

C-201

S.No. 2166/09

DOCT NO. 2140/09

CK
96

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Leela G Chimalgi
039339

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

6415 12/8/09
 St. No. Date Rs. 100
 Sold To A. Ramesh
 S/o A. Ramesh
 For Whom Greenwood Estates

Estates
SALE DEED

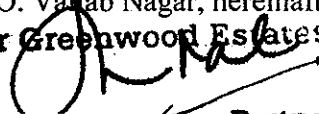

This Sale Deed is made and executed on this 5th day of September 2009 at SRO, Vallabh Nagar, Hyderabad by:

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 32 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 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, 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, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiyah, 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 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".

For Greenwood Estates For Greenwood Estates
 

7 వ పుస్తకము 2009 నం/త.శ.19.31 వ.నం. పుస్తకము నెం 2140 మొత్తము కాగితముల సంఖ్య 12 ఈ కాగితము వరుస సంఖ్య 1

ENDORSEMENT

Confirm in 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. 59900 = 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. =

సబ్-రిజిస్ట్రారు

II. Transfer Duty:

- 1. In the shape of stamp papers..... Rs. 24000 = 00
- 2. In the shape of cash..... Rs. =

III. Registration fees:

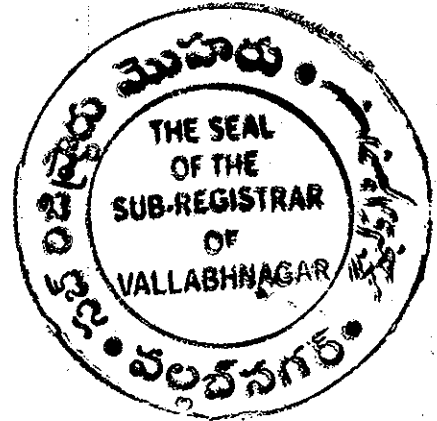
- 1. In the shape of challan..... Rs. 6000 = 00
- 2. In the shape of cash..... Rs. =

IV. User Charges:

- 1. In the shape of challan..... Rs. 100 = 00
- 2. In the shape of cash..... Rs. =

Total

Rs. 90,100/-



2009 వ సం. సెప్టెంబర్ నెల 05 వ తేది

1931 త.శ. సం. 2009 మాసము 19 వ తేది వరకు

3 మలయు 4 గంటల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రారు

కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ ను అనుసరించి

సభ్యులచేత వసూలు చేసిన ఫీజు గ్రాఫులు మలయు వేలముద్దలతో సహా

దాఖలు చేసి రుసుము రూ. 6000 = 00 లు చెల్లించినది

ప్రతి జాబ్బినట్లు దివ్యతోన్వది

అనుమతి పొందినది

K. Prabhakar Reddy

K. Prabhakar Reddy

K. Prabhakar Reddy
Occ. Service - R/o.

s/o K. P. Reddy
5-4-187/3 & 4, 2nd Floor
Soham mansion, M. G. Road, Sec 12, through
SPA for presentation of Documents, vide SPA No
878/08, dt. 19.1.08 + 800, Vallabhnagar
Hyderabad.

అనుమతి పొందినది

1) D. Sudhakar Reddy

D. SUDHAKARA RAO
s/o (late) D. GANGACHALAN
Plot # G. 102, S.M.N. ROY MING
D2-19, Huda colony
Chandanagar
500 050

శ్రీ. Raj Kumar

B. RAJ KUMAR s/o A.P. RAJ KUMAR RAO OCC. SERVICE
R/o. AIWAL, SEC 12,

2009 వ సం. సెప్టెంబర్ నెల 05 వ తేది

1931 త.శ. సం. 2009 మాసము 19 వ తేది

సబ్-రిజిస్ట్రారు
వల్లభనగర్

IN FAVOUR OF

1. SQN. LDR. M. V. KUMAR, SON OF MR. M. R. ABBAYI, aged about 44 years, Occupation: Service
2. MRS. M. KAVITA WIFE OF MR. M. V. KUMAR aged about 35 years, Occupation: Housewife, both are residing at H. No. 37, Bajrang Nagar Colony, Button Road, Bolarum, Hyderabad., 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 8.2.2007, 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, 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
- 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


Partner

1 వ పుస్తకము 2009 సం/కా.న.193 వ.నం. పు
 దస్తావేజు నం 2140 మొత్తము కాగితముల సంఖ్య 42
 ఈ కాగితము పరుస సంఖ్య (2)

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

సబ్-రిజిస్ట్రారు

No. 2140/09 Date. 05-09-09

I hereby Certify that the deficit Stamp duty
59900/- (Rs. Fifty nine thousand
nine Hundred only)

has been levied in reason of the instrument from
 Executant of this doc on the basis of agreed

Market Value of Rs. 1200000/-
 been higher than the consideration

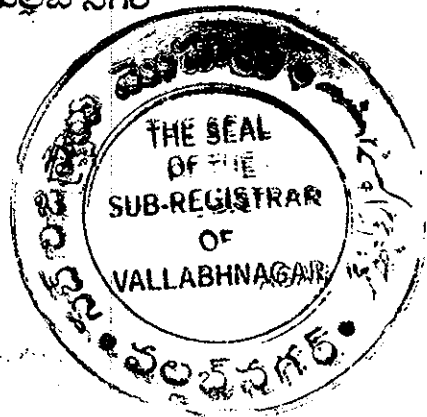
[Signature]
 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

59900/-
 An amount of Rs. 24000/- towards Stamp Duty
 including Transfer Duty and Rs. 6000/- Towards
 Registration Fee was paid by the party through challan
 Receipt Number 05579 Dated 05-09-09.
 at SBH Begumpet Branch (299)
 Dt. 05-09-09
 St. SRO Vallabh Nagar
[Signature]
 Sub-Registrar
 Vallabh Nagar

1 వ పుస్తకము 2009 సం. / కా.న. 193 వ నంబు
 2140 నెంబరుగా రిజిస్ట్రారు చేయబడినది. స్కానుగ
 విమిత్తం గుర్తింపు నెంబరు 1508-1-2140-2009.

