

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

25/5, 28/5

నెం.

శ్రీమతి / శ్రీ

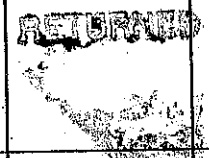
5930 Karanate Bhannappa & others rep by JPA Holder

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకొనడమైనది.

K. Prabhakar Reddy

దస్తావేజు స్వభావము	Sale			
దస్తావేజు విలువ	1025,000/-			
స్టాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	2427/12			
రిజిస్ట్రేషన్ రుసుము	5125			
లోటు స్టాంపు (D.S.D.)	51150			
GHMC (T.D.)	20500			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు				
5 x .....	/			
మొత్తం	76875			

vide no  
169571  
dt 7/5/12  
vat 33775/-  
dt 7/5/12 169578



(అక్షరాల) Rupees seventy six thousand eight hundred and seventy five only (రూపాయలు మాత్రమే)

తేది 31/5/12

వాపసు తేది

సర్కిల్ ఆఫీసరు  
హైదరాబాద్

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.



26612 DDU NO: 2427 of 2012

2574

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 9949 Date 25/05/2012

Sold to Ramiah

S/o. P. V. N. Narasimha Reddy

For Whom K. Bhaskar S/o Narasimha Reddy

933765

AU 933765  
 K. SATISH KUMAR  
 Licenced Stamp Vendor  
 LIC. 15-13-013/2009  
 REN. No. 15-18-019/2012  
 H.No. 5-230, Promavathipet (V),  
 Rajendranagar Mandal,  
 Ranga Reddy District  
 Ph.No. 9849355156

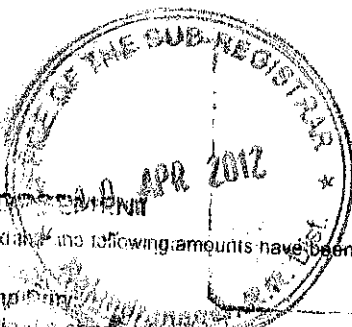
**SALE DEED**

This Sale Deed is made and executed on this 28<sup>th</sup> day of May 2012 at SRO, Vallabhnagar, Ranga Reddy District by:

1. SHRI. KARNATI BHASKAR, SON OF SHRI. K. NARSIMHA, aged about 45 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. SHRI. K. GOPINATH, SON OF SHRI. K. BHASKAR aged about 22 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. SHRI. A. PURUSHOTHAM, SON OF SHRI. A. VITTAL, aged about 45 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
4. SHRI. A. SRINIVAS, SON OF 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, SON OF 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.

K. Bhaskar  
 K. Gopinath  
 A. Purushotham  
 A. Srinivas  
 Belide Venkatesh  
 A. Prashanth  
 Page 1



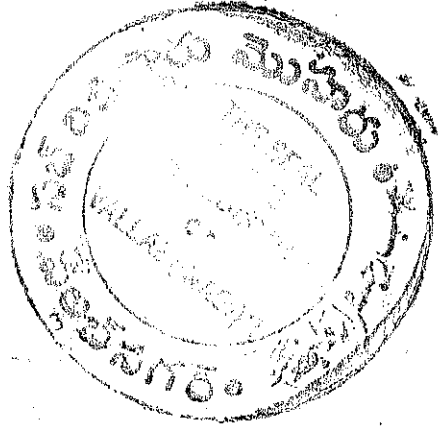
1వ పుస్తకము 2012 నం/అ.క.1934 వ.సంఖ్య  
 దస్తావేజు నం. 2427 మొత్తము కారితముల సంఖ్య  
 (19) ఈ కారితము వరుస సంఖ్య ( )

Certified that the following amounts have been paid in respect of the documents

- I. Stamp Duty
  - 1. In the shape of stamp papers Rs.
  - 2. In the shape of challan (u/S.41 of I.S.Act., 1899) Rs.
  - 3. In the shape of cash (u/S.41 of I.S.Act., 1899) Rs.
  - 4. In the shape of cash (u/S.16 of I.S.Act., 1899, if any) Rs.
- II. Transfer Duty
  - 1. In the shape of stamp Rs.
  - 2. In the shape of cash Rs.
- III. Registration fees:
  - 1. In the shape of challan Rs.
  - 2. In the shape of cash Rs.
- IV. User Charges.
  - 1. In the shape of challan Rs.
  - 2. In the shape of cash Rs.

100 200  
 51150 200  
 =  
 20500 200  
 =  
 5125 200  
 =  
 100 200  
 =  
 76975/-

సబ్-రిజిస్ట్రారు



2012వ సం. మే నె 31 వ తేది

1974 అ.క. సం. 1974 నం. 10 వ తేది వగలు

3వ లా.నం. 4 వ గదిల ముచ్చ వల్లభనగర్ సబ్ రిజిస్ట్రారు

కార్యాలయంలో శ్రీ. ప్రకాశ్ K. Prabhakar Reddy

రిజిస్ట్రారు వద్దకు 1934 నం. 2427 ను అనుసరించి

సంబంధించిన కారితములను వెలుమూర్తలో సహా

దాఖలు చేసి రూసుము రూ. 5125 200 లు చెల్లించినట్లు

దాని ఆధారంగా నిర్దేశించిన

విషయం కిందివిధంగా

Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy s/o. K.P Reddy Service  
 o/o. S-W-187/3 & 4, 2nd floor, Soham mansion,  
 M.G. Road, Sec 6, Throug SRA for Presentation of  
 Documents, vide Doc. no. SS/BK-19/09, dt. 01.06.09  
 at SRO, Vallabh Nagar, R.R. of Sec.

