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ತಲರಿಗ್ ಣ तेलंगाना TELANGANA

S.No. 1185

Date:23-01-2015

MAHENDER

S/o. MALLESH

For Whom: GREEN WOOD ESTATES

CH. SHRAVANI LICENSED STAMP VENDOR LIC.No.15-31-029/2013, House on P.No.21, W.S.Colony,

R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this 22nd day of April 2015 at SRO, Vallabhnagar,

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

AND

- 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 48 years, Occupation Business, resident of H. No. 1-3-2, Kisan Nagar, Bhongir, Nalgonda Dist.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 45 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,

For Feering at S.R.O. Vallab Nagar, hereinafter called the "Owners".

Ledly

Presentation Endorsement: Presented in the Office of the Joint Sub-Registrar, Vallabhnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13070/- paid between the hours of ___ the 24th day of APR, 2015 by Sri Soham Modi Execution admitted by (Details of all Executants/Claimants under Sec 32A) Signature/Ink Thumb Impression Address SI No Code Thumb Impression Photo BOTH ARE REP BY K.PRABHAKAR REDDY S/O. K.PADIMA REDDY 187/3/4,SOHAM CL 1 H.NO.Ì MANSION G.ROAD, SE BAD BOTH ARE REP BY K. [1508-1-2015-1733] ALL ARE REP BY K.PRABHAKAR REDDY VIDE DOC NO.8/BK-DOC.NO.8/BK-IV/2008,DT19/01/2008 S/O. K.PADMA REDDY 2 ΕX H.NO.5-4-187/3,4,2 FLOOR, SOHAM Joint SubRegistrar15 MANSION, M.G. ROAD, SEC-BAD-500003 IV/2008,DT19/01/20 Vallabhnagar [1508-1-2015-1733] Identified by Witness: Signature Name & Address Photo Thumb Impression SI No D.PAVAN KUMAR H.NO.2-63/2,PARVATAPUR 1 UPPAL, HYD Bk - 1, CS No 1733/2015 & Doct No 1713/2015. Sheet 1 of 11 D. PAVAN KUMAR::24 M.MAHENDER H.NO.28-77, YADAV 2 BASTHI, NEREDMET, HYD M.MAHENDER::24/04 [1508-1-2015-1733] Signature of Joint SubRegistrar15 24th day of April,2015 Vallabhnagar THE SEAL OFTHE The Seal of sint SubRegistra Office Vallabhnagar

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IN FAVOUR OF

- 1. Mrs. Poonam Sharma, Wife of Flt. Lt. Sanjeev Sharma, aged about 32 years, Occupation: Service
- 2. Flt. Lt. Sanjeev Sharma, Son of Mr. Ravindra Prasad Sharma, aged about 32 years, both are residing at ANC 70/3, Ajit Nagar Gate, Khedia More, Airforce Station, Agra, UP - 282 008., hereinafter referred to as the Buyer., The expression Builder and Buyer shall mean and include his/her/theirs, 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:

- 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.
- The Vendor has purchased a portion of the land admeasuring about Ac.1-00 Gts, from its В. 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.
- The Owners were the absolute owners, possessors and in peaceful enjoyment of land forming a C. 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.
- The Vendors Land along with the Owners Land totally admeasuring Ac.6-05 Gts., D. 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.
- The Vendor and the Owners have purchased the SCHEDULED LAND for a consideration from E. 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 For Greenwood Estates

BK - 1, CS No 1733/2015 & Doct No 1713/2015. Sheet 2 of 11

Description of Fee/Duty	In the Form of							
	Stamp Papers	Challan u/s 41of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total		
Stamp Duty	100	0	0	0	104460	104560		
Transfer Duty	NA	0	0		39210	39210		
Reg. Fee	NA	0	0		13070	13070		
User Charges	NA	0	0		100	100		
Total	100	0	0	-	156840	156940		

Rs. 143670/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13070/- towards Registration Fees on the chargeable value of Rs. 2614000/- was paid by the party through DD No ,180949 dated ,24-APR-15 of ,HDFC BANK/SEC-BAD

Date

24th day of April,2015

Registering Officer

Vallabhnagar

Certificate of Registration

Registered as document no. 1713 of 2015 of Book-1 and assigned the identification number 1 - 1508 - 1713 - 2015 for Scanning on 24-APR-15 .

> Registering Officer Vallabhnagar (R.Subramanyam)





- 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 semi-deluxe apartment bearing flat no.206 on the second floor, in block no. 'B' admeasuring 1100 sft., of super built-up area (i.e., 880 sft. of built-up area & 220 sft. of common area) together with proportionate undivided share of land to the extent of 58.92 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 pagements.
- 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. 26,14,000/- (Rupees Twenty Six Lakhs Fourteen Thousand Only) and the Buyer has agreed to purchase the same.

