

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

C-322

నెం.

క్ర. సం. / శ్రీ 3760 K. Prabhakar Reddy (SPA) 13/6

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

7/8

దస్తావేజు స్వభావము	sale				
దస్తావేజు విలువ	1772000				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	4468/12				
రిజిస్ట్రేషన్ రుసుము	6860				
లోటు స్టాంపు (D.S.D.)					
GHMC (T.D.)	68500				
యూజర్ ఛార్జీలు	27440				
అదనపు షీట్లు					
5 x	100	VAT			
DPNO		467294			
172100		172088			
04/08					
మొత్తం	102900				

RETURNS

(అక్షరాల లెక్కలకు) one lakh + two thousand nine hundred only

రూపాయలు మాత్రమే

తేది 04/09/12

వాపసు తేది

సహకార రిజిస్ట్రారు

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.

4231/n

DOCT NO. 4168/12

4205

SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH
Date : 16-06-2012 Serial No : 8,211 Denomination : 100

AV 234177

Purchased By :

K PRABHAKAR REDDY
S/O K P REDDY
R/O HYD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. VALLABNAGAR

For Whom :

M/S GREENWOOD ESTATES
SEC-BAD

SALE DEED

This Sale Deed is made and executed on this 31st day of August 2012 at SRO, Vallabhnagar, Hyderabad by:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, 2nd 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. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 48 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 23 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. Shri. A. Purushotham, S/o. Shri. A. Vittal, aged about 48 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, 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 42 years, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 34 years, the Managing Partners/ Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owners".

For Greenwood Estates

For Greenwood Estates

Reddy

1వ పుస్తకము 2012 సం/త.శ.19 34 వ.సంఖ్య
 దస్తావేజు నెం. 4168 మొత్తము కారితముల సంఖ్య 3
 (12) ఈ కారితము వలన సంఖ్య (1)

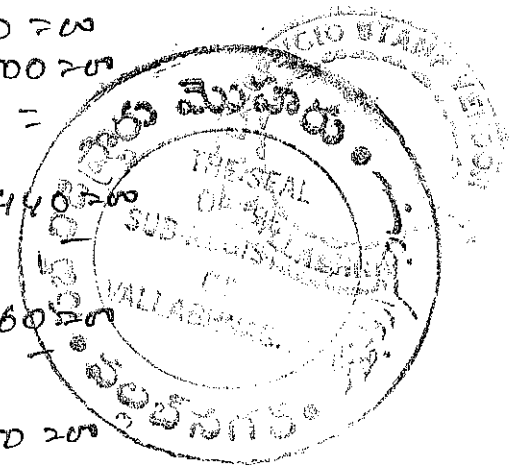
3 APR 2012
 RAJYA REGISTERARY

ENDORSEMENT

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

- I. Stamp Duty.**
- 1. in the shape of stamp papers..... Ru.
 - 2. in shape of challan (u/s.41 of I.S.Act..1899)..... Ru.
 - 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.
- II. Transfer Duty.**
- 1. in the shape of challan..... Ru.
 - 2. in the shape of cash..... Ru.
- III. Registration Fees.**
- 1. in the shape of challan..... Ru.
 - 2. in the shape of cash..... Ru.

100 = 100
 68100 = 68100
 =
 27440 = 27440
 6860 = 6860
 100 = 100
 10300 = 10300



20/12 వ.సం. 34 వ.సంఖ్య నెం. 04
 1974 వ.సం. 29 వ.సంఖ్య నెం. 13 వ తేదీ వరకు

మాంయు. 12 రంజిత ముఖ్య పబ్లికేషన్ సెల్ లిజిస్ట్రార్
 కార్యాలయంలో శ్రీ కృపాళి K.Prabhekar Reddy.
 లిజిస్ట్రేట్ చొప్పున 1906 లోని 1906 చట్టం కింద ఈ సమాచారం
 సందర్భించబడినది మరియు ఈ కారితము ఈ మాంయులలో నమోద
 దాఖలు చేసి రుసుములు రూ. 6860 = 6860 లు చెల్లించినది
 వ్రాసి ఇచ్చినట్లు ఊహించబడినది
 తనకు బోధనపెలు

K. Prabhakar Reddy
Prabhakar Reddy

K. Prabhakar Reddy S/o. K. P. Reddy, Occ: Servant.
 o/o. 5-6-187/3 & 4, 1st floor, Bohari mansion, 7th G. Road,
 Sec 8 through SPA for presentation of documents, vide
 SPA no. 8/BRV/08, dt. 9.01.08 at SRA,
 Vallabhnagar, R.L. Dist.

