

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు
 setham madhava another Repro 500/1000
 10/7, 10/8
 19. P. G. bhavani Reddy

నెం. 1838
 శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

F

దస్తావేజు స్వభావము	sale			
దస్తావేజు విలువ	2941			
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	4566/LB			
రిజిస్ట్రేషన్ రుసుము	14705		Repro	
లోటు స్టాంపు(D.S.D.)	117540		219419	
GHMC (T.D.)	44115		dt-16/8/13	
యూజర్ ఛార్జీలు	200		vat M. 36765	
అదనపు షీట్లు	/		RETURNED	
5 x	/			
మొత్తం	176560			

(అక్షరాలలో) one lakh seventy six thousand five
hundred and sixty only రూపాయ మాత్రమే

తేది 16/8/13

వాససు తేది _____

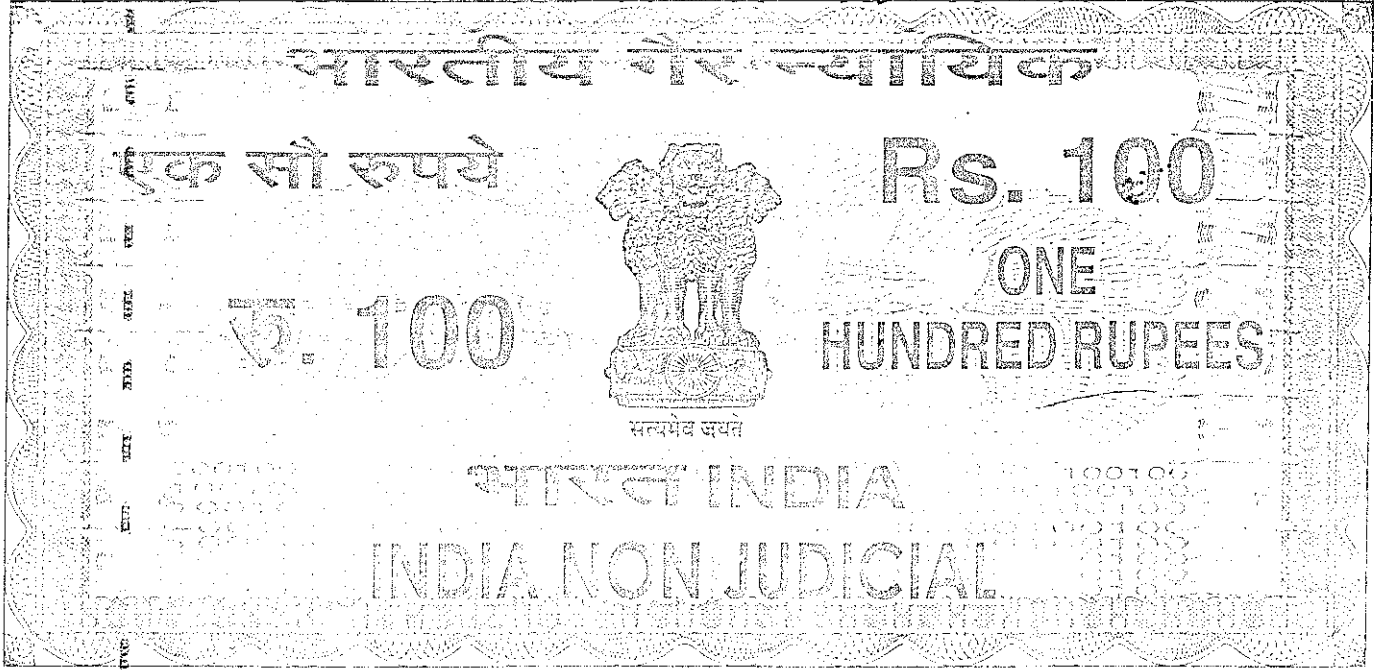
సబ్ రిజిస్ట్రార్
 చల్లపూరు

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.

