
BUYER

2. 

1వ పుస్తకము 2012 నం/కా.4.19.33 వ.నం.తి  
దస్తావేజు నెం. 1028 మొత్తము కారితముల సంఖ్య  
(19) ఈ కారితము వరుస సంఖ్య (21)

  
సచి-రిజిస్ట్రారు





ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment no. 414 on the fourth 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 : 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 Floor : 100 sft. Parking space for single car, bearing No. A-115.
- 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/-

1. D. Shan  
2. K. Cepuluth  
3. A. Mohan  
4. A. Srin  
5. ~~\_\_\_\_\_~~

Date: 23.01.2012

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.

1. D. Shan  
2. K. Cepuluth  
3. A. Srin  
4. ~~\_\_\_\_\_~~

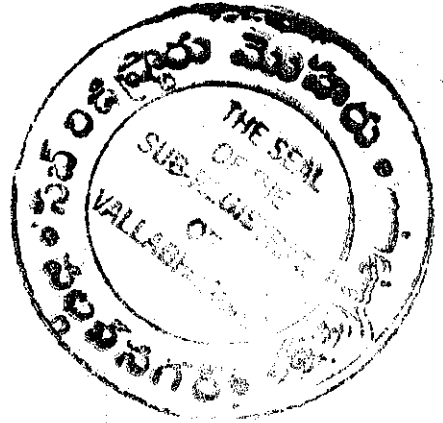
Date: 23.01.2012

Signature of the Executants

1. ~~\_\_\_\_\_~~  
2. A. Mohan

1వ పుస్తకము 2012 నం/స.4.1933..... వ.నంబు  
ఉస్తావేజు నం. 1028 మొత్తము తాగితముల సంఖ్య  
(19) ఈ తాగితము వరుస సంఖ్య (9)

సీల్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 414 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

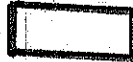
**BUYER:** 1. MR. K. O. CHERIAN, SON OF LATE MR. K. I. OOMMAN