Prakhar Aditya Dwivedi  
 S/o Mr. Vidash Kumar Dwivedi  
 Sai Laxmi Apartments, Flat No.  
 303, old Vasani Nagar, Karakhana  
 Secunderabad



విషయం కిందివిధంగా



3

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, Jublee 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 45 years, Shri. K. Gopinath, S/o. Shri. K. Bhaskar, aged about 22 years, Shri. A. Purushotham, S/o. Shri. A. Vittal, aged about 45 years, Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 38 years and Shri Belide Venkatesh, S/o. Shri. Eashwaraiiah, 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

1. Mr. PRAKHAR ADITYA DWIVEDI, SON OF Mr. VIDOSH KUMAR DWIVEDI, aged about 27 years, Occupation: Service
2. Mrs. NEHA DWIVEDI, WIFE OF Mr. PRAKHAR ADITYA DWIVEDI, aged about 24 years both are residing at Flat No. 303, Sai Laxmi Apartments, Old Vasavi Nagar, Karkhana, 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).

1. *A. Ghosh*  
4. *A. Ghosh*

2. *K. Gopinath* 3. *A. Purushotham*  
5. *N. Eashwaraiiah*

1వ పుస్తకము 2012 నెంబర్ 1934 వ.నం.నా  
 బస్టావేజు నెం. 2427 ఈ కారితముల సంఖ్య  
 (19) ఈ కారితము బయట సంఖ్య (2)

  
 సచి-రిజిస్ట్రారు

**ఎర్రను పోటన పేజీలు**

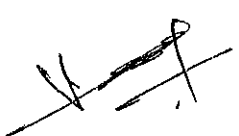
Neha Dwivedi

Neha Dwivedi  
 W/o MR. PRAKHAR ADITYA DWIVEDI  
 FLAT NO. 303, SAI LAXMI APARTMENTS,  
 OLD VASAVI NAGAR, KARKHANA  
 SECUNDRABAD



**సహాయకము**

①




CH. Venkat Ramana Reddy S/o. Late Anji Reddy  
 Service. R/A. 11-187/2, Road no.2  
 Green Hills Colony, Saroornagar, Hyderabad.

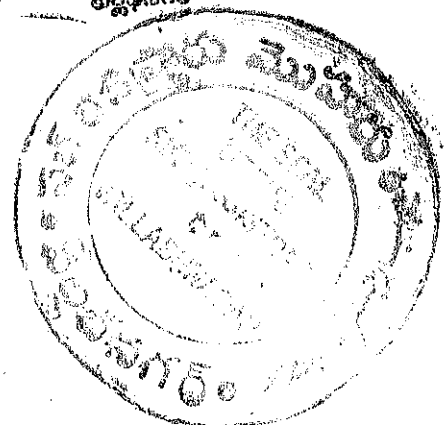
②



Mr. G. B. Ram babu - S/o Satyanarayana Swamy  
 Off: Service - R/o. # Flat no. 302, Sana caste,  
 Behind Shivam Temple, New Market, Hyd-04.

2012 వ.నం. 27 నెంబర్ 31 వ తేదీ  
 1934 వ.నం. 2427 ఈ కారితముల సంఖ్య 10 వ తేదీ

  
 B. Bhagavatha Reddy  
 సచి-రిజిస్ట్రారు  
 కర్ణాటకనగర్



- 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, Vallabhnagar, 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.

1. A. Bhar  
4. A. Srinivas

2. P. G. Reddy  
3. A. Prashanth  
4. P. Srinivas

1వ పుస్తకము 2012 సం/శా.1934 వ సంపు  
 2427 నెంబరుకు చెల్లించిన పేయబడినది స్వాతింగ్  
 (19) ఈ పాకికము తరహా సంపు (3)

సబ్-రిజిస్ట్రారు

INDEMNITY CERTIFICATE UNDER SECTION 41 & 42 OF I.S. ACT

No. 2427/12 Date 31/5/12

I hereby certify that the deficit Stamp duty

51150/- (Rs. Fifty one thousand  
 One Hundred and Fifty only)

has been levied in payment of the amount from  
 Executant of this State of Andhra Pradesh

Market Value of Rs. 1025000/-

been higher than the consideration.