4596

Doc No: 4566 of 2013

SCANNED



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

Sl.No. 1551 Date 16/7/13 Rs. 100/-

Sold to Makenex

S/o. D/c. W/o. Mallesh

for whom M/s Greenwood Estates SecBAs

C. Maipal Reddy
C. MAIPAL REDDY

BC 846107

Licensed Stamp Vendor
Lic.No.16-07-13 of 2013
H.No.4-5-747, G. Madala,
Badichowdi, Sultan Bazar,
Near Church, Hyderabad-27.

SALE DEED

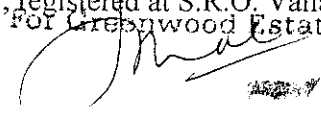

This Sale Deed is made and executed on this 16th day of August 2013 at SRO, Vallabh Nagar, Hyderabad by:

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 43 years, Occupation: Business, resident of Plot No.280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, 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, Kavadi guda, 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, Kavadi guda, 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 43 years, and Smt. K. Sridevi, W/o. 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. Vallabh Nagar, hereinafter called the "Owners".

For Greenwood Estates For Greenwood Estates



Book - 1 CS Number 4696 of 2013 of SRO, Vallabnagar

Regular document number 4566 of year 2013



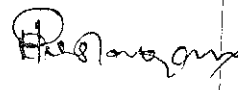


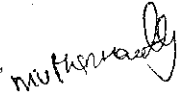


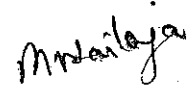
Sheet 1 of 13 Sheet

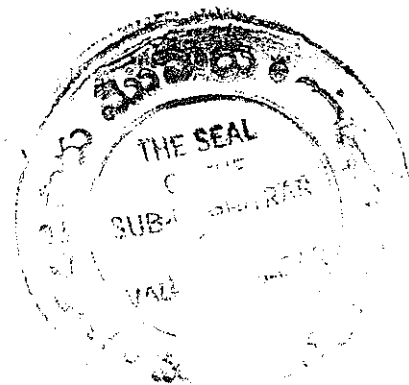
2
Signature of Sub Registrar

Presentation Endorsement:

Presented to the Office of the Sub-Registrar, Vallabnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14705/- (Registration Fee) paid between the hours of 11 and 12 on the 16th day of AUG 2013 by Soham Modi

Execution admitted by (Details of all executants/Claimants of sec 32a):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 [1508-1-2013-4696]	ALL REP BY SPA K.PRABHAKAR REDDY VIDE DOC.NO.8/BK- IV/2008DT.19/01/08 5-4-187/3,4,SOHAM MANSION,, M.G.ROAD,SEC-BAD-003	
2	CL		 [1508-1-2013-4696]	M.V.B.SRIRAMA MURTHY 37- 93/69/1,MADHURANAGAR,, NEREDMET.X ROADS,HYD	
3	CL		 [1508-1-2013-4696]	M.V.SAILAJA 37- 93/69/1,MADHURANAGAR,, NEREDMET X ROADS,HYD	



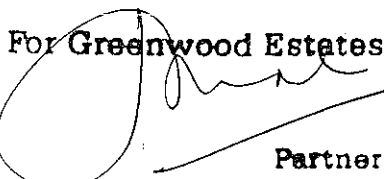
IN FAVOUR OF

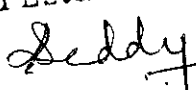
1. Mr. M. V. B. Srirama Murthy, Son of Mr. Suryanarayana Sastry, aged about 42 years, Occupation: Advocate.
2. Mrs. M. V. Sailaja, Wife of Mr. M. V. B. Srirama Murthy, aged about 41 years, both are residing at # 37-93/69/1, Road No.3, Madhura Nagar, Neredmet 'x' Roads, Hyderabad - 500 056., hereinafter 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

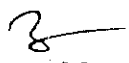
For Greenwood Estates

Partner

For Greenwood Estates

Partner



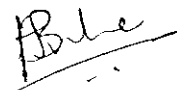



Book - 1 CS Number 4696 of 2013 of SRO, Vallabnagar

Regular document number U.586 of year 2013


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Signature of Sub Registrar

Witness:

Sl No	Name & Address	Photo	Thumb Impression	Signature
1	MARY JULIE BORA F.NO.A-224, GREENWOOD RESIDENCY, KOWKOOR VILLAGE	 [1508-1-2013-4696]		
2	PHANINDRA BORA F.NO.A-224, GREENWOOD RESIDNEY, KOWKOOR, MALKAJGIRI	 [1508-1-2013-4696]		

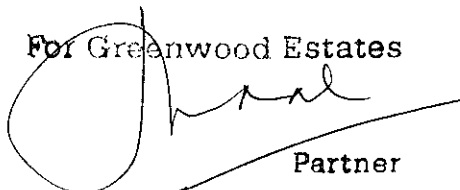
Signature of Subregistrar
Vallabnagar





- 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 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.124 on the first 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 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.

For Greenwood Estates



Partner

For Greenwood Estates




Partner

Book - 1 CS Number 4696 of 2013 of SRO, Vallabnagar

Regular document number 4566 of year 2013

Sheet 3 of 13 Sheet


Signature of Sub Registrar


Endorsement:

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of I.s Act	In the Form of			Total
			Cash	Stamp Duty u/s 16 of i. act	DD/BC/ Pay Order	
Stamp Duty	100	117540	0		0	117640
Transfer Duty	NA	44115	0		0	44115
Reg. Fee	NA	14705	0		0	14705
User Charges	NA	200	0		0	200
Total	100	176560	0		0	176660

Rs. 161655/- towards stamp duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14705/- towards Registration Fees on the chargeable value of Rs. 2941000/- were paid by the party through Challan/BC/Pay Order No. ,219419 dated ,16-AUG-13.

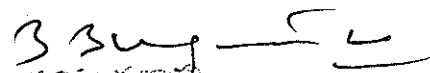
Date

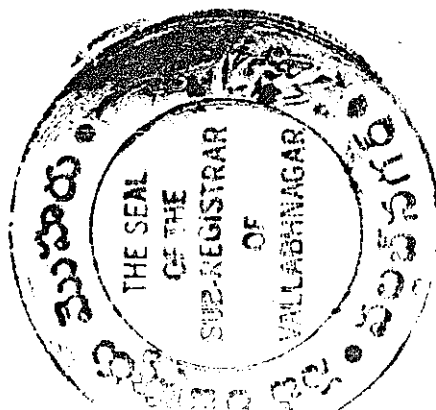
Year 2013 August Month 16th day


Signature of Registering Officer
Vallabnagar

1వ వృత్తము 2013 ఆగస్టు/ సెప్టెంబర్ 1935వ సంవత్సరం
4566 నెంబరుకు రిజిస్ట్రేషన్ చేయబడినది స్టాంపు
నిబంధన గుర్తింపు నెంబరు 1566-1-4566-2013.

తేదీ - 16/8/13.


బి. భగవంతుల దాస్
జాయింట్-సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



- 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.29,41,000/- (Rupees Twenty Nine Lakhs Forty One 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:

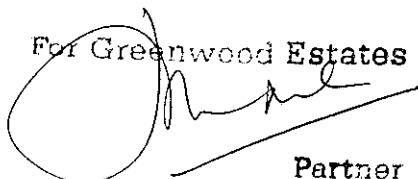
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.124 on the first floor, in block no.'A', having a super built-up area of 1230 sft., (i.e., 984 sft. of built-up area & 246 sft. of common area) in building known as Greenwood 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. 29,41,000/- (Rupees Twenty Nine Lakhs Forty One Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.12,58,000/-(Rupees Twelve Lakhs Fifty Eight Thousand Only) paid by way of cheque no.242355, dated 07.05.2013 drawn on State Bank of Hyderabad, Sec-bad.
- ii. Rs.8,00,000/-(Rupees Eight Lakhs Only) paid by way of cheque no.004377, dated 31.07.2013 drawn on HDFC Bank, Nanik Motwani Marg, Fort, Mumbai, issued by GIC Housing Finance Ltd., Hyderabad.
- iii. Rs.1,05,599/-(Rupees One Lakh Five Thousand Five Hundred and Ninety Nine Only) paid by way of cheque no.004378, dated 31.07.2013 drawn on HDFC Bank, Nanik Motwani Marg, Fort, Mumbai, issued by GIC Housing Finance Ltd., Hyderabad.
- iv. Rs.1,25,000/-(Rupees One Lakh Twenty Five Thousand Only) paid by way of cheque no. 242354, dated 09.04.2013 drawn on State Bank of Hyderabad, Sec-bad.
- v. Rs.1,00,000/-(Rupees One Lakh Only) paid by way of cheque no.653373, dated 09.04.2013 drawn on State Bank of India, Sec-bad.