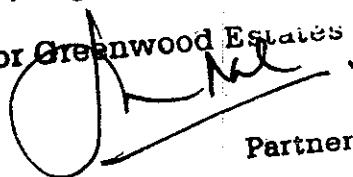
తేదీ. 05-09-09.

[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 21,757 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 bearing flat no. 301 on the third floor in block no. 'C' having a super built-up area of 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with undivided share in the scheduled land to the extent of 89.18 sq. yds., and a reserved parking space for two cars on the stilt floor admeasuring about 200 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. 12,00,000/- (Rupees Twelve Lakhs 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

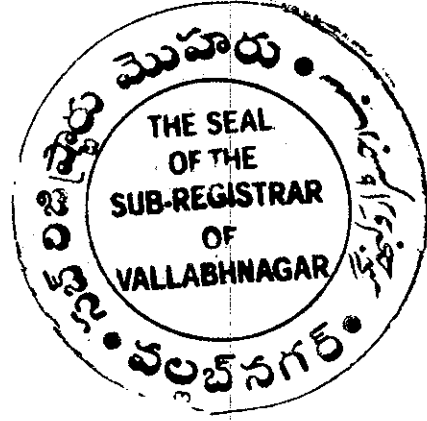

Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 2007 సం/శా.శ.19 31 వ.సం. పా
దస్తావేజు నెం 2140 మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితము వరుస సంఖ్య (3)

సబ్-రిజిస్ట్రారు



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

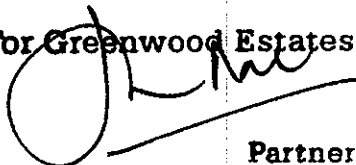
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished semi-deluxe apartment bearing flat no. 301 on third floor in block no. 'C', having a super built-up area of 1665 sft., in building known as Greenwood Residency together with:

- a) Semi-Deluxe apartment bearing flat no. 301 on the third floor in block no. 'C' admeasuring 1665 sft of super built-up area.
- b) An undivided share in the Schedule Land to the extent of 89.18 Sq. Yds.
- c) A reserved parking space for two cars on the stilt floor, admeasuring about 200 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. 12,00,000/- (Rupees Twelve Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

1. 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.
2. 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.
3. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
4. 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.
5. 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.
6. 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 2007 సం/శా.స.1931 వ.నం. పు
దస్తావేజు నెం 2140 ముత్తము కాగితముల సంఖ్య (12)
ఈ కాగితము వరుస సంఖ్య (4)

సబ్-రిజిస్ట్రారు



7. 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.
8. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount 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.
 - 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.

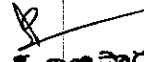
For Greenwood Estates


Partner

For Greenwood Estates

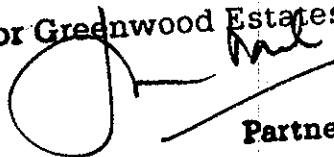

Partner

1 వ పుస్తకము 2009 సం/శ.శ.19 21 వ.సం. పు
దస్తావేజు నెం 2140 ముత్తము ఆగితముల సంఖ్య 13
ఈ ఆగితము వరుస సంఖ్య (5)


సబ్-రిజిస్ట్రారు



- 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.
9. Stamp duty and Registration amount of Rs. 90,000/- is paid by way of challan no. 005519, dated 05.09.2009, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 12,000/- paid by way of Pay order No. 151050, dated 05.09.2009 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 2009 సం/శా.స.1931 వ.నం. పు
దస్తావేజు నెం 2140 మొత్తము కారితముల సంఖ్య 12
ఈ కారితము వరుస 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'

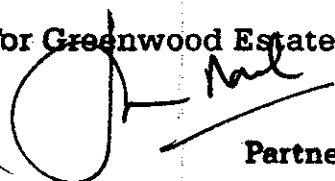
SCHEDULE OF APARTMENT

All that portion forming a semi-deluxe apartment bearing flat no. 301 on the third floor in block no. 'C' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for two cars on the stilt floor admeasuring about 200 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 & 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. *D. S. Adhe Kumar Reddy*  For Greenwood Estates
Partner

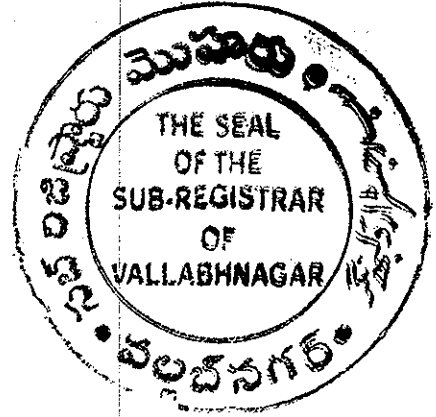
2. *B. Raj Kumar*

For Greenwood Estates
Betty
Partner
VENDOR

BUYER

1 వ పుస్తకము 2009 సం/త.శ.1931 వ.సం. షా
దస్తావేజు నెం 2140 ముత్తము తాగితముల సంఖ్య (12)
ఈ తాగితము వరుస సంఖ్య (7)

