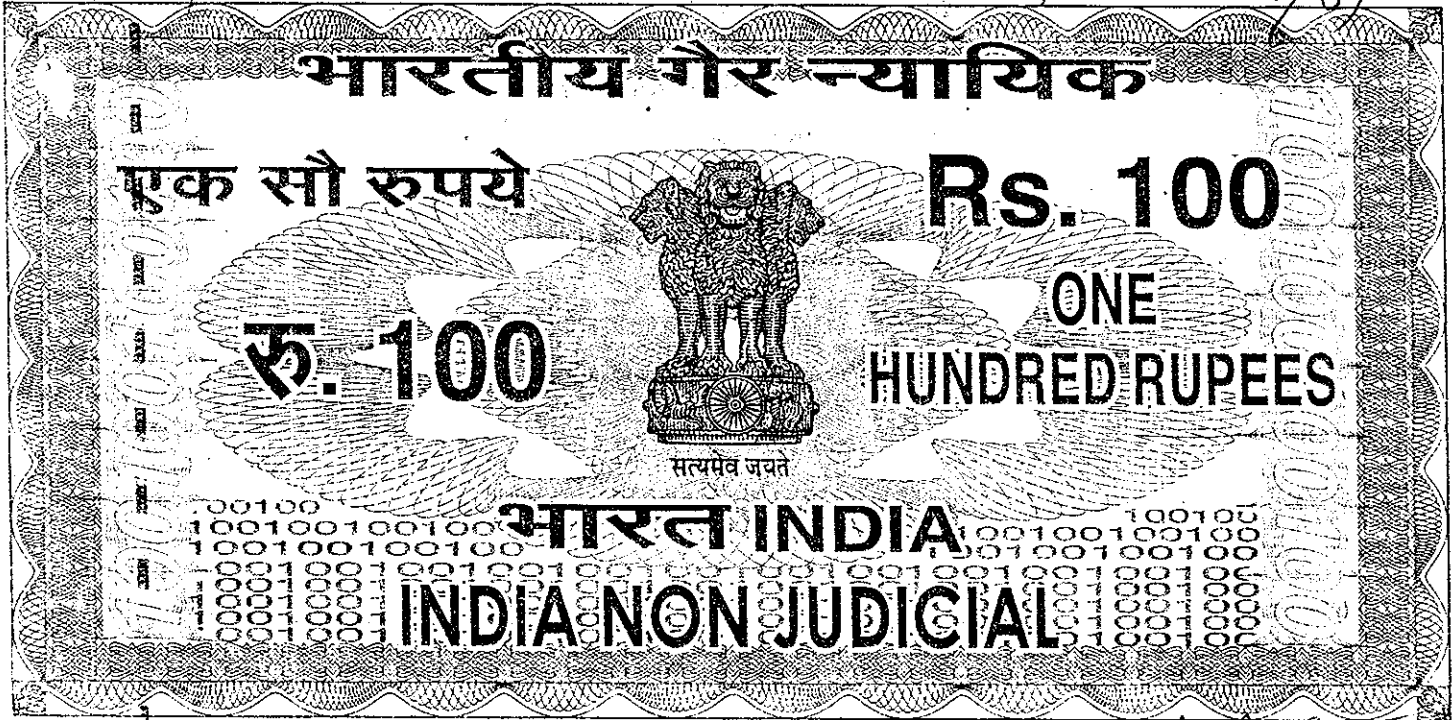


CF 666/09

R.No 647/09



AC19 703

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 073507

Sl.No. 666 Date 21/3/09 Rs. 100/-

LEELA G CHIMALA
STAMP VENDOR
Licence No. 1/2009
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

Sold To G. VENKATESH
S/o G. A. R. A. D.

For Whom G. R. E. W. WOOD ESTATES SALE DEED

This Sale Deed is made and executed on this 3rd day of April 2009 at SRO. Vallabh Nagar, 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 39 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, 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 41 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 18 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 41 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadi guda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 33 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadi guda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 40 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 39 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
[Signature]

For Greenwood Estates
[Signature]

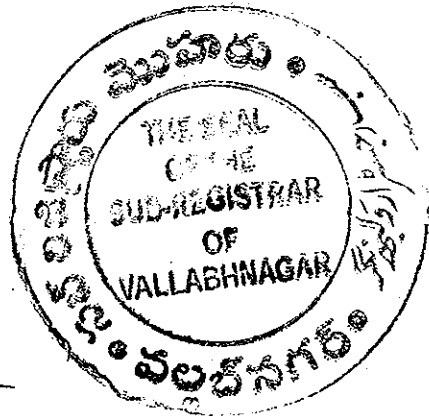
1 వ పుస్తకము 2009 నం/శా.న. 1931 వ.నం. 3
 దస్తావేజు నం 647 మొత్తము కాగితముల సంఖ్య 14
 ఈ కాగితము వరుస సంఖ్య (1)

ENDORSEMENT

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

I. Stamp Duty:		
1. in the shape of stamp papers	Rs.	100 200
2. in shape of stamp (s/s. 41 of I.S. Act. 1899)	Rs.	578 00 200
3. in the shape of each (s/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.	23160 =00
2. in the shape of cash	Rs.	-
III. Registration fees:		
1. in the shape of challan	Rs.	5790 =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.	86950/-

