

DOGT No. 3302/12



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 83293

No. 938 Date 06/07/12

old No. K. Bhaskar

No. D/o W/o K. Narasimha

at Vill. Self attests

T. Sudekari

LICENCED STAMP VENDOR

LIC No. 15-01-007/20

REN. No. 15-01-026/2

LIG-60 A.P.H.D. Colr

Chevella, G.R. Dist

SALE DEED

This Sale Deed is made and executed on this 23rd day of July 2012 at SRO, Vallabhnagar, Hyderabad by:

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

సబ్-రెజిస్ట్రారు

ENDORSEMENT

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

Stamp Duty:

- 1. In the shape of stamp papers Ru. 100
- 2. In shape of challan (u/s.41 of I.S.Act.,1899) Ru. 5125
- 3. In the shape of cash (u/s.41 of I.S.Act.,1899) Ru. -
- 4. adjustment of stamp duty u/s.16 of I.S.Act.,1899,if any Ru. -

Transfer Duty:

- 1. In the shape of challan Ru. 20520
- 2. In the shape of cash Ru. -

Registration fees:

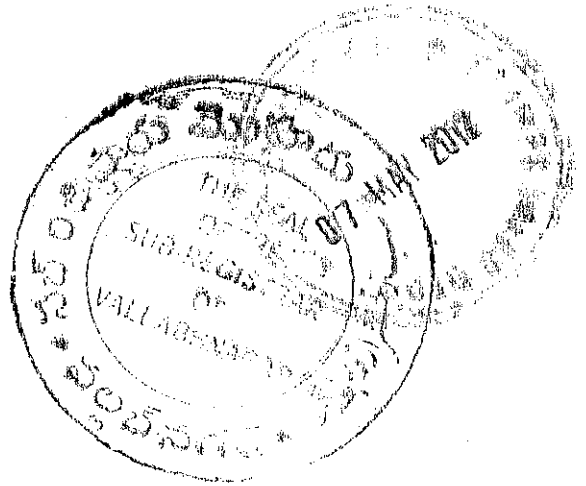
- 1. In the shape of challan Ru. 5125
- 2. In the shape of cash Ru. -

User Charges:

- 1. In the shape of challan Ru. 100
- 2. In the shape of cash Ru. -

Total

Ru. 76,975/-



24 మే 2012 నుండి 24 మే 2012 వరకు
 24 మే 2012 నుండి 24 మే 2012 వరకు
 రూ. 24 గంటల మధ్య వర్తమానం సభ లాంటిది
 వ్యవహారం శ్రీ శ్రీమతి K. Prabhakar Reddy
 వ్యవహారం 1908 లోని సెక్షన్ 226 ను అనుసరించి
 రిజిస్ట్రారు కార్యాలయం వద్దకు సమర్పించబడినది
 ఖాతా నెంబరు రూ. 5125/- లు చెల్లించబడినది
 ఈ విషయం గురించి
 దిగువ సమాచారం

Prabhakar Reddy

Prabhakar Reddy



K. Prabhakar Reddy s/o. K. P. Reddy, occ: Service
 o/p. 5-6-187/2 & 4, 1st floor, Boham mansion, M.G.
 Sec:Bad, Through SPA for presentation of documents,
 SPA Doc no. SS/BK/14/09, dt. 01.06.20
 SRO, Vallabhnagar, R.

సబ్-రెజిస్ట్రారు

Mali



Sanjeer Raikar s/o. Venca Raikar, Serv
 R/o. # 12-13-677/48, Lane No.1, St. No.1, 10m
 Colony, Behind Jainidwi Apts, Parnate, B
 -01

AND

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003, represented by its Partners/ Authorised representatives Shri Soham Modi, Son of Shri. Satish Modi aged about 42 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. Sridevi, W/o. Shri. K.V.S. Reddy aged about 34 years, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, being represented by:

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

IN FAVOUR OF

1. Mr. SANJEEV RAIKAR, SON OF Mr. VENCU RAIKAR, aged about 43 years, Occupation: Service.
2. Mrs. DEEPA RAIKAR, WIFE OF Mr. SANJEEV RAIKAR, aged about 38 years, both residing at # 12-13-677/48, Lane No. 1, Street No. 1, Kimpotee Colony, Behind Srinidhi Apartments, Tarnaka, Secunderabad - 500 017, 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).

K. Ghan

K. G. Patel

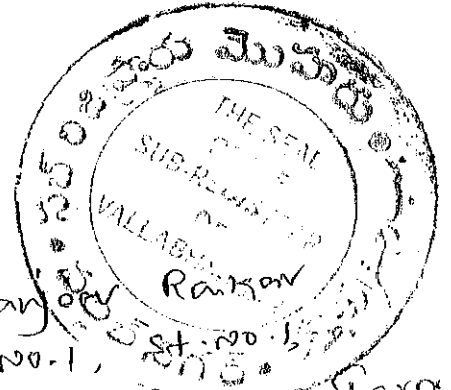
A. Prasad

20) ఈ కార్యక్రమము వలన గల (2)

సంకల్పము

మరొక వ్యక్తి

Raikar



Deepa Raikar s/o. Sanjay
R/o # 12-13-677/48, Lane No.1, St. No. 1
Kintee Colony, Behind Sainichi Apts, Tarn
Secbad - 017.

