

CA 1368/08 CA 426

Doc. No. 1366/08

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SCANNED

Act 1451

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

1757 3/3/08 100-
Said to by Venkatesh
3/0 C.A. Rao
Said when by Green - 1500 Estates

Sec

Leela G Chimalgi
K 804966
LEELA G CHIMALGI
STAMP VENDOR
5-4-76/A, Venka Ranganj
SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this ¹⁵ day of 'APRIL' 2008 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 37 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, 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 37 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

[Signature]
Partner

For Greenwood Estates

[Signature]
Partner

1 వ పూస్తకము 2008 నంబరు. 1930వ సం. 15
 దస్తావేజు నం. 366 మూల్యము 26 వశకు పన్ను (15)
 ఈ కాగితము వరుస సం. (1)

ENDORSEMENT

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

I. Stamp Duty:

- 1. in the shape of stamp paper Rs. 100 = 00
- 2. In shape of challan (under Sec. 1899) Rs. 41400 = 00
- 3. in the shape of cash (under Sec. 1899) Rs. -
- 4. adjustment of stamp duty, under Sec. 1899, if any Rs. -

II. Transfer Duty:

- 1. In the shape of challan Rs. 16600 = 00
- 2. In the shape of cash Rs. -

III. Registration fees:

- 1. In the shape of challan Rs. 4150 = 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. 62350/-

2008వ సం. ఏప్రిల్ నం. 15 వశకు
 1930 వ సం. ఏప్రిల్ మూల్యము 26 వశకు పన్ను

12 మంది వద్ద వచ్చి వచ్చి వచ్చినవారి నుండి లాభాన్ని
 కొనుగోలు చేసి కి. K. Prabhakar Reddy
 కొనుగోలు చేసిన చట్టము 1908 తోను సెక్షన్ 32వ ను అనుసరించి
 జాబ్బించవలసిన ఫోటో దస్తావేజులు జరిగియు వేరుబొమ్మలో నవ
 తాము చేసి రుసుము రూ. 4150 = 00 ల చెల్లించినా
 మాకు ఇచ్చినట్లు పుస్తకాన్ని
 మాకు లొబగుచు

(Signature)

(Signature) s/o. K. P. Reddy, occ. service
 (C) 5-4-187/3 & 4, 2nd floor, Soham mansion, m.c.
 Road, Sec 4th, through attested SPA for presentation
 of documents, vide SPA Power no. 2/2008,
 dt. 9.01.2008 at SRO, Vallabh Nagar, R.R. Dis



నిరూపించినది,

(Signature)

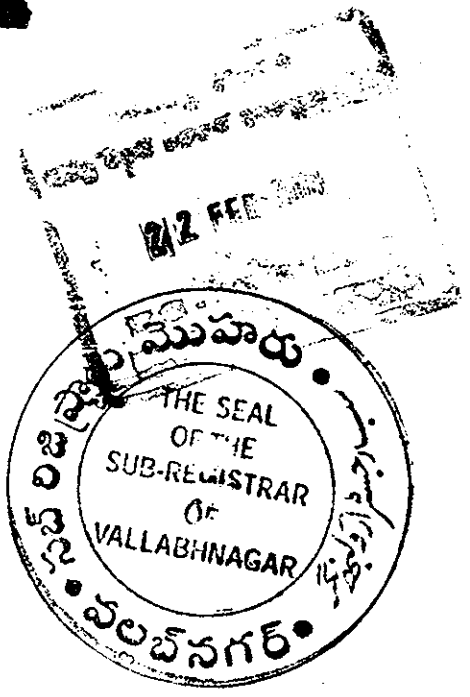
K. Venkata Kiran
 s/o K. Bhaskar
 occ. Pradhan - Business; Plot no 28; Phase II
 Chandragiri colony; Tirumulgerry; Secunderabad - 15

(Signature)