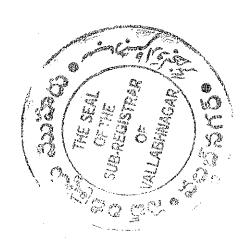
For Greenwood Estates

For Greenwood Estates

Partner .

of 11 Joint SubRegistrar15 Vallabhnagar

BK - 1, CS No 1733/2015 & Doct No 1713/2015. Sheet 3 of 11







- The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so P. 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 semideluxe apartment bearing flat no.206 on the second floor, in block no. 'B', having a super built-up area of 1100 sft., (i.e., 880 sft. of built-up area & 220 sft. of common area) in building known as Greenwood Residency together with:
 - a) An undivided share in the Schedule Land to the extent of 58.92 sq. yds.
 - b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.

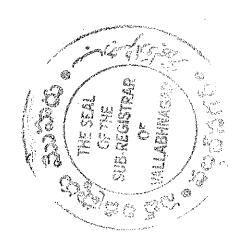
situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.26,14,000/- (Rupees Twenty Six Lakhs Fourteen Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said

- 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
- 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
- 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

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 For Crienwood Estates

For Greenwood Estates

Bk - 1, CS No 1733/2015 & Doct No 1713/2015. Sheet 4 of 11 Joint SubRegistrar15 Vallabhnagar







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 Vendor to clear the same.

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.

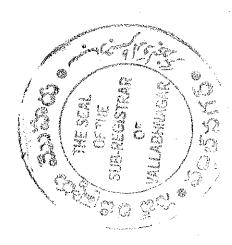
- 8. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:
 - i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby 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 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 tenements/apartment/store/parking space and/or by the said owners of the various in no manner be liable, accountable or responsible for the management, administration, other account whatsoever.

Cipenwood Estates

PRITING

For Greenwood Estates

BK-1, CS No 1733/2015 & Doct No 21713/2015. Sheet 5 of 11 Joint SubRegistrar15 Vallabhnagar







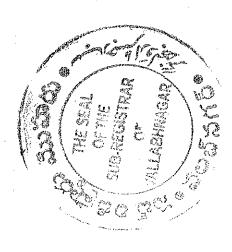
- The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, ٧. assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- That the terrace and terrace rights, rights of further construction on, in and around the Vi. 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.
- That the blocks of residential apartments shall always be called GREENWOOD vii. RESIDENCY and the name thereof shall not be changed.
- 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.
- That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized ix. manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.

For Gigenwood Estates

Partner

For Greenwood Estates

Bk - 1, CS No 1733/2015 & Doct No 1713/2015. Sheet 6 of 11 Joint SubRegistrar15 Vallabhnagar







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

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

1. All that portion forming a semi-deluxe apartment bearing flat no.206 on the second floor in block no. 'B' admeasuring 1100 sft. of super built-up area (i.e., 880 sft. of built-up area & 220 sft. of common area) together with proportionate undivided share of land to the extent of 58.92 sq. yds, and a reserved parking space for single car admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R.R. District marked in red in the plan enclosed and

North By	7' wide corridor
South By	Open to Sky
East By	Open to Sky
West By	Open to Sky
÷.	

2. Description of the Building:

(a) Nature of the roof

: R. C. C. (Ground + 5 Upper Floors)

(b) Type of Structure

: Framed Structure

3. Age of the Building

: New

4. Total Extent of Site

: 58.92 sq. yds, U/s Out of Ac. 6-05 Gts.,

5. Built up area Particulars:

a) In the Stilt / Ground Floor: 100 Sft. Parking space for single car

b) In the Second Floor

: 1100 sft

6. Executant's Estimate of the MV

of the Building

: Rs. 26,14,000/-

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:

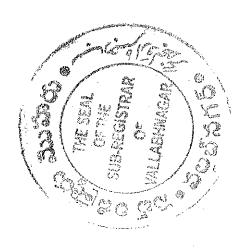
WITNESSES:

For Greenwood Estates

yvood Esiatos

Partner VENDOR

Bk-1, CS No 1733/2015 & Doct No 1713/2015. Sheet 7 of 11 Joint SubRegistrar15 Vallabhnagar