6
 నట్-రిజిస్ట్రారు

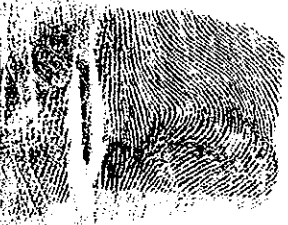


2009 వ సం. విదేవ నెం. 3 వ తేది
 1931 వ.శా.న. 647 మాసము 13 వ తేది పగలు
 గంటల మధ్య వల్లభనగర్ నట్ రిజిస్ట్రారు
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy
 ఆదేశము 1903 లోని సెక్షన్ 32 ఏ ను అనుసరించి
 నట్ రిజిస్ట్రారును సహజ ధాతువుల పురుషులు జేయుదులతో నమా
 దాఖలు చేసిన రుసుము రూ. 5790=00 లు చెల్లించారు
 ఈ ధాతువుల వివరములు
 అందు లుబంధములు

Prabhakar

Prabhakar

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O) 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 2/19/06
 dated 19.1.08 registerer at SRO, Vallabhnagar
 Ranga Reddy District.



సూచించినది

- ① [Signature] Venkateswara Reddy &/o. Anji Reddy
 occ: SERVICE - R/o. 11-18/12, Rd No. 2
 Green Hills Colony, Saroorpally, Hyderabad.
- ② [Signature] B. RASIKUMAR S/o. MUKUND RAO
 occ: SERVICE R/o. ALNAI, R.R. DIST.

2009 వ సం విదేవ నెం. 3 వ తేది
 1931 వ.శా.న. 647 మాసము 13 వ తేది

[Signature]
 నట్-రిజిస్ట్రారు
 వల్లభనగర్

IN FAVOUR OF

MR. EPPA VENKAT REDDY, SON OF MR. EPPA SAI REDDY, aged about 38 years, Occupation: Service, residing at Forest Research Centre, Dulapally P. O., Hakimpet, Hyderabad - 500014, 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:
- 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

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.సం. పు
 దస్తావేజు నెంబరు 647 మొత్తము కాగితముల సంఖ్య 14
 ఈ కాగితము వరుస సంఖ్య (2)

[Signature]

సబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 647/09 Date 3-4-09

I hereby certify that the deficit Stamp duty
 57800/- (Fifty Seven thousand
 Eight Hundred only) has
 been paid in respect of the instrument from
 Executant of the deed on the basis of agreed
 Market Value of Rs. 1158000/-
 been higher than the consideration

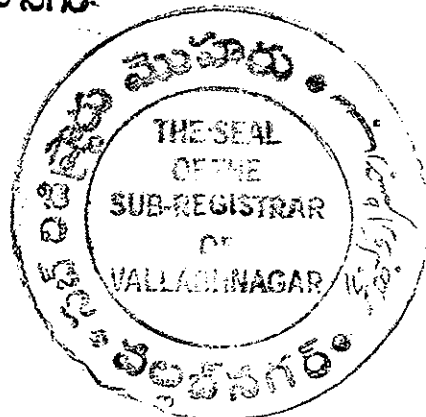
[Signature]
 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

57800/-
 An amount of Rs. 23160/- towards Stamp Duty
 including Transfer Duty and Rs. 5790/- Towards
 Registration Fee was paid by the party through challan
 Receipt Number 287058 Dated 2-4-09
 at SBH Begumpet Branch (299)
 Dt. 3-4-09
 Sl. SRO Vallabh Nagar
[Signature]
 Sub-Registrar
 Vallabh Nagar

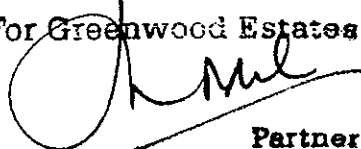
1 వ పుస్తకము 2009 సం. / శా.శ. 1931 వ సం॥పు
 647 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 విమితం గుర్తింపు నెంబరు 1568-1-647-2009

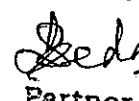
తేదీ. 3-4-09.

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 సబ్-రిజిస్ట్రారు
 వల్లభ నగర్.




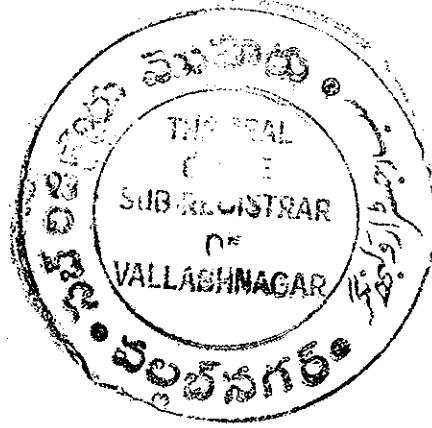
- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after 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 semi deluxe apartment no. 129 on the first 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.
- 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. 11,58,000/- (Rupees Eleven Lakhs Fifty Eight 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.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.సం. పు
రస్తావేజా నెం.64 మొత్తము కాగితముల సంఖ్య 14
ఈ కాగితము పరుస సంఖ్య (3)


సచి-రిజిస్ట్రారు

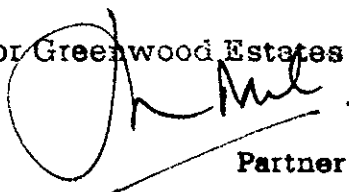


- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has no share in the sale consideration agreed herein.