P. Pradeep s/o. S. D. D. s/o. S. D. D. s/o. S. D. D.
 R/o. 1-10-263, New Bungalow, Sec 4th

2008వ సం. ఏప్రిల్ నం. 15 వశకు
 1930 వ సం. ఏప్రిల్ మూల్యము 26 వశకు

(Signature)
 మ. రిజిస్ట్రార్
 వల్లభనగర్



IN FAVOUR OF

1. MR. G. KAMALAKAR RAO, SON OF LATE SHRI G. LAKSHMIKANTH RAO, aged about 47 years.
2. MRS. G. V. KALPANA, WIFE OF MR. G. KAMALAKAR RAO, aged about 38 years, both are residing at Deepak Complex, International Marketing Division, Deepak Nitrite Ltd. Opp. Golf Course, Yerwada, Pune - 511 006, 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

For Greenwood Estates


Partner

For Greenwood Estates


Partner

శాసనసభాసంఖ్య: 2008వ సం. నెం. 1030వ సం. పం. పు.
 ఆంధ్రప్రదేశ్-1366 నెం. పు. సం. 15
 ఉపాధిపతి గారి కు 2

[Handwritten Signature]

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 1366/08 Date 15-4-08

I hereby Certify that the deficit Stamp duty
 41400/- (Rs. Forty one thousand
four hundred only)
 has been levied in respect of the instrument from
 Executant of this deed on the basis of agreed
 Market Value of Rs. 830000/-
 been higher than the consideration

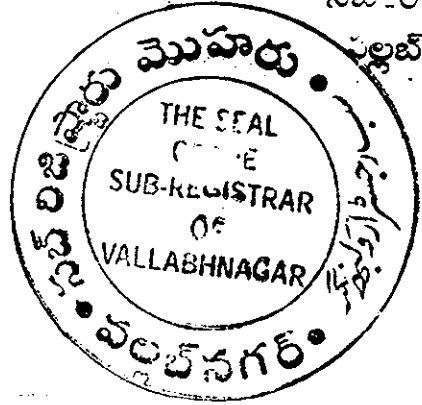
[Signature]
 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

39400/-
 An amount of Rs. 5800/- towards Stamp Duty
 including Transfer Duty and Rs. 39400/- towards
 Registration Fee was paid by the party through challan
 Receipt Number 843078 Dated 15-4-08
 at SBH Begumpet Branch (299)
 Dt. 15-4-08
 St. SRO Vallabhnagar Sub-Registrar
 Vallabhnagar

2000/-
 An amount of Rs. 800/- towards Stamp Duty
 including transfer Duty and Rs. 200/- towards
 Registration Fee was paid by the party through challan
 Receipt Number 843089 Dated 15-4-08
 at SBH Begumpet Branch (299)
 Dt. 15-4-08
 St. SRO Vallabhnagar Sub-Registrar
 Vallabhnagar

[ప పుస్తకము 200 సం. / శాస 1930వ సంపు
 1366 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 విమిత్తం గుర్తింపు నెంబరు 1930-1-1366-200 రి.
 తేదీ - 15-4-08

[Signature]
 సబ్-రిజిస్ట్రార్
 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 II 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 apartment no. 426 on the fourth floor in block no. 'C' having a super built-up area of 1200 sft. (i.e.. 960 sft. of built-up area & 240 sft. of common area) together with undivided share in the scheduled land to the extent of 64.27 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 Puyer 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. 7,90,000- (Rupees Seven Lakhs Ninety Thousand Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates

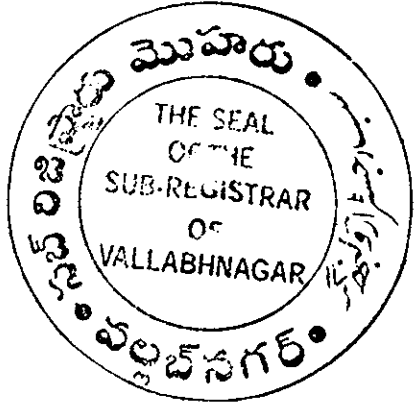

Partner

For Greenwood Estates


Partner

1. వి. పూ. స్త. క. 2000... 1930... కె. వి.
దస్తావేజు నెం. L366... (15)
ఈ కాగితము 3 పేజీలు (3)

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మ. ర. ద. ప.