2. MS. LEEJA ANN CHERIAN, WIFE OF MR. K. O. CHERIAN

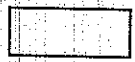
**REFERENCE:**  
**AREA:** 89.18

**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**



**EXCL:**

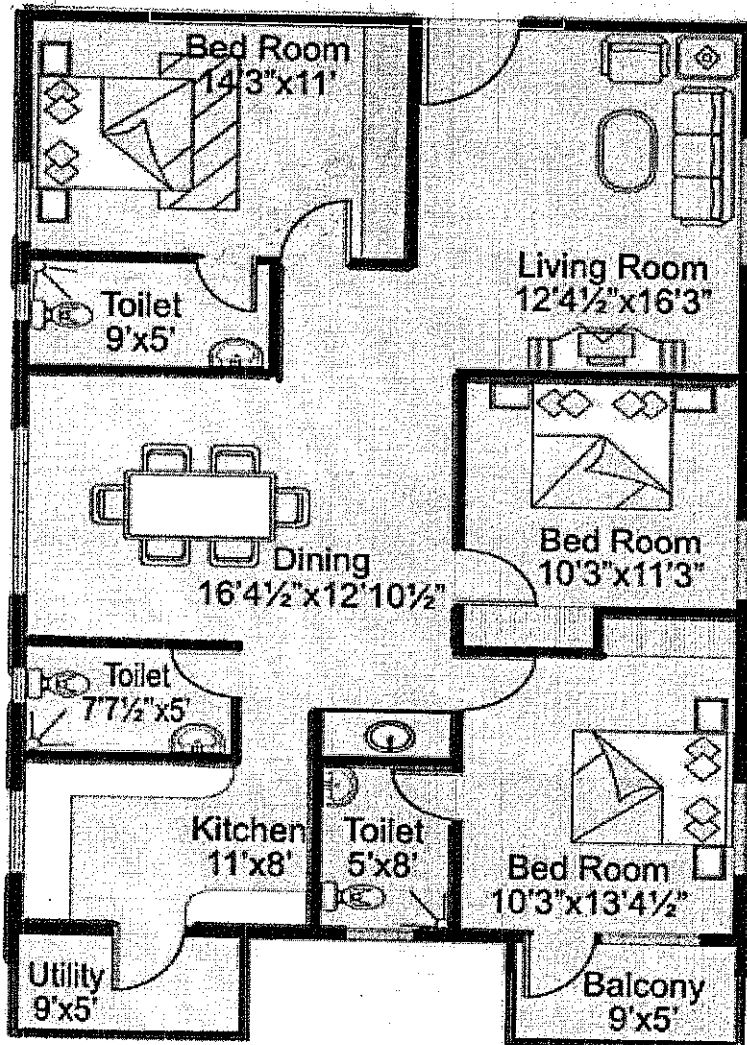


**U/S. OUT OF TOTAL:** Ac- 6-05Gts.  
**PLINTH AREA** : 1665 Sft.

7' wide corridor



Open to Sky



Open to Sky

Open to Sky

1. D. John
2. K. Cepuluth
3. A. Mousam
4. S. Srin
5. ~~...~~

**WITNESSES:**

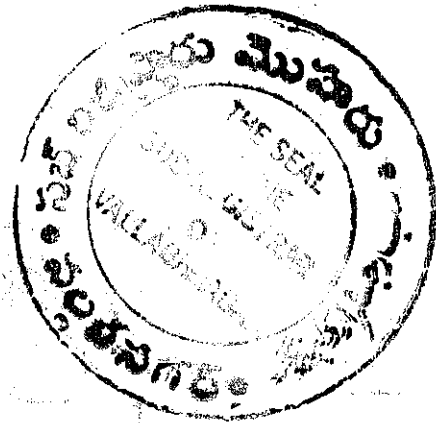
- 1.
- 2.

SIG. OF THE VENDOR

SIG. OF THE BUYER

1<sup>వ</sup> పుస్తకము 2012 సం/అ.శ.1933 చ.నం.వి  
అక్షరాల నం. 1028 మొత్తము అగ్రముల సంఖ్య  
(19) ఈ అగ్రము వరుస సంఖ్య (10)

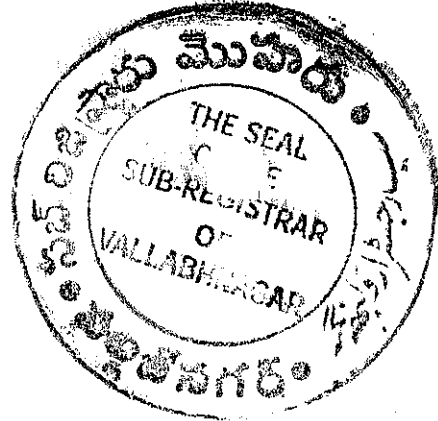
సచి-అజస్థారు





1వ పుస్తకము 2012 సం/స.శ.1933..... క.సం.పు  
దస్తావేజు నెం. 1028 మొట్టమొదటి భాగముల సంఖ్య  
693 ఈ భాగము చిరునామ సంఖ్య (4)

18  
సచివ-అధికారులు



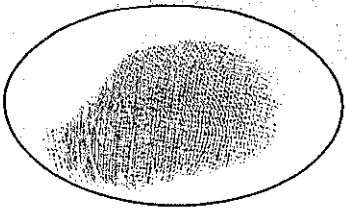
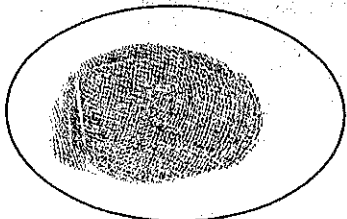
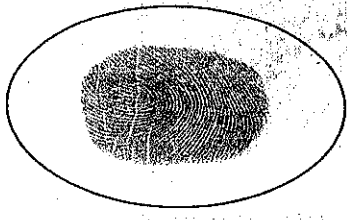
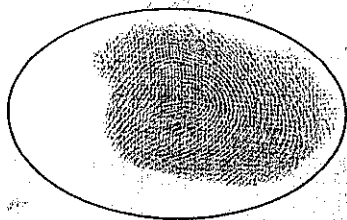
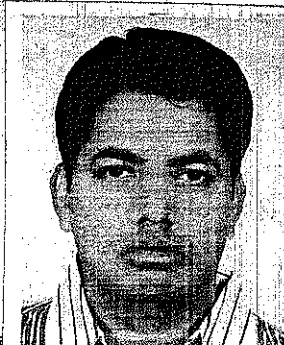
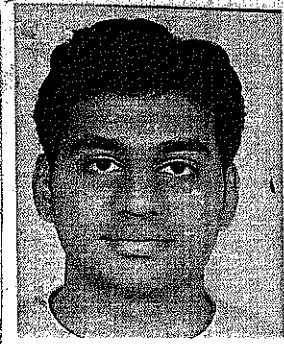
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
ON ACT, 1908.**

