

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

4327

శ్రీమతి / శ్రీ

H. Prabhakar Reddy (SPA)

18/12

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	sale			
దస్తావేజు విలువ	1372000			
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	1257/13			
రిజిస్ట్రేషన్ రుసుము	6860			
లోటు స్టాంపు(D.S.D.)	68500			
GHMC (T.D.)	27440			
యూజర్ ఛార్జీలు				
అదనపు షీట్లు	100			
5 x				
DPNO				
001382				
27/2				
మొత్తం	102900			

RETURNED

(అక్షరాల one lakh two thousand nine hundred only)

తేది 27/2/13 రూపాయలు మాత్రమే)

వాపసు తేది _____

సబ్ రిజిస్ట్రార్

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.

124

DOGT No. 1257/2013

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 141288

No. 20222 Dt. 18/1/13 Rs. 100
 for to Venkatesh s/o Vittal, s/o of
 or Whom. s/o & others

K. GIRIBABU
 LICENCED STAMP VENDOR
 LIC.No.16-02-30/1998
 REN.No.16-02-08/2010
 Sub-Bapunagar, Amberpet, Hyd-13.
 Cell.No.9989259839

SALE DEED

This Sale Deed is made and executed on this 27 day of February 2013 at SRO, Vallabh Nagar, Hyderabad by:

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

Hereinafter jointly referred to as the "Vendors" and severally as Vendor No. 1, Vendor No. 2, Vendor No. 3 Vendor No. 4 and Vendor No. 5 respectively.

1. K. Bhaskar
 2. K. Gopate
 3. A. Purusham
 4. A. Srinivas
 5. Belide Venkatesh

1వ పుస్తకము 2013 వ.నం/క. 119 వ.నం
 కస్టోడియన్ నెం. 1257 మొదటము తాగితముల సంఖ్య
 (19) ఈ తాగితము వరుస సంఖ్య (1)

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
- 2. in the shape of challan (u/s.41 of I.S.Act.,1899)..... Rs. 68500
- 3. in the shape of cash (u/s.41 of I.S.Act,1899)..... Rs. -
- 4. adjustment of stamp duty u/s.16 of I.S.Act,1899,if any..... Rs. -

II Transfer Duty.

- 1. in the shape of challan..... Rs. 29440
- 2. in the shape of cash..... Rs. -

III. Registration fees.

- 1. in the shape of challan..... Rs. 6860
- 2. in the shape of cash..... Rs. -

IV. User Charges

- 1. in the shape of challan..... Rs. 100
- 2. in the shape of cash..... Rs. -

2013 వ.నం. కిరీయం నెం. 27 వ.నం. 103000/-

1934 వ.నం. కిరీయం నెం. 08 వ.నం. 08 వ.నం.

12 నెం. గుంటుల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రార్

కార్యాలయంలో క్రింది వారు K. Prabhakar Reddy

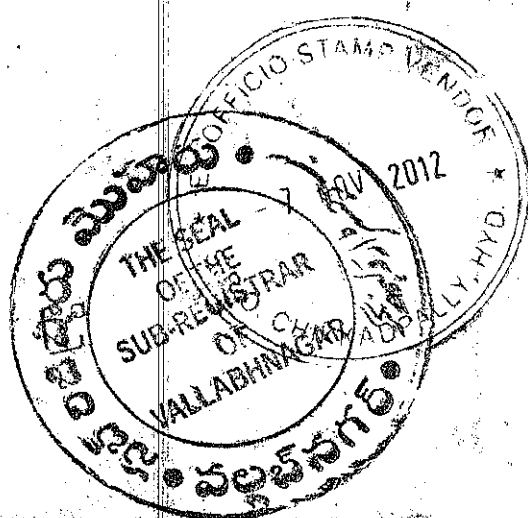
రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ ను అనుసరించి

సంబంధించిన ఫీజు గ్రాఫులు మరియు వెరీముద్రలతో సహా

దాఖలు చేసి రుసుము రూ. 6860 లు చెల్లించినది

తన ఇచ్చినట్లు దివ్యకోస్తుది

వందన పోయినది



K. Prabhakar Reddy S/o. K. Prabhakar Reddy
 Office: Service - 010: # 5-4-18/13 9th, 2nd floor, Sohamnagar
 M.G. Road, Sec 6, through 9th for these
 of documents. vide SR no. 15/24/09, dt. 1.6
 at SR, Vallabhnagar, R

Vasudha Arora Mrs. Vasudha Arora, w/o. Lt. Col. Gagandeep Arora.
 R/o. # 203, Block 1, Express Gardens,
 Indirapuram, Vaibhav Khond, Ghaziabad
 UP - 201014.

Gagandeep Arora Lt. Col. Gagandeep Arora, S/o. Mr. Bhim Sen.
 R/o. # 203, BK1, Express Gardens, Indirapuram, Vaibh
 Khond, Ghaziabad, UP - 201014.

M. Mahender S/o. Late M. Mallish. H/o # 28-77, Yadav B
 Neredmet, Hyderabad

M. Sainiva S/o. Late M. Lingaiah - R/o. # 2-11-365, Warabig
 Sec 6, Hyderabad

2013 వ.నం. కిరీయం నెం. 20 వ.నం.
 1934 వ.నం. కిరీయం నెం. 08 వ.నం.

B. Bhagavanth Reddy
 సబ్-రిజిస్ట్రార్
 వల్లభనగర్



AND

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

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

IN FAVOUR OF

1. Mrs. VASUDHA ARORA, WIFE OF Lt. Col. GAGANDEEP ARORA, aged about 34 year
2. Lt. Col. GAGANDEEP ARORA, SON OF Mr. BHIM SEN, aged about 35 years and both are residing at # 203, Block 1, Express gardens, Indirapuram, Vaibhav Khand, Ghaziabad, Uttar Pradesh - 201014., hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

The expression Vendors, Owners and Buyer shall mean and include his/her/their heirs, successors, legal representatives, executors, nominees, assignees etc.