సహ-రిజిస్ట్రారు



ANNEXURE-1-A


1. Description of the Building : Semi-deluxe apartment bearing flat no.301 on the third 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 (semi-finished)
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 Ground Floor : 200 sft. Parking space for two cars
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor : 1665 Sft
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 12,00,000/-

Date: 05.09.2009

For Greenwood Estates


Partner

For Greenwood Estates

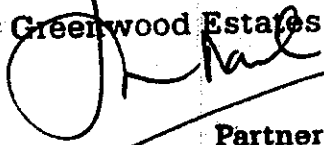

Signature of the Executants
Partner

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.

Date: 05.09.2009

For Greenwood Estates

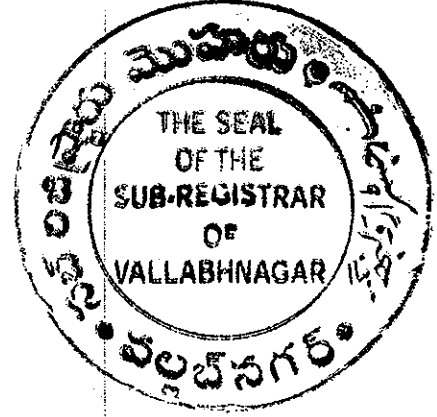

Partner

For Greenwood Estates


Signature of the Executants
Partner

1 వ పుస్తకము 209 సం/శా.శ.19 31 వ.సం. పు
దస్తావేజు నెం 210 మొత్తము కారితముల సంఖ్య 13
ఈ కారితము వరుస సంఖ్య (8)

P
సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 301 IN BLOCK NO. 'C' ON THIRD 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: 1. SQN. LDR. M. V. KUMAR, SON OF MR. M. R. ABBAYI,

2. MRS. M. KAVITA WIFE OF MR. M. V. KUMAR

REFERENCE:
AREA: 89.18

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



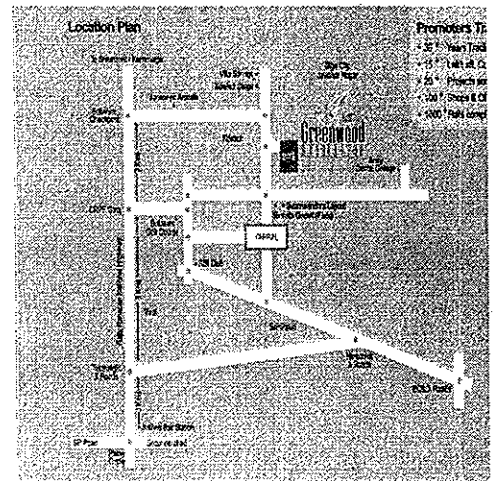
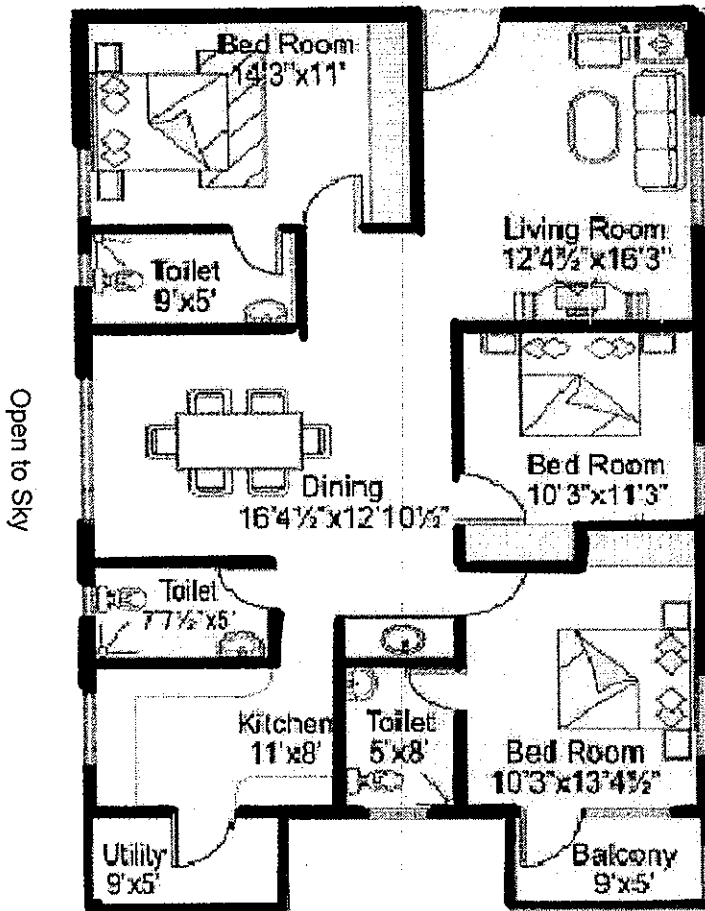
EXCL:



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



7' wide corridor & Open to Sky



Open to Sky

For Greenwood Estates

For Greenwood Estates

WITNESSES:

1. *Sudha Kararao*

2. *B. Raj Kumar*

[Signature]
Partner

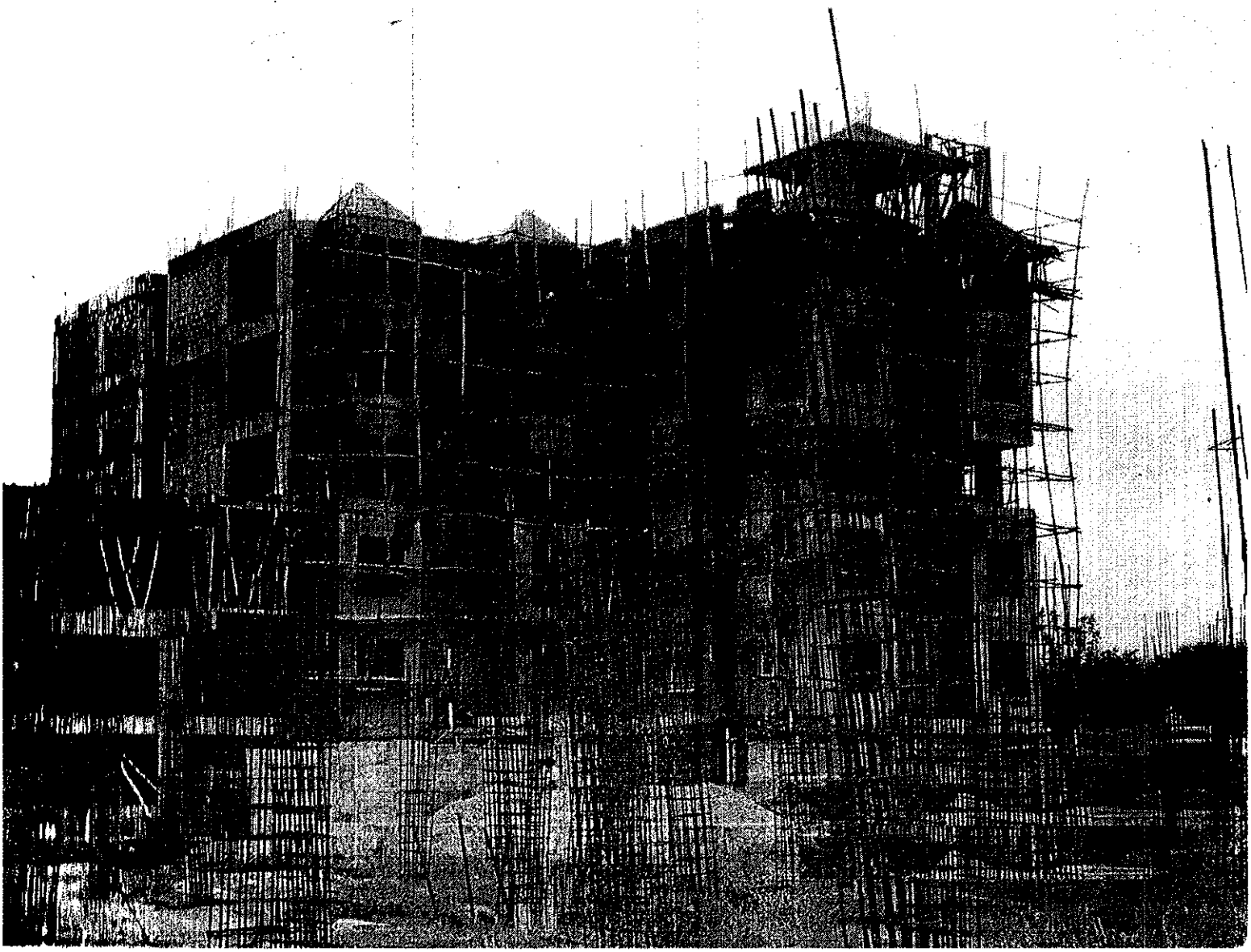
[Signature]
SIG. OF THE VENDOR
Partner

SIG. OF THE BUYER

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.సం. పు
దస్తావేజు నెంబర్ 2140 మొత్తము ఆగితముల సంఖ్య 12
ఈ ఆగితము వరుస సంఖ్య (9)