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<sup>ST</sup> 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<sup>ST</sup> FLOOR  
JAYAMANSION, AVADIGUDA  
HYDERABAD.



**SIGNATURE OF WITNESSES:**

1. *[Signature]*

2. *[Signature]*

1. *[Signature]*

2. *[Signature]*

1. *[Signature]*

1. *[Signature]*

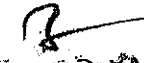
SIGNATURE OF THE EXECUTANT'S

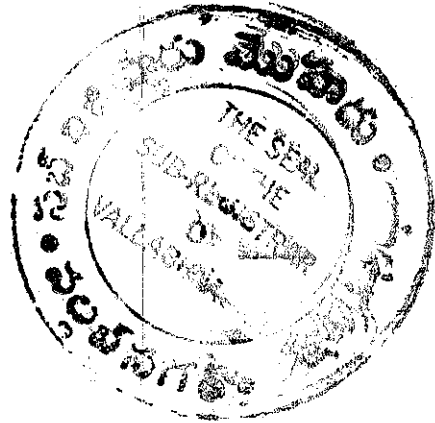
*[Signature]*

*[Signature]*

SIGNATURE(S) OF BUYER(S)

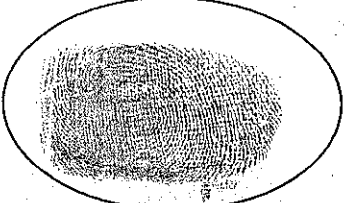


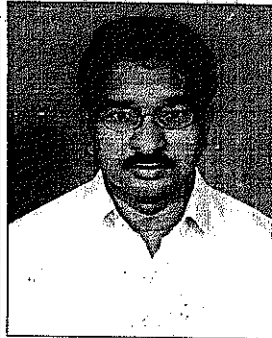
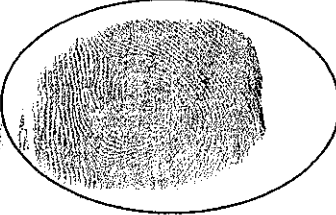



1వ పుస్తకము 2012 నం/పా.శ.1933 వసంపు  
దస్తావేజు నెం. 1028 మొదలను తాగితముల సంఖ్య  
(19) ఈ తాగితము పుస్తక సంఖ్య (12)

  
సర్-అతిస్థారు

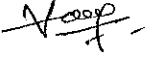





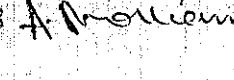
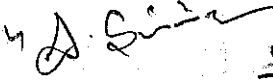
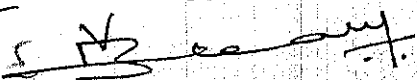


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
		5. SHRI. BELIDE VENKATESH S/O. SHRI. EASHWARAIAH R/O. H. NO. 1-3-2/C/1 KISAN NAGAR BHONGIR NALGONDA DIST.
		<b>SPA FOR PRESENTING DOCUMENTS</b> <b>VIDE SPA NO. 55/BK-IV/ 2009, Dt. 01.06.2009:</b>  MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003
		<b>BUYER CUM REPRESENTATIVE:</b>  1 MR. K. O. CHERIAN, S/O. LATE MR. K. I. OOMMAN R/O. # GA, KRUPA ARUSHI APPARTMENTS NEAR RADHIKA COLONY MAREEDPALLY (WEST) SECUNDERABAD,
		<b>BUYER NO. 2:</b>  2. MS. LEEJA ANN CHERIAN W/O. MR. K. O. CHERIAN R/O. # GA, KRUPA ARUSHI APPARTMENTS NEAR RADHIKA COLONY MAREEDPALLY (WEST) SECUNDERABAD,

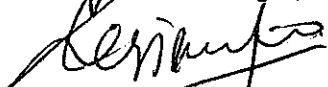
**SIGNATURE OF WITNESSES:**

- 
- 

1  2  3   
4  5 

**SIGNATURE OF EXECUTANTS**

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. O. Cherian, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallahnagar, Ranga Reddy District.