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-deluxe apartment bearing flat no. 129 on first 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. 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. 11,58,000/- (Rupees Eleven Lakhs Fifty Eight Thousand Only) paid by way of cheque no. 849931, dated 30.03.2009 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd. 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.
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.

For Greenwood Estates



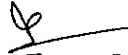
Partner

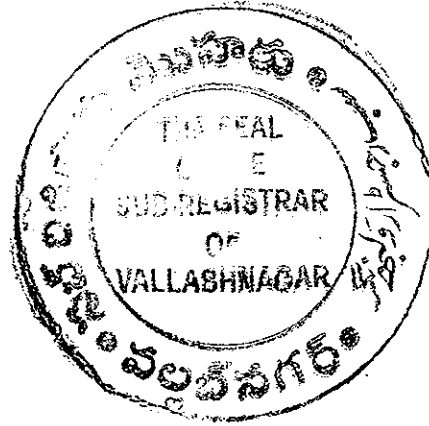
For Greenwood Estates



Partner

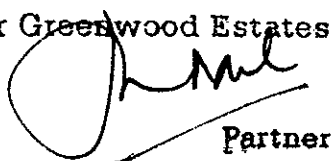
1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.సం. పు
దస్తావేజు నెం 647 మొత్తము కాగితముల సంఖ్య 44
ఈ కాగితము వరుస సంఖ్య (4)


సబ్-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.

For Greenwood Estates



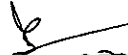
Partner

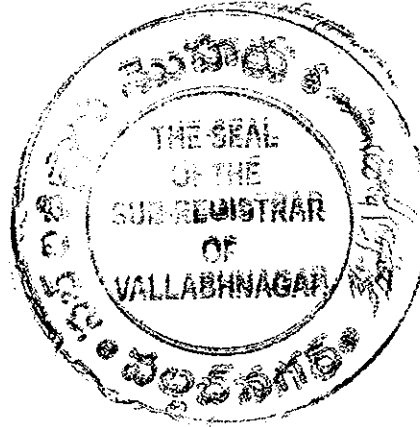
For Greenwood Estates



Partner

1 వ పుస్తకము 2009 సం/శా.స.1931 వ.సం. పు
దస్తావేజు నెం 64 మొత్తము కాగితముల సంఖ్య 49
ఈ కాగితము వరుస సంఖ్య (5)


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. 86,850/- is paid by way of challan no. 267058, dated 2.04.09, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 11,580/- paid by way of Payorder No. 147911, dated 02.4.09, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates



Partner

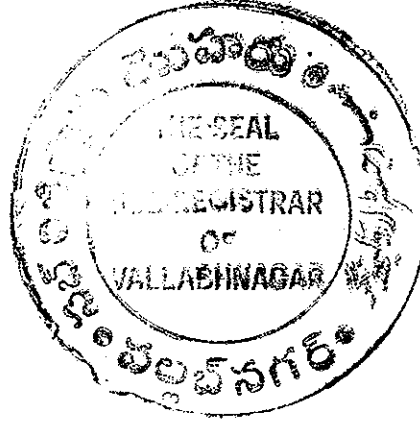
For Greenwood Estates



Partner

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.నం. పు
దస్తావేజి నెం 647 మొత్తము కాగితముల సంఖ్య (14)
ఈ కాగితము పరుస సంఖ్య (6)


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'


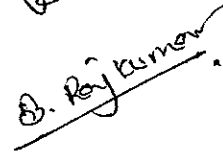
SCHEDULE OF APARTMENT

All that portion forming a semi-deluxe apartment bearing flat no. 129 on the first 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 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 & Stair Case
South By	Open to sky
East By	Open to sky
West By	7' wide corridor & 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

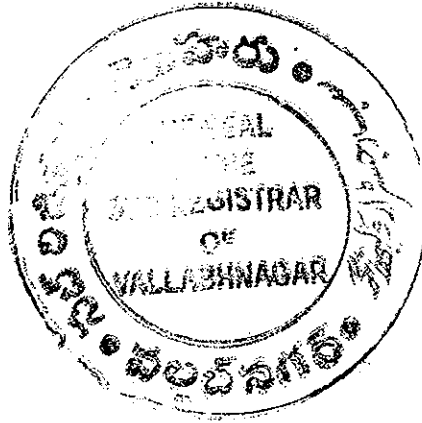
For Greenwood Estates


Partner
VENDOR

BUYER

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.సం. పు
దస్తావేజు నెం. 647 మొత్తము కారితముల సంఖ్య (6)
ఈ కారితము పరుస సంఖ్య (7)

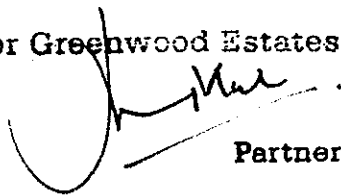
సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

1. Description of the Building : Semi-deluxe apartment bearing flat no. 129 on the first 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 (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 89.18 sq. yds., U/S Out of Ac. 6-05 Gts..
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 100 sft. Parking space for One Car
- (c) In the First Floor : 1665 sft.
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 11,58,000/-