M. Srinivas S/o. Late M. Lingaiah Service - P.O. # 2-11-365
 Warangal, Sec 8.

© *M. Mahender*
 M. Mahender P/o. Late M. Mallesh, Service - P.O. # 28-77
 Yadav Basti, Neredmet, Hyderabad.

20/12 వ.సం. 34 వ.సంఖ్య నెం. 04 వ తేదీ
 1974 వ.సం. 29 వ.సంఖ్య నెం. 13 వ తేదీ

33
 B. Bhagavantha Rao
 సబ్-రిజిస్ట్రారు
 వల్లభనగర్

IN FAVOUR OF

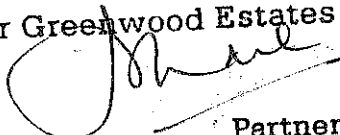
1. Maj. KHWAJA SULTAN AHMED KHAN, SON OF Mr. KARIMULLA KHAN, aged about 34 years, Occupation: Service.
2. Mrs. MANISHA KHAN, WIFE OF Maj. KHWAJA SULTAN AHMED KHAN, aged about 33 years, both are residing at # A2/702, Netravathi National Games Village, Koramangala, Bangalore – 560 0478., hereinafter called the "Buyer", hereinafter called the "Buyers" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

The expression Vendors, Owners and Buyers 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:
 - 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

For Greenwood Estates


Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2012 సం/కా.క.1934 వ.సం.పు.
 4168 నెంబరుగా లబ్ధిచేసిన కారితముల సంఖ్య
 (1/6) ఈ కారితము వచన సంఖ్య (2)

సచి-లబ్ధి

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

No. 4168/12 Date 4/9/12

I hereby Certify that the deficit Stamp duty
68500/- (Rs. Only Eight thousand
Five Hundred only)

has been levied in respect of the movement from
 Executant of this doct on the asis of agreed
 Market Value of Rs. 1372000/-
 been higher than the consideration.

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

ENDORSEMENT

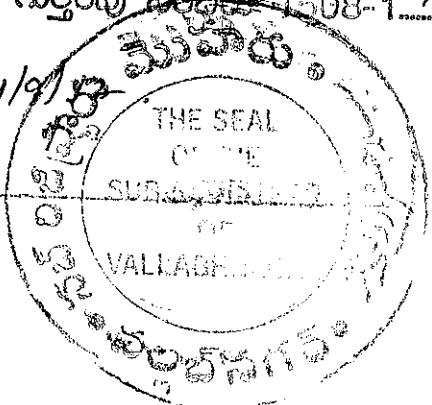
Certified tha the following amounts have been paid in respect of this documents

Sl. No.	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Challan U/s 41 of I.S. Act	Cash	Stamp U/s 42 of I.S. Act	DTDC/ Pay Order	
1	Stamp Duty	100	68500	D.D no.	172100	68600/-	
2	Register Duty	-	27440	date	4/9/12	27440/-	
3	Registration Fee	-	6860	HOBC Bank		6860/-	
4	Local Charge	-	100	Jerauderabad.		100/-	
	Total	100	102900/-			103000/-	

[Signature]
 సచి లబ్ధి
 వల్లభనగర్

1వ పుస్తకము 2012 సం/ కా.క. 1934 వ సం.పు.
 4168 నెంబరుగా లబ్ధిచేసిన కారితముల సంఖ్య
 నిమిత్తం గుర్తింపు సంఖ్య 1508-1-4168-2012,

