

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ 7965 K. Prabhakar Reddy (SRA)

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

27/2

దస్తావేజు స్వభావము	sale				10/5
దస్తావేజు విలువ	2300000				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	2973/13				
రిజిస్ట్రేషన్ రుసుము	11500				
లోటు స్టాంపు(D.S.D.)	91900				
GHMC (T.D.)	34500				
యూజర్ ఛార్జీలు	34500				
అదనపు షీట్లు	100				
5 x					
	002838				
	4/05				
మొత్తం	138000				

VAT
38300/-

RETURNED

(అక్షరాల

రూపాయలు మాత్రమే)

తేది

10/5/13

వాచను తేది

సహకార
కార్యకర్త

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.

3030

DOCT NO. 2973/13



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 425495

S.No. 2796 Dt.27-02-2013 Rs.100/-
 Sold to : Sri. Ramesh S/o Narsing Rao R/o Hyd
 For Whom: Greenwood Estate

K. Giribabu
 K. GIRIBABU
 LICENCED STAMP VENDOR
 LIC.No. 16-02-30/1998
 REN. No. 16-02-009/2013
 Sub-Bapunagar, Amberpet, Hyd-13
 CELL No. 9989259839

SALE DEED

This Sale Deed is made and executed on this 10th day of May 2013 at SRO, Vallabhnagar, 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, Jublee Hills, Hyderabad and Shri. Meet B. Mehta, Son of Late Bharat U. Mehta, aged about 36 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad, hereinafter called the "Vendor".

AND

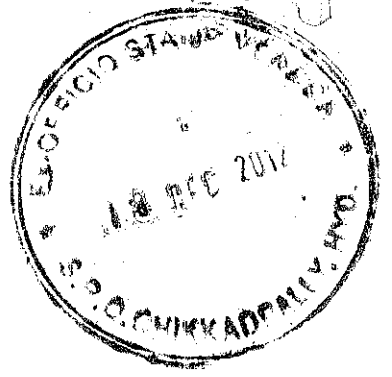
1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 48 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 23 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, 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, 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/C/1, Kisan Nagar, Bhongir, Nalgonda Dist.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years, and Shri. Meet B. Mehta, Son of Late Bharat U. Mehta, aged about 36 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. Vallab Nagar, hereinafter called the "Owners".

For Greenwood Estates

For Greenwood Estates

1వ పుస్తకము 2013 సం/శా.శ. 19... 35 వ. సం. పు
 దస్తావేజు నెం. 2973 మొత్తము కాగితముల సంఖ్య
 (16) ఈ కాగితము వరుస సంఖ్య (1)

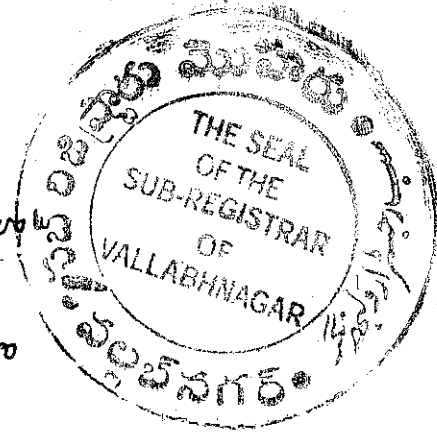


జాయింట్ సబ్ రిజిస్ట్రారు-15
 వల్లభనగర్

ENDORSEMENT

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

I. Stamp Duty.	
1. in the shape of stamp papers.....	Rs 100 = 00
2. in shape of challan (u/S.44 of I.S.Act., 1899).....	Rs 9/900 = 00
3. in the shape of cash (u/s.43 of I.S.Act., 1899)	Rs. -
4. adjustment of Stamp duty u/s. 15 of I.S. Act, 1899, if any	Rs. 2
II. Transfer Duty.	
1. in the shape of challan	Rs. 34500 = 00
2. in the shape of cash	Rs. -
III. Registration fees.	
1. in the shape of challan	Rs. 11500 = 00
2. in the shape of cash	Rs. -
IV. User Charges	
1. in the shape of challan	Rs. 100 = 00
2. in the shape of cash	Rs. -
TOTAL	Rs. 130100/-



2013 సం. 10 వ తేదీ
 1985 సం. 20 వ తేదీ వరకు
 11 గల యా. 12 గల యా. మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రారు
 కి జ్వాలాంబికా కృష్ణమతి K. Prabhakar Reddy
 అభ్యర్థన చట్టము 1908 లోని సెక్షన్ 32D ను అనుసరించి
 సాక్షాత్ పరచబడిన దానిని గుర్తుగా సాక్షాత్ పరచిన
 దానిని 11500 = 00 లు చెల్లించినది
 వల్లభనగర్ సబ్ రిజిస్ట్రారు
 వల్లభనగర్