*B. B. ...*  
 Collector & Sub-Registrar  
 Vankar Nagar  
 (Under the Indian Stamp Act)

**ENDORSEMENT**

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

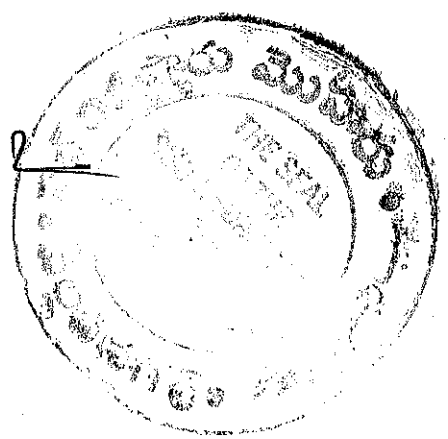
Sl. No.	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Challan Under 11 of 1934 Act	Cash	Stamp Duty 15 of 1934 Act	DD/BC/ Pay Order	
1	Stamp Duty	100	51150	D.D. No.	169571	51250	
2	Transfer Duty	-	20500	Date.	7/5/12	20500	
3	Registration Fee	-	5125	H.O.F.C. Bank		5125	
4	User Charge	-	100	Sub Registrar		100	
	Total	100	76825			76925	

*B. B. ...*  
 సబ్ రిజిస్ట్రారు  
 వంకరనగర్

1వ పుస్తకము 2012 సం/ శా. 1934 వ సంపు  
 2427 నెంబరుకు చెల్లించిన పేయబడినది స్వాతింగ్  
 నిమిత్తం గుర్తింపు నెంబరు 1508-12427 2012.

తేదీ, 31/5/12.

*B. B. ...*  
 ఆ. భగవంతుల రావు  
 సబ్ రిజిస్ట్రారు  
 వంకరనగర్





- 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. 308 on third floor, in block no. 'A' having a super built-up area of 1230 sft., together with undivided share in the scheduled land to the extent of 65.88 sq. yds., and a reserved parking space for single 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 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.10,25,000/- (Rupees Ten Lakhs Twenty Five 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 FOLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 308 on third 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:
- An undivided share in the Schedule Land to the extent of 65.88 sq. yds.
  - A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.

1. K. Ghosh

4. A. Ghosh

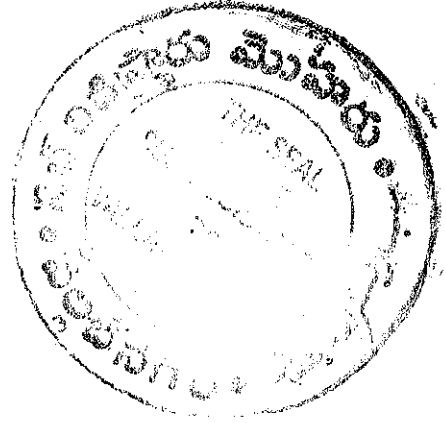
2. G. Ghosh

5. N. Ghosh

A. Ghosh

1వ పుస్తకము 2012 సం/త.శ.19 34 వ.నం.వె  
దస్త్రీకరణ నెం. 2427 మొదలగా ఆగివముల సంఖ్య  
(19) ఈ ఆగివముల చిరుతి సంఖ్య (4)

సచి-లికెన్సెస్



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.10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only) financed by HDFC Ltd., Hyderabad.. The Vendor hereby admits and acknowledges the receipt of the said consideration.

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.

1 K. Bhar


2 R. G. Prath

3 A. Mohan

4 A. Subram

5 N. S. S. S.

18 జనవరి 2012 సం/త.శ.19 క్రి. వ.నం.వి  
జిల్లా పరిషత్ సం. 2427 ముఖ్యమంత్రి ఆదేశముల సంఖ్య  
(19) ఆ ఆదేశముల ప్రకారం సంఖ్య (5)

  
సహ-రిజిస్ట్రార్



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 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.

1 *K. Ghosh*

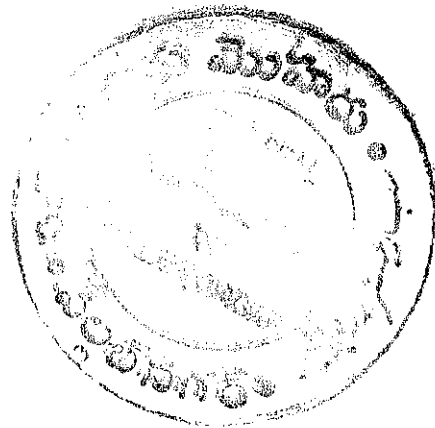
2 *D. Gupta* 3 *A. Prakash*

4 *A. Sinha*

5 *[Signature]*

13 వ తేదీ 2012 సం/శా.క.19 34 వ.సం.పా  
కేంద్రము సం. 2427 మొదటి భాగముల సంఖ్య  
(19) ఈ భాగములను అందార సంఖ్య (6)