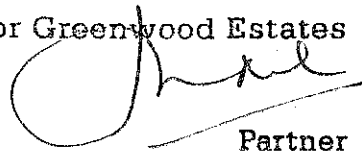
తేది 4/9/12



[Signature]
 టి. భగవంతు రావు
 సచి లబ్ధి
 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 deluxe apartment bearing flat no. 322 on the third floor, in block no. 'C' having a super built-up area of 1665 sft., (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with undivided share in the scheduled land to the extent of 89.18 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft., in the building known as GREENWOOD RESIDENCY and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

For Greenwood Estates



Partner

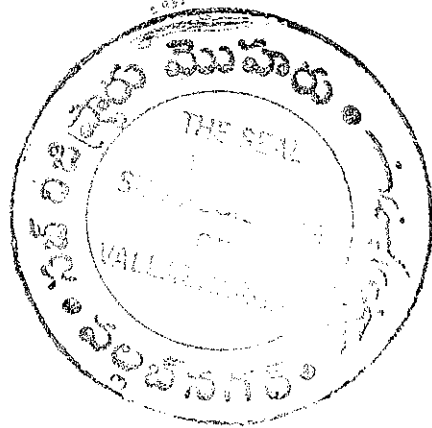
For Greenwood Estates



Partner

1వ పుస్తకము 2012 సం/క.శ.19 34 వ.సం.క.
దస్తావేజు నం. 4168 మొట్టమొదటి అధికారుల సంఖ్య
616 ఈ అధికారుల నామ సంఖ్య 39


అధికారి

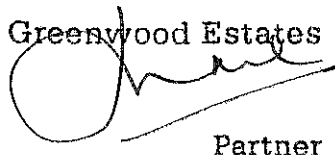


- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and 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 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.322 on the third floor, in block no. 'C', having a super built-up area of 1665 sft., (i.e., 1332 sft. of built-up area & 333 sft. of common area) in building known as Greenwood Residency together with:
- a) An undivided share in the Schedule Land to the extent of 89.18 Sq. yds.,
- b) A reserved parking space for one 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.13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only). 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

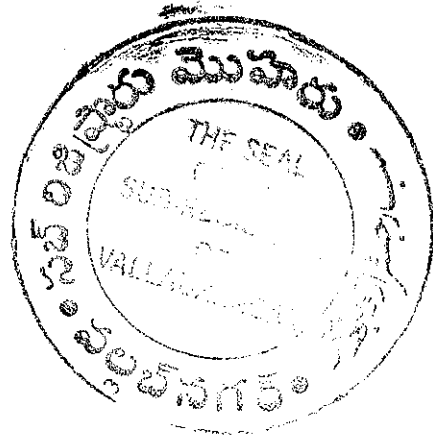

Partner

For Greenwood Estates


Partner

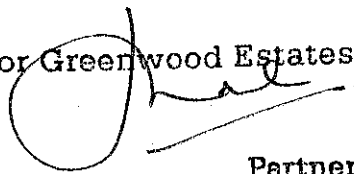
1వ పుస్తకము 2012 సం/శా.క.19 వెలు. వ.నల
దస్తావేజు నెం. 4168. వెలుత్తము కాగితముల సరిష్టి
(6) ఈ కాగితము వరుస సంఖ్య (4)


సచి-అధ్యక్షుడు



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:-
 - 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.

For Greenwood Estates



Partner

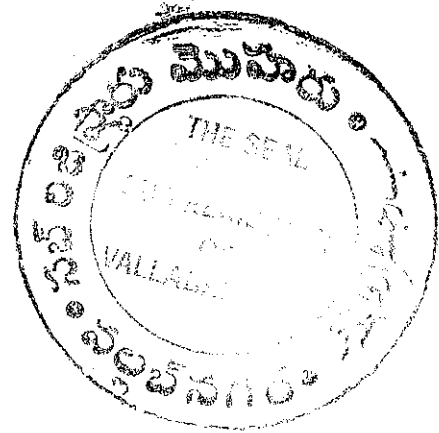
For Greenwood Estates



Partner

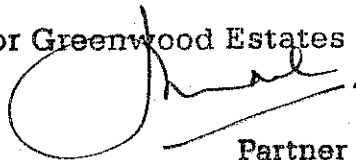
ఈ వార్షికము 2012-13 సం/శా.శ.19 34 వి.సంఖ్య
తస్తువేజు నెం. 1168 మొత్తము కారితముల సంఖ్య
(6) ఈ కారితము పలుకు సంఖ్య (5)