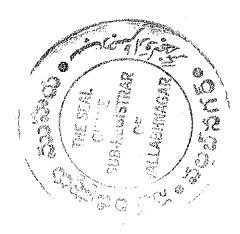






REGISTRATION	PLAN SHOW!	G FLAT NO. 206	IN BLOCK NO	. 'B' ON SECON	D EL COR
	· · · · · · · · · · · · · · · · · · ·	IN PROJECT I	KNOWN AS "G	REENWOOD RE	SIDENOV
IN SURVEY NOS	202, 203, 204	, 205 & 206			CODEMC
	KOWKUR VII		М	ALKAJGIRI	Mondal D.D.
VENDOR:	1. MR. SOHAI	M MODI, SON OF SHR	I. SATISH MOD	1	Mandal, R.R. Dis
	2. MRS. K. SF	RIDEVI, WIFE OF SHRI	K. V. S. REDD	 Υ	
BUYER:	1. MRS. POON	NAM SHARMA, WIFE C	OF FLT. LT. SAN	JEEV SHARMA	
	2. FLT. LT. SA	NJEEV SHARMA, SON	OF MR: RAVIN	NDRA PRASAD	SUADAAA
REFERENCE: AREA:	58.92	SCALE: SQ. YDS. OR	INCL: SQ. MTRS	description of the second	EXCL:
J/S. OUT OF TOTA PLINTH AREA	L: Ac- 6-05Gts. : 1100 Sft.,				N
	7' wide corr	idor			.
BED ROOM BED ROOM 11'-9" X 13'-17	TOILS	7-2" X 9-1" 5'-	Open to Sky		Promoters 1
VESSES:	Open to	Sky For Greenwoo	d Estates Redd	r Greenwood	Destroy G. OF THE VENDOR
					SIG. OF THE BUYER

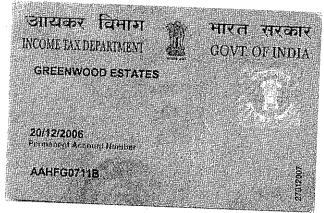
Bk-1, CS No 1733/2015 & Doct No 1713/2015. Sheet 8 of 11 Joint SubRegistrar15 Vallabhnagar

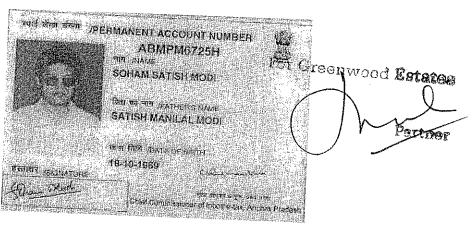


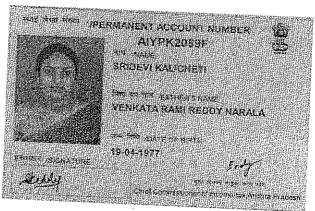




VENDOR:







For Greenwood Estates

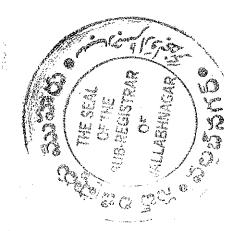
Deddy Parisser .

आयकर विभाग भारत सरकार INCOME TAX DEPARTMENT GOVT. OF INDIA PRABHAKAR REDDY K PADMA REDDY KANDI 15/01/1974 Permaheni Account Number AWSPP8104E

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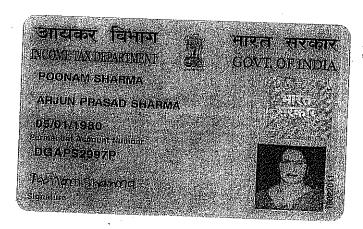
BK-1, CS No 1733/2015 & Doct No 1743/2015. Sheet 9 of 11 Joint Sul

Joint SubRegistrar15 Vallabhnagar



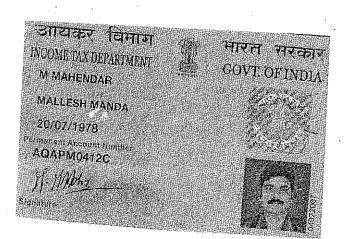






Poonan Sharma

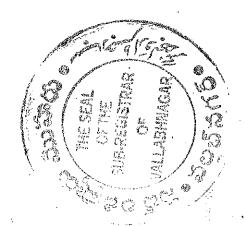
WITNESS:

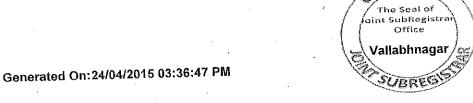


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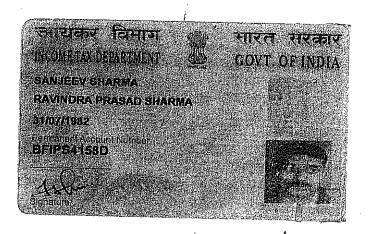
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