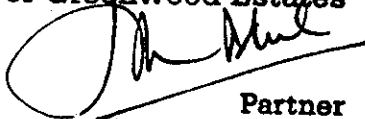


- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has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

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 426 on fourth floor in block no. 'C', having a super built-up area of 1200 sft. (i.e., 960 sft. of built-up area & 240 sft. of common area) in building known as Greenwood Residency together with
 - a) An undivided share in the Schedule Land to the extent of 64.27 Sq. Yds.
 - b) 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. 7,90,000/- (Rupees Seven Lakhs Ninety 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.

For Greenwood Estates



Partner

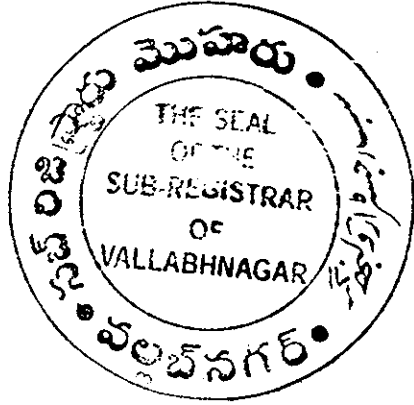
For Greenwood Estates



Partner

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1366 15
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మొహరు



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

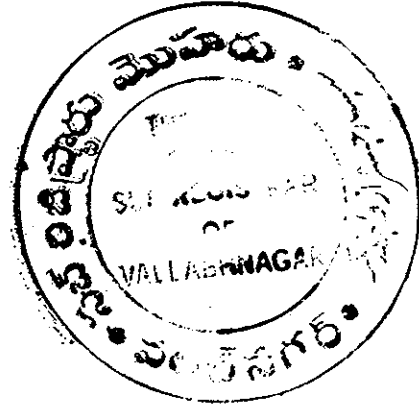

Partner

For Greenwood Estates

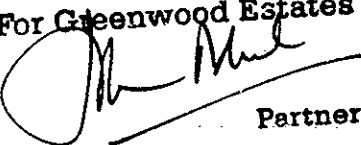

Partner

వనపర్తి జిల్లా 2008 మార్చి 19 30వ. నం. టి
పట్టణం నెం. 1366 పట్టణం పరిషత్తు సభ్యులు (15)
ఈ కార్యక్రమం పూర్తి అయ్యింది. (5)

మ. రెడ్డి



- 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. 59,250/- ^{+ 3000/-} is paid by way of challan no. 843078 ₈₄₃₀₈₈ dated 15.04.08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 7900/- paid by way of Payorder No. 139473, dated 22.03.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

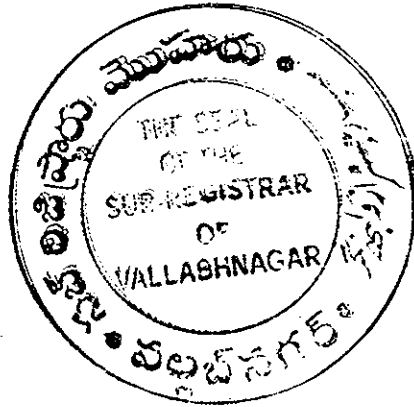
For Greenwood Estates

 Partner

For Greenwood Estates


 Partner

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SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac. 6-05 gts., in Sy. Nos. Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, under S.R.O. Vallab Nagar and bounded as under:

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming a Semi-finished Deluxe apartment no. 426 on the fourth floor in block no. 'C' admeasuring 1200 sft. of super built-up area (i.e., 960 sft. of built-up area & 240 sft. of common area) together with proportionate undivided share of land to the extent of 64.27 sq. yds. and reserved parking space for two cars admeasuring about 200 sft. each 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 pian enclosed and bounded as under:

North By	7' wide corridor & Open to sky
South By	Flat No 427
East By	Open to sky
West By	Open to sky

WITNESSES:

1. 

2. 