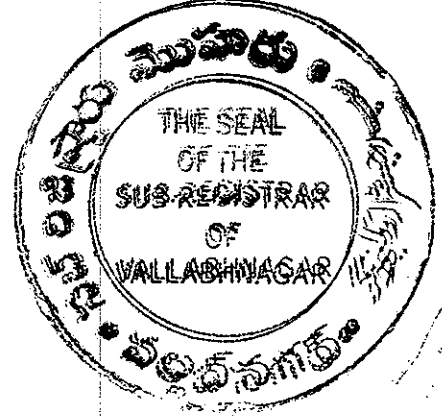
సబ-రిజిస్ట్రారు



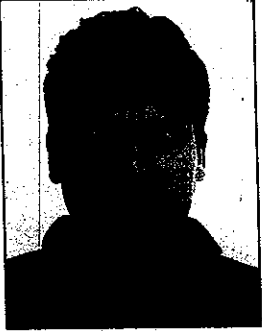

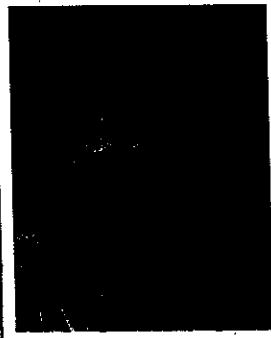

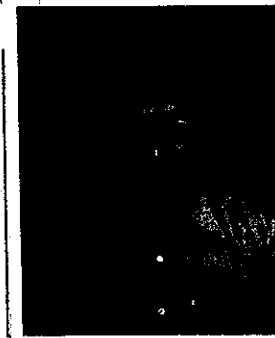
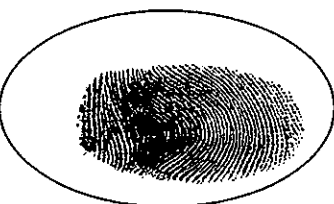
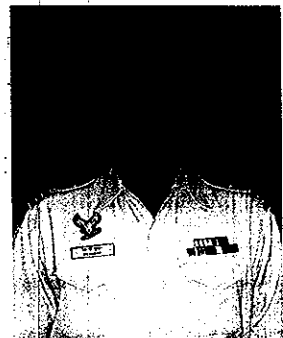
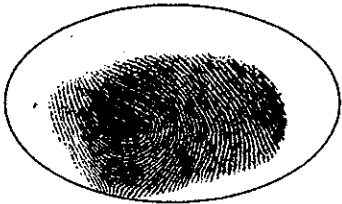
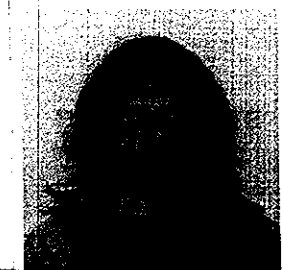



1 వ పుస్తకము 2007 సం/శా.స.19 21 వ.సం. పు
దస్తావేజు నెం 2140 ముత్తము కాగితముల సంఖ్య 12
ఈ కాగితము వరుస సంఖ్య 10

k
సబ్-రిజిస్ట్రారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR</p> <p>M/S. GREENWOOD ESTATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROA, SECUNDERABAD -500 003 REP. BY ITS PARTNERS</p> <p>1. SHRI. SOHAM MODI SON OF SHRI. SATISH MODI</p> <p>2. SMT. K. SRIDEVI W/O. SHRI. K. V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES, UMA NAGAR 1ST FLOOR, BEGUMPET HYDERABAD.</p> <p>SPA FOR PRESENTING DOCUMENTS: <u>VIDE DOC NO. 8/IV/ 2008 Dt. 19/01/08</u></p> <p>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.</p> <p>BUYERS:</p> <p>1. SQN. LDR. M. V. KUMAR S/O.MR. M. R. ABBAYI H. NO. 37 BAJRANG NAGAR COLONY BUTTON ROAD BOLARUM, HYDERABAD</p> <p>2. MRS. M. KAVITA W/O. MR. M. V. KUMAR R/O. H. NO. 37 BAJRANG NAGAR COLONY BUTTON ROAD BOLARUM, HYDERABAD.</p>
			
			
			
			

SIGNATURE OF WITNESSES:

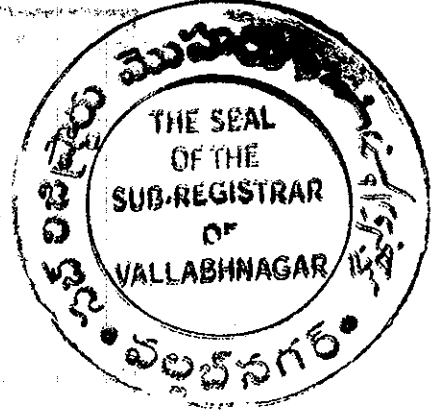
- Sudhakar Rao*
- S. Raj Kumar*

Greenwood Estates For Greenwood Estates
Reddy
Partner SIGNATURE OF EXECUTANTS

SIGNATURES OF BUYERS

1 వ పుస్తకము 2009 సం/తా.శ.1924 వ.సం. పు
దస్తావేజు నెం 2140 ముత్తము కాగితముల సంఖ్య (1)
ఈ కాగితము వరుస సంఖ్య (11)

P
సబ్-రిజిస్ట్రారు

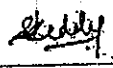


रथाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F

नाम /NAME
BRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE


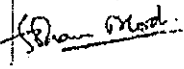
मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

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


आयकर विभाग
 INCOME TAX DEPARTMENT

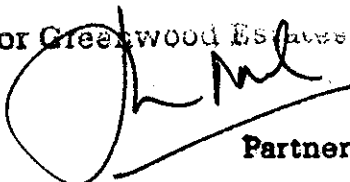
भारत सरकार
 GOVT OF INDIA

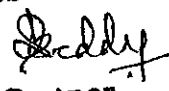
PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP8104E

Signature



 PRABHA

For Greenwood Estates

 Partner

For Greenwood Estates

 Partner

Prabha

1 వ పుస్తకము 2019 సం/శ.శ.1931 వ.సం. పు
దస్తావేజు నెం2140 యితము కారితముల సంఖ్య 13
ఈ కారితము వరుస సంఖ్య 12