K. Prabhakar Reddy
K. Prabhakar Reddy

K. Prabhakar Reddy s/o. K. P. Reddy
 Govt Service, o/o: # 5-6/187/3 & 4, II nd floor,
 Soham mansion, 7 & 8 Road, Sec 8th, through
 SPA for presentation of documents vide SPA
 No. 8/BKII/2008, dt. 19.01.08 at SRO, Vallabhnagar
 R.R. Dist.



2

IN FAVOUR OF

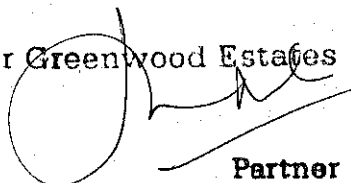
1. Mr. DANTU SRINIVAS, SON OF Mr. D. S. N. MURTHY, aged about 42 years, Occupation: Service
2. Mrs. DANTU LAKSHMI, WIFE OF Mr. DANTU SRINIVAS, aged about 37 years both are residing at # Flat No. 307, Plot No. 42 & 43, Seven Hills Diamond Apts, Old Safilguda, Geetanagar, Hyderabad - 500 056., hereinafter 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:

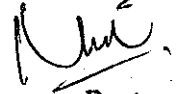
- A. The Vendor is the absolute owner, possessor and in peaceful enjoyment of land forming a part of Sy. Nos.202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, admeasuring Ac.3-00 Gts., by virtue of registered sale deed dated 8.02.2007, bearing document. no.741/2007 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

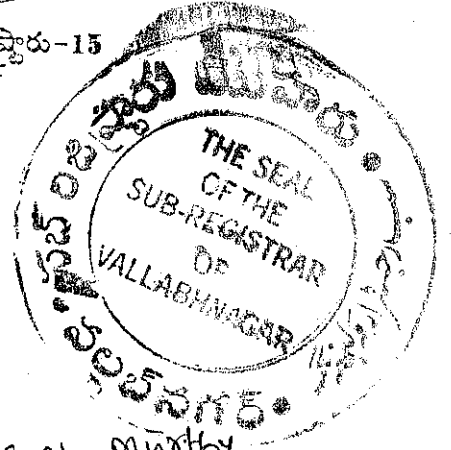
For Greenwood Estates



Partner

1వ పుస్తకము 2013 సం/త. 19... 35 వ. నం. పు
 దస్తావేజు నెం. 2973 మొత్తము కారితముల సంఖ్య
 (16) ఈ కారితము వరుస సంఖ్య (2)

జాయింట్ సబ్ రిజిస్ట్రారు-15
 వల్లభనగర్



ఎడమ రొటేషన్



అధికారి

1. Anand

Dantu Srinivas S/o. D. S. N. Murthy
 Occ: Service - R/o: # 307, Plot No. 42 & 43
 Seven Hills Diamond Apts. Old Safilguda
 Gectanagar, Hyderabad - 056.

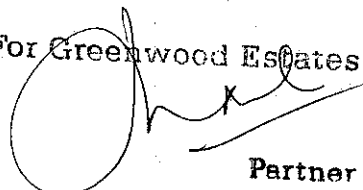
D. Pavan Kumar S/o. Mr. D. Anjaneyulu
 Occ: Service - R/o: # 2-63/2. Parathapur, Uppal
 Hyderabad.


2. M. Mahender S/o. Late M. Mallesh
 Occ: Service - R/o: # 28-77, Yadav Basti, Neredmet
 Hyderabad.

2013 వ. నం. 35 నెం. 10 వ తేది
 1935 వ. నం. 35 నెం. 20 వ తేది

B. Bhagavantha Rao
 జాయింట్ సబ్ రిజిస్ట్రారు-15
 వల్లభనగర్

- 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 luxury apartment bearing flat no.225 on the second floor, in block no. 'A' admeasuring 1230 sft., of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and reserved parking space for single car on the stilt floor, admeasuring about 100 sft., in the proposed group housing scheme known as GREENWOOD RESIDENCY and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.23,00,000/- (Rupees Twenty Three Lakhs Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

1వ పుస్తకము... 2013 సం/చా.శ. 19... 35... న.నం.పు
 దస్తావేజు నెం... 2973... మొత్తము కారితముల సంఖ్య
 (16) ఈ కారితము పరుస సంఖ్య (3)

జాబుంట్ సబ్ రిజిస్ట్రారు-15
 వల్లభనగర్

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

No. 2973/13 Date 10/5/13

I hereby Certify that the deficit Stamp duty
91900 (Rs. ninty one thousand
nine Hundred Only)

has been levied in respect of the movement from
 Executant of this doc on the asis of agreed
 Market Value of Rs. 2500000
 been higher than the consideration.