For Greenwood Estates


Partner

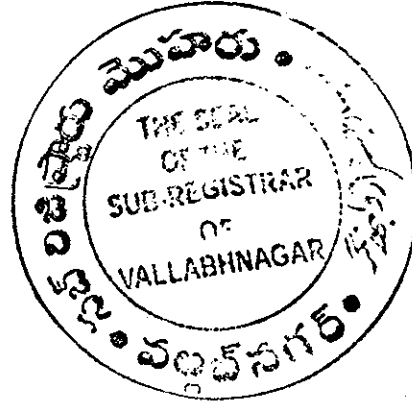
For Greenwood Estates


Partner

VENDOR

శ్రీ వ్యాపకము 2008 నెలనా. శ. 1930వ. నం. 7
పన్నునేజి నం. 1366. అంబేద్కర్ గ్రామీణుల సంఖ్య (15)
ఈ కారితము చివరి నం. 7

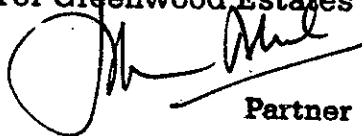
వ. రెడ్డి



ANNEXURE-1-A

1. Description of the Building :Deluxe apartment no. 426 on the fourth floor in block no. 'C' of "Greenwood Residency". Residential Localities. forming part of Sy. No. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R.R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 64.27 sq. yds., U/S Out of Ac. 6-05 Gts..
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 200 sft. Parking space for Two Cars
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor : 1200 sft.
- (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. 7,90,000/-

For Greenwood Estates


Partner

Date: 15.04.2008

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: 15.04.2008


For Greenwood Estates

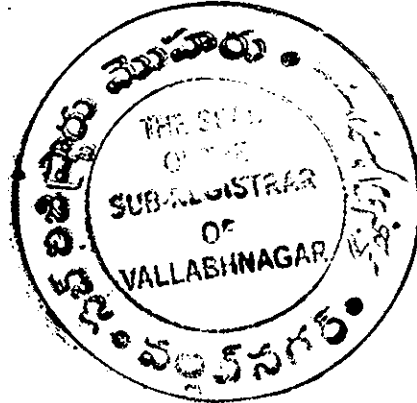

Partner

Signature of the Executants


G.V. Kalpana.

1 వ పూర్వం 2008 అక్టోబరు 30వ తేదీ
దస్తావేజు నం. 136.6.7 అక్షయం : పాఠశాల (15)
ఈ కార్యక్రమము వలన అక్షయం (8)


సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 426 IN BLOCK NO. 'C' ON FOURTH 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. MR. G. KAMALAKAR RAO, SON OF LATE SHRI G. LAKSHMIKANTH RAO

2. MRS. G. V. KALPANA, WIFE OF MR. G. KAMALAKAR RAO

REFERENCE:
AREA: 64.27

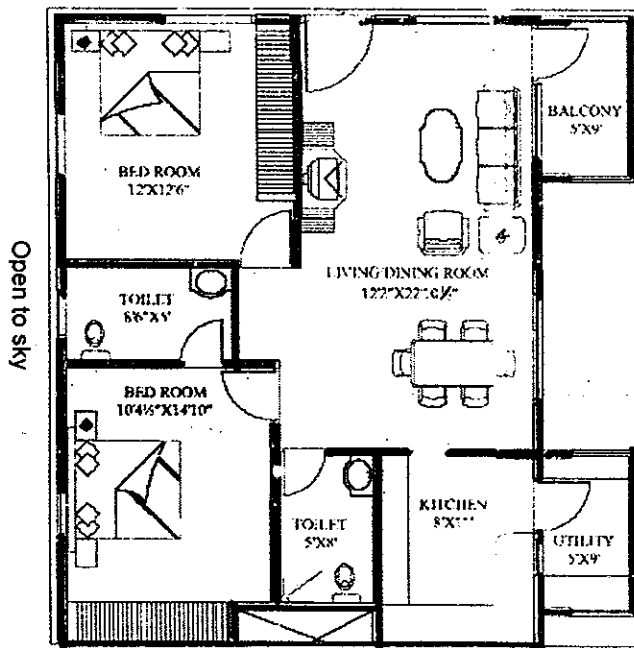
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

EXCL:

U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1200 SFT.