WHEREAS:

- A. The Vendors were the absolute owners, possessors and in peaceful enjoyment of land forming a part of Sy. Nos.202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, admeasuring Ac.3-05 Gts., by virtue of registered sale deed dated 5.01.2007, bearing document no.63/2007 duly registered at the office of the Sub-Registrar, Vallabh Nagar, R. R. District (hereinafter this land is referred to as the Vendors Land).
- B. The Owner is the absolute owner, possessor and in peaceful enjoyment of land forming a part of Sy. Nos.202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, admeasuring Ac.3-00 Gts. by virtue of registered sale deed dated 8.2.2007, bearing doc. No.741/2007 and, Sale Deed dated 5.01.2007 bearing document no.64/2007 duly registered at the office of the Sub-Registrar, Vallabh Nagar, R.R. District (hereinafter this land is referred to as the Owners Land).

1 K. Bhar

2 K. Gopinath

3 A. Purushotham

4. A. Srinivas

5. Belide Venkatesh

1వ పుస్తకము 2013 సం/శా.స.19 34 వ సంఖ్య
 దస్తావేజు నెం. 1257 మొత్తము కారితముల సంఖ్య
 693 ఈ కారితము వరుస సంఖ్య (2)

సబ్-రజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 1257/13 Date 27/2/13

I hereby Certify that the deficit Stamp duty
 68500/- (Rs. Sixty Eight Thousand
 Five hundred On
 has been levied in respect of the movement from
 Executant of this doct on the asis of agreed
 Market Value of Rs. 13,72,000/-
 been higher than the consideration.

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

ENDORSEMENT

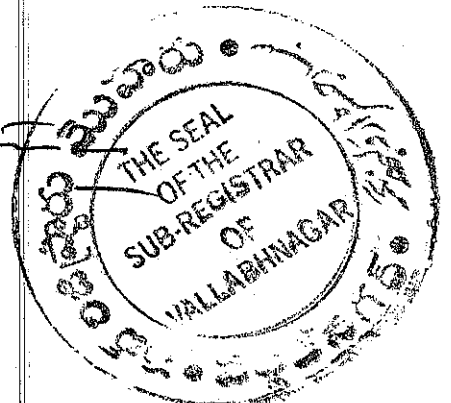
Certified that the following amounts have been paid in respect of this documents

Sl. No.	Description of Fee/Duty	In the form of					Total
		Challan U/s 41 of I.S. Act	Cash	Stamp Duty U/s 42 of I.S. Act	DD/BC/ Pay Order		
1	Stamp Duty	100	68500	0	001382	68600/-	
2	Transfer Duty	-	27440	0	27/2/13	27440/-	
3	Registration Fee	-	6860	0	HDFC Bank	6860/-	
4	Use Charge	-	100	0	Secured	100/-	
	Total	100	102900	0		103000/-	

సబ్ రజిస్ట్రారు
 వల్లభనగరం

1వ పుస్తకము 2013 సం/ శా.స. 1934 వ సంఖ్య
 1257 నెంబరుగా రిజిస్ట్రారు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1257-1-2013
 తేదీ: 27/2/13

స. భగవంతుల రావు
 సబ్ రజిస్ట్రారు
 వల్లభనగరం



- C. The Owner has purchased a portion of the land admeasuring about Ac.1-00 Gts., from its previous owner Shri. Bhasker K. Bhatt vide doc no.741/2007 referred to above. Shri. Bhasker K Bhatt became the owner of the said Ac.1-00 Gts., of land in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District by virtue of registered sale deed dated 5.01.2007 bearing document no.62/2007 and duly registered at the office of the Sub-Registrar, Vallabhnagar, R. R. District.
- D. The Vendors Land along with the Owners Land totally admeasuring Ac.6-05 Gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District is hereinafter the referred to as the SCHEDULED LAND and is more particularly described at the foot of the document.
- E. The Vendor and the Owners have purchased the SCHEDULED LAND for a consideration from its previous owners and pattedars namely:
- Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
 - Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
 - Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
 - Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy
- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no. 4100/07, dated 13.09.2007.
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Vendor shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq yds of undivided share of land in the SCHEDULED LAND. The Owner shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,749 sq yds of undivided share of land in the SCHEDULED LAND.
- I. The Owner has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.

1 K. Bhar

4 A. Srin

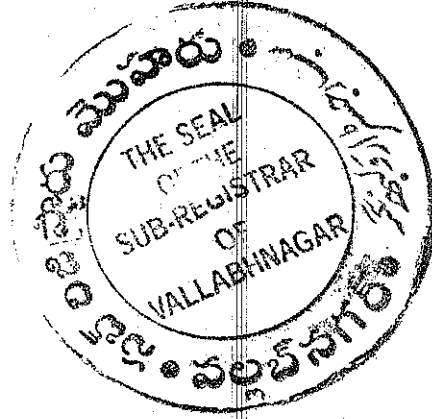
2 R. G. G. G.

