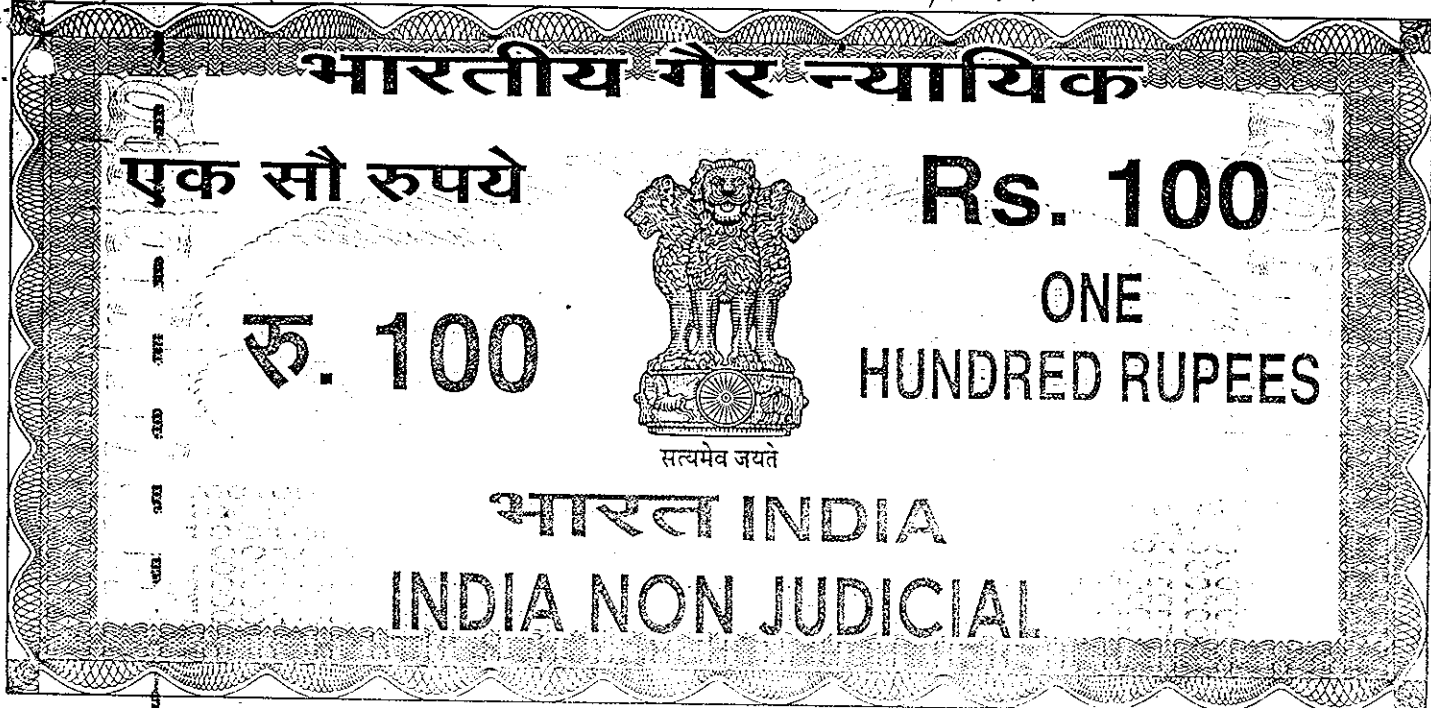


CS No: 5141/08

DOON NO: 5091/2008

For 5718



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 360849

Date : 14-07-2008 Serial No : 28,084 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SECBAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

GREEN WOOD ESTATES
SECBAD

SALE DEED

This Sale Deed is made and executed on this the 21st day of November 2008 at Secunderabad by and between:

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 38 years, Occupation: Business, resident of Plot No. 280, Jublee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 32 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, 1st floor, Jayamansion, Kavadiguda, 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, Kavadiguda, and 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 38 years, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 32 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".