  
SIGNATURE OF THE REPRESENTATIVE

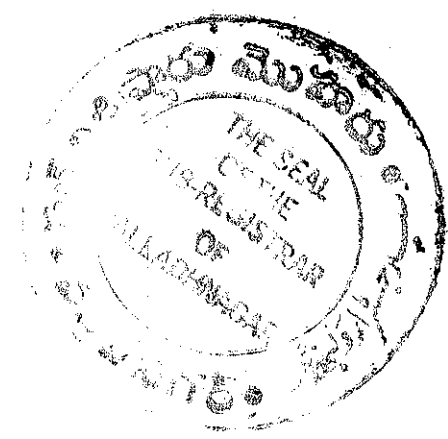
   
SIGNATURE(S) OF BUYER(S)


1వ పుస్తకము 2012 సం/స.శ.1933 భవనా

ఉస్తావీజ నం: 1028 మొత్తము తాగితముల సంఖ్య

(19) ఈ తాగితము వరుస సంఖ్య (19)

  
సచి-అధికారు





**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	Navcen	Son	27/06/92	13

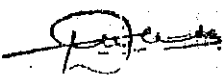
05/08/2005

**HOUSEHOLD CARD**

Card No. : AP1682141D0155  
 F.P Shop No : 182  
 పేరు : సత్య శివా శాస్త్రి  
 Name of Head of Household : Karnati. Bhaskar  
 తండ్రి/భర్త పేరు : సత్య శివా శాస్త్రి  
 Father/ Husband Name : Narsimha  
 పుట్టిన తేదీ/Date of Birth : 09/03/1965  
 వయస్సు/Age : 40  
 వృత్తి/Occupation : Own Business

ఇం.పె./House No. : 2-44/1, F- 103  
 పట్టణ /Street : Chaitanyapuri  
 Colony : Sai Nagar  
 Ward No. : వార్డు-4 / Ward-4  
 Municipality : / Gaddiannaram  
 జిల్లా /District : హైదరాబాదు / Hyderabad  
 Annual Income (Rs.) : 125,000  
 LPG Consumer No. : 18625/( Double )  
 LPG Dealer Name : Samatha Shiva Shak , HPC


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





Electora. Registration Officer  
 ఎలక్షన్ రిజిస్ట్రేషన్ అధికారి  
 Bhuvanagiri  
 భువనగిరి  
 Assembly Constituency  
 ఎలక్షన్ నియోజకవర్గం

Place/ ప్రాంతం : Bhongir/భువనగిరి  
 Date/ తేదీ : 15.12.1995

This card may be used as an Identity Card under different Government Schemes.  
 ఇది వివిధ ప్రభుత్వ పథకాలలో గుర్తింపుగా ఉపయోగించబడుతుంది.  
 MPIC No: 23/16/01/021/00574/02

  
**Election Commission Of India**  
 భారత ఎన్నికల సంఘము  
**IDENTITY CARD**  
 గుర్తింపు కార్డు


AP/41/292/180497

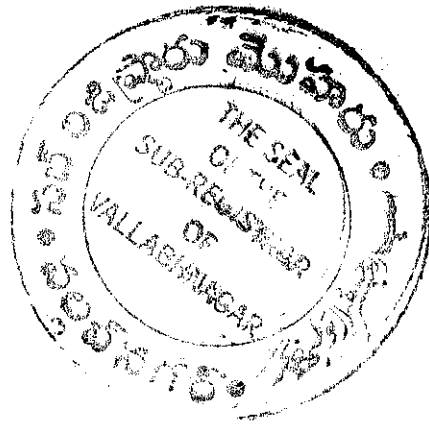
 

2

Elector's Name : B.Venkateswar  
 ఎలక్షన పేరు : B. Venkateswar  
 Father's/Mother's / Husband's Name : eeswaralah  
 తండ్రి/తల్లి/భర్త పేరు : ఈశ్వరరావు  
 sex : M  
 Age as on 1.1.1995 : 27  
 1.1.1995 తేదీకి వయస్సు : 27