కార్యక్రమము

① Jadav

M. Sainivas s/o. LATE M. Lingaiah
R/o # 2-11-365, WARASIGUDA
SECUNDERABAD

② MMA

M. MAHENDER s/o. LATE M. MALLEH
R/o # 28-77, YADAV BASTI, NEREDMET,
HYDERABAD.

20-12 వనం. 2023 నం. 24 వ తేదీ
19-34 వ.సా.శ. 2023 మూలం 02 వ తేదీ

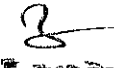
33
B. Bhagavantha Rao
సీ.ఎ.ఆర్.ఆఫీసు
హైదరాబాద్

- 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'.

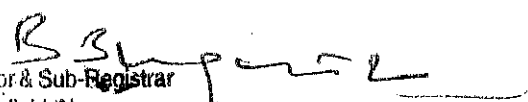
B. Ghosh

V. G. Prasad

A. Prasad

దస్తవేజుల నెం. 3302
 (20) ఈ డాక్యుమెంట్లపై సెల్లూ సెల్లు (3) 
 సబ్-రజిస్ట్రారు

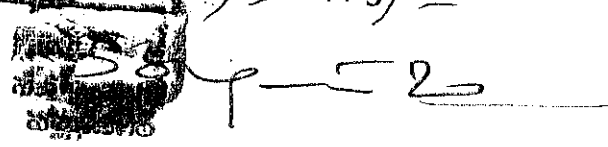
ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 3302/2012 Date 24/7/12
 I hereby Certify that the deficit Stamp duty
 51150/- (Rs. fifty One thousand
 One hundred & fifty One)
 has been levied in respect of the movement from
 Executant of this deed on the basis of agreed
 Market Value of Rs. 1024,000/-
 been higher than the consideration.


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

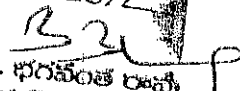
ENDORSEMENT

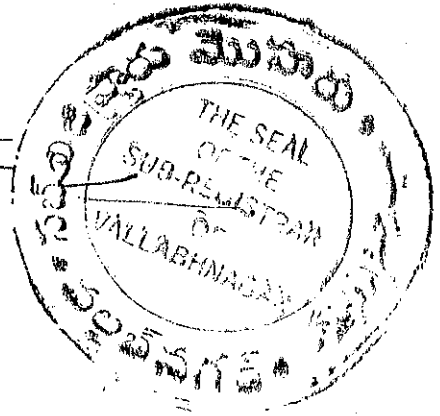
Confirmed that the necessary stamp duties have been paid in respect of this documents

Sl. No.	Description of Tax/Duty	In the form of					Total
		Stamp Papers	Cash	Stamp Duty U/S of I.S. Act	DD/DDO	Other	
1	Stamp Duty	100	51150	DD No	171214	51250/-	
2	Excise Duty	-	20500	Date	24/7/12	20500/-	
3	Registration Fee	-	5125	ADPC Bank Ltd	102	5125/-	
4	Minor Charge	-	100	JeLundelands		100/-	
	Total	100	76875			76975/-	



వ పుస్తకము 2012 నం/ సె.శ 1937 వ సెంటిపు
 3302 నెంబరుగా రజిస్టరు చేయబడినది. స్కానింగ్
 నంబరు గుర్తింపు నెంబరు 1508-13302-2012
 తే:- 24/7/12


 ఐ. భగవంతుల రావు
 సబ్ రజిస్ట్రారు
 వల్లభనగరం



- K. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 313 on the third floor, in block no. 'A' having a super built-up area of 1230 sq. ft., (i.e., 984 sq. ft. of built-up area & 246 sq. ft. of common area) together with undivided share in the scheduled land to the extent of 65.88 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. A-69, admeasuring about 100 sq. ft., 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 FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi finished, deluxe apartment bearing flat no. 313 on the third floor, in block no. 'A', having a super built-up area of 1230 sq. ft., (i.e., 984 sq. ft. of built-up area & 246 sq. ft. 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 bearing no. A-69, admeasuring about 100 sq. ft.,