For Greenwood Estates


Partner

Date: 3.04.2009

For Greenwood Estates


Partner

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


Date: 3.04.2009

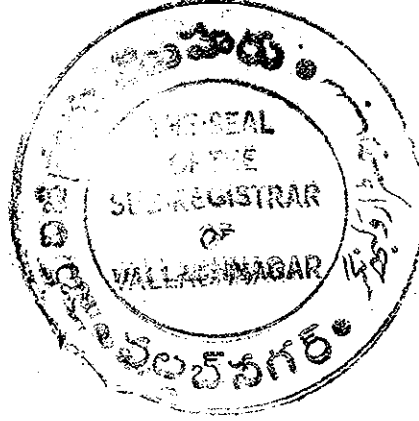
For Greenwood Estates


Partner

Signature of the Executants

1 వ పుస్తకము 2009 సం/శ.శ.193 వ.సం. పు
దస్తావేజు నెం 64 మొత్తము కాగితముల సంఖ్య (16)
ఈ కాగితము వరుస సంఖ్య (8)


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 129 IN BLOCK NO. 'C' ON FIRST 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, REPRESENTED BY ITS PARTNERS

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

2. MRS. K. SRIDEVI, WIFE OF MR. K.V.S. REDDY

BUYER: MR. EPPA VENKAT REDDY, SON OF MR. EPPA SAI REDDY

REFERENCE:
AREA: 89.18

SCALE:
SQ. YDS. OR

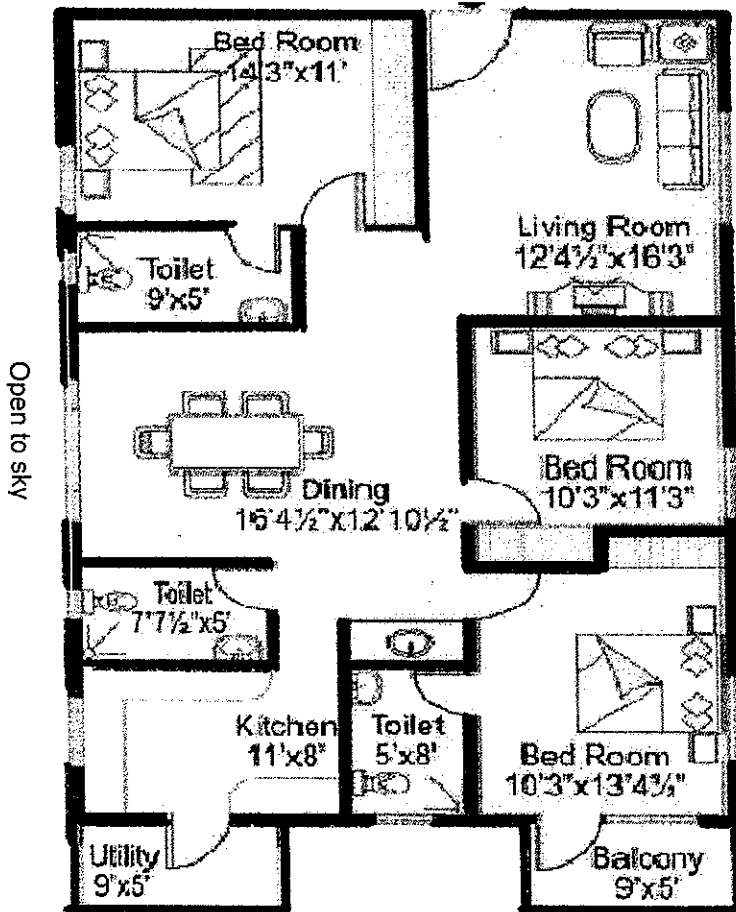
INCL:
SQ. MTRS.



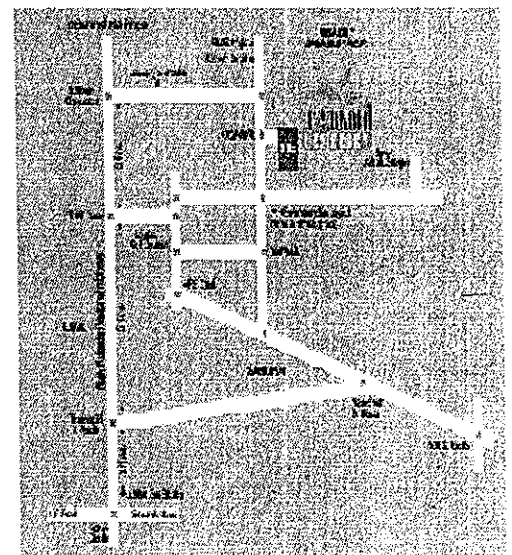
EXCL:

U/S. OUT OF TOTAL: Ac 6-05Gts.
PLINTH AREA : 1665 SFT.

7' wide Corridor & Open to Sky



Open to sky & Stair Case.



Open to Sky

For Greenwood Estates

For Greenwood Estates

WITNESSES:

1.

2.