సబ్-రిజిస్ట్రార్

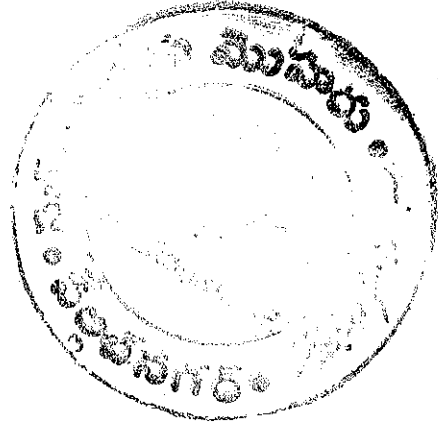


- f) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g) That the blocks of residential apartments shall always be called 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 Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i) That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs. 76,875/- is paid by way of pay order no.169571, dated 07.05.2012, and VAT an amount of Rs. 33,775/- paid by way of pay order no.169578, dated 07.05.2012, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

1. A. B. Ghosh  
2. A. S. Srinivas  
3. A. Prabhakar  
4. A. Srinivas

1వ పుస్తకము 2012 సం/శా.శ.19 క్ష..... వ.నం.వి  
దస్తావేజు నెం. 2427 మొదలయి తాగితముల సంఖ్య  
(19) ఈ తాగితము చదువ సంఖ్య (7)

సబ్-రిజిస్ట్రేషన్





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, deluxe apartment bearing flat no. 308 on the third 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 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 & 7' wide corridor
South By	Flat No. 313
East By	Open to Sky
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.

3.

5.

VENDOR

Neha Dwivedi

BUYER

1వ పుస్తకము 2012 ఏం/త.స.19 34 క.నం.పు  
తర్వాత నం. 2427 మొత్తము ఆగితముల సంఖ్య  
(19) ఈ ఆగితము బయటి సంఖ్య (8)

సబ్-రిజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing Flat No.308 on the third 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 : 65.88 sq. yds., U/S Out of Ac. 6-05 Gts..
4. Built up area Particulars:
- a) In the Ground /Stilt Floor : 100 sft. Parking space for One Car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : 1230 sft.
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,25,000/-

Date: 28.05.2012

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: 28.05.2012

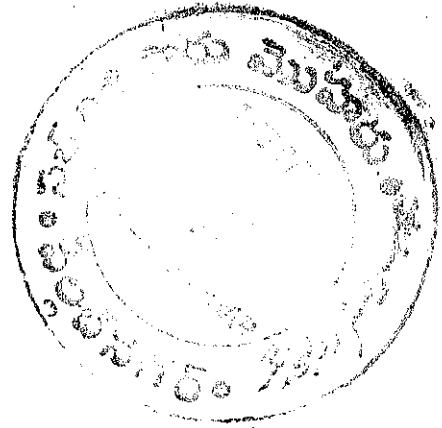
*Neha Divedi*  
Neha Divedi

1 *D. Bhar*  
2 *V. G. Reddy*  
3 *A. Mohan*  
4 *A. Srinivas*  
Page 9

Signature of the Executants

18 వ పుస్తకము 2012 సం/కె.సీ.19 84 వ సంపు  
దస్తావజ్జ నం. 2427 మొట్టమొదటి కారితముల సంఖ్య  
(19) ఈ కారితము బహుళ సంఖ్య (9)

సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 308 IN BLOCK NO. 'A' ON THIRD 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. PRAKHAR ADITYA DWIVEDI, SON OF MR. VIDOSH KUMAR DWIVEDI