K. Ghaz

A. Saini

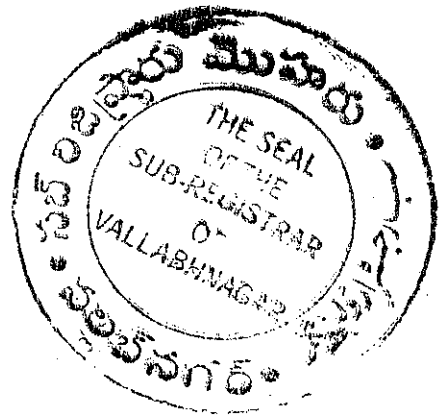
V. G. Grewal

A. P. S. Saini

B. Saini

దస్తవేలు నం. 2302-వేదాంతము తారీఖముల సంఖ్య
(20) ఈ తారీఖముల ఏయే సంఖ్య (4)


సహ-రిజిస్ట్రారు



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). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.8,71,250/- (Rupees Eight Lakhs Seventy One Thousand Two Hundred and Fifty Only) paid by way of cheque no.978349, dated 20.07.2012 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
 - ii. Rs.1,53,750/- (Rupees One Lakh Fifty Three Thousand Seven Hundred and Fifty Only) paid by way of cheque no. 178411, dated 16.06.2012 drawn on Corporation Branch, Goa.
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.

B. Ghay

D. G. Reddy

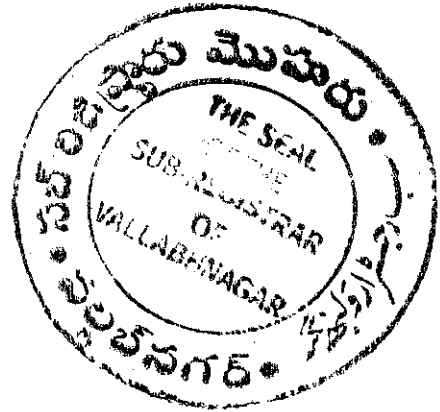
A. Prasanna

A. Srinivas

B. Srinivas

1వ పుస్తకము వందల-...
దర్జన నం. 3302 మొదటి కారితముల సంఖ్య
(20) ఈ కారితముల సంఖ్య (5)

పాపం



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.
 - 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.

D. Khan

D. Khan

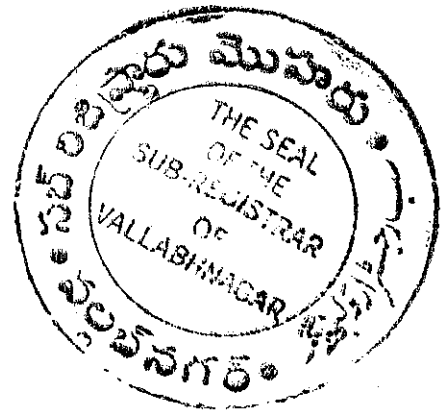
A. Khan

1వ పుస్తకము 2014 సం/శా.స. 19

దస్తవేజు నెం. 3302 పొత్తము లాగితముల సంఖ్య

(20) ఈ లాగితముల మొత్త సంఖ్య (6)

సబ్-రిజిస్ట్రారు



- 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.
- 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. 171214, dated 24.07.12 and VAT an amount of Rs. 35,238/- paid by way of pay order no. 171216, dated 24.7.12, both are drawn on HDFC, S. D. Road, Secunderabad..

A. Bhar

A. Gupta

A. Anand

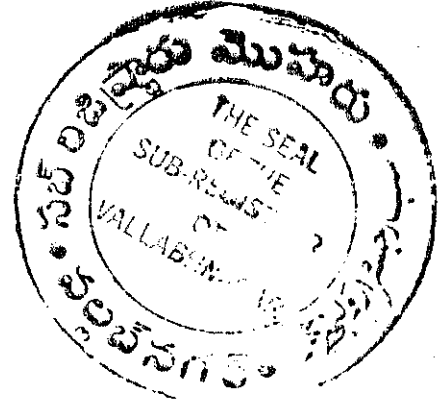
A. Anand

A. Anand

దస్తావేజు నం.

(7) ఈ రాగిభాగము చదువ 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'

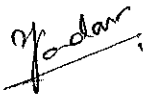

SCHEDULE OF APARTMENT


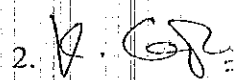
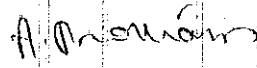

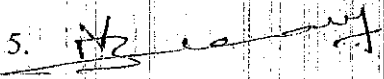
All that portion forming a semi-finished, deluxe apartment bearing flat no. 313 on the third floor, in block no. 'A' admeasuring 1230 sft., of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for single car on the stilt floor bearing no.A-69, admeasuring about 100 sft., in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Flat No 308
South By	Open to Sky & 6' wide corridor
East By	Open to Sky
West By	Open to Sky & 6' 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:

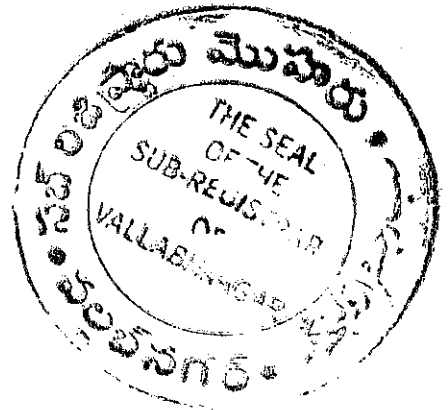
1. 
2. 