Partner

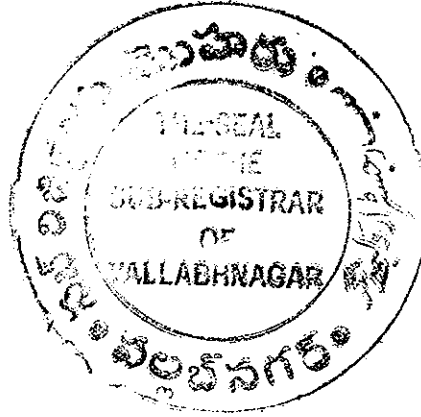
SIG. OF THE VENDOR

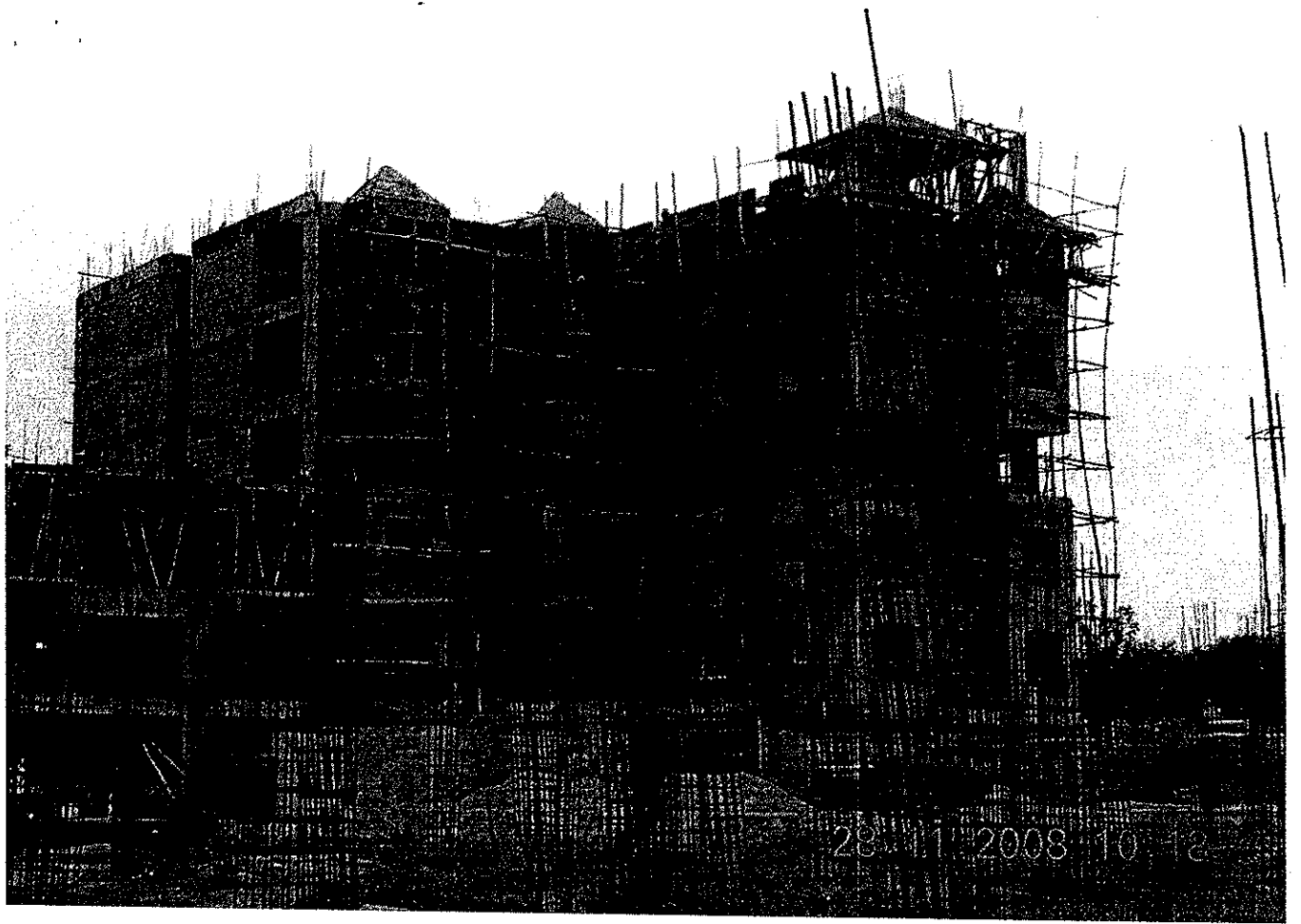
Partner

SIG. OF THE BUYER


1 వ పుస్తకము 2009 సం/తా.న.1921 వ.నం. పు
దస్తావేజి నెం.647 మొత్తము తాగితముల సంఖ్య 164
ఈ తాగితము వరుస సంఖ్య (9)

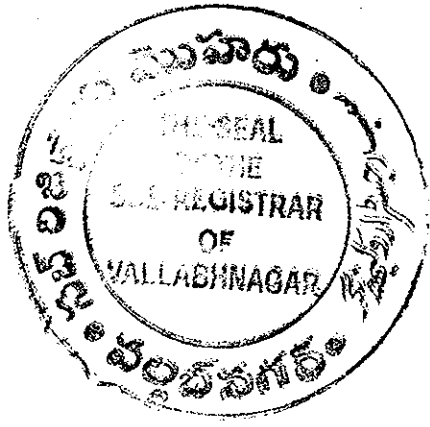

నవ్-రిజిస్ట్రారు





1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.నం. పు
దస్తావేజి నెం. 647 మొత్తము కారితముల సంఖ్య 164
ఈ కారితము వరుస సంఖ్య 10