2. MRS. NEHA DWIVEDI, WIFE OF MR. PRAKHAR ADITYA DWIVEDI

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

65.88

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

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



**EXCL:**

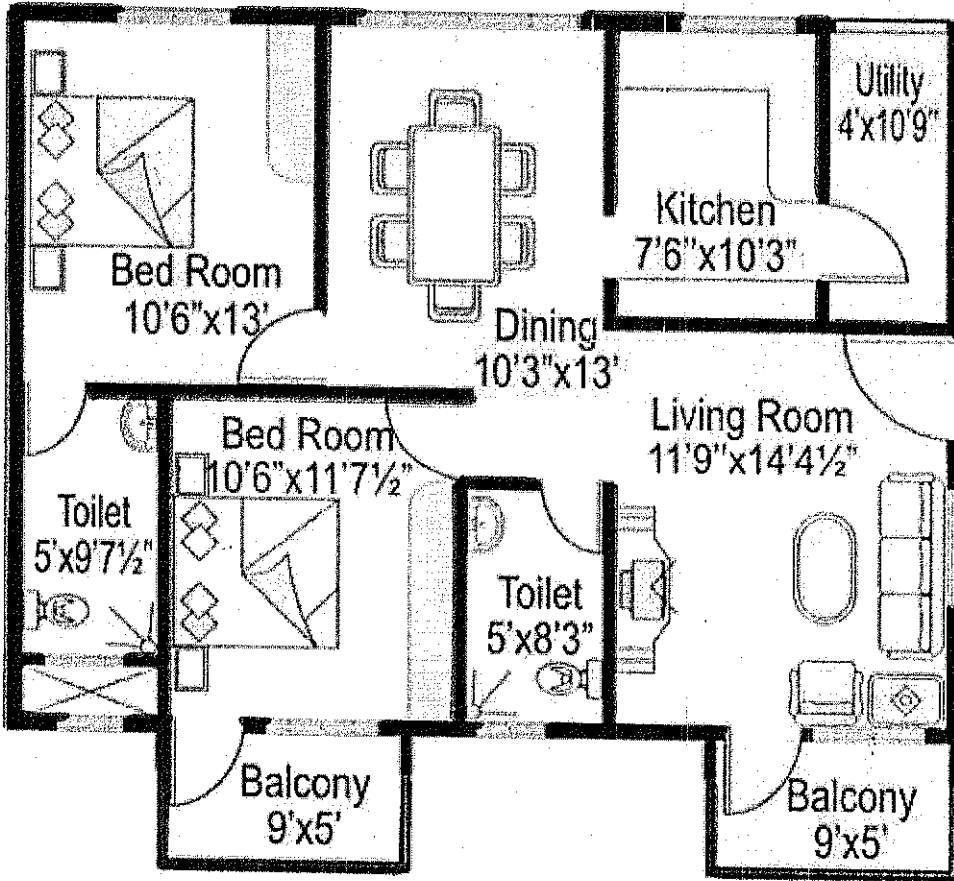


**U/S. OUT OF TOTAL:** Ac. 6-05Gts  
**PLINTH AREA** : 1230 Sft.

Open to Sky



Flat No. 313



Open to Sky & 7' wide corridor

Open to Sky

**WITNESSES:**

1.


2.

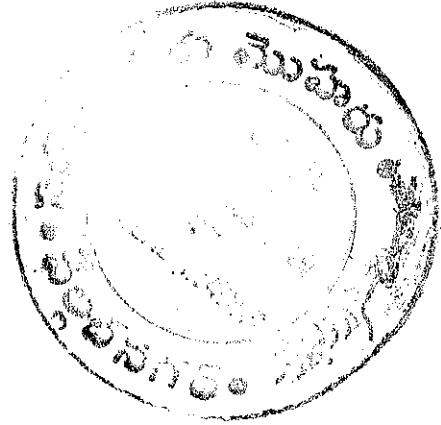
1. K. Bhar
2. V. Capule
3. A. Prakash
4. S. Srin

**SIG. OF THE VENDOR**

**SIG. OF THE BUYER**  
Neha Dwivedi

1వ పుస్తకము 2012 సం/త.న.19 34 వ.నం.వి  
దస్త్రావేళ నెం. 2427 వి.నం. తాగితముల సంఖ్య  
(19) ఈ తాగితము తరుగు సంఖ్య (10)

  
సచి-విజ్ఞాపక

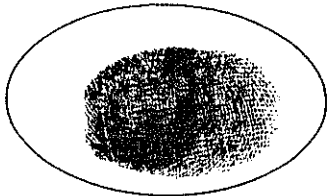
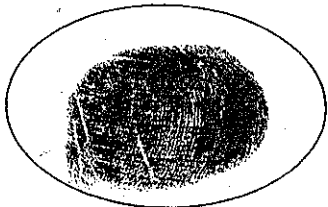
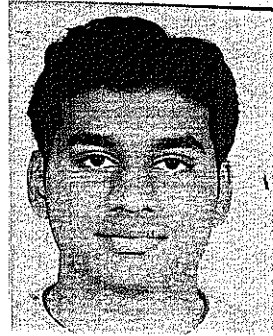
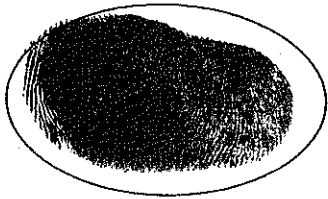
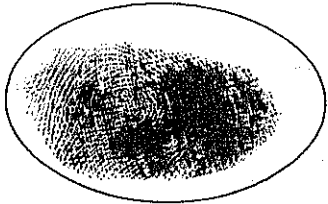


**PHOTOGRAPHS /**

**INTS AS PER SECTION 32A OF  
N ACT, 1908.**

SL.NO.      FINGER PRINT  
IN BLACK  
(LEFT THUMB)

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



**BUILDERS:**

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  
KAVADIGUDA  
HYDERABAD.

**SIGNATURE OF WITNESSES:**

1.

2.

1.      2.

3.      4.

**SIGNATURE OF THE EXECUTANT'S**

Neha Divvedi

1వ పుస్తకము 2012 సం/కా/క.10 24..... కనంపి  
దస్తావేజు నెం. 2422 మొదటి భాగముల సంఖ్య  
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సచి-రిజిస్ట్రారు



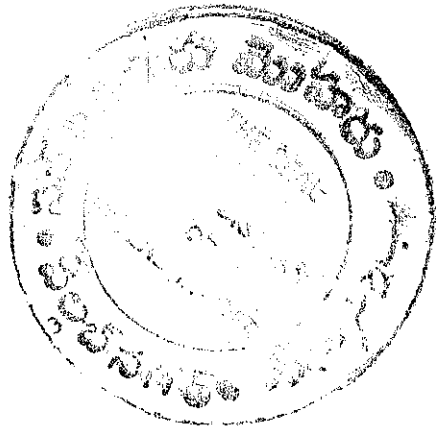




1. K. R. Shah      2. V. Gupta      3. A. Prakashan  
4. A. Singh      5. ~~\_\_\_\_\_~~

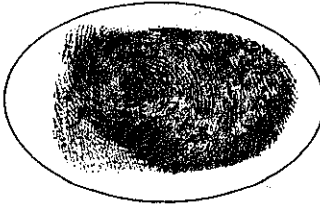
1వ పుస్తకము 2012 సం/త.స.19 34 వ.సం.వి  
కస్తాబీలా నెం. 2427 పుస్తకము కారితముల సంఖ్య  
(19) ఈ కారితము బహుళ సంఖ్య (11)