7' wide corridor & Open to sky



Flat No. 427

For Greenwood Estates

Partner

For Greenwood Estates

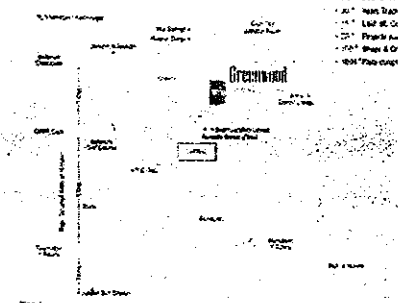
Partner

WITNESSES:

-
-

SIG. OF THE VENDOR

Location Plan

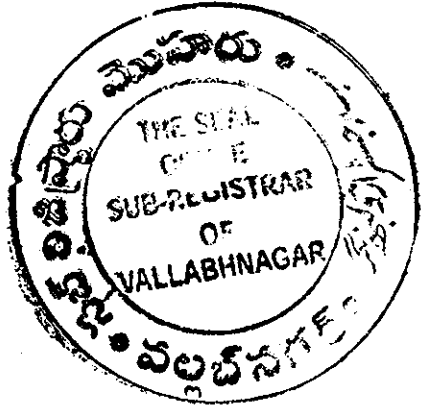


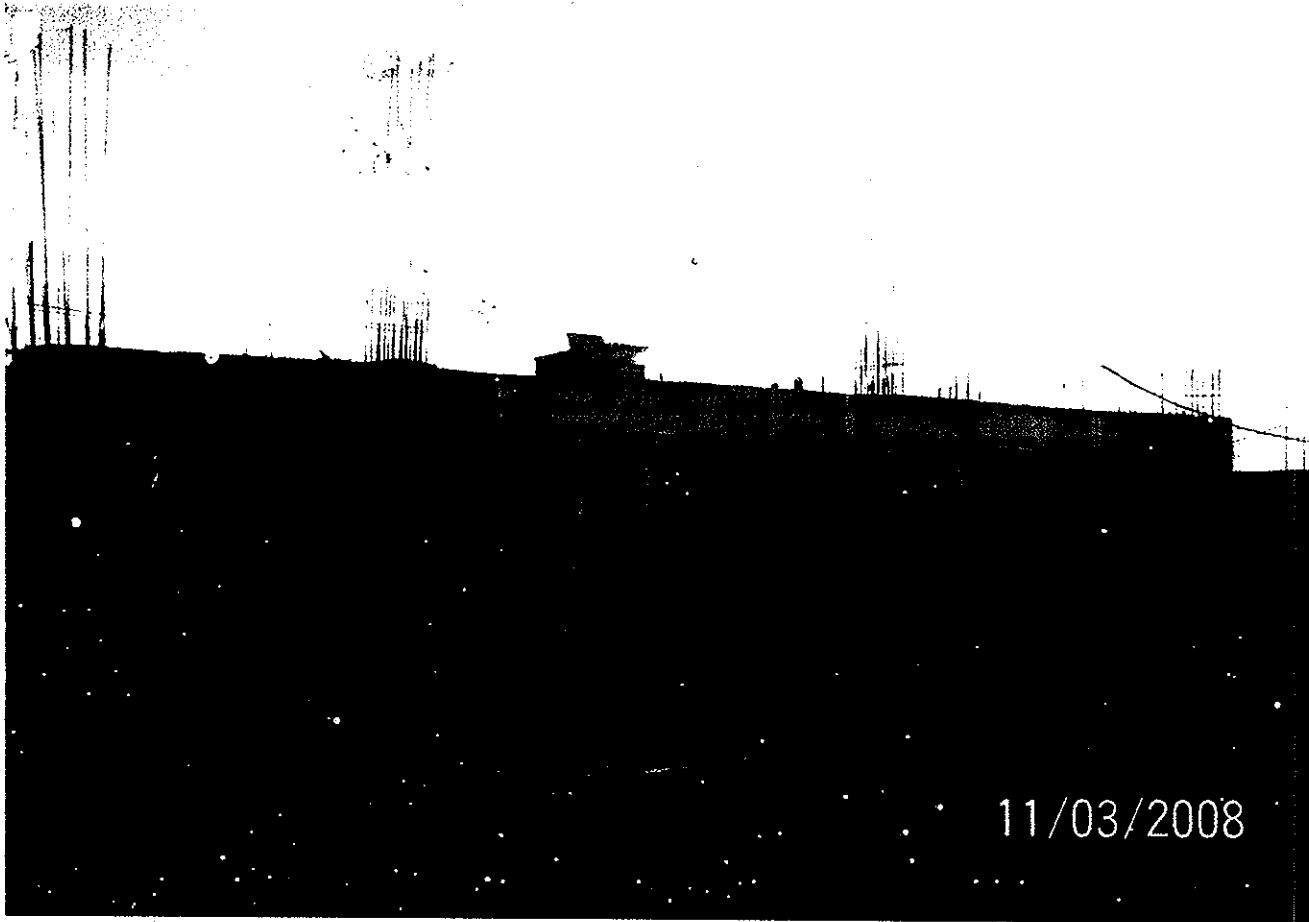
Promoters To:
1. Mr. Soham Modi
2. Mrs. K. Sridevi
3. Mr. G. Kamalakar Rao
4. Mrs. G. V. Kalpana