5 R. G. G. G.

3 A. Srin

1వ పుస్తకము 2013సం/శా.శ.19 21 వ.నంబు
ఉన్నావేళ నెం. 12.57 మొత్తము కారితముల సంఖ్య
6123 ఈ కారితము వరుస సంఖ్య (3)

సబ్-రిజిస్ట్రార్



- K. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 414 on the fourth 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 is hereinafter referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.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 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 semi-finished, semi-deluxe apartment bearing flat no.414 on the fourth 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 single car on the stilt floor admeasuring about 100 sft.,

1 R. Shan

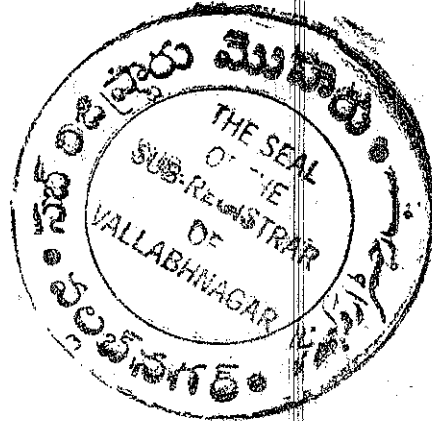
4 A. Shan

2 D. G. 3 A. Shan

5 V. Shan

శ్రీ పుస్తకము 2013 సం/రా.శ.19 వ సం.పే
దస్తావేజు నెం. 1257 ముచ్చము కాగితముల సంఖ్య
6196 ఈ కాగితము వరుస సంఖ్య (4)

నబ్బెనామ



situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206, Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.10,97,600/- (Rupees Ten Lakhs Ninety Seven Thousand and Six Hundred Only) paid by way of cheque no.011981, dated 25.02.2013 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
- ii. Rs.2,74,400/- (Rupees Two Lakhs Seventy Four Thousand and Four Hundred Only) paid by way of cheque no. 183101, dated 28.01.2013 drawn on ICICI Bank.

2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.


1 K. Shan

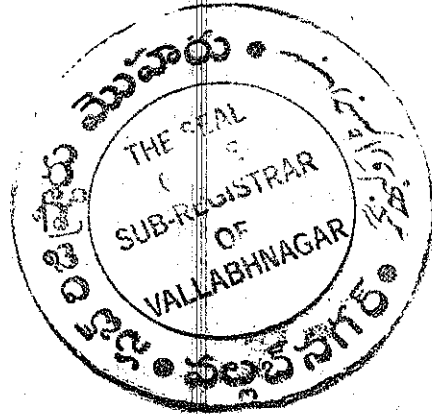
4 A. Shan

2 K. G. Shan
~~1 B. Shan~~

3 A. Shan

1st ప్రస్తావనము 2013 సం/కా.శ.19 34 వి.సంఖ్య
తస్తావేళ నెం. 1257 మొత్తము కారితముల సరిష్ట
(19) ఈ కారితము పకున సంఖ్య (5)


సచి-రిజిస్ట్రారు



7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:-
 - a) The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
 - b) That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c) That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
 - d) The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

1 *K. R. Khan*

4 *A. S. Khan*

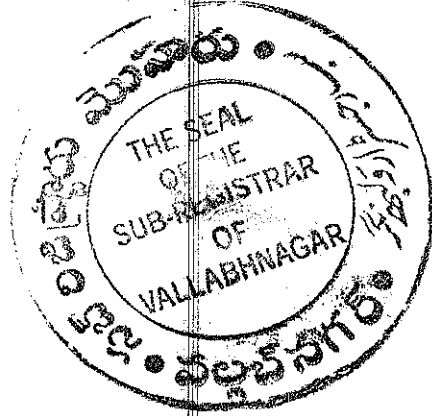
2 *D. G. G. G. G. G.*

5 *[Signature]*

3 *A. Khan*

1వ పుస్తకము 2013 సం/ప.స.19 30
దస్తవేజు నెం. 1257 మొత్తము తాగితముల సరిష్ట
(19) ఈ తాగితము వరుస సంఖ్య (6)

సబ్-రిజిస్ట్రారు



- e) The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g) That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- h) The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i) That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs.1,02,900/- is paid by way of pay order no.001382, dated 27.02.2013, drawn on HDFC, S. D. Road, Secunderabad. and VAT an amount of Rs.46,725/- paid by way of pay challan no. 1241261, dated 28.2.13 Axis Bank Ltd. Treasury Branch, Hyderabad.

1 D. S. S. S.

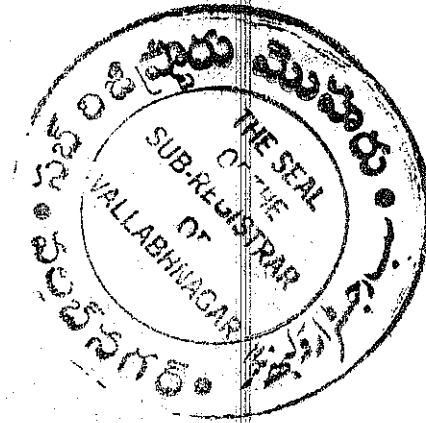
2 V. G. R. S. S. A. S. S.

3 A. S. S.

4 S. S. S.

18 వ తేదీ 2013 నం/త.శ.19 34 వ.నంబ
దస్తావీజా నెం. 1257 మొత్తము కారితముల సంఖ్య
19 ఈ కారితము వరుస సంఖ్య (7)

సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PORTION OF THE LAND AREA TO THE EXTENT of Ac.6-05 gts., in Sy. Nos.202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, under S.R.O. Vallab Nagar and bounded as under:

North By	Land in Sy. No. 202
South By	Village boundary of Yapral
East By	Land in Sy. No. 202
West By	Land in Sy. No. 207 & 212

SCHEDULE 'B'



SCHEDULE OF APARTMENT

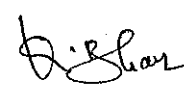

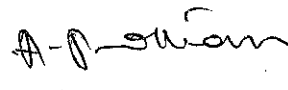
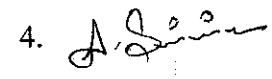

All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 414 on the fourth floor, in block no. 'C' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. sft. of common area) together with proportionate undivided share of land to the extent 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

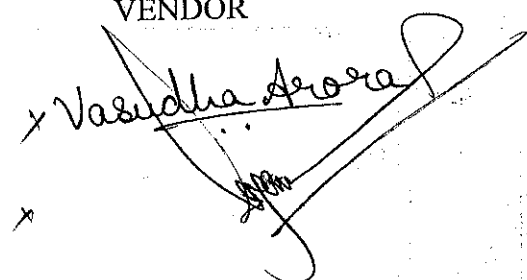
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

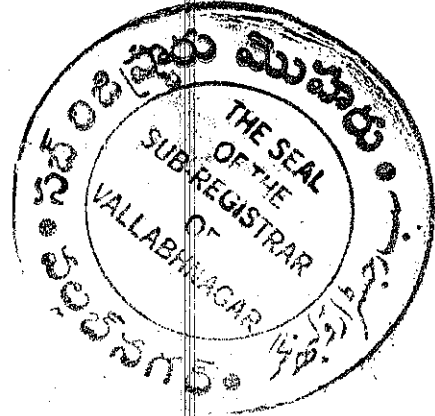
1. 
2. 
3. 
4. 
5. 