సచ-పాఠశాల



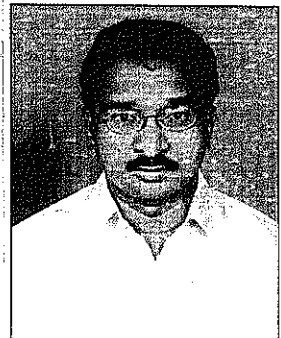
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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.



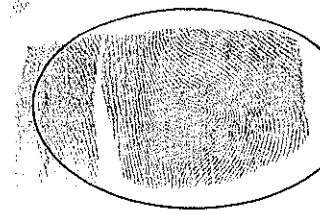
**SPA FOR PRESENTING DOCUMENTS**  
**VIDE SPA NO. 55/BK-IV/2009, Dt. 01.06.2009:**

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



**BUYERS:**

1. MR. PRAKHAR ADITYA DWIVEDI  
S/O. MR. VIDOSH KUMAR DWIVEDI  
R/O. FLAT NO. 303,  
SAI LAXMI APARTMENTS  
OLD VASAVI NAGAR, KARKHANA  
SECUNDERABAD - 500 0151



2. MRS. NEHA DWIVEDI  
W/O. MR. PRAKHAR ADITYA DWIVEDI  
R/O. FLAT NO. 303,  
SAI LAXMI APARTMENTS  
OLD VASAVI NAGAR, KARKHANA,  
SECUNDERABAD - 500 0151

**SIGNATURE OF WITNESSES:**

1.

2.

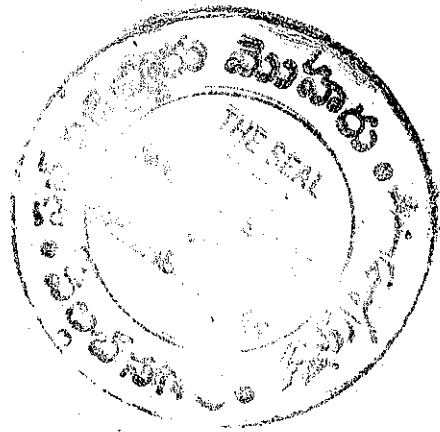
1.      2.      3.      4.

**SIGNATURE OF EXECUTANTS**

Neha Dwivedi  
**SIGNATURE(S) OF BUYER(S)**

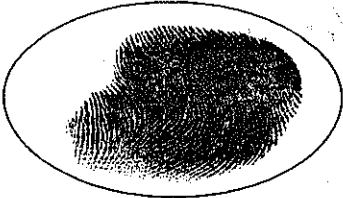
1వ పుస్తకము 2012-సం/కా.శ.19 34 వసంపు  
దస్తావేజు సం. 2427 వెంకట్రాము కాగితముల సంఖ్య  
(193) ఈ కాగితము పేరుల సంఖ్య (13)

సర్-రిజిస్ట్రారు



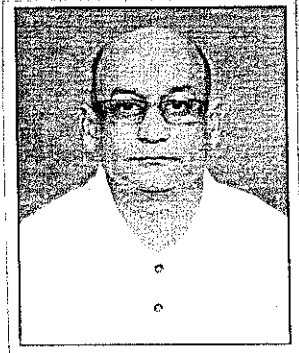
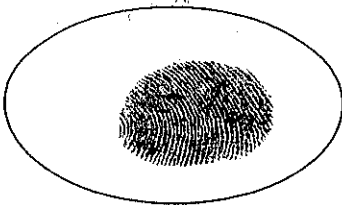
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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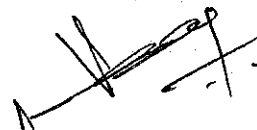
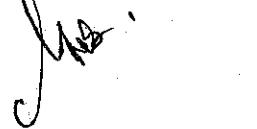
**WITNESSES:**

1. MR. CH. VENKATA RAMANA REDDY  
S/O. LATE ANJI REDDY  
R/O. H. NO: - 11-187/2  
ROAD NO. 2  
GREENHILLS COLONY  
SAROORNAGAR.  
HYDERABAD.