1. 
2. 
3. 
4. 
5. 

VENDOR

1వ ఖాతానంబు నంబరు-100/100.100
తనకు సం. 3302-100/100.100 అంబుల సంఖ్య
(20) లో కలిగియు కలిగిన సంఖ్య (8)

సచివశాసనము



ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.313 on the third floor, in block no. 'A' of "Greenwood Residency", Residential Localities, forming part of Sy. No. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G-5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 65.88 sq. yds., U/S Out of Ac. 6-05 Gts.
4. Built up area Particulars:
- a) In the Ground 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/-

A. Khan
D. G. G. G.
A. Khan
A. Khan

Date: 23.07.2012

Signature of the Executants

C E R T I F I C A T E

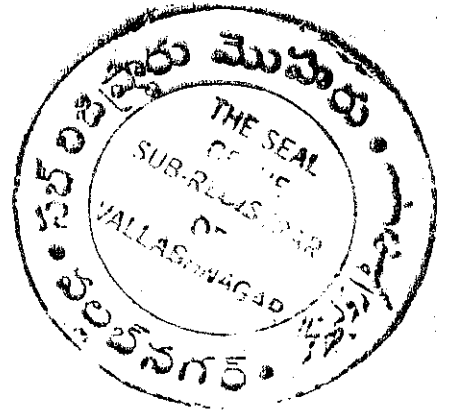
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

A. Khan *D. G. G. G.* *A. Khan*
A. Khan *A. Khan*

Date: 23.07.2012

దస్తవేలు నం. 3302 మొట్టమొదటి అధికారుల నిర్ణయ
(20) ఈ అధికారుల ద్వారా నిర్ణయ (9)

సబ్-రజిస్ట్రార్



STRATION PLAN SHOWING

FLAT NO. 313 IN BLOCK NO. 'A' ON THIRD FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

SITUATED AT

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

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

ER: 1. MR. SANJEEV RAIKAR, SON OF MR. VENCU RAIKAR

2. MRS. DEEPA RAIKAR, WIFE OF MR. SANJEEV RAIKAR

ERENCE:
SA: 65.88

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

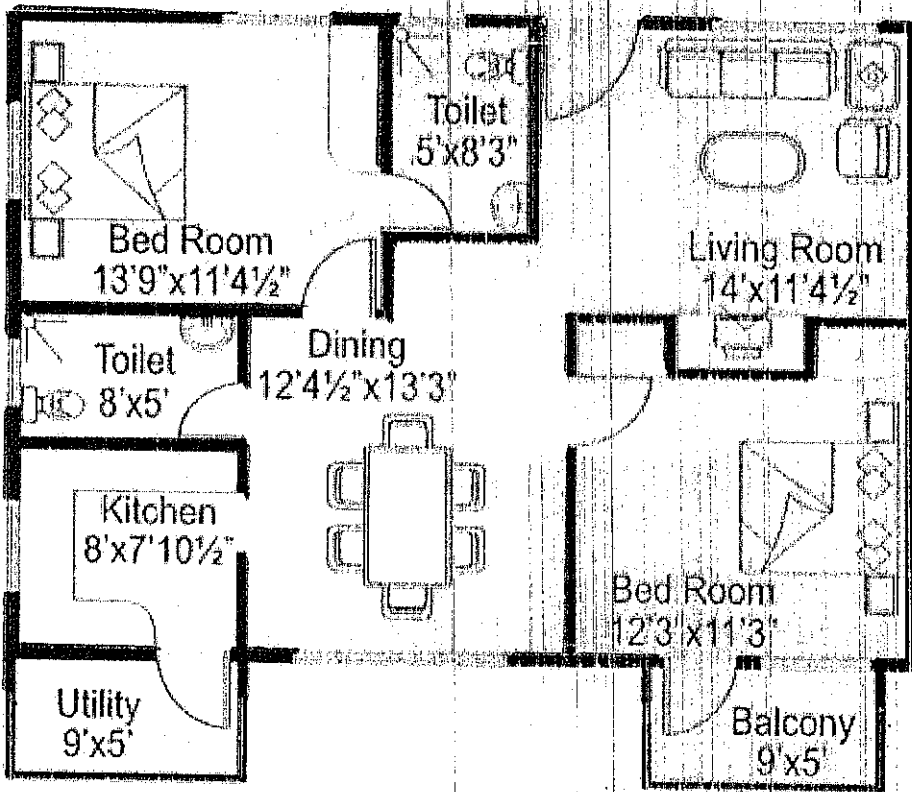


OUT OF TOTAL: Ac. 6-05Gts
TH AREA : 1230 Sft.