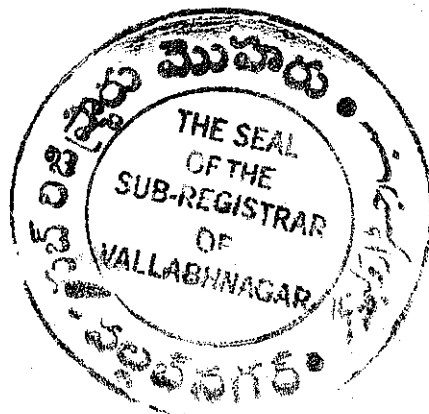
33 Aug 13
 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

ENDORSEMENT

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

Sl. No.	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Challan U/s 41 of I.S. Act	Cash	Stamp duty U/s 15 of I.S. Act	DD/PO/ Pay Order	
1	Stamp Duty	100	91900	D.D.No	002838		92000
2	Transfer Duty	-	34500	Datta	7/5/13		34500
3	Registration Fee	-	11500	MDFC Bank			11500
4	User Charge	-	100	Jeepad			100
	Total	100	138000				138100

33 Aug 13
 సబ్ రిజిస్ట్రారు
 వల్లభనగర్

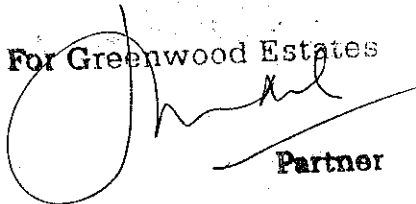


- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has 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, luxury apartment bearing flat no. 225 on the second 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.23,00,000/- (Rupees Twenty Three Lakhs Only) issued by HDFC Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

For Greenwood Estates



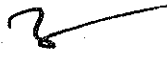
Partner

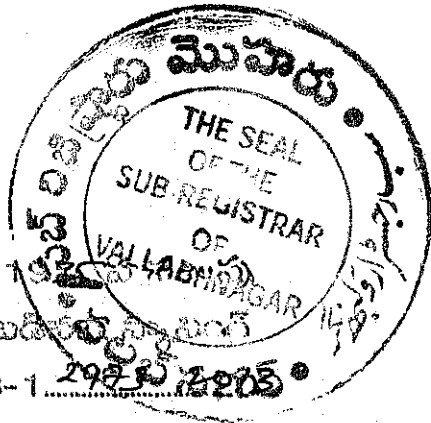
For Greenwood Estates



Partner

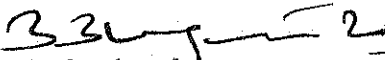
1వ పుస్తకము... 2013 సం/శా.శ. 19... 35... వ.నం.వి
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జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



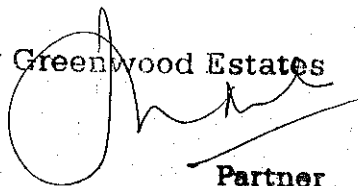
1వ పుస్తకము 20/3 సం/ శాశ 19...
2973 నెంబరుగా రిజిస్టరు చేయబడినది.
నిమిత్తం గుర్తింపు నెంబరు 1508-1... 2973

తేదీ- 10/5/13.


జ. భగవంతుల రావు
జాయింట్-సబ్ రిజిస్ట్రారు-15
వల్లభనగర్

5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:-
 - 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.

For Greenwood Estates



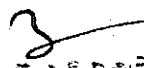
Partner

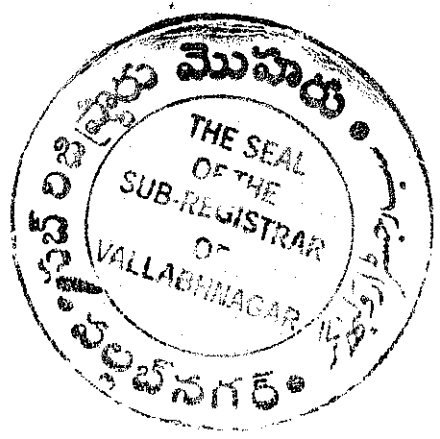
For Greenwood Estates



Partner

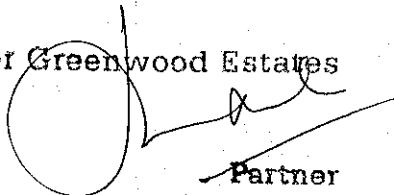
1వ పుస్తకము.....2013/సం/శా.స.19.....35వ.సం.సృ
దస్తావేజు నెం.....2973.....మొత్తము తాగితముల సంఖ్య
(16) ఈ తాగితము వీరుస సంఖ్య (5)


జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



- 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.
- 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.1,38,000/- is paid by way of pay order no. 002838, dated 07.05.2013 drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Greenwood Estates




Partner

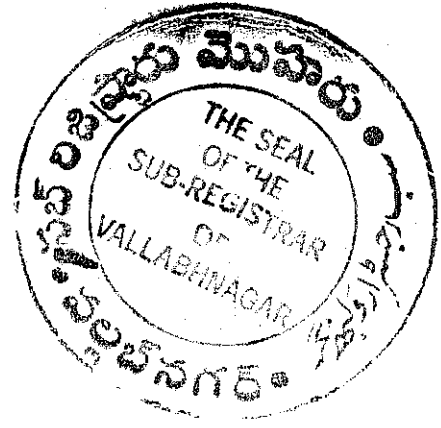
For Greenwood Estates



Partner

1వ పుస్తకము... 2013 సం/శా.స. 19... 35 న సంపాదించిన
దస్తావేజు నెం... 2973... మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము వరుస సంఖ్య (6)


జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



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'

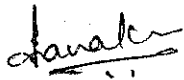
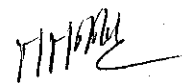
SCHEDULE OF APARTMENT

All that portion forming a semi-finished, luxury apartment bearing flat no. 225 on the second 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 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:

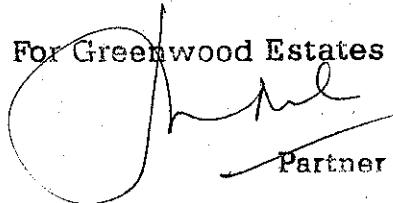
North By	Open to Sky & 7' wide corridor
South By	Flat No. 234
East By	Open to Sky
West By	Open to Sky

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

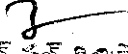
For Greenwood Estates

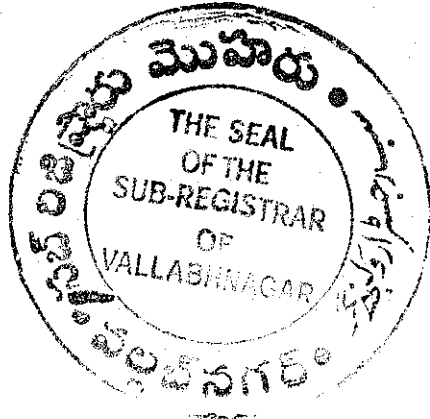

Partner

VENDOR


BUYER

1వ పుస్తకము.....2013 సం/శా.స.19.....35 వ.నం.పు
దస్తావేజు నెం.....2973.....మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము పరుస సంఖ్య (7)


జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



ANNEXURE - 1 - A

1. Description of the Building : LUXURY apartment bearing flat no. 225 on the second floor, in block no. 'A' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction -- Semi Finished
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 : -
- c) In the Second Floor : 1230 sft.
- 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. 23,00,000/-

For Greenwood Estates

Partner

For Greenwood Estates

Partner

Date: 10.05.2013

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

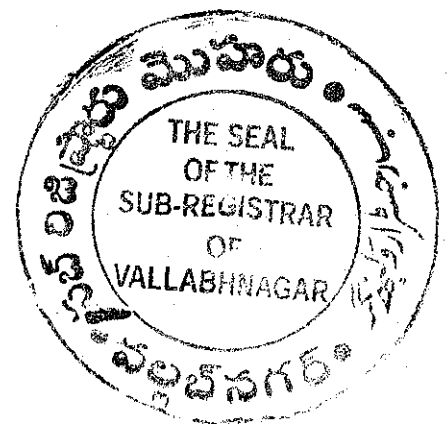
Date: 10.05.2013

Signature of the Executants



1వ పుస్తకము...2013...సం/కా.శ.19...35...ప.సం.పు
దస్తావేజు నెం...2973...బొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము పుస్తక సంఖ్య (8)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