1వ పుస్తకము 2012 సం/త.శ.1923..... వ.సంఖ్య  
దస్తావేజు నెం. 1028 మొత్తము కాగితముల సంఖ్య  
(19) ఈ కాగితము పుస్తక సంఖ్య (14)

  
సబ్-రిజిస్ట్రారు



**HOUSEHOLD CARD**

Name of Head of Household : Addagala Purushothank  
 తండ్రి/భర్త పేరు : విత్తల్

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

ఇంటి నెం./House No. : 1-3-1/C/1  
 వీధి/Street : KAVADIGUDA  
 Colony : MAIN ROAD  
 Ward : వార్డ్ 1  
 Circle : వార్డ్ 8  
 Circle VIII

జిల్లా/District : హైదరాబాద్ / Hyderabad

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



2	Padma	Wife	23/06/68	38
3	Prajwala	Daughter	22/09/88	18
4	Vamshi Krishna	Son	16/10/91	15
5	Vittal	Father	18/11/39	67

**K. SUDARSHAN REDDY**  
 DT(EMP) 2006RO, Umt, Hyd  
 వ్యవహార సంఖ్య/సంఖ్య : 1/c DPL No. 122

**HOUSEHOLD CARD**

తండ్రి/భర్త పేరు : విత్తల్

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

ఇంటి నెం./House No. : 1-3-1/C/1, JAYAMANSION  
 వీధి/Street : KAVADIGUDA  
 Colony : MAINROAD  
 Ward : వార్డ్ 1  
 Circle : వార్డ్ 8  
 Circle VIII

జిల్లా/District : హైదరాబాద్ / Hyderabad

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




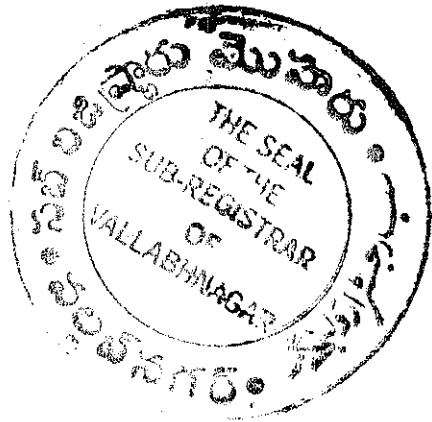
**Family Members Details**

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(EMP) 2006RO, Umt, Hyd  
 వ్యవహార సంఖ్య/సంఖ్య : 1/c DPL No. 122

1వ పుస్తకము 2012 సం/కా.శ.1933..... రసంబు  
దస్తావేజు నెం. 1028 మొత్తము కాగితముల సంఖ్య  
(18) ఈ కాగితము వరుస సంఖ్య (15)

  
సబ్-రిజిస్ట్రారు



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSPB104E

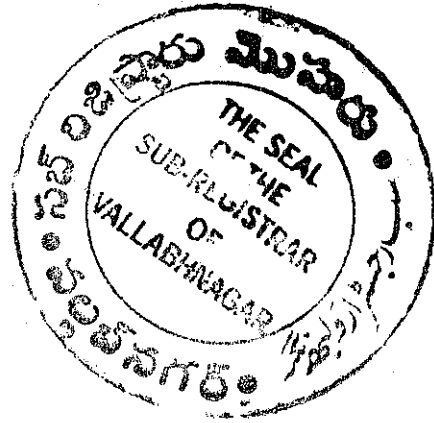
  
Signature



10052008

15 మార్చి 2012 నం/క.క.1933 కనంబ  
ఉస్మాన్ నెం. 1028 మొదల కారితముల సంఖ్య  
(10) ఈ కారితము వరుస సంఖ్య 16