VENDOR


x Vasudha Arora

1వ పుస్తకము 2013 సం/త.శ.19 ... కె.ఎ. వ.నం.తా
దస్తావీజు నెం. 1257 మొత్తము కారితముల సంఖ్య
(19) ఈ కారితము వరుస సంఖ్య (8)


సబ్-రెజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no.414 on the fourth floor, in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. No. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 89.18 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 single car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : 1665 Sft.,
- 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/-

1. K. Bhar
2. V. Gopate
3. A. Anwar
4. A. Srin
5. ~~V. Gopate~~

Date: 27.02.2013

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.

1. K. Bhar
2. V. Gopate
3. A. Anwar
4. A. Srin
5. ~~V. Gopate~~

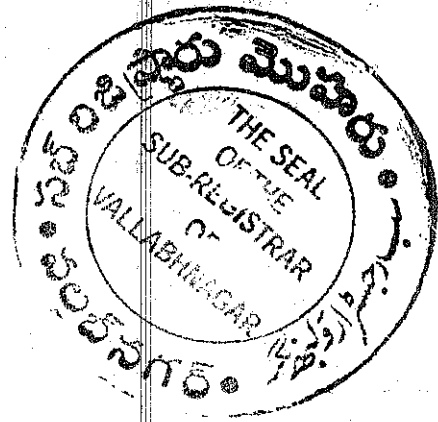
Date: 27.02.2013

Signature of the Executants

x Vasudha Anwar

1వ పుస్తకము 2013 సం/శా.శ. 1925 వ.సం.వి
దస్తావేజు నెం. 1257 మొత్తము తాగితముల సంఖ్య
(9) ఈ తాగితము వరుస సంఖ్య (9)

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 414 IN BLOCK NO. 'C' ON FOURTH FLOOR
 IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJIRI

Mandal, R.R. Dist.

VENDOR: SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA & OTHERS

BUYER: 1. MRS. VASUDHA ARORA, WIFE OF LT. COL. GAGANDEEP ARORA
 2. LT. COL. GAGANDEEP ARORA SON OF MR. BHIM SEN

REFERENCE:
AREA:

89.18

SCALE:
 SQ. YDS. OR

INCL:
 SQ. MTRS.

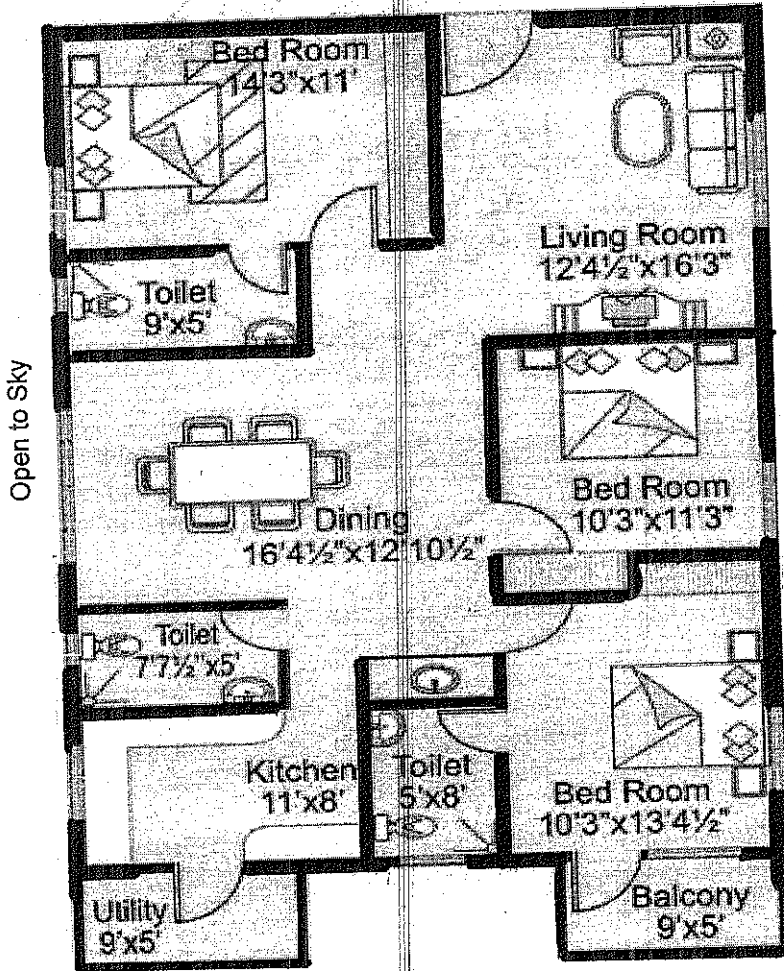
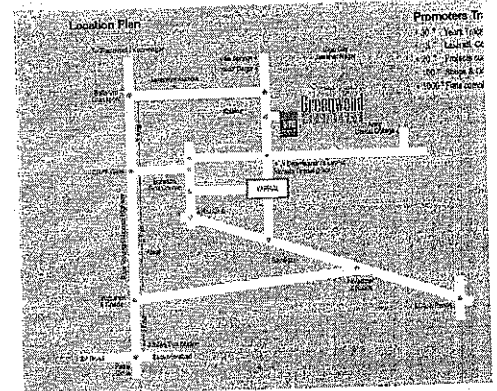
EXCL:

TOTAL LAND : Ac. 6-05 Gts.
PLINTH AREA : 1665 Sft.