REGISTRATION PLAN SHOWING

FLAT NO. 225 IN BLOCK NO. 'A' ON SECOND FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR: M/S. GREENWOOD ESTATES REP. BY ITS PARTNERS / AUTHORISED REPRESENTATIVES

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SHRI. MEET B. MEHTA, SON OF LATE BHARAT U. MEHTA

BUYERS: 1. MR. DANTU SRINIVAS, SON OF MR. D. S. N. MURTHY

2. MRS. DANTU LAKSHMI, WIFE OF MR. DANTU SRINIVAS

REFERENCE:
AREA:

65.88

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

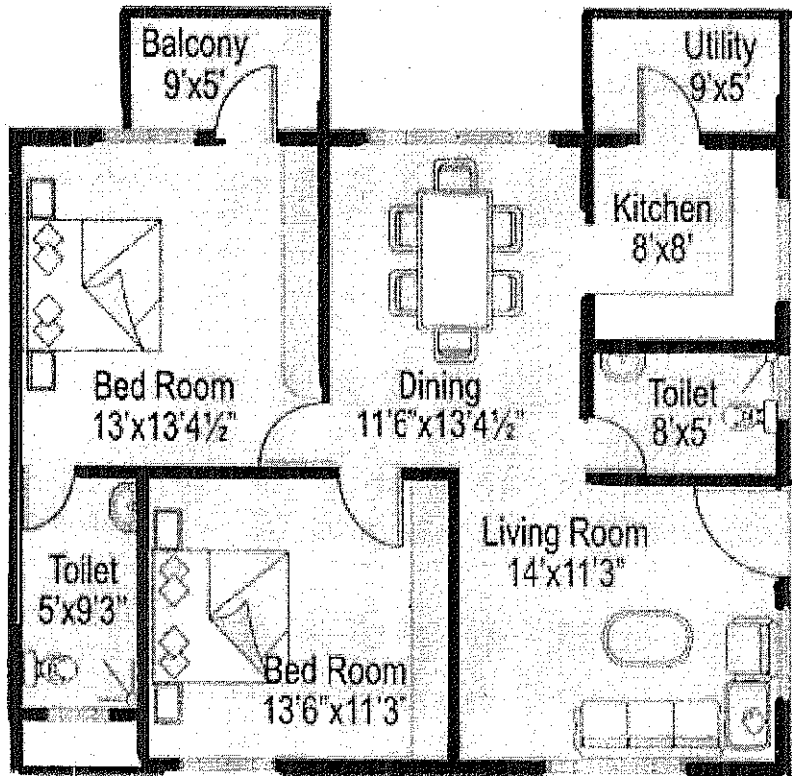


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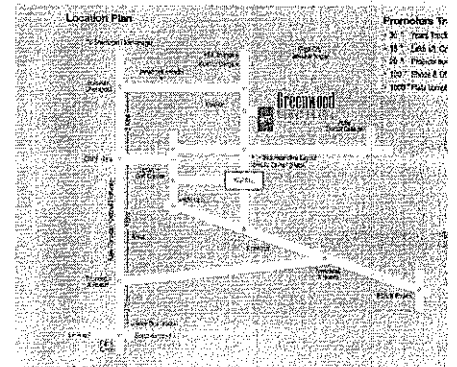
TOTAL LAND : Ac. 6-05 Gts.
PLINTH AREA : 1230 Sft.

Open to Sky



Open to Sky & 7' wide corridor

Location Map



Open to Sky

For Greenwood Estates

[Signature]
Partner

For Greenwood Estates

[Signature]
Partner


WITNESSES:

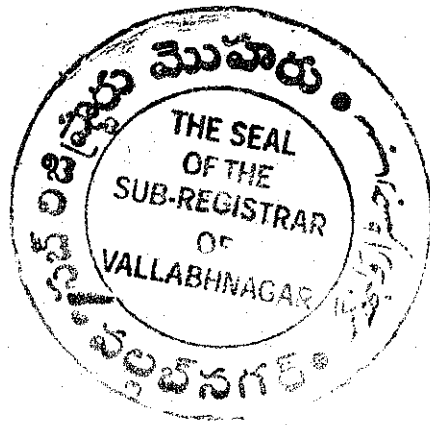
- 1. *[Signature]*
- 2. *[Signature]*

SIG. OF THE VENDOR

[Signature]
SIG. OF THE BUYER

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దస్తవేజు సం..... 2973 మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము చేసిన తేదీ (9)