Open to Sky & 7' wide corridor



Open to Sky & 6' wide corridor



Flat No. 308

R. B. Shan

V. G. R.

A. P. Shan
A. Shan

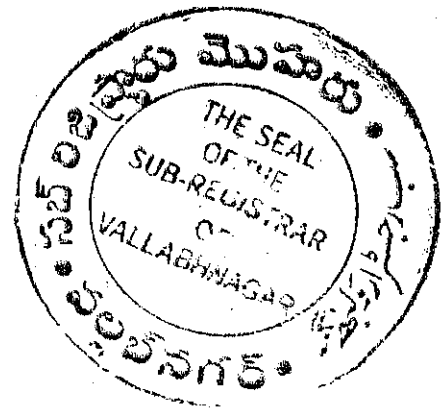
ISSUES:

Padar

SIG. OF THE VENDOR

దస్తవేల నం. 3202 ముల్లము తారితముల సంఖ్య
(20) తి తారితము తదన సంఖ్య (10)

సబ్-రెజిస్టరు





K. Ghosh

1. 2

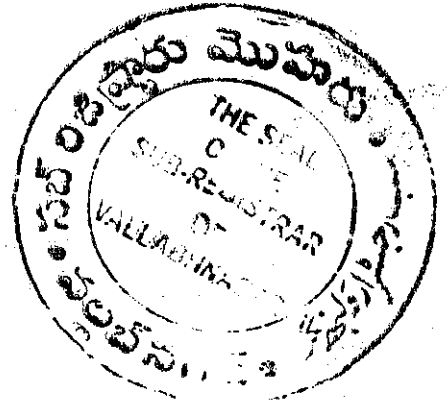
V. Gupta

A. Prakash

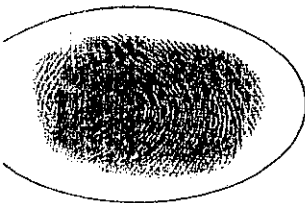

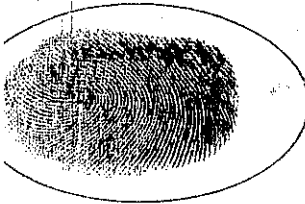
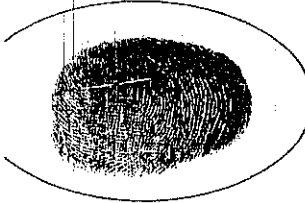



1. 2

1వ పుస్తకము
దస్తావేజు నెం. 3302-మొత్తము కారితముల సంఖ్య
(20) ఈ కారితము వరుస సంఖ్య (12)

సబ్-రజిస్ట్రారు



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

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

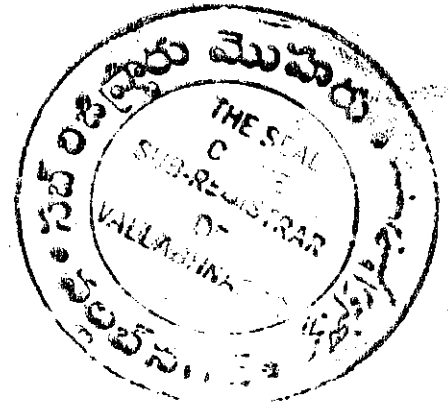
NATURE OF WITNESSES:

W. S. Reddy
11/12

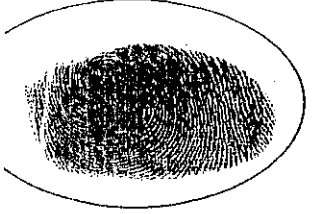

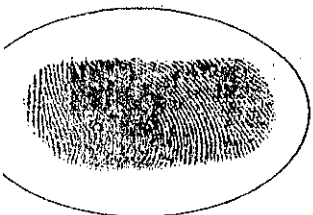
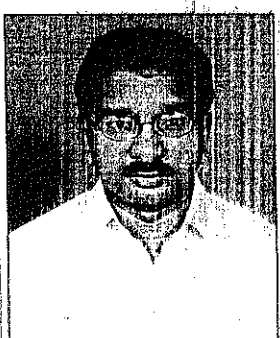
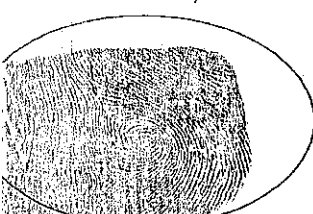
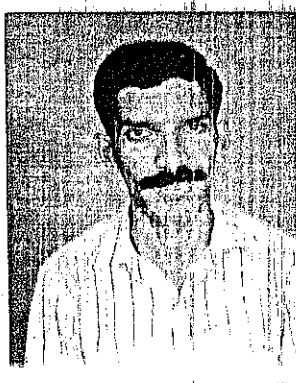
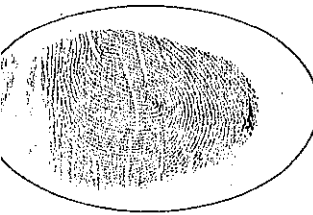