7' wide corridor



Location Map



Open to Sky

Open to Sky

1. A. Bhanu
2. D. Gupta
3. A. Prakash
4. A. Srinivas

WITNESSES:

- 1.
- 2.

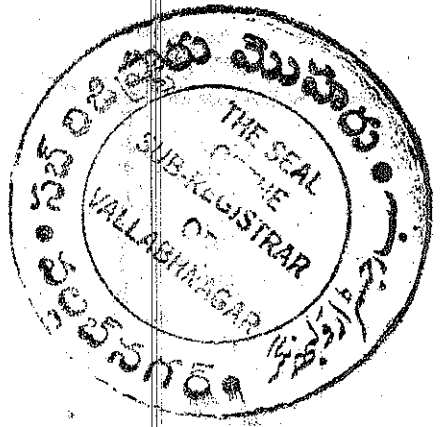
Vasudha Arora

SIG. OF THE VENDOR

SIG. OF THE BUYER

1వ పుస్తకము 2013 సం/శా.స.19 క్షే. చ.సం.వి
దస్తావేజు నెం. 1257 మొత్తము కాగితముల సంఖ్య
(9) ఈ కాగితము పరుస సంఖ్య (10)

సబ్-రెజిస్ట్రార్





1 D. Khan

2 D. Gupta

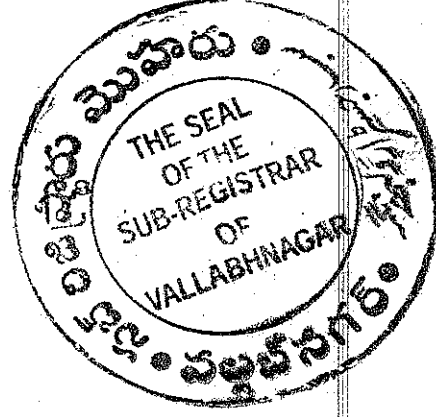
3 A. Prakash

4 A. Singh

5 ~~AS company~~

1వ పుస్తకము 1257/సా.శ.19 మొత్తము
దస్తావేజు నెం. 1257 మొత్తము తాగితముల సంఖ్య
(19) ఈ తాగితము వరుస సంఖ్య (11)

నబ్-రిజిస్ట్రారు



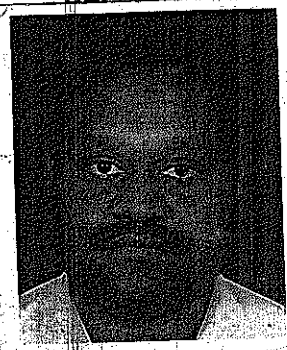
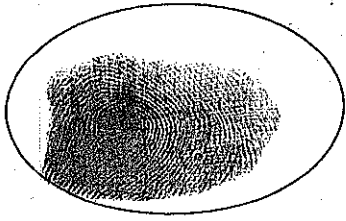
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

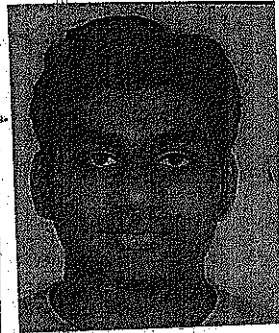
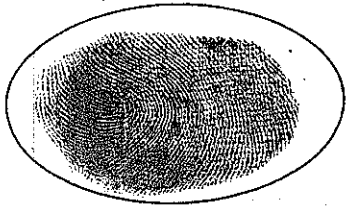
PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

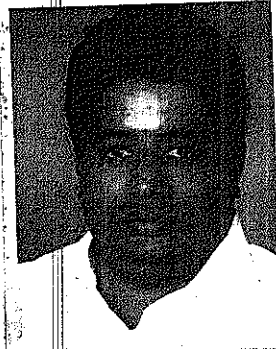
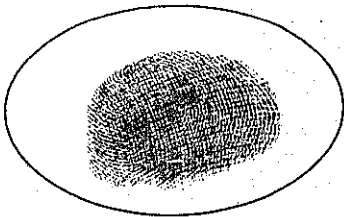


VENDOR:

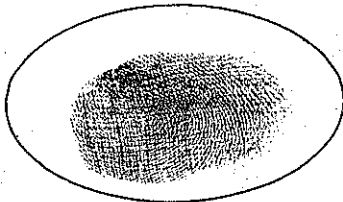
1. SHRI. KARNATI BHASKAR
S/O. SHRI. K. NARSIMHA
R/O. H. NO. 2-44/1
SAI NAGAR
CHAITANYAPURI
DILSHUKNAGAR
HYDERABAD.



2. SHRI. K. GOPINATH
S/O. SHRI. K. BHASKAR
R/O. H. NO. 2-44/1
SAI NAGAR
CHAITANYAPURI
DILSHUKNAGAR
HYDERABAD.



3. SHRI. A. PURUSHOTHAM
S/O. SHRI. A. VITTAL
R/O. H. NO. 1-3-1/C/1
FLAT NO. 101, 1ST FLOOR
JAYAMANSION, KAVADIGUDA
HYDERABAD.



4. SHRI. A. SRINIVAS
S/O. SHRI. A. VITTAL
R/O. H. NO. 1-3-1/C/1
FLAT NO. 101, 1ST FLOOR
JAYAMANSION, AVADIGUDA
HYDERABAD

SIGNATURE OF WITNESSES:

1.