P
సబ్-రిజిస్ట్రారు

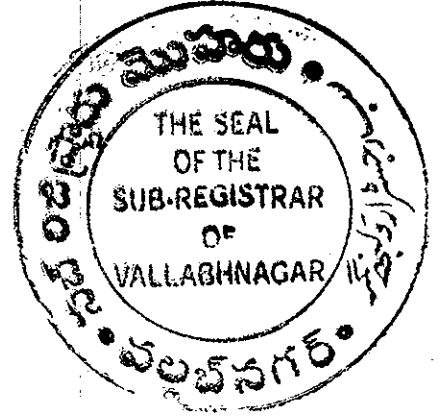


Photo of the Cardholder LIC Health Plus




Photo of the Cardholder


Information to the Cardholder

FAMILY HEALTH PLAN LIMITED

भारत सरकार
GOVERNMENT OF INDIA

M V KUMAR
M RAYUDU ABBA
07/08/1964
Account Number
AIGPM0270H

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/सीटार
आयकर सेवा सेवा इकाई, UTIISL
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई
सर्विस यूनिट - 400 614

[Handwritten signature]


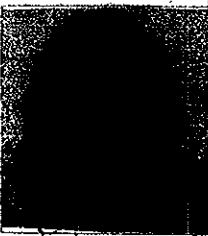
To whom it may concern

Certified that M. KAVITA whose date of birth is 03-03-74 and whose photo is affixed on reverse, is the wife/son/daughter/parent of No. 24267 Rank SONDR Name M.V. KUMAR and is entitled to:-

- (a) Travel in Indian Airlines on 50% concession.
- (b) Medical facilities in Military Hospital.
- (c) Travel by Rail/other vehicle.
- (d) C S D Canteen facilities.

Stn. 412 AFST Dt. 29 Dec 05 [Signature]
Signature

DEPENDENT IDENTITY CARD

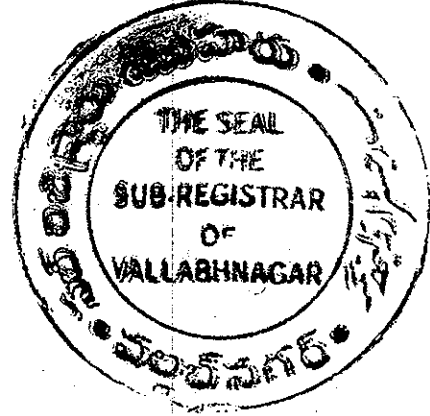
1. This card relates only to the identity of the person described.
2. In the event of loss or finding of this card, finder may post/hand over same to the Issuing officer.
3. Authority-AO 74/75, 120/80 & 32/8
Issue S/No.

[Circular stamp: 412 AFST, 29 DEC 05]

[Handwritten signature]

1 వ పుస్తకము 201 సం/కా.న.1931 వ.సం. పు
దస్తావేజు నెం. 2140 మొత్తము ఆగితముల సంఖ్య 12
ఈ ఆగితము వరుస సంఖ్య 13

సబ్-రిజిస్ట్రారు



REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ

CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై తాకట్టు భార భీషకరణ సర్తము



SFO/ స.ఓ.శ. VALLABHANGAR Certificate No/ భీషకరణ సర్తము సంఖ్య: 8734 Application No/ భూమి స్వల్ప సంఖ్య: 11742 Date/ తేదీ: 16-09-2009 Page/ పుట: 1/3

M.V.KUMAR
 VILL/COI: KORUKONUR SURVEY: 202 203 204 205
 SOURCE: OPEN TO SKY EAST: OPEN TO SKY WEST: OPEN TO SKY SOUTH: OPEN TO SKY

DATE & TIME of Application of EC: 16-09-2009 00:00:00
 S.R.O.VALLABHANGAR Fax 28
 DATE & TIME of Generation of EC: 16-09-2009 15:14:12
 01-04-1902 to 15 09 2009

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 appear:

సం. సంఖ్య 15 స్వల్ప సంఖ్య సంఖ్య 28 అందులో 28 సంఖ్యలకు సంబంధించిన భూమి స్వల్ప సంఖ్యలలో సేదలో ఆస్తిని సంబంధించిన తాకట్టు భారాలు పెదవన మీదకు ఈ క్రింది నమోదు చేసిన తాకట్టు భారాలు.

Sl.No. సంఖ్య (1)	(a) Description of Property అర్థ వివరములు	Date of Execution (Registration) దస్తవేల తేదీ రిజిస్ట్రేషన్ తేదీ	(b) Nature & Value of Document దస్తవేల స్వభావం మరియు విలువ	Names of Parties / పార్టీల వివరములు Executants (Ex) and Claimants (Cl) (కాని కల్పన కాదు హక్కు దారులు)	Ref. to Document Entry	
					Vol.No./Page No. / పుట తెలుగు/పుట	Document No/Ref దస్తవేల సం. / సం.
1	VILL/COI: KORUKUR NOT COVERED ANY WARD AND BLOCK W D: 0 0 SURVEY: 202 203 204 205 ZONE: SEMIDELUXED301 BLOCKNO: FLOOR:#03, PA, # FLAT: 301 APARTMENT: GREENWOOD RESIDENCY EXTENT: 89.18 SQ. Yds. BUILT: 1865 Sq. Ft. Details: (N): OPEN TO SKY (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) 05 09 2009 (P) 05-09-2009 (E) 05-09-2009	0109 5879 Mkt. Value: Rs. 1184690 Cons. Value: Rs. 1943000	1 (EX)/H/S GREEN WOOD ESTATES REP BY SOBM MODI (PARTNER) 11 (CL) SON IDR M.V.KUMAR 12 (CL) M.KAVITTA 2 (EX) REP BY K.SHARDA (PARTNER)	0/0	2141 / 2009 of SRO VALLABHANGAR
2	VILL/COI: KORUKUR NOT COVERED ANY WARD AND BLOCK W-B: 0-0 SURVEY: 202 203 204 205 ZONE: SEMIDELUXED301 BLOCKNO: FLOOR:#03, PA, # FLAT: 301 APARTMENT: GREENWOOD RESIDENCY EXTENT: 89.18 SQ. Yds. BUILT: 1865 Sq. Ft. Details: (N): OPEN TO SKY (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) 05 09 2009 (P) 05 09 2009 (E) 05-09-2009	0101 5814 Mk. Value: Rs. 1184690 Cons. Value: Rs. 1200000	1 (EX) M/S GREEN WOOD ESTATES REP BY SOBM MODI (PARTNER) 11 (CL) SON IDR M.V.KUMAR 12 (CL) M.KAVITTA 2 (EX) REP BY K. SRIDEVI (PARTNER) 3 (EX) KANNARATH SHYAM 4 (EX) K. GOPAL 5 (EX) K. SUBRAMANIAM 6 (EX) K. SUBRAMANIAM	0/0	2140 / 2009 of SRO VALLABHANGAR