1. *K. Bhaskar* 2. *K. Gopinath*
 3. *A. Purushotham* 4. *A. Srinivas*
 5. *[Signature]*

1వ పుస్తకము
దస్తవేజు నెం. 3302 మొత్తము కారితముల సంఖ్య
(20) ఈ కారితము వరుస సంఖ్య (12)

సబ్-రెజిస్ట్రారు



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

FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	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) 15-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003
		<u>BUYER:</u> 1. MR. SANJEEV RAIKAR S/O MR. VENCU RAIKAR R/O. #12-13-677/48, LANE NO. 1 STREET NO. 1, KIMPTÉE COLONY BEHIND SRINIDHI APARTMENTS TARNAKA, SECUNDERABAD - 500 017
		2. MRS. DEEPA RAIKAR W/O MR. SANJEEV RAIKAR R/O. # 12-13-677/48, LANE NO. 1 STREET NO. 1, KIMPTÉE COLONY BEHIND SRINIDHI APARTMENTS TARNAKA, SECUNDERABAD - 500 017

NATURE OF WITNESSES:

Yadav
M...

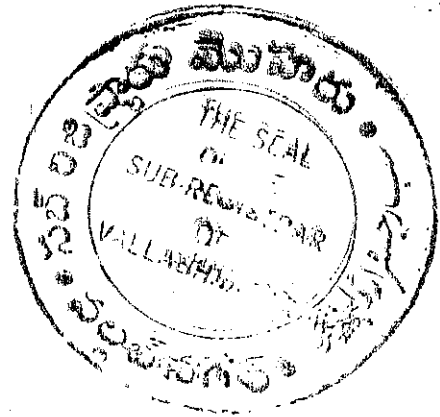
1. *R. Bhar*
2. *V. Capre*
3. *A. Anuram*
4. *A. S...*

1వ పుస్తకము

తర్జుమా నెం. 3702 మొత్తము ఆగితముల సంఖ్య

(20) ఈ ఆగితము వరుస సంఖ్య (12)

సబ్-రిజిస్ట్రారు



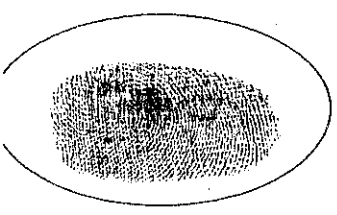
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

O. FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---	--	--



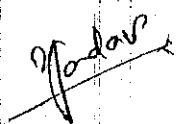
WITNESSES:

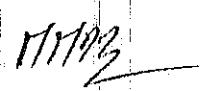
1. MR. M. SRINIVAS
S/O. LATE M. LINGAIAH
R/O. H. NO: - 2-11-365
WARASIGUDA
SECUNDERABAD.



2. MR. M. MAHENDER
S/O. LATE M. MALLESH
R/O. H. NO: - 28-77
YADAV BASTI
NEREDMET
HYDERABAD

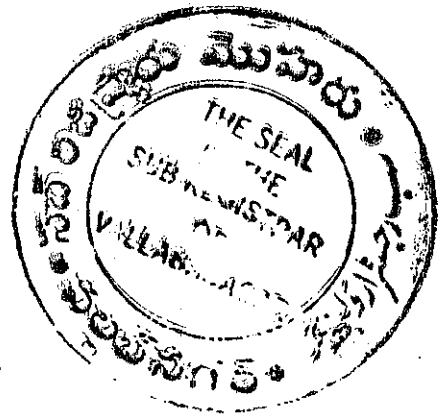
SIGNATURE OF WITNESSES:

1. 

2. 

1st ప్రస్తావన 2012 సం/శా.శ.19 34 వ.సంఖ్య
కస్తావన నెం. 3302 మొత్తము కారితముల సంఖ్య
(20) ఈ కారితము పురుస సంఖ్య (14)

సచి-చిట్టెయ్యి





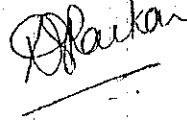


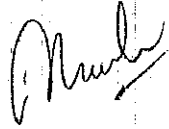
Photographs and FingerPrints As per Section 32A of Registration Act 1908


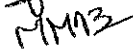
C.S.No./Year: 003355/2012 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): KARNATI BHASKAR(EX)


Report Date: 24/07/2012 13:24:51

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) DEEPA RAIKAR H.NO.12-13-677/48,LANE NO.1,S.NO.1KIMPTEE COLONY,TARNAKA,SEC- BAD	
2			(CL) SANJEEV RAIKAR H.NO.12-13-677/48,LANE NO.1,S.NO.1KIMPTEE COLONY,TARNAKA,SEC- BAD	