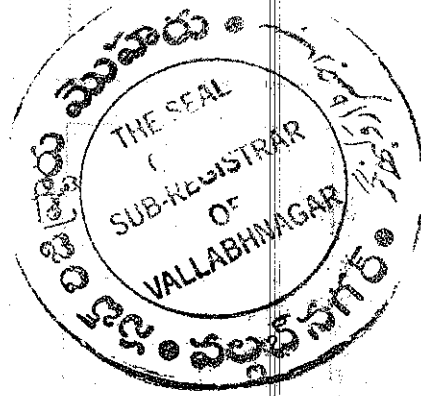
2.

SIGNATURE OF THE EXECUTANT'S

SIGNATURE(S) OF BUYER(S)

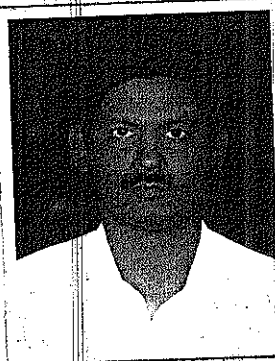
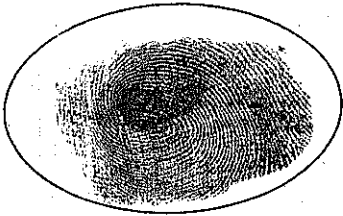
1వ పుస్తకము 2013 సం/శ.శ.19 డి. వ.నం.పా
దస్తావేజు నెం. 1257 మొత్తము తాగితముల సంఖ్య
999 ఈ తాగితము వరుస సంఖ్య (2)

18
సబ్-రిజిస్ట్రారి



**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
--------	--	--	--



5. SHRI. BELIDE VENKATESH
S/O. SHRI. EASHWARAIAH
R/O. H. NO. 1-3-2/C/1
KISAN NAGAR
BHONGIR
NALGONDA DIST.

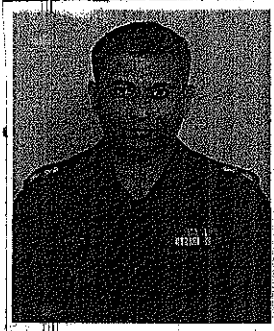
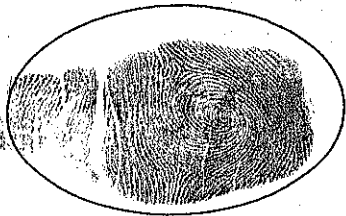
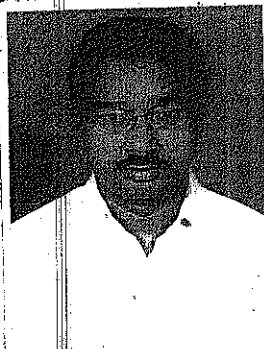
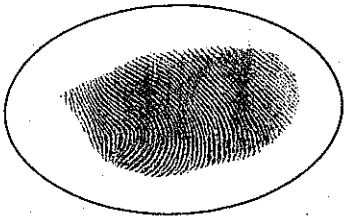
SPA FOR PRESENTING DOCUMENTS
VIDE SPA NO. 55/BK-IV/ 2009, Dt. 01.06.2009:

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

BUYER:

1. MRS. VASUDHA ARORA
W/O. LT. COL. GAGANDEEP ARORA
R/O. # 203, BLOCK 1
EXPRESS GARDENS, INDIRAPURAM
VAIBHAV KHAND, GHAZIABAD
UTTAR PRADESH - 201014.

2. LT. COL. GAGANDEEP ARORA
S/O.MR. BHIM SEN
R/O. # 203, BLOCK 1
EXPRESS GARDENS, INDIRAPURAM
VAIBHAV KHAND, GHAZIABAD
UTTAR PRADESH - 201014.



SIGNATURE OF WITNESSES:

1.

2.


1. B. Bhanu

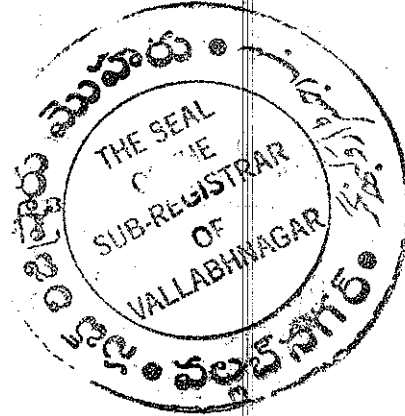
2. A. Srinivas

3. A. Nandam

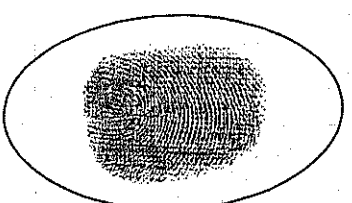
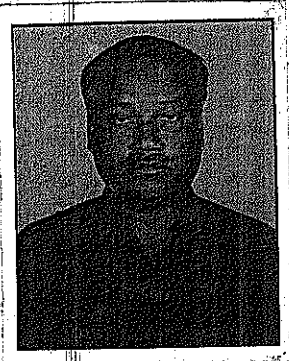


Vasudha Arora
SIGNATURE OF EXECUTANTS

1వ ప్రకటనము 2013సం/కా.శ.19 మే వనంబు
కస్టోడియన్ నెం: 1252 మొత్తము కారితముల సంఖ్య
(19) ఈ కారితము పడున సంఖ్య (13)

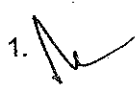

సబ్-రిజిస్ట్రారి




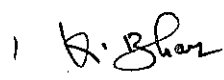
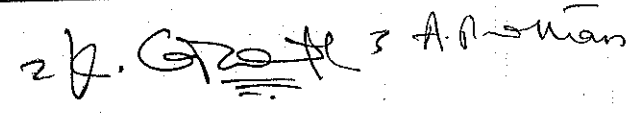
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

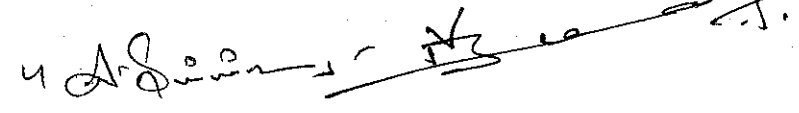
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>WITNESSES:</u></p> <p>1. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O: # 2-11-365 WARASIGUDA SEC-BAD</p>
			<p>2. MR. M. MAHENDER S/O. LATE M. MALLESH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

SIGNATURE OF WITNESSES:

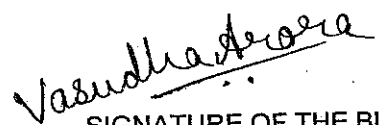
1. 