సచి-తిజ్జెయ్యలు



- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- 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.1,02,900/- is paid by way of pay order no. 172100, dated 4.9.2012, and VAT an amount of Rs. 46,725/- paid by way of pay order no. 172088, dated 17.9.2012, both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

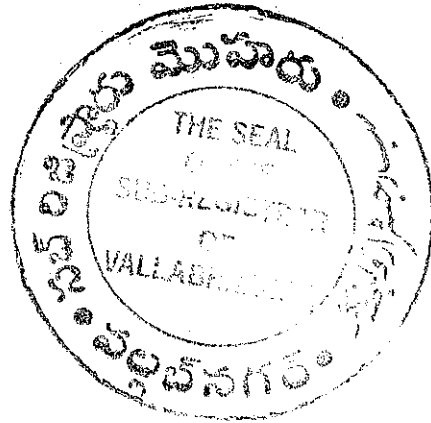

Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2012 సం/కా.స.19 34 బి.సి.లలో
దస్తావేజు సే. 11.68 మొత్తము తాగితముల సంఖ్య
(16) ఈ తాగితము వరుస సంఖ్య (6)

2
సచి-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'

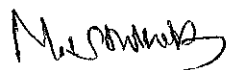
SCHEDULE OF APARTMENT

All that portion forming a semi-finished, deluxe apartment bearing flat no. 322 on the third floor, in block no. 'C' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor, admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

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

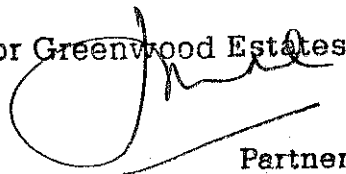
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

2. 



For Greenwood Estates


Partner

For Greenwood Estates


Partner

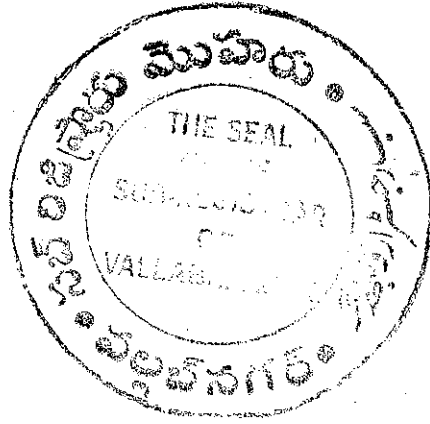
VENDOR

1. 
2. 

BUYER

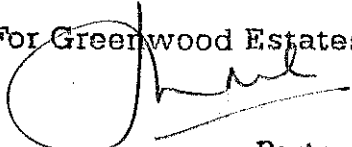
1వ పుస్తకము 2012 సం/శా.శ.19 వ.నం.పు
దస్తావేజు నం. 4168 మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము వరుస సంఖ్య (7)

సచి-రిజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 322 on third floor, in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, Ranga Reddy 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 : 89.18 sq. yds., U/S Out of Ac. 6-05 Gts.
4. **Built up area Particulars:**
- a) In the Stilt / Ground Floor : 100 sq. ft., Parking space for single car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : 1665 sq. ft.
- 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. 13,72,000/-