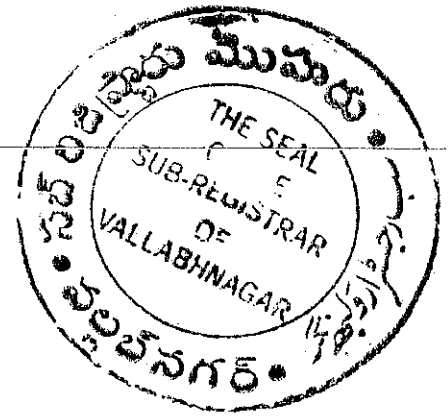
Identified by 
Witness 1
Witness 2 

Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

1వ పుస్తకము 2012 సం/తా.న.19
దస్తవేజు నెం. 3302 మొత్తము కారితముల సంఖ్య
(20) ఈ కారితము పుస్తక సంఖ్య (15)

సబ్-రజిస్ట్రారు



15

VENDOR:

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

HOUSEHOLD CARD

Card No. : AP/162141D0155

F.P Shop No. : 107

Name of Head of Household : Karnati . Bhaskar

Father/Husband Name : Narsimha

Date of Birth : 09/03/1965

Age : 40

Occupation : Own Business

House No. : 2-44/I, F- 103

Street : Chaitanyapuri

Colony : Sai Nagar

Ward No. : 4/ Ward-4

Municipality : / Gaddimannaram

District : Hyderabad

Annual Income (Rs.) : 125,000

LPG Consumer No. : 18625/ (Double)

LPG Dealer Name : Samatha Shiva Shak , HPC

Address / పదవార్డు:

1-3-2
Bhuvanagiri
Bhuvanagiri
1-3-2
పదవార్డు
పదవార్డు

[Signature]

Election Registration Officer
ల.ప. ప.ప.ప. ప.ప.ప.

Assembly Constituency
ప.ప.ప. ప.ప.ప. ప.ప.ప.

Place/ ప్రాంతం : Bhongir, ప.ప.ప.ప.

Date/ తేదీ : 15.12.1995

This card may be used as an Identity Card under different Government Schemes.

MPIC No: 23/16/01/021/00574/02

Election Commission Of India
భారత ఎన్నికల సంఘము
IDENTITY CARD
సర్దింపు కార్డు

AP/41/292/186497

[Signature]

Director's Name : N.Venkateswararao
అధ్యక్షుని పేరు : ఎ.వెంకటేశ్వరరావు

Father's/Mother's Name : Sreeswaralah
తండ్రి/తల్లి పేరు : శ్రీశ్రీశ్రీ

Age as on 1.1.1995 : 27

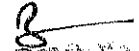
SPA HOLDER :

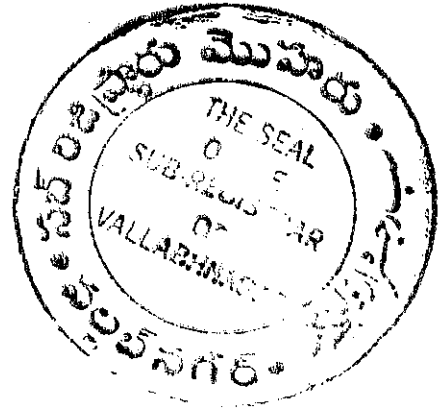
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974

GOVT OF INDIA

[Signature]

1వ పుస్తకము 2012 సం/త.శ.19 మొ. చ.సం.సం.
దస్తావేజు నెం. 3302 మొత్తము కాగితముల సంఖ్య
(20) ఈ కాగితము వరుస సంఖ్య (16)


సబ్-రిజిస్ట్రారు



VENDOR

HOUSEHOLD CARD

Name of Head of Household : Addagatla Srinivas

పేరు/పేరు : ఏదో

Father/Husband name : Vittal

నామ/Date of Birth : 16/02/1972

వయ/Age : 34

వృత్తి/Occupation : Own Business

గృ.సం./House No. : 1-3-1/C/1, JAYAMANSION

రోడ్/Street : KAVADIGUDA

కాలనీ/Colony : MAINROAD

వార్డు/Ward : 1

సర్కిల్/Circle : Circle VIII

జిల్లా/District : హైదరాబాద్ / Hyderabad

Yearly Income (Rs.) : 150,000

Consumer No. (1) : 39979/(Double)

Dealer Name (1) : Apsco Corpn Ltd, IOC

Consumer No. (2) : /

Dealer Name (2) : /



Family Members Details

S.No	Name	Relation	Date of Birth
2	Uma Rani	Wife	29/06/72
3	Pranitha	Daughter	27/10/91
4	Varun	Son	29/04/07
5	Vittal	Father	18/11/39

K. Sudarshan Reddy

K. SUDARSHAN REDDY

DT(ENTP), CRO, Unit

Hyd DPL No. 122

HOUSEHOLD CARD

Name of Head of Household : Addagatla Parashobham

పేరు/పేరు : ఏదో

Father/Husband name : Vittal

నామ/Date of Birth : 22/09/1964

వయ/Age : 42

వృత్తి/Occupation : Own Business

గృ.సం./House No. : 1-3-1/C/1

రోడ్/Street : KAVADIGUDA

కాలనీ/Colony : MAINROAD

వార్డు/Ward : 1

సర్కిల్/Circle : Circle VIII

జిల్లా/District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 350,000

LPG Consumer No. (1) : 40157/(Double)