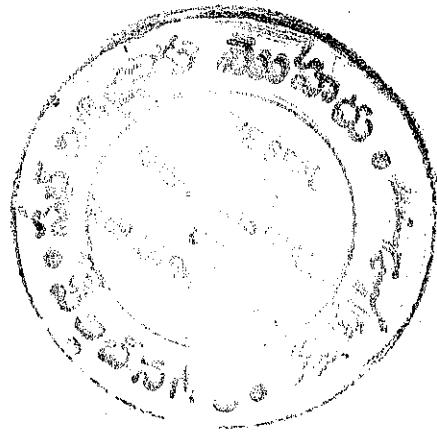
2. MR. G.B. RAM BABU  
S/O. MR. SATYANARAYANA SWAMY  
R/O. FLAT NO. 302  
JAYA CASTLE  
BEHIND SHIVAM TEMPLE  
NEW NALLAKUNTA  
HYDERABAD - 500 044.


**SIGNATURE OF WITNESSES:**

1.   
2. 

1వ పుస్తకము 2012 సం/త.శ.19 34 వ సంపు  
ఉత్పాదక సం. 2429 విద్యార్థులు బాగోతముల సంఖ్య  
(193) ఈ బాగోతము తరువాత సంఖ్య (14)

A6  
సర్-లిజిస్ట్రారు





**Family Members Details**

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

05/08/2005 *hush*

కర్నూలు పంచాయతీ/పంచాయతీ పరిషత్తులో చేరిన తేదీ 05/08/2005

**HOUSEHOLD CARD**

Card No : PAP1682141D0155  
 F.P Shop No : 187  
 పేరు : కర్నూలు భాస్కర్  
 Name of Head of Household : Karnati - Bhaskar  
 తండ్రి/భర్త పేరు : నరసింహ  
 Father/ Husband Name : Narsimha  
 పుట్టిన తేదీ/Date of Birth : 09/03/1965  
 వయస్సు/Age : 40  
 వృత్తి /Occupation : Own Business

ఇంటి నెం./House No. : 2-44/1, F- 103  
 రోడ్ /Street : Chaitanyapuri  
 Colony : Sai Nagar  
 Ward No. : చార్జ్-4/ Ward-4  
 Municipality : / Gaddiannaram  
 జిల్లా /District : హైదరాబాద్ / 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  
 రువనగిరి  
 రువనగిరి

*[Signature]*  
 Electora Registration Officer  
 లి.నెం. రిజిస్ట్రేషన్ అధికారి



Bhuvanagiri Assembly Constituency  
 రువనగిరి నియోజకవర్గం

Place/ ప్రాంతం : Bhugiri, రువనగిరి  
 Date/ తేదీ : 15.12.1995

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

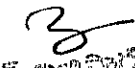
  
 Election Commission Of India  
 భారత ఎన్నికల సంఘము  
 IDENTITY CARD  
 గుర్తింపు కార్డు

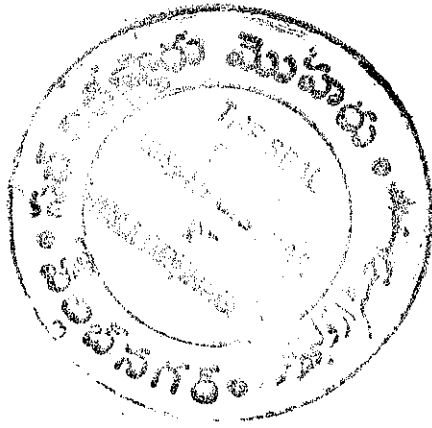
AP/41/292/180497

Elector's Name : B.Venkateswar  
 తండ్రి పేరు : B.వెంకటేశ్వర్  
 Father's/Mother's/  
 Husband's Name : eeswarolah  
 తండ్రి/అమ్మ/భర్త పేరు : ఈశ్వరరాజు  
 Sex : M పు/మ : ప  
 Age as on 1.1.1995 : 27  
 1.1.1995 వరకు వయస్సు : 27

1వ పుస్తకము 2012 సం/పా.స.1934 వ.నం.వృ  
దస్తావేజా నెం. 2427 మొత్తము లాగితముల సంఖ్య  
(17) ఈ లాగితము పరుస సంఖ్య (15)

  
సర్-లజిస్ట్రారు





**HOUSEHOLD CARD**


Name of Head of Household : Addagatla Srinivas  
 కండ్రి/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 : వార్డు 1  
 Circle : వార్డు 8  
 Circle VIII

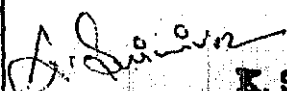
జిల్లా /District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 150,000  
 LPG Consumer No. (1) : 39979/(Double )  
 LPG Dealer Name (1) : Apscsc 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	62

  
**K. SUDARSHAN REDDY**  
 DT(ENF-1), Circle VIII, Hyd  
 Ue DPL No.122

**HOUSEHOLD CARD**


Name of Head of Household : Achignifa Purushotham  
 కండ్రి/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 : వార్డు 1  
 Circle : వార్డు 8  
 Circle VIII


జిల్లా /District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 350,000  
 LPG Consumer No. (1) : 48157/(Double )  
 LPG Dealer Name (1) : Apscsc Corpn Ltd,IOC  
 LPG Consumer No. (2) : /  
 LPG Dealer Name (2) :