Greenwood Estates

for Greenwood Estates

1 వ పుస్తకము 2008 సం/శ.స.1930 వ.సం. పుస్తకము నెం. 5091 మొత్తము కారితముల సంఖ్య (15) ఈ కారితము 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. 100.00
- 2. in shape of challan (u/s.41 of I.S.Act.,1899)..... Rs. 43150.00
- 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. 17300.00
- 2. in the shape of cash..... Rs. =

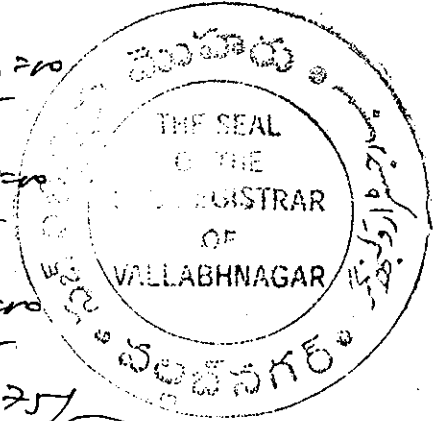
III. Registration fees:

- 1. in the shape of challan..... Rs. 4325.00
- 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. 64975/-



2008 వ సం. నవంబర్ 22 వ తేదీ
1930 వ.సం.శ.స.1930 మూసం. 1 వ తేదీ
మంయు. 1 గంటల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రార్ కార్యాలయంలో క్రీ.శ్రీమతి K. Prabhakar Reddy రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ సు అనుసరించి సంగ్రహించబడిన పాత గ్రాఫ్ లు మరలయ వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ. 4325.00 లు చెల్లించినట్లు వ్రాసి ఇచ్చినట్లు ఓప్పకోర్టు ద్వారా నిరూపించబడినట్లు



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. 08/221/08 dated 09.01.08 registered at SRO, Vallabh Nagar, Ranga Reddy District.

[Handwritten signature]

Venkat Ramana Reddy s/o. Anji Reddy
Occ: Service. R/A. 11-187/2, Green Hills
Along, Hyderabad

[Handwritten initials]

G. Pradeep Kumar s/o. G. Shan Reddy Occ: Business
R/o Bowbathing, Sec'Bad.

2008 వ సం. నవంబర్ 22 వ తేదీ
1930 వ.సం.శ.స.1930 మూసం. 1 వ తేదీ

[Handwritten signature]
సబ్-రిజిస్ట్రారు
వల్లభనగర్

IN FAVOUR OF

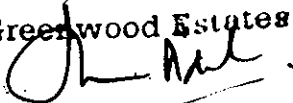
1. Mr. V. S. VIDYARAJ, SON OF Mr. V. VASUDEVAN, aged about 32 years, Occupation: Service
2. Mrs. SONI DIXON, WIFE OF Mr. V. S. VIDYARAJ, aged about 29 years, Occupation: Service, both are residing at No. 27/111, Saraswathi Nagar Colony, Lothkunta, Thirumalgherry, Secunderabad - 500 015, hereinafter referred to as the Buyer., 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.

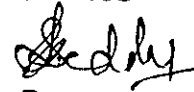
WHEREAS:

- 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. Jagun 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.

For Greenwood Estates


Partner

For Greenwood Estates



1 వ పుస్తకము 2008 నం/కా.శ. 1930 వ.సం. వు
 దస్తావేజు నెం 5091/08 తుల్యము కాగితముల సంఖ్య 15
 ఈ కాగితము వరుస సంఖ్య (2)

సబ్-రిజిస్ట్రారు

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

No. 5091/08 Date. 22-11-08

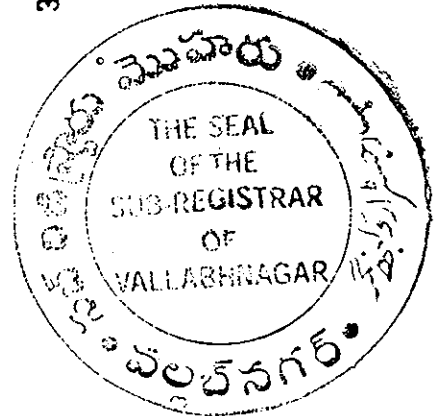
I hereby Certify that the deficit Stamp duty
 43150/- (Rs. forty three thousand
 one hundred and fifty only)
 has been levied in respect of the instrument from
 Executant of this doc on the basis of agreed
 Market Value of Rs. 865000/-
 been higher than the consideration.