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 BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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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
SON OF 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

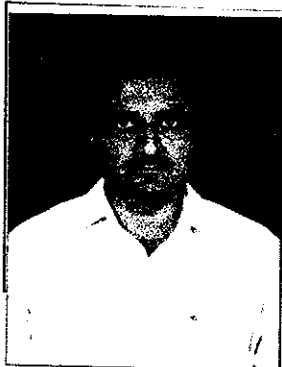
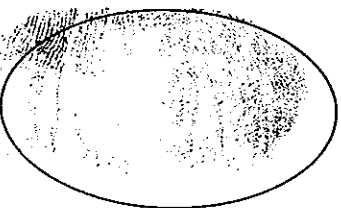
SPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 8/IV/ 2008 Dt. 19/01/08

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.



BUYER:

1. MR. EPPA VENKAT REDDY
S/O. MR. EPPA SAI REDDY
R/O. FOREST RESEARCH CENTER,
DULAPALLY, P.O., HAKIMPET,
HYDERABAD - 500 014.



SIGNATURE OF WITNESSES:

1.

2.

For Greenwood Estates

Partner

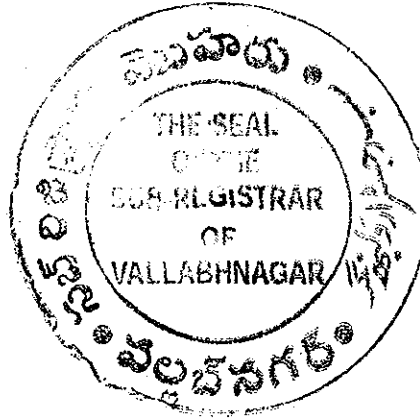
For Greenwood Estates

Partner
SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.నం. పు
దస్తావేజు నెం. 647 మొత్తము కారణముల సంఖ్య (14)
ఈ కారితము వరుస సంఖ్య (11)

సబ్-రిజిస్ట్రారు






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

C.S.No./Year: **666/2009** of SRO: **1508(VALLABNAGAR)**

Presentant Name(Capacity): **SOHAM MODI(EX)**

Report Date: 03/04/2009 12:06:06

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) EPPA VENKAT REDDY DULAPALLY,P.O.HAKIMPETHYDERABAD-014	

Identified by

Witness 1

Witness 2

[Signature]
& Rajlaxmi

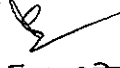
Photos and TIs

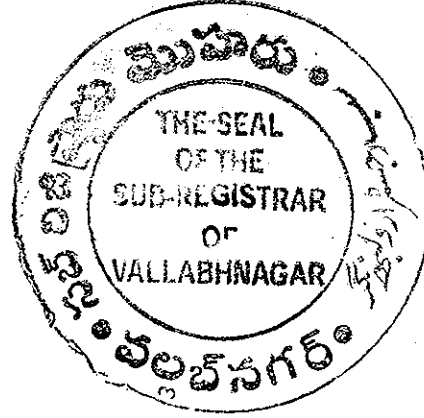
captured by me

[Signature]
Capture of Photos and TIs

done in my presence

1 వ పుస్తకము 2009 సం/శా.స.1931 వ.సం. పు
దస్తావేజు నెం647 మొత్తము కాగితముల సంఖ్య (14)
ఈ కాగితము వరుస సంఖ్య (12)


సబ్-రిజిస్ట్రారు




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


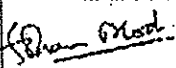
मुख्य आयकर आयुक्त, आन्ध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

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



मुख्य आयकर आयुक्त, आन्ध्र 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

Signature


10067006

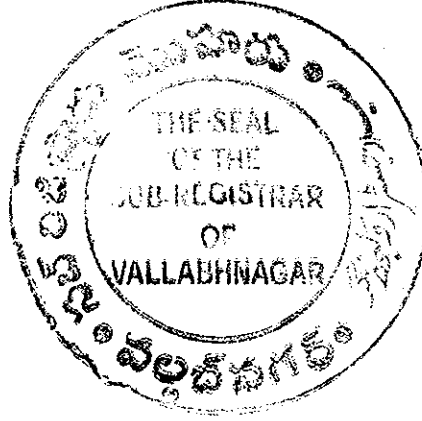
For Greenwood Estates

Reddy
 Partner

Reserve

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.సం. పు
దస్తావేజు నెం. 647 మొత్తము కాగితముల సంఖ్య 14
ఈ కాగితము వరుస సంఖ్య 13

సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AACPE8720D



नाम / NAME
VENKAT REDDY EPPA

पिता का नाम / FATHER'S NAME
SAI REDDY EPPA

जन्म तिथि / DATE OF BIRTH
15-06-1970

हस्ताक्षर / SIGNATURE

Promod Kumar

Venkat Reddy

आयकर आयुक्त, मेरठ
DIRECTOR OF INCOME TAX (SYSTEMS)

[Handwritten signature]

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें

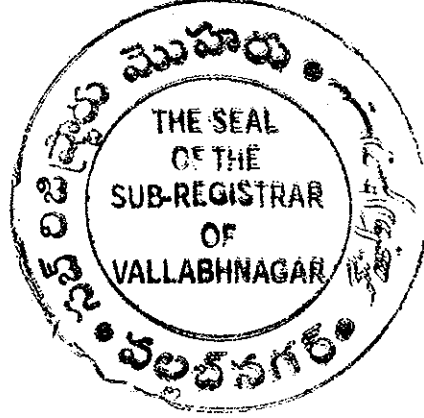
आयकर आयुक्त,
आयकर भवन, मैसाली ग्राउण्ड,
मेरठ - २५० ००१.