For Greenwood Estates



Partner

For Greenwood Estates




Partner

Book - 1 CS Number 4696 of 2013 of SRO, Vallabnagar

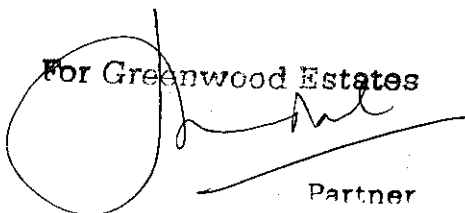
Regular document number 4566 of year 2013

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Signature of Sub Registrar



- vi. Rs.3,33,000/-(Rupees Three Lakhs Thirty Three Thousand Only) paid by way of cheque no. 242359, dated 12.08.2013 drawn on State Bank of Hyderabad, Sec-bad.
 - vii. Rs.1,00,000/-(Rupees One Lakh Only) paid by way of cheque no.653370, dated 10.03.2013 drawn on State Bank of India, Sec-bad.
 - viii. Rs.1,00,000/-(Rupees One Lakh Only) paid by way of cheque no.242353, dated 10.03.2013 drawn on State Bank of Hyderabad, Sec-bad.
 - ix. Rs.19,401/-(Rupees Nineteen Thousand Four Hundred and One Only) (Part Payment) paid by way of cheque no.242352, dated 07.03.2013 drawn on State Bank of Hyderabad, Sec-bad.
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.

For Greenwood Estates

Partner


For Greenwood Estates


Partner

Book - 1 CS Number 4696 of 2013 of SRO, Vallabnagar

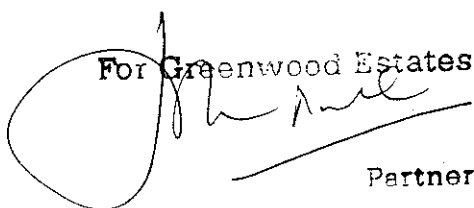
Regular document number 4566 of year 2013

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Signature of Sub Registrar



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.
 - 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.

For Greenwood Estates

Partner

For Greenwood Estates

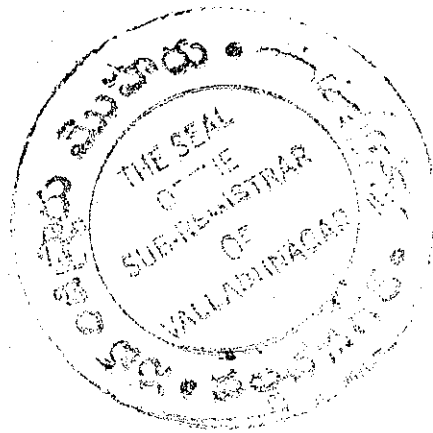

Partner

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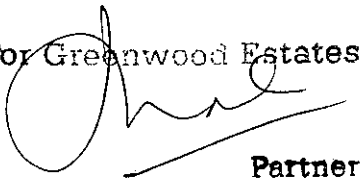
Sheet 6 of 13 Sheet

Signature of Sub Registrar



- 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.
10. Stamp duty and Registration amount of Rs.1,76,560/- is paid by way of challan no. 21949, dated 14.08.2013, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad.