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

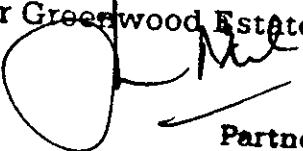
43150/-
 An amount of Rs. 12300/- towards Stamp Duty
 including Transfer Duty and Rs 4325/- towards
 Registration Fee was paid by the party through challan
 Receipt Number 071712 Dated 21-11-08.
 at SBH Begumpet Branch (299)
 Dt. 22-11-08
 St. SRO Vallabhnagar
[Signature]
 Sub-Registrar
 Vallabhnagar


1 వ పుస్తకము 2008 నం. / కా.శ. 1930 వ సంఖ్య
 5091 నెంబరుగా రిజిస్ట్రారు చేయబడినది. నాకాసుగ్
 విమిత్తం గుర్తింపు నెంబరు 1508-1-5091-2008.
 తారీ. 22-11-08.

[Signature]
 సబ్-రిజిస్ట్రారు
 వల్లభ నగర్.



- 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. 304 on the third floor in block no. 'C' having a super built-up area of 1230 sft. (i.e., 984 sft. of built-up area & 246 sft. of common area) together with undivided share in the scheduled land to the extent of 65.88 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. 8,65,000/- (Rupees Eight Lakhs Sixty Five 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.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

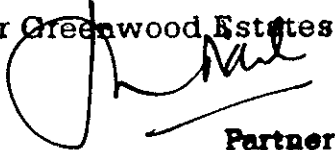
1 వ పుస్తకము 200 సం/తా.న. 1930 వ.సం. పు
దస్తావేజు నెం 509/నియంత్రణము కారితముల సంఖ్య (15)
ఈ కారితము పరుస సంఖ్య (3)


నవ-రిజిస్ట్రారు



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

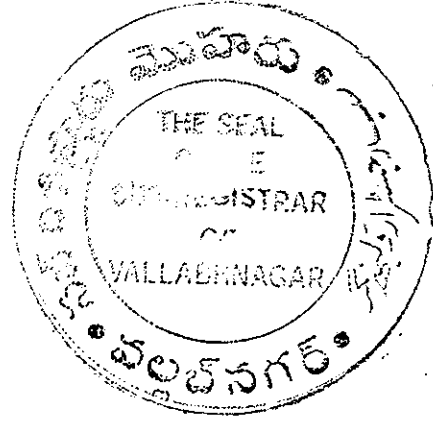
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 304 on third floor in block no. 'C', having a super built-up area of 1230 sft. (i.e., 984 sft. of built-up area & 246 sft. of common area) in building known as Greenwood Residency together with
 - a) An undivided share in the Schedule Land to the extent of 65.88 Sq. Yds.
 - b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft. situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 8,65,000/- (Rupees Eight Lakhs Sixty Five 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.
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.

For Greenwood Estates

Partner


For Greenwood Estates

Partner

1 వ పుస్తకము 2008 సం/శా.శ.1930 వ.నం. పు
దస్తావేజు నెం 5091 కుటుంబము కారితముల సంఖ్య 12
ఈ కారితము వరుస సంఖ్య (4)

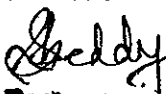
సచి-రాజస్థారు



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.
 - 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.

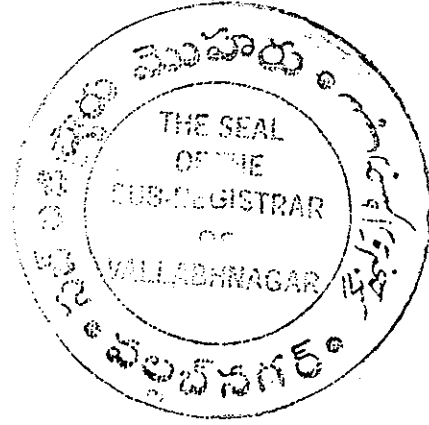
For Greenwood Estates

Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 2008 సం/శా.స. 1930 వ.నం. పు
దస్తావేజు నెం. 5091 మొత్తము కారితముల సంఖ్య (5
ఈ కారితము వరుస సంఖ్య (5)

6
నబ్-రిజిస్ట్రారు



- 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. 64,875/- is paid by way of challan no. 671712, dated 21.11.08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 8,650/- paid by way of Payorder No. 145223, dated 19.11.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