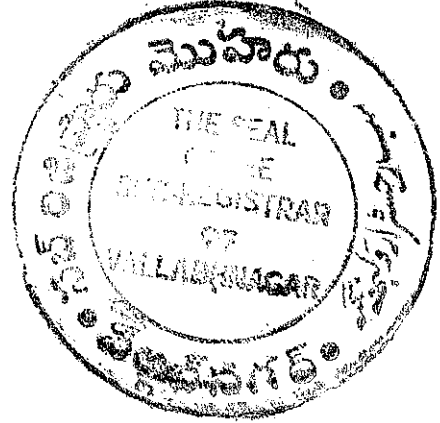
**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Padma	Wife	23/06/68	38
3	Prajwala	Daughter	22/09/88	18
4	Vanshi Krishna	Son	16/10/91	15
5	Vittal	Father	18/11/39	62

  
**K. SUDARSHAN REDDY**  
 DT(ENF-1), Circle VIII, Hyd  
 Ue DPL No.122

1వ పుస్తకము 2012 సం/భా.19 34 వసం  
దస్తావేజు నం. 2427 నమూనా తారీఖుల నుండి  
(19) ఈ తారీఖుల తరువాత నుండి (16)

సహ-అధ్యక్షుడు



BUYER 1


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRAKHAR ADITYA DWIVEDI  
VIDOSH KUMAR DWIVEDI


09/12/1984  
Permanent Account Number  
ANZRD9788G

Signature



*P. Dwivedi*

1వ పుస్తకము 2012 సం/అ.శ.19 34..... వ.నం.వు  
దస్తావేజు నెం. 2427 మొత్తము కాగితముల సంఖ్య  
(19) ఈ కాగితము చదువ సంఖ్య (17)

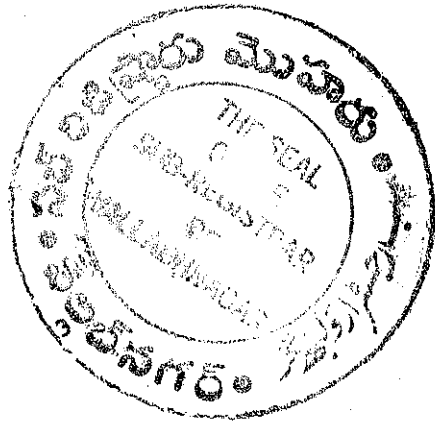
  
సచి-రిజిస్ట్రారు





1వ పుస్తకము 2012 సం/శా.క.19 34 వ.సం.న  
దస్తావేజు నెం. 2429 మొత్తము కారితముల సంఖ్య  
(19) ఈ కారితము పరుస సంఖ్య (18)

సర్-రిజిస్ట్రారు

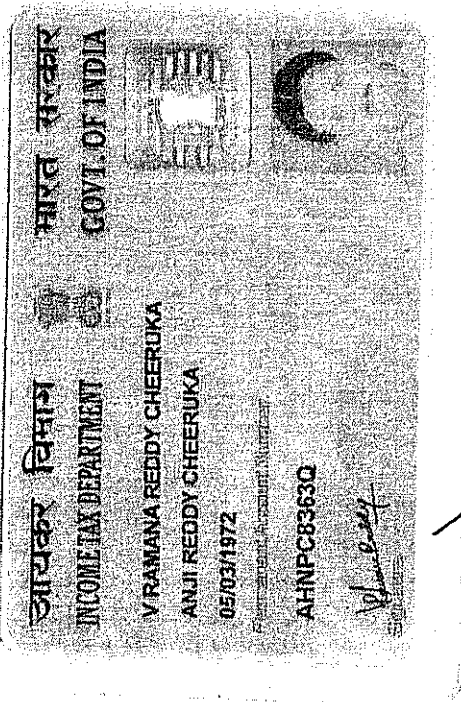


SPA HOLDER:



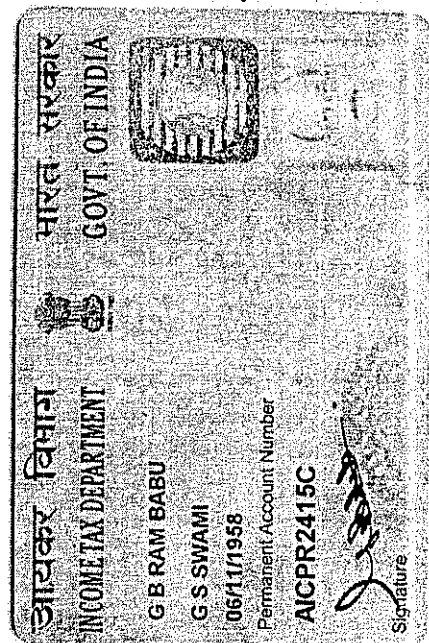
*Padma Reddy*

WITNESS 1:-




*[Signature]*

WITNESS 2:-



*[Signature]*

1వ పుస్తకము 2012 సం/శా.శ.19 34 వ.సం.వి  
దస్తావేజు సం. 2429 మొత్తము కాగితముల సంఖ్య  
(19) ఈ కాగితము చదువ సంఖ్య (19)

  
సబ్-లిబ్రరీయరు