అయింట్ సబ్ రిజిస్ట్రారు-1క
వల్లభనగర్





For Greenwood Estates

[Handwritten Signature]
Partner

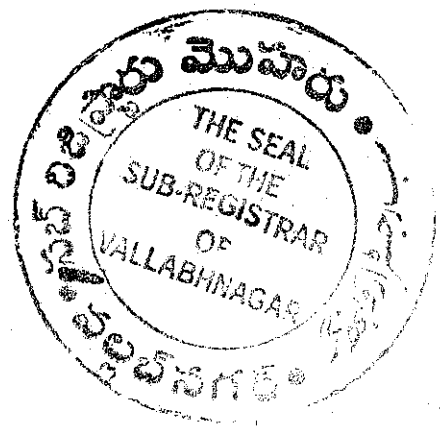
For Greenwood Estates

[Handwritten Signature]
Partner

[Handwritten Signature]

1st registration: 2013/10/19... 35... చ.నం.ప
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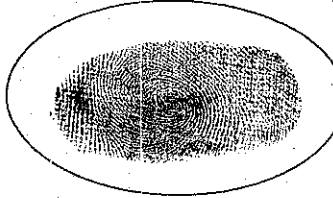
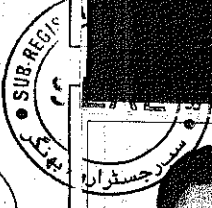
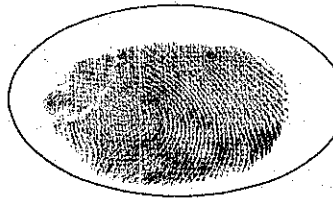
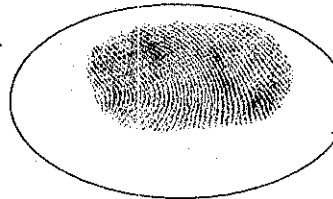
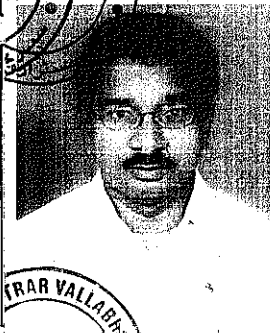
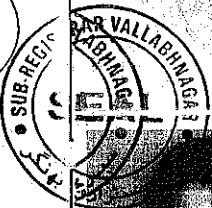
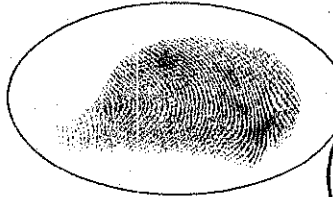
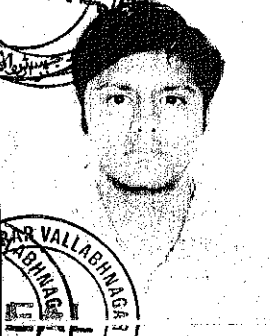
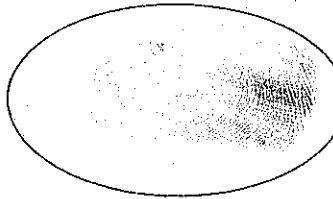
3
జాయింట్ సబ్ రిజిస్ట్రారు-1
వల్లభనగర్



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

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

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



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
REP. BY ITS PARTNERS
1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI

2. SHRI. MEET B. MEHTA
S/O. LATE BHARAT U. MEHTA
R/O. # PLOT NO. 21
BAPUBAGH COLONY
P. G. ROAD
SECUNDERABAD

**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.

BUYERS

1. MR. DANTU SRINIVAS
S/O. MR. D. S. N. MURTHY
R/O. # FLAT NO. 307, PLOT NO. 42 & 43
SEVEN HILLS DIAMOND APTS
OLD SAFILGUDA, GEETANAGAR
HYDERABAD - 500 056.

2. MRS. DANTU LAKSHMI
W/O. MR. DANTU SRINIVAS
R/O. # FLAT NO. 307, PLOT NO. 42 & 43
SEVEN HILLS DIAMOND APTS
OLD SAFILGUDA, GEETANAGAR
HYDERABAD - 500 056..

SIGNATURE OF WITNESSES:

1.

2.

For Greenwood Estates For Greenwood Estates

Partner Partner
SIGNATURE OF EXECUTANTS

I stand here with my photograph and finger prints in the form prescribed, through my representative, Mr. Dantu Srinivas, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabnagar, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

1.

2.