LPG Dealer Name (1) : Apsco Corpn Ltd, IOC

LPG Consumer No. (2) : /

LPG Dealer Name (2) : /



S.No	Name	Relation	Date of Birth	Age
2	Padma	Wife	23/05/68	38
3	Pranjvita	Daughter	22/05/88	18
4	Vamshi Krishna	Son	16/10/91	15
5	Vittal	Father	18/11/39	67

K. Sudarshan Reddy

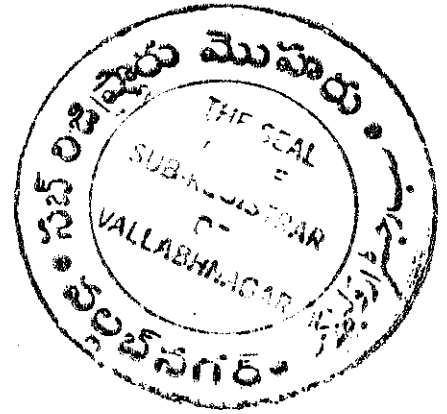
K. SUDARSHAN REDDY

DT(ENTP), CRO, Unit, Hyd

Hyd DPL No. 122

1వ పుస్తకము 2012 సం/త.శ.19 324 వ.నం.వి
దస్తవేజు నెం. 330 మొత్తము కారితముల సంఖ్య
(20) ఈ కారితము వరుస సంఖ్య (17)


సబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJEEV RAIKAR
VENCU RAIKAR

07/02/1969
Permanent Account Number

BAGPR0861P

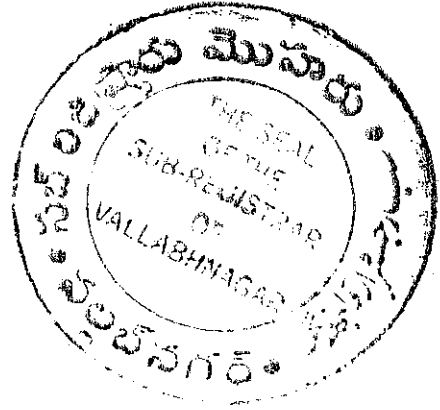

Signature



Handwritten signature

1వ పుస్తకము 2012-సం/శా.స.19 వై. వనంజు
దస్తావేజు సం. 3202 మొత్తము కారితముల సంఖ్య
(20) ఈ కారితము వరుస సంఖ్య (18)

సహ-కార్యదర్శి



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEEPA SANJEEV RAIKAR

GURUDAS NARAYAN PEDNEKAR

31/10/1974

Permanent Account Number

AHMPP6025H

Dr. Raika

Signature

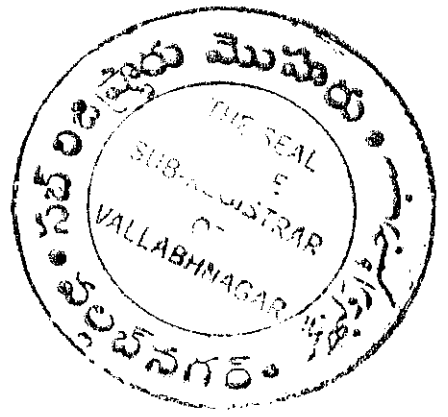


22082006

Dr. Raika

1వ పుస్తకము 2012 సం/త.స.19 24 వ.నంబు
తస్తకము నెం. 3302 మొత్తము కాగితముల సంఖ్య
(20) ఈ కాగితము వరుస సంఖ్య (19)

నల్-రాజస్థాను



WITNESS: NO. 1

ANDHRA PRADESH DRIVING LICENCE

ANDHRA PRADESH

Number: AP810413402001

Name: SRINIVAS M

S/O of: M LINGAM

Address: 12-11-3646

WARSIKUDA

SECUNDERABAD

DOB: 08-05-1971

Signature

DL. Issue: 09-10-2001

Issuing Authority
Secunderabad

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Witness: No. 2

आयकर विभाग
INCOME TAX DEPARTMENT
M. MAHENDAR



भारत सरकार
GOVT. OF INDIA

MALLESH MANDA

20/07/1978

Permanent Account Number
ACIAFM0412C

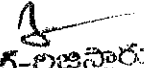
Handwritten signature



24072007

Signature

18 వ పుస్తకము (111-నంబరు) -
అక్షరాల నెం. 3302 మొత్తము లాగితముల సంఖ్య
(20) ఈ లాగితము వలన సంఖ్య (20)


సబ్-రిజిస్ట్రారు