For Greenwood Estates



Partner

For Greenwood Estates

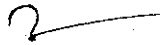


Partner

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Regular document number 6566 of year 2013

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Signature of Sub Registrar



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'

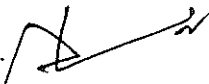
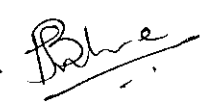
SCHEDULE OF APARTMENT

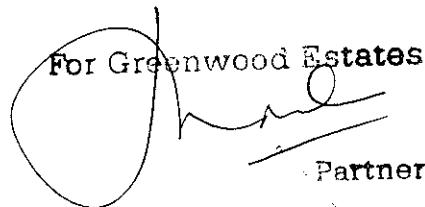
All that portion forming a deluxe apartment bearing flat no.124 on the first floor, in block no. 'A' admeasuring 1230 sft., of super built-up area (i.e., 984 sft. of built-up area & 264 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for single car 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. 129
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:

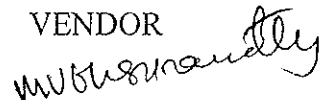
WITNESSES:

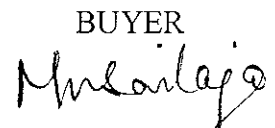
1. 
2. 

For Greenwood Estates

Partner

For Greenwood Estates


Partner

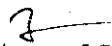
VENDOR


BUYER


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Regular document number 41566 of year 2013

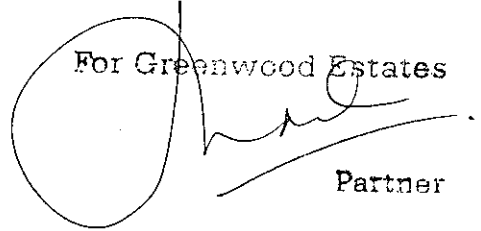
Sheet 8 of 13 Sheet


Signature of Sub Registrar



ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 124 on the first 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 First Floor : 1230 sft.,
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- (f) In the Fifth Floor : -
5. Annual Rental Value : -
6. Municipal Taxes per Annum : -
7. Executant's Estimate of the MV of the Building : Rs. 29,41,000/-

For Greenwood Estates

Partner

For Greenwood Estates

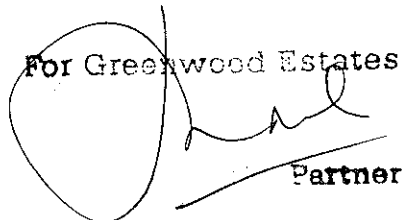

Partner

Date: 16.08.2013

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.

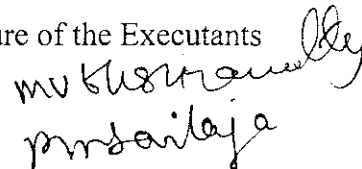
For Greenwood Estates

Partner

For Greenwood Estates


Partner

Date: 16.08.2013

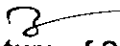
Signature of the Executants


mv kumar
mrs sailaja

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Signature of Sub Registrar



REGISTRATION PLAN SHOWING

FLAT NO. 124 IN BLOCK NO. 'A' ON THE FIRST FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR: 1. MR. SOHAM MODI, SON OF SHRI. SATISH MODI