For Greenwood Estates

Partner

For Greenwood Estates

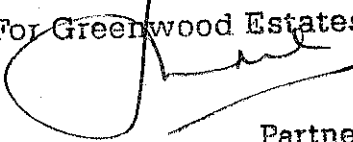

Partner

Signature of the Executants

Date: 31.08.2012

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

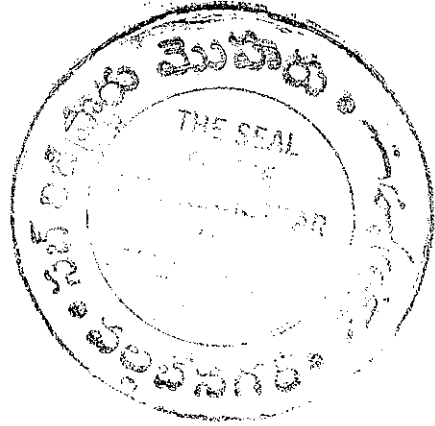
Signature of the Executants

Date: 31.08.2012

1 
2 

1వ పుస్తకము 2012 సం/శా.శ.19 34 వ.సం.పు
దస్తావేజు నెం. 4168 మొత్తము కాగితముల సంఖ్య
616 ఈ కాగితము పరుస సంఖ్య (8)

సబ్-లెజిస్లేటరు



REGISTRATION PLAN SHOWING

FLAT NO. 322 IN BLOCK NO. 'C' ON THIRD FLOOR

IN THE 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, REPRESENTED BY ITS PARTNERS

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

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

BUYER: 1. MAJ. KHWAJA SULTAN AHMED KHAN, SON OF MR. KARIMULLA KHAN

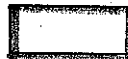
2. MRS. MANISHA KHAN, WIFE OF MAJ. KHWAJA SULTAN AHMED KHAN

REFERENCE:

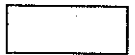
AREA: 89.18

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



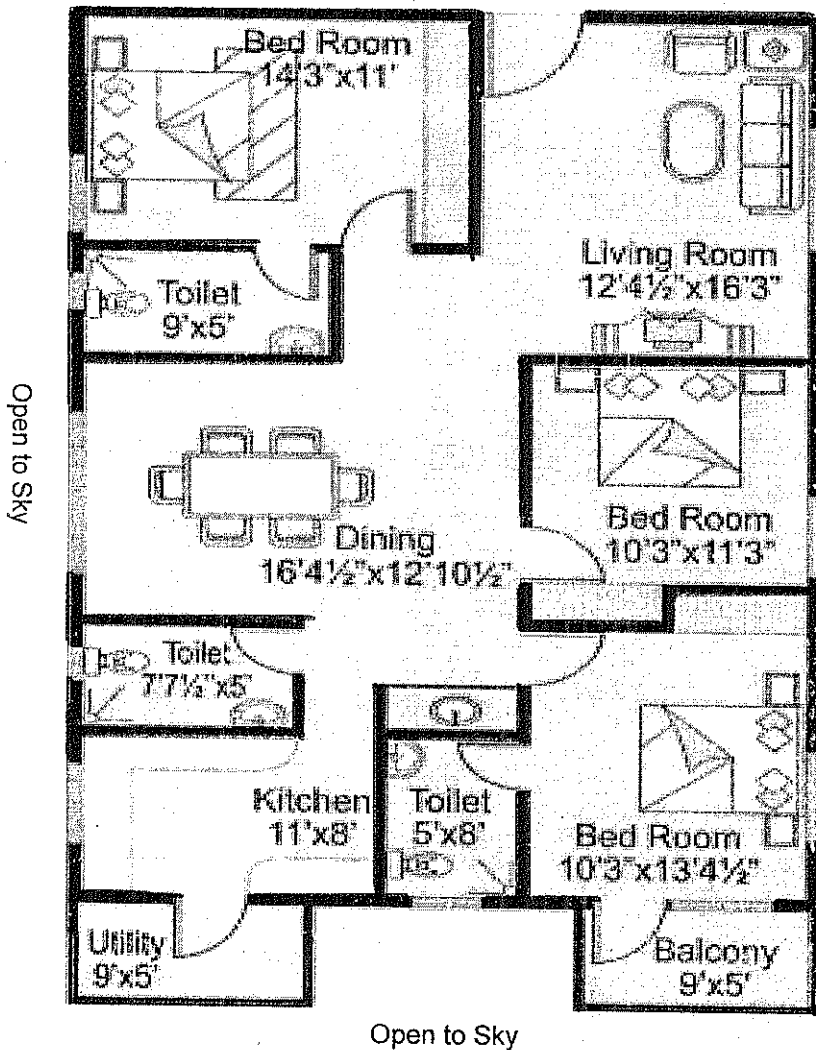
EXCL:



U/S. OUT OF TOTAL: Ac- 6-05Gts.