2. 

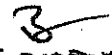
1.  2. 

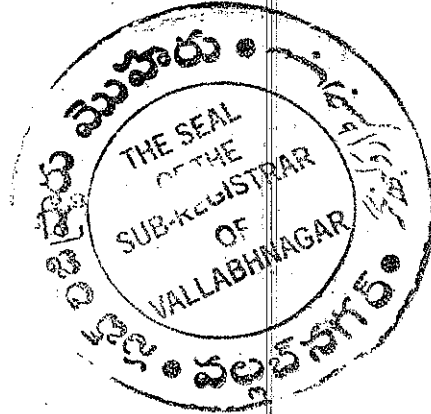
4. 

SIGNATURE OF THE EXECUTANT


SIGNATURE OF THE BUYER

1వ పుస్తకము 2013 సం/త.శ.19 వ.నం.వి
దస్త్రీకణ సెరి. 1257 మొత్తము తాగితముల సంఖ్య
693 ఈ తాగితము తరుణ సంఖ్య (19)


సబ్-రిజిస్ట్రారి



VENDOR



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Vasantha	Wife	22/08/69	36
3	Veena	Daughter	10/01/87	18
4	Gopinath	Son	31/01/89	16
5	Naveen	Son	27/06/92	13

05/08/2005
 05/08/2005
 05/08/2005

HOUSEHOLD CARD

Card No. : PAP1682141D0155
 F.P Shop No. :
 Name of Head of Household : Karnaji . Bhaskar
 Father/Husband Name : Nursimha
 Date of Birth : 09/03/1965
 Age : 40
 Occupation : Own Business
 House No. : 2-44/1, E-103
 Street : Chaitanyapuri
 Colony : Sai Nagar
 Ward No. : Ward-4
 Municipality : / Gaddianurani
 District : Hyderabad / Hyderabad
 Annual Income (Rs.) : 125,000
 LPG Consumer No. : 18625/(Double)
 LPG Dealer Name : Samatha Shiva Shakti , HPC

Address / పతాకం:

1-3-2
 Bhuvanagiri
 Bhuvanagiri
 1-3-2
 భువనగిరి
 భువనగిరి

[Signature]

Electorate Registration Officer

Bhuvanagiri Assembly Constituency

Place / స్థానం : Bhongir, K.S.S.A.B

Date / తేదీ : 15.12.1995

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

MPIC No. 23/16/01/021/00874/02

Election Commission Of India

భారత ఎన్నికల సంఘం

IDENTITY CARD

AP/41/292/180497



Electors Name : B.Venkateswar

Father's/Mother's Name : B.Venkaiah

Husband's Name : Venkatalah

MPIC No. 23/16/01/021/00874/02

[Signature]

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974

Permanent Account Number
 AWSPP8104E

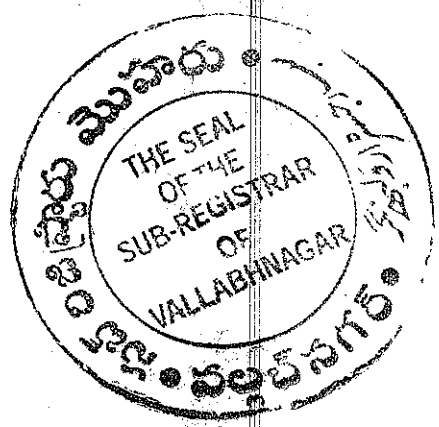
[Signature]
 Signature



0082005

1వ పుస్తకము 2013 సం/శా.శ.19 32 వ.నం.వి
దస్తావేజు నెం. 1257 మొత్తము కాగితముల సంఖ్య
(19) ఈ కాగితము పరుస సంఖ్య (5)

18
సబ్-రిజిస్ట్రారు



VENDOR:

HOUSEHOLD CARD

Name of Head of Household : Addagatla Srinivas
 తండ్రి/భర్త పేరు : విత్తల్

Father/ Husband name : Vittal

పుట్టిన తేదీ/Date of Birth : 16/02/1972

వయస్సు/Age : 34


వృత్తి/Occupation : Own Business

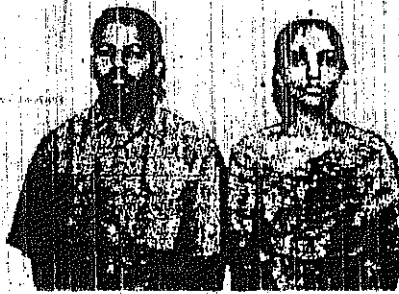
ఇంటి నెం./House No. : 1-3-1/C/1, JAYAMANSION
 వీధి /Street : KAVADIGUDA
 Colony : MAINROAD
 Ward : వార్డ్ 1
 Circle : వార్డ్ 8
 Circle VIII

జిల్లా /District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 150,000

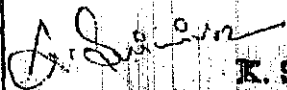
LPG Consumer No. (1) : 39979/(Double)
 LPG Dealer Name (1) : Apscc Corpn Ltd,IOC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) :