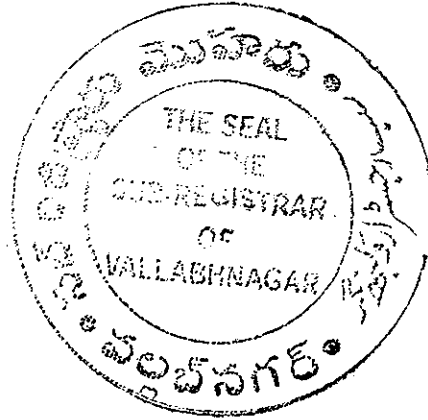

Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 209 సం/శా.శ. 19 30 వ.సం. పు
దస్తావేజు నెం 5091 మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరుస సంఖ్య (6)

6
సబ్-రిజిస్ట్రారు



- 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. 64,875/- is paid by way of challan no. 671712, dated 21.11.08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 8,650/- paid by way of Payorder No. 145223, dated 19.11.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

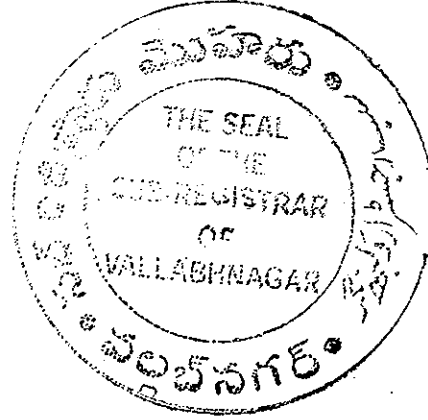

Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 209 సం/శా.న.19 30 వ.సం. పు
దస్తావేజు నెం 5091 మొత్తము కారితముల సంఖ్య (5)
ఈ కారితము వరుస సంఖ్య (6)

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-finished Semi-Deluxe apartment no. 304 on the third floor in block no. 'C' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds. and reserved parking space for single car on the stilt floor, admeasuring about 100 sft. in the 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	Flat No. 302
South By	Open to sky & 7' wide corridor
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

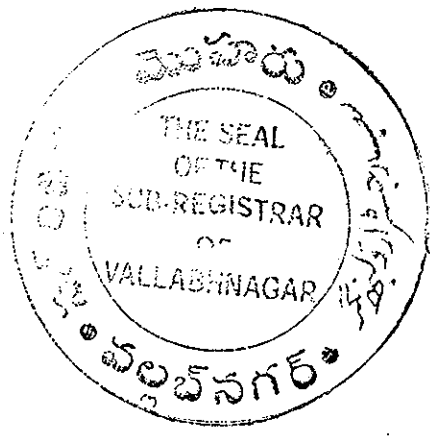
Partner

For Greenwood Estates


Partner
VENDOR

1 వ పుస్తకము 2008 సం/శా.స. 19-20 వ.నం. పు
దస్తావేజు నెం 209 మొత్తము ఆగితముల సంఖ్య (15)
ఈ ఆగితము వరుస సంఖ్య (7)

సబ్-రిజిస్ట్రారు

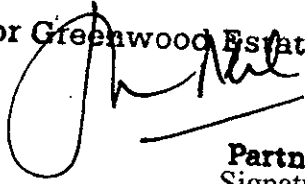


ANNEXURE-1-A

1. Description of the Building : Semi-deluxe apartment bearing flat no. 304 on the 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, R. R. 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 : 65.88 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 :
- (d) In the Second Floor : ..
- (e) In the Third Floor : 1230 sft.
- (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. 8,65,000/-