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

BUYER: 1. MR. M. V. B. SRIRAMA MURTHY, SON OF Mr. SURYANARAYANA SASTRY

2. MRS. M. V. SAILAJA, WIFE OF MR. M. V. B. SRIRAMA MURTHY

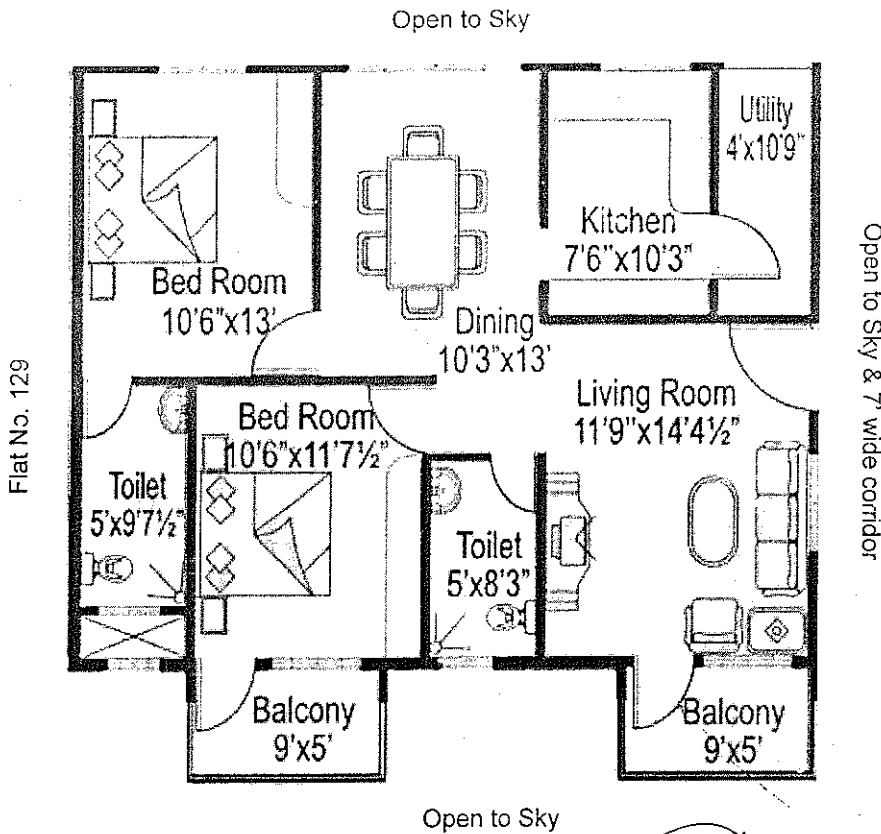
REFERENCE:
AREA: 65.88

SCALE:
SQ. YDS. OR

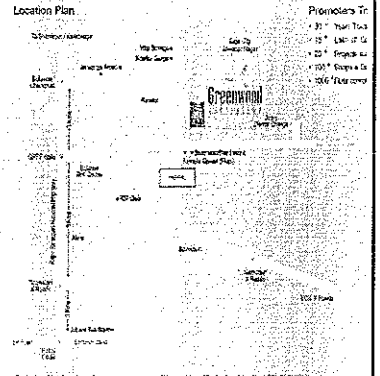
INCL:
SQ. MTRS.

EXCL:

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



Location Map



WITNESSES:

1.

2.

For Greenwood Estates

Partner

For Greenwood Estates

Partner


SIG. OF THE VENDOR

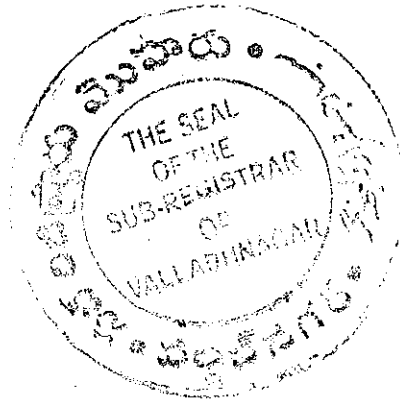
SIG. OF THE BUYER

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Regular document number 4566 of year 2013

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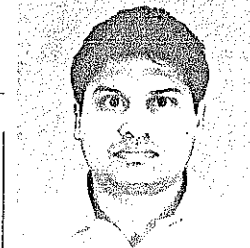
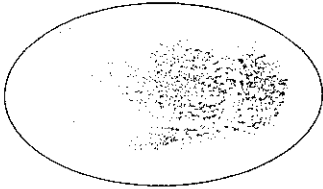

Signature of Sub Registrar



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

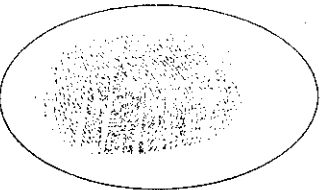
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IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