also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found.
 Search made and certificate prepared by/ భీషకరణ సర్తము తయారు చేసిన వారు
 Search verified by/ సర్తముని భీషకరణ సర్తము పరిశీలించిన వారు
 Computer - SEMIDELUXED301
 Received by: VALLABHANGAR
 SUB-REGISTRAR

OFFICE SEAL & DATE/ అధికారియము ముద్రా/ తేదీ
 Signature of Registering Officer/



REGISTRATION AND STAMPS DEPARTMENT/రెజిస్ట్రేషన్ మరియు స్టాంపు శాఖ
VALLABHAPUR CERTIFICATE OF ENCUMBRANCE ON PROPERTY/అమ్మనై తాళ్ళు భార భవిష్యత్ వల్లము

2130109 **CARD**
 Visit us at <http://www.ap.revenue.ap.gov.in>

Sr/Slmt (శ్రీ/శ్రీమతి) **M. V. KUMAR** Certificate No/ భవనరక్షణ క్రమము సంఖ్య: **16-09-2009 15:14:12** Application No/ భరణము సంఖ్య: **01-04-1992** Date/ తేదీ: **15-09-2009** Page/ పేజీ: **01/0**
 Vill/Col: **KOMPURKORUR SURVEY, 202, 203, 204, 205, 206/FORTMING, HOUSE: SEMIDELIXENOUSU1, BLOCK NO. APARTMENT: GREENWOOD RESIDENCY FLAT: 301 NORTH: OPEN TO SKY** 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 Book 1 and in the Indexes & filing therefor for acts and encumbrances which are not shown in the said certificate. If any, in respect of under mentioned property, acts and encumbrances are shown in the Indexes & filing therefor, the same are stated in the said certificate.

ఇది నిజమని గాని అమ్మనై తాళ్ళు భార భవిష్యత్ వల్లము వల్లము నుండి మినహాయించబడినదిగా మినహాయించబడినదిగా ప్రకటిస్తున్నాను.

Sl.No. సంఖ్య (1)	(a) Description of Property అమ్మనై తాళ్ళు వివరములు (2)	Date of (E)xecution (R)egistration (3)	(b) Nature & Value of Document (4)	Names of Parties / పార్టీల వివరములు (E) and (C)laimants (C)l (5) (6)	Ref. to Document Entry	
					Vol.No./Page No. వాల్యుం/పేజీ	Document No./Year దస్తవేజు సం. / సం.
3	Villa/కుల: KOMPURKORUR W-H: 0-0 SURVEY: 202 203 204 205 206 PLOT: 0 EXTENT: 125 G Boundaries (N): LAND BELONGING TO THE YAMPANA (G) LAND BELONGING TO RANGARAO K. BHATT (K): SY. NO. 202, (PART) (W): SY. NO. 207 & 212 MHT. Value: Rs. 1093/500 Com. Value: Rs. 11000000	(A) 05-01-2007 (E) 05-01-2007 (E) 05-01-2007	SALE MHT. Value: Rs. 1093/500 Com. Value: Rs. 11000000	1 (EX) BELLEDE VENKATESH 2 (EX) REE BY DADRA HOLDER M/S GREENWOOD ESTATES REE BY SOHAM MODI (M. PARTNER) 3 (EX) REE BY K. SHRIDHVA (MANAGING PARTNER) 4 (CI) R. KANNATT BHASKAR 5 (EX) M. JAGAN MOHAN REDDY 6 (CI) K. GOPTANATH 7 (EX) M. MADHU MOHAN REDDY 8 (CI) A. PURUSHOTHAM 9 (EX) M. SHIBIR REDDY 10 (CI) A. SRINIVAS 11 (EX) M. SUSHANTH REDDY 12 (EX) M. SHIBIR REDDY 13 (EX) A. SRINIVAS 14 (CI) M. SUSHANTH REDDY 15 (EX) M. SHIBIR REDDY 16 (EX) A. SRINIVAS	D/O CU Volume 2007	63 /

Village/కుల: **KOMPURKORUR** Survey: **202, 203, 204, 205, 206** Plot: **0** Extent: **125 G**
 Boundaries (N): **LAND BELONGING TO THE YAMPANA (G) LAND BELONGING TO RANGARAO K. BHATT (K): SY. NO. 202, (PART) (W): SY. NO. 207 & 212**
 MHT. Value: **Rs. 1093/500**
 Com. Value: **Rs. 11000000**