PLINTH AREA : 1665 Sft.,

7' wide corridor



For Greenwood Estates

Partner

For Greenwood Estates

Partner

SIG. OF THE VENDOR

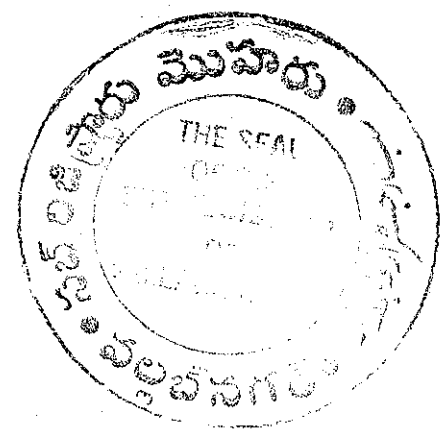
SIG. OF THE BUYER

WITNESSES:

- 1.
- 2.

16 వ పుస్తకము 2012 సం/శా.స.19 కె.ఎ. వనంపల్లి
బస్సుదేవాలయం నెం. 4168. వెంకటేశ్వర కారితముల సంఖ్య
(16) ఈ కారితము వనంపల్లి సంఖ్య (9)

సర్-రిజిస్ట్రారు





For Greenwood Estates

A handwritten signature in black ink, appearing to be "John Hill", written over the text "For Greenwood Estates".

Partner

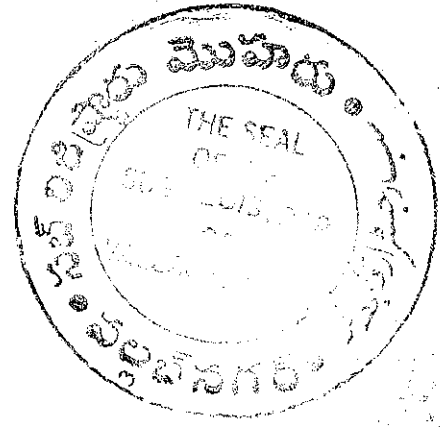
For Greenwood Estates

A handwritten signature in black ink, appearing to be "Seddy", written over the text "For Greenwood Estates".

Partner

1వ పుస్తకము 2012 సం/శా.స.19 34 వ.సం.వృ
దస్తావేజు నెం. 4168 మొత్తము కారితముల సంఖ్య
(6) ఈ కారితము పనుల సంఖ్య (10)

స.క. అ. జ. స్థా. రు. 1

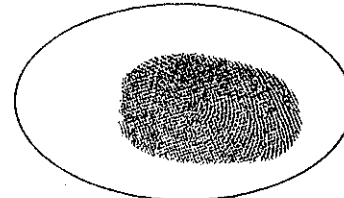
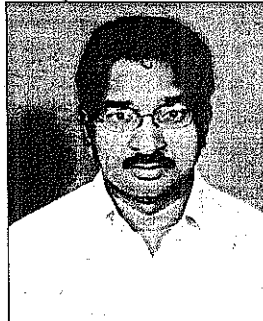
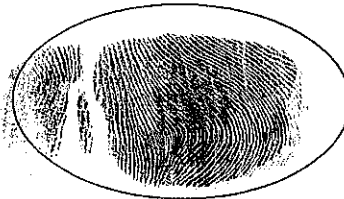


PHOTOGRAPHS A

**PRINTS AS PER SECTION 32A OF
ON 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. SMT. K. SRIDEVI
W/O. SHRI. K.V.S. REDDY
R/O. FLAT NO. 502
VASAVI HOMES, UMA NAGAR
1ST LANE, BEGUMPET
HYDERABAD.