In case this card is lost/found, kindly inform/return to
the issuing authority :

CCommissioner of Income-tax,
Aayakar Bhawan,
Bhainsali Ground,
Meerut - 250 001.

1 వ పుస్తకము 2009 సం/శ.శ.1921 వ.నం. పు
దస్తావేజు నెం 647 మొత్తము కారీశముల సంఖ్య (1) 04
ఈ కారీతము వరుస సంఖ్య (1) 4

సబ్-రిజిస్ట్రారు





GOVERNMENT OF ANDHRA PRADESH/అంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రెజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/అమ్మి తాళ్ళు భార భీష్కరణ పత్రము



SRO/ స.ఓ.క.

Certificate No/ భూవసరణ పత్రము సంఖ్య :

Application No/ డాక్యుంట్ సంఖ్య :

Date/ తేది :

Page/ పేజీ :

VALLABNAGAR

Sr/Smt
(శ్రీ/శ్రీమతి)

VENKAT REDDY

having applied to me for registration of the following certificate giving particulars of registered and encumbrances if any/నేను కింద పేర్కొన్న అమ్మి తాళ్ళు భార భీష్కరణ పత్రముల రెజిస్ట్రేషన్ మరియు స్టాంపుల శాఖకు దాఖలు చేసినవి గురించి నాకు లభించిన రెజిస్ట్రేషన్ మరియు స్టాంపుల శాఖల నమోదులు తెలుపు భూవసరణ పత్రములపై దరఖాస్తు చేసిన మీకు

VILL/COL : KOKKUR KOTUR SURVEY : 202, 203, 204, 205, 206/FOURING. HOUSE: SEMIDILAKHANI 129, BLOCKNO: GREENWOOD RESIDENCY FLAT: 129 ROKTHI: OPEN TO SKY SOUTH: OPEN TO SKY EAST: OPEN TO SKY WEST: 7' WIDE CORRIDOR & OPEN TO SKY

DATE & TIME OF APPLICATION OF EC: 07-04-2009 00:00:00 DATE & TIME OF CANCELLATION OF EC: 07-04-2009 15:24:37
 I hereby certify that a search has been made in Book (1) and in the indexes relating thereto for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances have been found:
 Years from 01-04-1982 to 06-04-2009

సం. సంఖ్య 13 అమ్మి తాళ్ళు మరియు అందుకు సంబంధించిన భారభీష్కరణ పత్రములపై దరఖాస్తు చేసినవి గురించి నాకు లభించిన రెజిస్ట్రేషన్ మరియు స్టాంపుల శాఖల నమోదులు తెలుపు భూవసరణ పత్రములపై దరఖాస్తు చేసిన మీకు ఈ ప్రతి నమూనా దరఖాస్తు చేయాలి

Sl.No. సంఖ్య	(a) Description of Property అమ్మి వివరములు	Date of (Execution) (R) Registration (P) Execution (S) Subsequent to	(b) Nature & Value of Document దస్త్రము మరియు విలువ	Names of Parties / వైదేల వివరములు Executants (E) and Claimants (C) దస్త్రము చేసినవారు హక్కుదారులు	Ref. to Document Entry దస్త్రముల శాసన వివరణ	
					Vol.No./Page No. వాల్యూం/పేజీ	Document No./Year దస్త్రము సం./సం.
1	VILL./COL: KOKKUR NOT COVERED ANY WARD AND BLOCK W-B: 0-0 SURVEY: 202 203 204 205 206FOURINGPART HOUSE: SEMIDILAKHANI 129 BLOCKNO: #01, P.A.# FLAT: 129 APARTMENT: GREENWOOD RESIDENCY EXTENT: 09.10 SQ.Yds BUILT: 1766 Sq.ft Boundaries: (N) OPEN TO SKY & STAIR CASE (S) OPEN TO SKY (E): OPEN TO SKY (W): 7' WIDE CORRIDOR & OPEN TO SKY LINK DOCT: 1508, 647/2009#	(R) 03-04-2009 (P) 03-04-2009 (S) 03-04-2009	0109 Sale Mfr. Value:Rs. 1079928 Cons. Value:Rs. 2017500	1 (EX) M/S GREEN WOOD ESTATES REP BY SOHAM MODI (PARTNER) 2 (EX) REP BY K. SRIDEVI (PARTNER)	0/0	646 / 2009 OF SKO VALLABNAGAR
2	VILL./COL: KOKKUR NOT COVERED ANY WARD AND BLOCK W-B: 0-0 SURVEY: 202 203 204 205 206FOURINGPART HOUSE: SEMIDILAKHANI 129 BLOCNO: FLOOR:#01, P.A.# FLAT: 129 APARTMENT: GREENWOOD RESIDENCY EXTENT: 09.10 SQ.Yds BUILT: 1766 Sq.ft Boundaries: (N) OPEN TO SKY & STAIR CASE (S) OPEN TO SKY (E): OPEN TO SKY (W): 7' WIDE CORRIDOR & OPEN TO SKY LINK DOCT: 1508, 62/2007# 1508, 63/2007# 1508, 741/2007# 1508, 4100/2007# 1508, 4101/2007#	(N) 03 04 2009 (P) 03-04-2009 (S) 03-04-2009	0101 Sale Mfr. Value:Rs. 1079928 Cons. Value:Rs. 1150000	1 (EX) M/S GREEN WOOD ESTATES REP BY SOHAM MODI (PARTNER) 12 (CL) RPPA VENKAT REDDY 2 (EX) REP BY K. SRIDEVI (PARTNER)	0/0	642 / 2009 OF SKO VALLABNAGAR