Search made and certificate prepared by/ భవనరక్షణ క్రమము తయారు చేసిన వారు: **RAJITHREDDY**
 Search verified and certificate examined by/ సెన్చూరి భవనరక్షణ క్రమము పరిశీలించిన వారు: **RAJITHREDDY**
 OFFICE SEAL & DATE/ భవనరక్షణ క్రమము ముద్రా/ తేదీ: **15-09-2009**
 Signature of Registering Officer/ రిజిస్ట్రేషన్ అధికారి సంతకం: **(Signature)**





M. V. KUMAR

VILL./COL : KOKKUR **CERTIFICATE OF ENCUMBRANCE ON PROPERTY**

REGISTRATION AND STAMPS DEPARTMENT

16-09-2009

8/31/09
CARD

REGISTRATION NO. 301

SRO/ S. O. S.

Certificate No/ ಭವಿಷ್ಯ ಪತ್ರ ಸಂಖ್ಯೆ :

Application No/ ದಾಖಲೆ ಸಂಖ್ಯೆ :

Date/ ತೆರಿ : 01-04-1982

Page/ ಪುಟ : 1

Sr/Smt / (ಕ/ಕೂ)

SOUTH: OPEN TO SKY EAST: OPEN TO SKY ಈ ಹಾಗೂ ಪೂರ್ವ-ಪಶ್ಚಿಮ ದಿಕ್ಕಿನಲ್ಲಿ ಮುಕ್ತವಾಗಿರುವುದರಿಂದ ಈ ಭವಿಷ್ಯ ಪತ್ರವನ್ನು ಹೊರತು ಪಡಿಸಿ ಸಿದ್ಧಿಸಿ

having applied to me for a certificate giving particulars of registered acts and encumbrances if any in respect of under mentioned property.

DATE & TIME of Application of EC: 16-09-2009 00:00:00

DATE & TIME of Generation of EC: 16-09-2009 15:14:12

S. R. O. WALLABHAGAR FOR 28

Years from

01-04-1982

15 09 2009

to

I hereby certify that a search has been made in Book I and in the indexes relating thereto for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

ಇದರ ಮೇಲೆ ಸೂಕ್ತವಾಗಿ ಪರಿಶೀಲಿಸಿ ಮೇಲಿನ ವಿವರಗಳನ್ನು ನೀಡಲಾಗಿದೆ. ಇದರ ಅನ್ವಯ ಕೆಳಕಂಡ ವಿವರಗಳನ್ನು ನೀಡಲಾಗಿದೆ. ಈ ಕೆಳಕಂಡ ವಿವರಗಳನ್ನು ನೀಡಲಾಗಿದೆ.

Sl.No. ಸಂಖ್ಯೆ (1)	(a) Description of Property ಆಸ್ತಿ ವಿವರಗಳು (2)	Date of (E)xecution (R)egistration ದಾಖಲೆ ಮಾಡಿದ ದಿನ ರಜಿಸ್ಟ್ರೇಷನ್ ತೆರಿ (3)	(b) Nature & Value of Document ದಾಖಲೆ ಪ್ರಕಾರ ಮತ್ತು ಮೌಲ್ಯ (4)	Names of Parties / ಪಕ್ಷಿ ವಿವರಗಳು Executants (Ex) and Claimants (C) (ಈ ಪಕ್ಷಿಗಳು ಮತ್ತು ವಾಕ್ಯ-ದಾರರು (5) (6)	Ref to Document Entry	
					Vol.No./Page No. ವಾಕ್ಯ/ಪುಟ (7) (8)	Document No./Year ದಾಖಲೆ ನಂ./ಸಂ. (9) (10)
	Remarks: [N] : LAND BELONGING TO GREEN WOOD ESTATES OTHERS [S] LAND BELONGING TO GREEN WOOD ESTATES [E] : SY.NO.202PART [W] : SY.NO.207&212	(P) 05 01 2007 (R) 05-01-2007	Mkt. Value:Rs. 3500000 Cons. Value:Rs. 3500000	1 (EX) M. JAGAN MOHAN REDDY 2 (EX) M. MADHU MOHAN REDDY 3 (EX) M. SUDHAN REDDY 4 (EX) M. SUSHANATH REDDY 5 (EX) SUNITHA 6 (EX) M. INDRAMMA	CM V/Thima 142	2007 OF SRO WALLABHAGAR



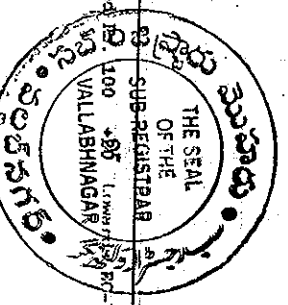
also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found.

Search made and certificate prepared by ಭವಿಷ್ಯ ಪತ್ರ ಕಛೇರಿ ಸಹಾಯಕ ಅಧಿಕಾರಿ

Search verified and certificate examined by ಸಹಾಯಕ ಭವಿಷ್ಯ ಪತ್ರ ಕಛೇರಿ ಅಧಿಕಾರಿ

OFFICE SEAL & DATE/ ಕಛೇರಿಯನ್ನು ಮುಚ್ಚಲು / ತೆರಿ

Handwritten signature



Signature of the Sub-Registrar/ Officer