సబ్-రిజిస్ట్రారు



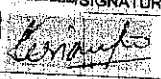


PERMANENT ACCOUNT NUMBER  
**AAEPO0962B**

NAME  
**KOLLENMARETH OOMMAN CHERIAN**

FATHER'S NAME  
**KOLLENMARETH ISSAC OOMMAN**

DATE OF BIRTH  
**05-09-1966**

SIGNATURE  


Commissioner of Income-tax (Computer Operations)

*Kollenmareth*

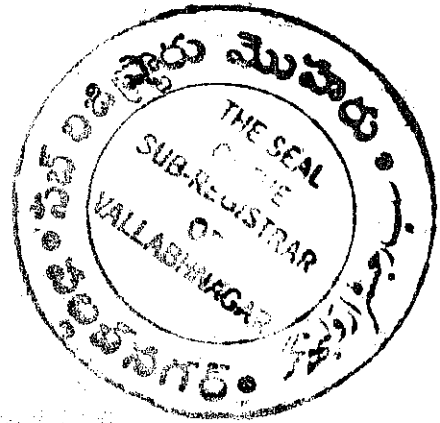
இது கணினி அமைப்புகளில்  
 பயன்படுத்தப்படும் கணினி அமைப்புகள்  
 தொடர்பான தகவல்களைக் கிடைக்கப்பெறும்  
 தகவல் அமைப்புகள் கணினி அமைப்புகள்

கணினி அமைப்புகள் தொடர்பான  
 121, மகாத்மா காந்தி வீதி,  
 நுங்கம்பாக்கம்,  
 சென்னை - 600 034.

**In case this card is lost/found, kindly inform/return to  
 the issuing authority ;  
 Commissioner of Income-tax (Computer Operations),  
 121, Mahatma Gandhi Road,  
 Nungambakkam,  
 Chennai - 600 034.**

1వ స్తంభము 2012 సం/శా.శ.19 33 చనంపు  
తదావేళ నెం. 1028 మొత్తము లాగితముల సంఖ్య  
(9) ఈ లాగితము వరుస సంఖ్య (17)

సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH

Number: DLFAP010205072001  
Name: LEEJA ANN CHERIAN  
S/DW of: JACOB SAMUEL  
Address: G 1 KRIPA ARUSH APTS  
INDIRA PURI COLONY  
SECUNDERABAD  
PIN: 500001  
DOB: 22-05-1970  
Blood Gr: B

Signature

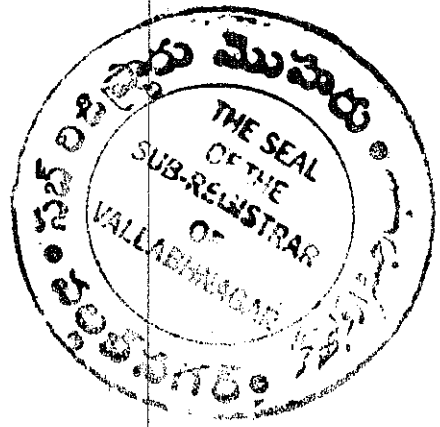
Dt. Of Issue: 18-05-2001

Addl. Licensing Authority  
Secunderabad

<u>Non</u>	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Transport</u>	LMV	21-05-2020
<u>Transport</u>		
<u>Original No.</u>	DLFAP010205072001	
<u>Original LA.</u>	RTA SECUNDRABAD	


18 శుక్రవారము 2012 సం/తా.6.19 33... (18) ఈ కారితము వరుస సంఖ్య (18)


సబ్-రెజిస్ట్రారు





## 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, IInd Floor,  
M.G Road, Secunderabad-500003.  
Ph:040-66335551, 040-27544058  
[www.modiproperties.com](http://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

  
22022006


इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर  
कृपया सूचित करें / लौटाएं  
आयकर पेन रोमा इमारत, एन एस डी एन  
तीसरी मंजिल, टेड वर्ल्ड, ए मिंग, कमला मिल्स कंपाउंड  
एन. बी. मार्ग, लोअर पैरेल, मुम्बई - 400 013.

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

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

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

1వ పుస్తకము 2012 నం/క.4.19 33 బ.నం.వు  
ఉ.సేజి నం. 1028 మొత్తము కాగితముల సంఖ్య  
(19) ఈ కాగితము పుస్తక సంఖ్య (19)

  
సచి-రిజిస్ట్రారు