Date: 22.11.2008

For Greenwood Estates



Partner

Signature of the Executants

For Greenwood Estates

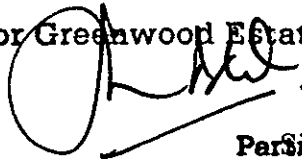


Partner

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

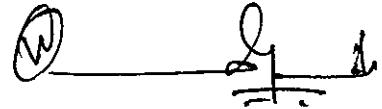
Signature of the Executants

For Greenwood Estates



Partner

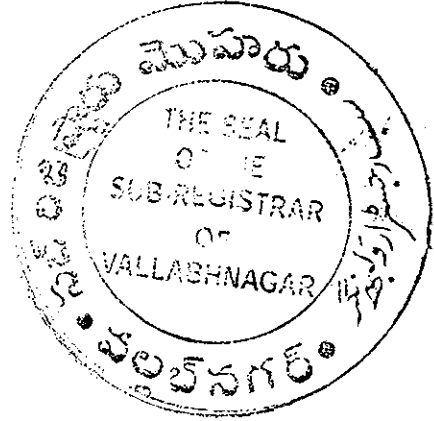
Date: 22.11.2008



Yoni. Dr

1 వ పుస్తకము 209 సం/శా.శ.1930 వ.సం. పు
దస్తావేజు నెం 509 మొత్తము కాగితముల సంఖ్య (15)
ఈ కాగితము వరుస సంఖ్య (8)

క
నబ్-లజస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 304 IN BLOCK NO. 'C' ON THIRD FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

SITUATED AT

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: 1. MR. V. S. VIDYARAJ, SON OF MR. V. VASUDEVAN

2. MRS. SONI DIXON, WIFE OF MR. V. S. VIDYARAJ

REFERENCE:

AREA: 65.88

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

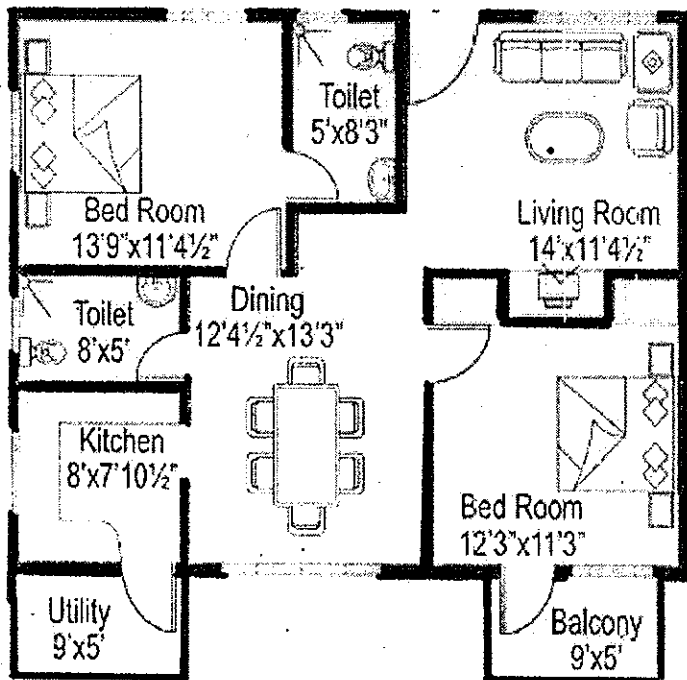
EXCL:

U/S. OUT OF TOTAL: Ac. 6-05Gts
PLINTH AREA : 1230 SFT.

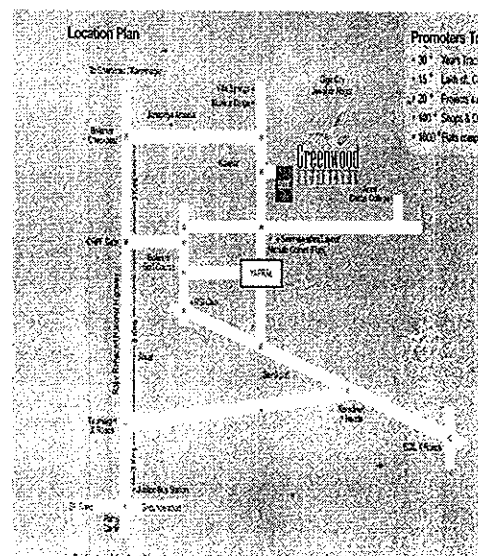
Open to Sky & 7' wide corridor



Open to Sky & 7' wide corridor



Flat No. 302



Open to sky

For Greenwood Estates

For Greenwood Estates

WITNESSES:

-
-

Partner

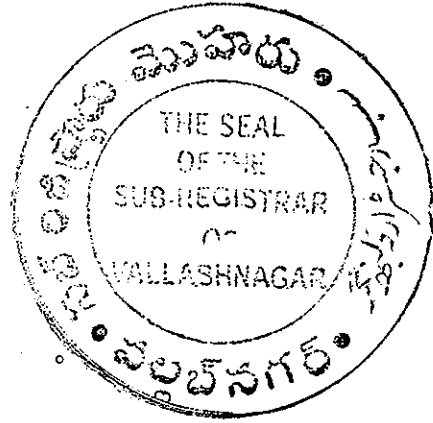
Partner

SIG. OF THE BUILDER

SIG. OF THE BUYER

1 వ పుస్తకము 2008 సం/శా.స.19-30వ.నం. పు
దస్తావేజు నెం 5091 మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరుస సంఖ్య (9)

సబ్-రిజిస్ట్రారు

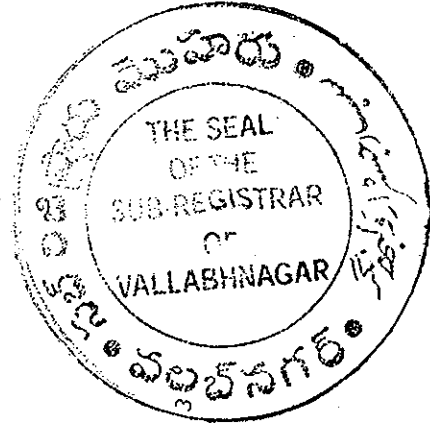




26/09/2008

1 వ పుస్తకము 2009 సం/శా.శ.1930 వ.నం. పు
దస్తావేజు నెం. 2091 మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరుస సంఖ్య (10)

సబ్-రిజిస్ట్రారు

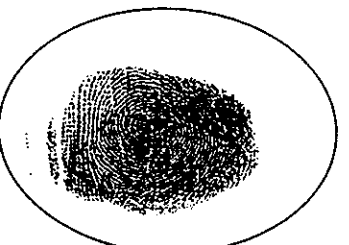
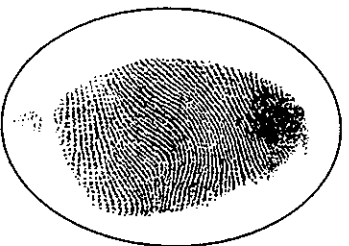
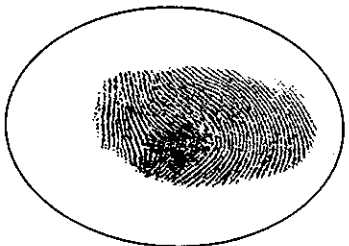


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

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. 08/BKIV/2008 Dt. 09.01.2008:

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. V. S. VIDYARAJ
S/O.MR. V. VASUDEVAN
R/O. NO. 27/111,
SARASWATHI NAGAR COLONY
LOTHKUNTA, THIRUMALGHERRY
SECUNDERABAD - 500 015

2. MRS. SONI DIXON
W/O.MR. V. S. VIDYARAJ
R/O. NO. 27/111,
SARASWATHI NAGAR COLONY
LOTHKUNTA, THIRUMALGHERRY
SECUNDERABAD - 500 015

SIGNATURE OF WITNESSES:

1.

2.

For Greenwood Estates

Partner

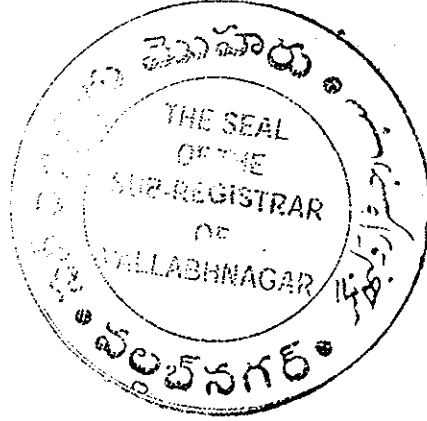
For Greenwood Estates

SIGNATURE OF EXECUTOR

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 2008 సం/శా.శ.1930 వ.నం. పు
దస్తావేజు నెం 509 మొత్తము కాగితముల సంఖ్య (15
ఈ కాగితము వరుస సంఖ్య (11)