Family Members Details

No.	Name	Relation	Date of Birth	Age
2	Uma Rani	Wife	29/06/75	31
3	Pranitha	Daughter	27/10/98	8
4	Varun	Son	29/04/02	4
5	Vittal	Father	18/11/39	67


K. SUDARSHAN REDDY
 DT (ENFORCEMENT) Circle VIII, Hyderabad
 I/c DPL No.122

HOUSEHOLD CARD

Name of Head of Household : Addagatla Purushotham
 తండ్రి/భర్త పేరు : విత్తల్

Father/ Husband name : Vittal

పుట్టిన తేదీ/Date of Birth : 22/09/1964

వయస్సు/Age : 42


వృత్తి/Occupation : Own Business


ఇంటి నెం./House No. : 1-3-1/C/1
 వీధి /Street : KAVADIGUDA
 Colony : MAIN ROAD
 Ward : వార్డ్ 1
 Circle : వార్డ్ 8
 Circle VIII

జిల్లా /District : హైదరాబాద్ / Hyderabad

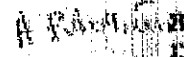
Annual Income (Rs.) : 350,000

LPG Consumer No. (1) : 40157/(Double)
 LPG Dealer Name (1) : Apscc Corpn Ltd,IOC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) :



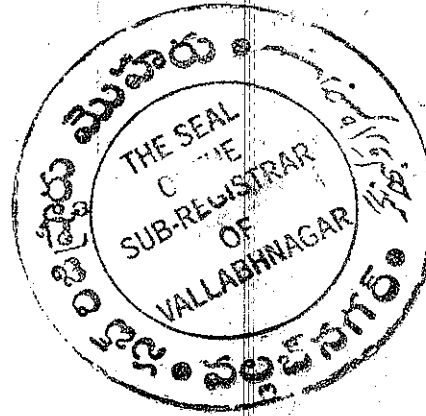


No.	Name	Relation	Date of Birth	Age
2	Padma	Wife	23/06/68	38
3	Pranjwala	Daughter	22/09/98	8
4	Vanshi Krishna	Son	16/10/91	5
5	Vittal	Father	18/11/39	67


K. SUDARSHAN REDDY
 DT (ENFORCEMENT) Circle VIII, Hyderabad
 I/c DPL No.122

1వ పుస్తకము 2013 సం/కా.శ.19 వ.సం.వి
దస్తావేజు నెం. 1257 మొత్తము కాగితముల సంఖ్య
(19) ఈ కాగితము వరుస సంఖ్య (96)

సబ్-రిజిస్ట్రారు



BUYER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

VASUDHA ARORA

VINOD KUMAR DANG

16/05/1978

Permanent Account Number
AMTPA9179P

Vasudha Arora
Signature



15072003

Vasudha Arora

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA


VASUDHA ARORA

VINOD KUMAR DANG

16/05/1978

Permanent Account Number
AMTPA9179P

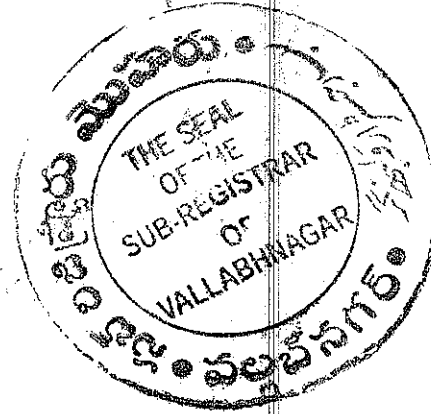
Vasudha Arora
Signature



15072003

1వ పుస్తకము 2013 సం/కా.శ.19 32 వనంబు
దస్తావేజు నెం: 1257 మొత్తము జాగితముల సంఖ్య
6/9 ఈ జాగితము వదున సంఖ్య 6/7

←
సబ్-రిజిస్ట్రారు



BUYER



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GAGAN
BHIMSEN ARORA


13/04/1977
Permanent Account Number
AFYPA4758G

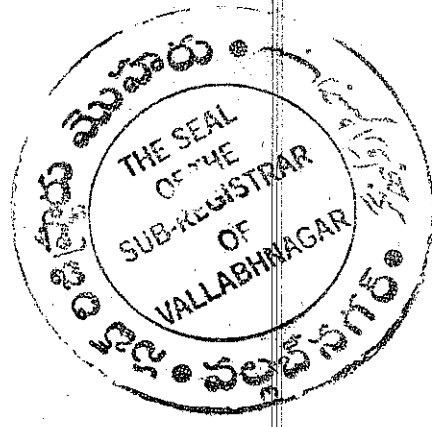
Signature



If case this card is lost / found kindly inform / return to
Income Tax PAN Services Unit (ITPSU)
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614


यदि कार्ड खो जाये या कृपया सोचते की लौटायें
आयकर पैन सेवाएँ यूनिट (ITPSU)
प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर
नवी मुंबई - 400 614

1వ పుస్తకము 9013నం/కా.శ.19 కె.ఎ. వనంప
దస్తావీజు నెం. 1257 మొత్తము కాగితముల సంఖ్య
(19) ఈ కాగితము వరుస సంఖ్య (18) 
సహాయకస్థానం




Witness

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

Number: DL/FAP010413402001
Name: SRINIVAS M
S/D/W of: M LINGAIAH
Address: WARSIGUDA
 SECUNDERABAD
PIN:
DOB: 06-06-1971
Signature: 

Di. Of Issue: 09-10-2001
Addr. Licencing Authority: Secunderabad



आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

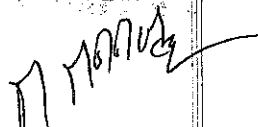
M. MAHENDAR

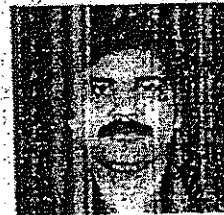
MALLESH MANDA

20/07/1978

Permanent Account Number
AQAPM0412C

Signature: 





04072007