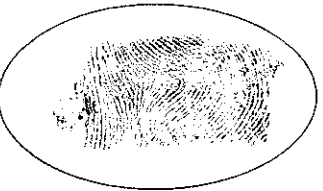


VENDOR:

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
1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI



2. SMT. K. SRIDEVI
W/O. SHRI. K.V.S. REDDY
R/O. FLAT NO. 502
VASAVI HOMES, UMA NAGAR
1ST LANE, BEGUMPET
HYDERABAD.



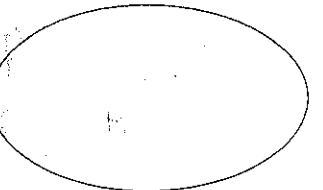
SPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 8/BK-IV/ 2008 Dt. 19/01/08

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



BUYER:

1. MR. M. V. B. SRIRAMA MURTHY
S/O. MR. SURYANARAYANA SASTRY
R/O. # 37-93/69/1, ROAD NO..3
MADHURA NAGAR
NEREDMET 'X' ROADS
HYDERABAD - 500 056



2. MRS. M. V. SAILAJA
W/O. MR. M. V. B. SRIRAMA MURTHY
R/O. # 37-93/69/1, ROAD NO..3
MADHURA NAGAR
NEREDMET 'X' ROADS
HYDERABAD - 500 056

SIGNATURE OF WITNESSES:

1.
2.

Greenwood Estates

Partner

For Greenwood Estates


SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

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Signature of Sub Registrar



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

GREENWOOD ESTATES

20/12/2006
Permanent Account Number

AAHFG0711B

27012007

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
18-10-1969

हस्ताक्षर /SIGNATURE
Soham Modi

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For Greenwood Estates

Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F

नाम /NAME
SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE
Sridevi

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For Greenwood Estates

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर
Signature



1000000000

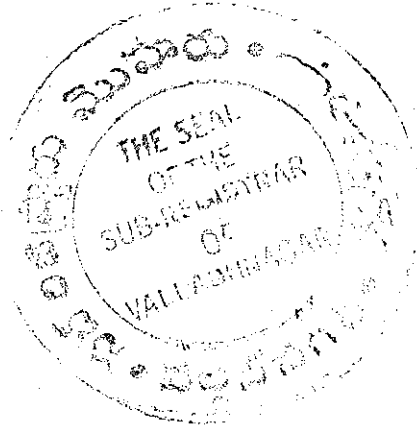
For Greenwood Estates

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Regular document number U566 of year 2013

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Signature of Sub Registrar



BUYER

Muthuramaly

PERMANENT ACCOUNT NUMBER
 AHSPM23780

VENKATA BHASKARA SRIRAMA MURTHY MALLADI

FATHER'S NAME
 SURYANARAYANA SASTRY MALLADI

DATE OF BIRTH
 08-03-1970

SIGNATURE

Mrs Sairaja

PERMANENT ACCOUNT NUMBER
 AHSPM2383N

VENKATA SAILAJA MALLADI

FATHER'S NAME
 JAGANNADHA SARMA MUNUKUTLA

DATE OF BIRTH
 07-03-1971

SIGNATURE

Chief Commissioner of Income Tax - Srirangapatna

WITNESS:

आयकर विभाग
 INCOME TAX DEPARTMENT

PHANINDRA BORA
 KHIROD CHANDRA BORA

06/02/1967
 Permanent Account Number
 AEIPB9827L

Phanindra Bora
 Signature



भारत सरकार
 GOVT. OF INDIA

[Signature]

08112095

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आयकर विभाग
 INCOME TAX DEPARTMENT

MARY JULIE BORA
 PONNUSAMY DANIEL

08/11/1970
 Permanent Account Number
 AEIPB9826M

Mary Julie Bora
 Signature



भारत सरकार
 GOVT. OF INDIA

[Signature]

02082006

Balie