6
సబ్-రిజిస్ట్రారు









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

C.S.No./Year: **005141/2008** of SRO: **1508(VALLABNAGAR)**

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

Report Date: 22/11/2008 12:02:53


This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) SONI DIXON 27/111, SARASWATHI NAGAR COLONYLOTHKUNTA, TRIMULGHERRY, SEC-BAD	
2			(CL) V.S.VIDYARAJ 27/111, SARASWATHI NAGAR COLONYLOTHKUNTA, TRIMULGHERRY, SEC-BAD	


Identified by
Witness 1
Witness 2

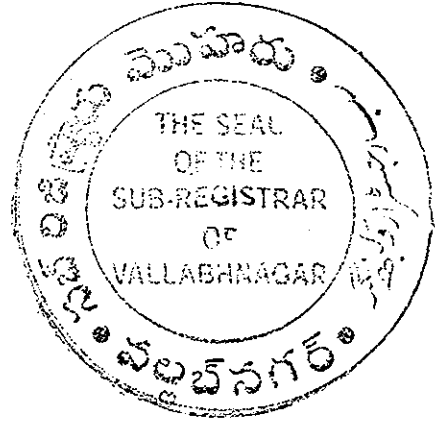



Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

1 వ పుస్తకము 2008 సం/శా.శ.19 30 వ.నం. పు
దస్తావేజు నెం. 5091 మొత్తము కారితముల సంఖ్య 45
ఈ కారితము 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

Sridevi

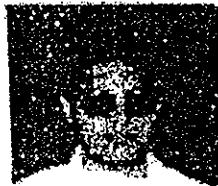
Reddy

मुख्य आयकर अधिकारी, आंध्र 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

Soham Modi

Soham Modi

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSP8104E



10062008

Prabhaakar Reddy K
Signature

For Greenwood Estates

Prabhaakar Reddy K
Partner

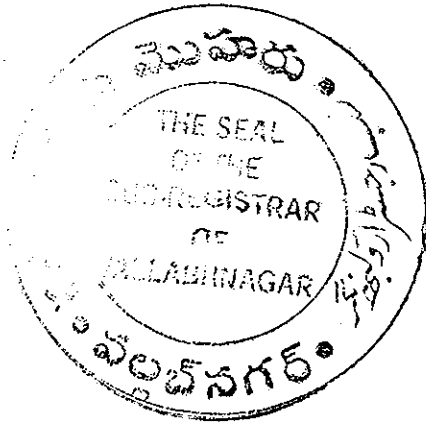
For Greenwood Estates

Sridevi
Partner

Prabhaakar Reddy K

1 వ పుస్తకము 2008 సం/శా.శ.19 30 వ.నం. పు
దస్తావేజు నెం 509 ముత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరుస సంఖ్య 13

p
సబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

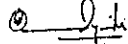
V S VIDYARAJ

VELAUDHAN VASUDEVAN

09/11/1975

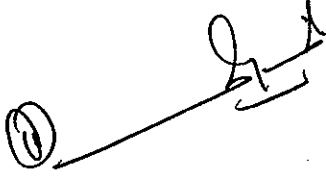
Permanent Account Number
ADLPV7320E




Signature

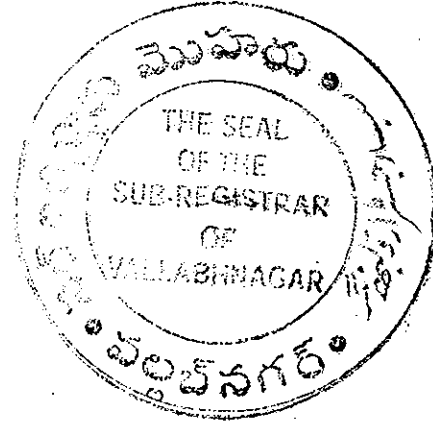
In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४



1 వ పుస్తకము 2008 సం/శ.స.1920వ.సం. పు
దస్తావేజు నెం 509 మొత్తము కారితముల సంఖ్య 15
ఈ కారితము వరుస సంఖ్య (14)

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము 2008 సం/శా.స.1930 వ.సం. పు
దస్తావేజు నెం 509 మొత్తము ఆగితముల సంఖ్య 15
ఈ ఆగితము వరుస సంఖ్య 15

↓
శా.ల.జ.స్థాయి