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

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

BUYERS:

1. MAJ. KHWAJA SULTAN AHMED KHAN
S/O. MR. KARIMULLA KHAN
R/O. # A2/702
NETRAVATHI NATIONAL GAMES VILLAGE
KORAMANGALA
BANGALORE – 560 0478

2. MRS. MANISHA KHAN
W/O. MAJ. KHWAJA SULTAN AHMED KHAN
R/O. # A2/702
NETRAVATHI NATIONAL GAMES VILLAGE
KORAMANGALA
BANGALORE – 560 0478

SIGNATURE OF WITNESSES:

- 1.
- 2.

Partner

For Greenwood Estates

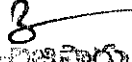
Partner
SIGNATURE OF EXECUTANTS

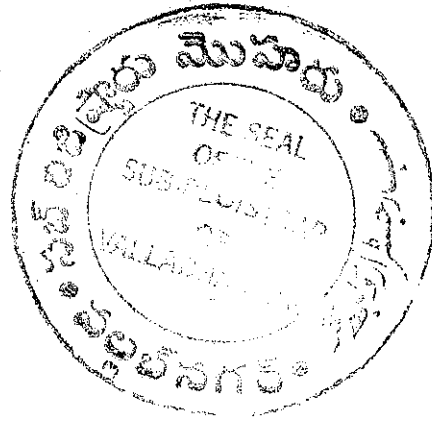
We stand herewith our photograph(s) and finger prints in the form prescribed, through our representative, K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabh Nagar, Ranga Reddy District .

SIGNATURE OF THE REPRESENTATIVE

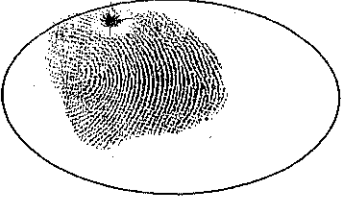


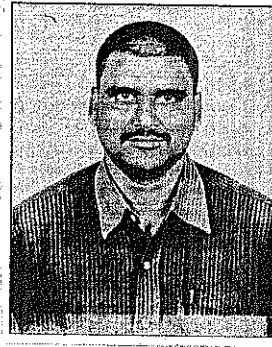
2
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2012 సం/తా.శ.19 మే చ.నం.వి
దస్తావేజు నం. 4168 మొత్తము కారితముల సంఖ్య
(16) ఈ కారితము చదువ సంఖ్య (11)

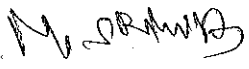


నల్లపాటి నారాయణ

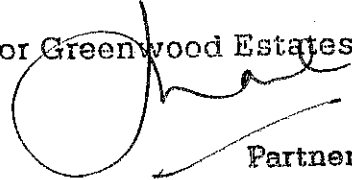


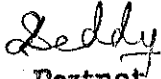
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>WITNESSES:</p> <p>1. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O. H. NO: - 2-11-365 WARASIGUDA SECUNDERABAD.</p>
			<p>2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD</p>

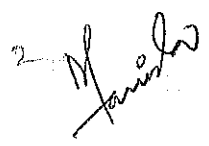
SIGNATURE OF WITNESSES:

- 
- 

For Greenwood Estates

 Partner

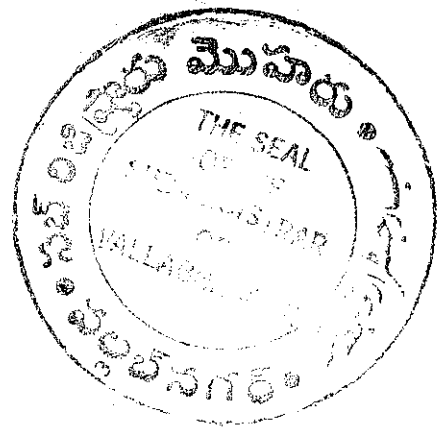
For Greenwood Estates

 Partner





1వ పుస్తకము 2012 సం/తా.శ.19 క్రై. వ.సం.పు
దస్తావేజు నెం. 4168 మొత్తము కాగితముల సంఖ్య
616) ఈ కాగితము పరుస సంఖ్య 12


సచి-రాజస్వారు



For Greenwood Estates

Sreddy
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F



नाम /NAME
SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH
19-04-1977


हस्ताक्षर /SIGNATURE
Sreddy

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

For Greenwood Estates

Sham
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
Sham Modi

Sham Modi
मुख्य आयकर अधिकारी, आन्ध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