SIGNATURE OF BUYERS

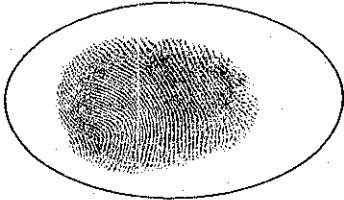
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(16) ఈ కాగితము చదువ సంఖ్య (11)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభ్ నగర్



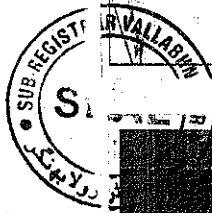
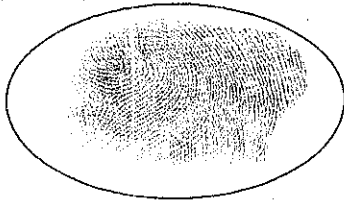
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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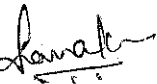

WITNESSES:

1. MR. D. PAVAN KUMAR
S/O. MR. D. ANJANEYULU
R/O. H. NO. 2-63/2
PARVATAPUR
UPPAL
HYDERABAD.



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

SIGNATURE OF WITNESSES:

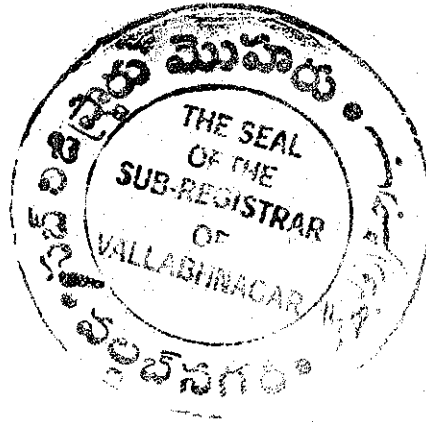
1. 
2. 



SIGNATURE OF THE EXECUTANT

1వ పుస్తకము.....2013వం/భ.శ.19.....25వ.నం.వి
దస్తావేజు నెం.....2973.....మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము పలుకు సంఖ్య (12)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GREENWOOD ESTATES

20/12/2008
Permanent Account Number

AAHFG0711B

20/12/2007

For Greenwood Estates

[Signature]

Partner

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

[Signature]

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

For Greenwood Estates

[Signature]

Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADKPM7095C

नाम /NAME

MEET BHARAT MEHTA

पिता का नाम /FATHER'S NAME

BHARAT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH

03-07-1976

हस्ताक्षर /SIGNATURE

[Signature]

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974
Permanent Account Number

AWSP8104E

हस्ताक्षर /SIGNATURE

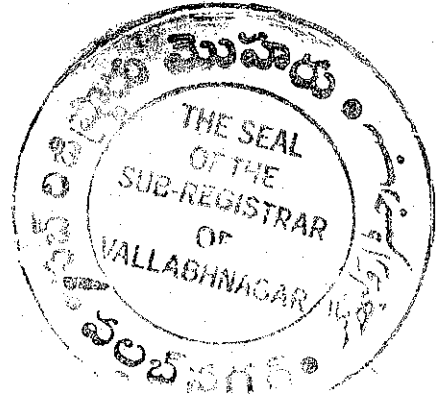
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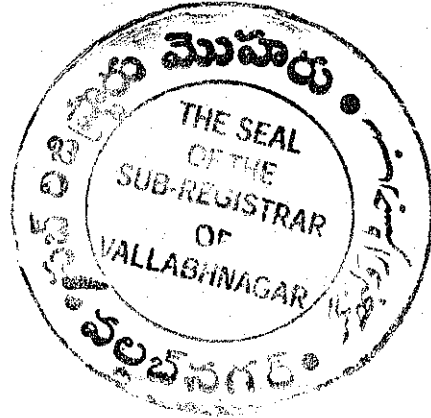
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(46) ఈ కాగితము వరుస సంఖ్య (13)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



1త పుస్తకము... 2013 సం/శా.శ. 19... 35... చ.నం.పు
దస్తావేజు నెం... 2973... మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము వరుస సంఖ్య (14)


జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



BUYER

भारत गणराज्य REPUBLIC OF INDIA



सत्यमेव जयते

इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सभी से जिनका इससे संबंध हो, अनुरोध एवं अपेक्षा की जाती है कि वे धारक को बिना किसी रोक-टोक के स्वतंत्र तथ से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

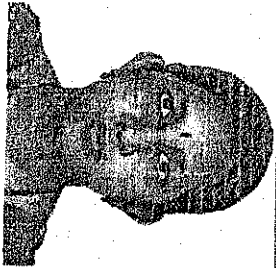
भारत गणराज्य के राष्ट्रपति के आदेश से

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



श्री. रुक्मिणी चार्या
P. KRISHNA CHARYA
अधीक्षक/Supintendent
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad

भारत गणराज्य REPUBLIC OF INDIA



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देश / Type IND

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वर्ण / Surname DANTU

भारत गणराज्य / Given Name(s) LAKSHMI

राष्ट्रियता / Nationality INDIAN

प्राय: स्थान / Place of Birth MANCHERIAL

प्राय: स्थान / Place of Issue HYDERABAD

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देश कोड / Country Code IND

पासपोर्ट नं. / Passport No. H6368633

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पंजीकरण

विदेशों में रहने वाले भारतीय नागरिकों को सूनाह दी जाती है कि वे निकटतम भारतीय मिशन/केन्द्र में अपना पंजीकरण करवाएं।

चेतावनी

यह पासपोर्ट भारत लौटने की संधि है। इस पासपोर्ट के बारे में किसी पासपोर्ट अधिकारी से इसके धारक को यदि कोई सूचना मिलती है जिसमें पासपोर्ट लौटने की मांग भी शामिल है तो उसका तुरंत अनुपालन किया जाए।

यह पासपोर्ट इसके द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा प्राधिकृत व्यक्तियों के अलावा ही होना चाहिए। इसमें किसी भी प्रकार का फेरबदल या विकृति नहीं की जानी चाहिए।

पासपोर्ट भ्रम हो जाने, चोरी हो जाने अथवा नष्ट हो जाने पर उसकी सूचना भारत में सबसे निकटतम पासपोर्ट अधिकारी को देयता यदि पासपोर्ट धारक विदेश में है तो निकटतम भारतीय मिशन/केन्द्र और स्थानीय पुलिस को तत्काल दी जानी चाहिए। विलुप्त या नष्ट होने के बाद ही दुर्लोकित पासपोर्ट जारी किया जाएगा।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN MISSION/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

पिता / कायदा अधिभारक का नाम / Name of Father / Legal Guardian PRASAD RAO

माता का नाम / Name of Mother RUDRABATLA SUNDARI

पति या पत्नी का नाम / Name of Spouse DANTU SRINIVAS

पता / Address FLAT NO. B-505, MAY FLOWER PARK, MALLAPUR NACHARAM, RANGA REDDY...-500076

प्राय: स्थान / Place of Birth

प्राय: स्थान / Place of Issue

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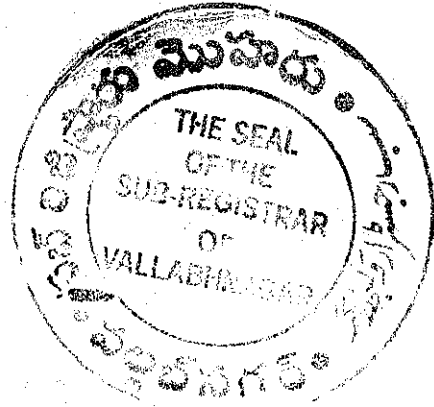
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WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

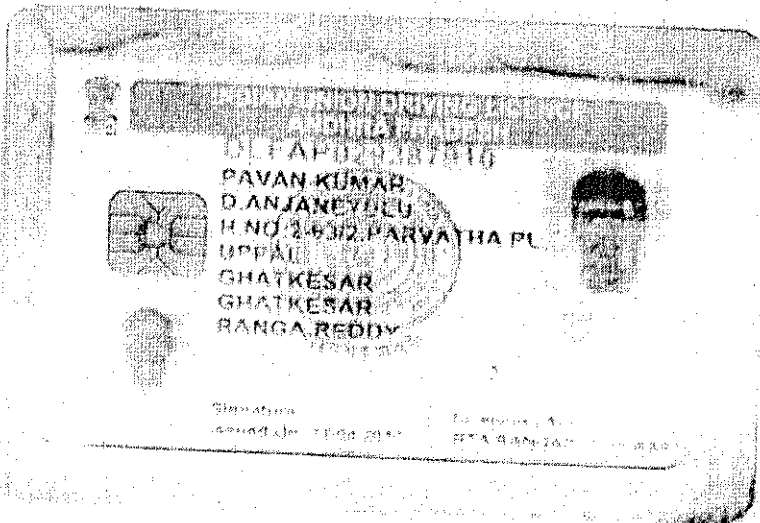
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MALLESH MANDA

20/07/1978

Permanent Account Number
AQAPM0412C

Signature



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జాయింట్ బి రిజిస్ట్రారు-15
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