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found
 ఈ అమ్మి తాళ్ళు భార భీష్కరణ పత్రములపై దరఖాస్తు చేసినవి గురించి నాకు లభించిన రెజిస్ట్రేషన్ మరియు స్టాంపుల శాఖల నమోదులు తెలుపు భూవసరణ పత్రములపై దరఖాస్తు చేసిన మీకు
 Search made and certificate prepared by/ భూవసరణ పత్రము తయారు చేసినవారు
VALLABNAGAR
 OFFICE SEAL & DATE/ తాముము: మూసలు/ తేది
 Signature of Registering Officer/



GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై ఆకట్టు భార భీష్కరణ పత్రము

WALLAHNAGAR

SRO/స.ఎ.కా.

Certificate No/ భీష్కరణ పత్రము సంఖ్య:

2857

Application No/ భూస్వామి సంఖ్య:

Date/ తేదీ:

07-04-2009

Page/ పుటలు: 2/2

Sr/Smt
శ్రీ/శ్రీమతి
VENKAT REDDY

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.
ఈ ధిక్కుపాదించిన ఆస్తి గురించి ఏదైనా ఆకట్టు భారాలు లేదా ఆకట్టు భారాల వల్ల ఏ ఏదైనా ఇతర ఆకట్టు భారాలు ఏదైనా ఉన్నాయో తెలుపు భూస్వామిని దరఖాస్తు చేసిన మీదట

VILL/OOL : **KOMURKONTUR SURVEY: , 202,203,204,205,206/TORNING, House: SRMIDHURANGI29, BLOCKNO: A2APARTMENT: GREENWOOD RESIDENCY FLAT: 129 NORTH: OPEN TC STAIR CASE SOUTH: OPEN TO SKY EAST: OPEN TO SKY WEST: 7' WIDE CORRIDOR & OPEN TO SKY**

I hereby certify that a search has been made in the office of the Registrar in the office of the Registrar for acts and encumbrances affecting the said property, and that on such search the following results have been ascertained.

DATE: 07-04-2009
 TIME: 15:24:37

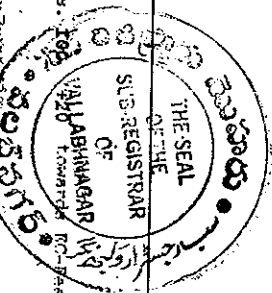
01-04-1902

06-04-2009

నం. నుండి నం. ల వరకు 1 వ పుస్తకము మరియు అందులకు సంబంధించిన ఇంటిక్యూల్ సదు అప్పుల కోసం సంబంధించిన ఆకట్టు భారాలను వెదకిన మీదట ఈ క్రింది వివరాలు తెలుపబడ్డాయి.

Sl.No. వరుస సంఖ్య (1)	(a) Description of Property ఆస్తి వివరములు (2)	Date of (Execution) (R)egistration దస్తావేజ్ ప్రాయజన తేదీ రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్తావేజ్ స్వభావం మరియు విలువ (4)	Names of Parties / వస్త్రీల వివరములు Executants (E) and Claimants (C) (ప్రాసి ఇచ్చిన వారు వాళ్ళు. దారులు (5) (6)	Ref. to Document Entry దస్తావేజ్ వాటి వివరణ	
					Vol.No./Page No. వాల్యూం/పుట (7) (8)	Document No./Year దస్తావేజ్ నెం./సం. (9) (10)
				MODI (M. PARVATHI) 9 (LX) RUP BY K. SRILUVEL (MANAGING PARTNER)		WALLAHNAGAR

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found
 ఈ ఆకట్టు సంబంధించి ఏ రిజిస్ట్రేషన్ ఆకట్టు భారాలు మినహా ఇతర ఏ ఏదైనా ఇతర ఆకట్టు భారాలు ఏదైనా ఉన్నాయో తెలుపబడినది కాదు.
 Search made and certificate prepared by/ భీష్కరణ పత్రము రచన చేసిన వారు
 Search verified and certificate examined by/ సరిచూచి భీష్కరణ పత్రము పరీక్షించిన వారు



OFFICE SEAL & DATE/...

CARD
 2893/04