Prabhakar


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI


15/01/1974
Permanent Account Number
AWSPP8104E

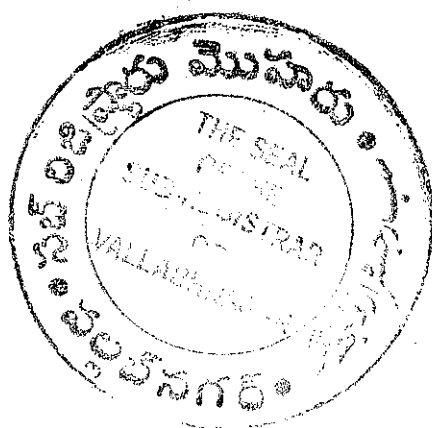
Prabhakar
Signature






10062008

1వ వుస్తకము 2012 సం/శా.శ.19 మే... వ.నం.వృ
దస్తావేజు నెం. 4168. మొత్తము కారితముల సంఖ్య
(16) ఈ కారితము వయస నుంట్లు 93


సచి-రిజిస్ట్రారు



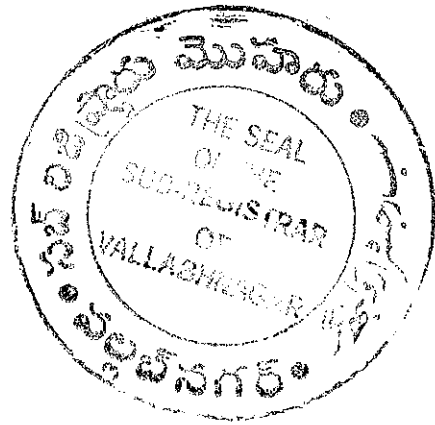
BUYER:

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
K S A KHAN KARIMULLA KHAN 19/02/1978 Permanent Account Number ALRPK5478E	 
 Signature	







1వ పుస్తకము 2012-సం/కా.శ.19 కి... వనం...
దస్తావేజు నెం. 4162. మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము తరుస సంఖ్య (14)

సహ-రిజిస్ట్రారు



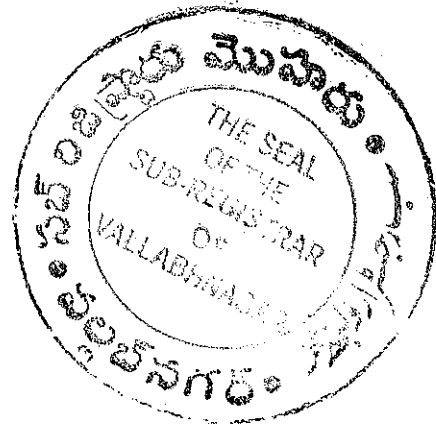
BVNER.

साथकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
MANISHA SUDARSHAN KUMAR 13/04/1979 Permanent Account Number ASUPM6217F		
 Signature		

M. Manisha
17/8/12

1వ పుస్తకము 2012 సం/త.శ.19 ...34 వ.సం.పు
తస్తీవేణ నెం. 4168 మొత్తము కారితముల సంఖ్య
(16) ఈ కారితము దరూస సంఖ్య 95



సబ్-రిజిస్ట్రారు



WARRANT

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

Number: DLFAP010413402001
Name: SRINIVAS M
S/D/W of: M LINGAIAH
Address: 12-11-364/6
WARSIGUDA
SECUNDERABAD
PIN:
DOB: 06-06-1971

Signature: 
Bl. No. Cr. 

DL Of Issue: 09-10-2003
Add. Licencing Authority
Secunderabad

M. Mahendar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M. MAHENDAR

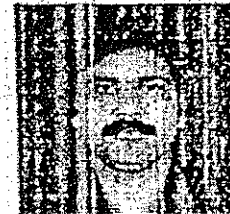
MALLESH MANDA

20/07/1978

Permanent Account Number
AQAPM0412C



Signature



24072007

M. Mahendar