1 వ పూర్వపాఠం 2008 చట్టం, స. 1930 కు మించి
వచ్చినట్లు సె. 1366 కిందకు తీసుకువచ్చి సె. 15 కి
దీని తాకితము చేయవలసిందిగా 9:

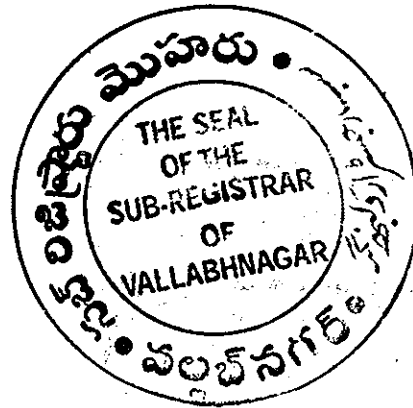

స. రెడ్డి





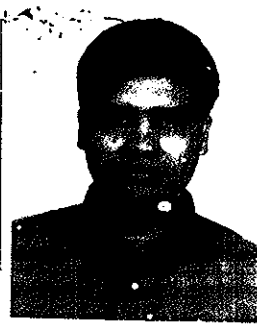
శ్రీ పూర్వకము 2008 నా/నా. త. 1930వ. సం.
దస్తావేజు నెం. 1366. నా/నా. త. 1930వ. సం. (15)
ఈ కాగితము కింది పాఠ్యం (10)

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సబ్ రిజిస్ట్రార్



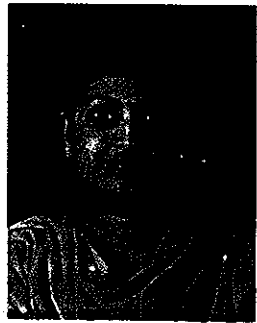
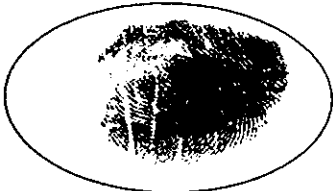
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



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:

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.

SIGNATURE OF WITNESSES:

1.

2.

For Greenwood Estates

Partner

For Greenwood Estates





Partner

SIGNATURE OF EXECUTANTS



1.

2. G.V. Kalpana.

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUYER :-</p> <p>1 MR. G. KAMALAKAR RAO S/O. LATE SHRI G. LAKSHMIKANTH RAO R/O. DEEPAK COMPLEX INTERNATIONAL MARKETING DIVISION DEEPAK NITRITE LTD OPP. GOLF COURSE YERWADA PUNE - 511 006.</p>
			<p>BUYER:</p> <p>2. MRS. G. V. KALPANA W/O. MR. G. KAMALAKAR RAO R/O. DEEPAK COMPLEX INTERNATIONAL MARKETING DIVISION DEEPAK NITRITE LTD OPP. GOLF COURSE YERWADA PUNE - 511 006.</p>

SIGNATURE OF WITNESSES:

- 
- 

For Greenwood Estates

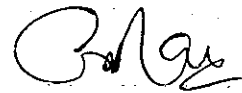

Partner

For Greenwood Estates


Partner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of
Assurances, Vallab Nagar, Hyderabad.

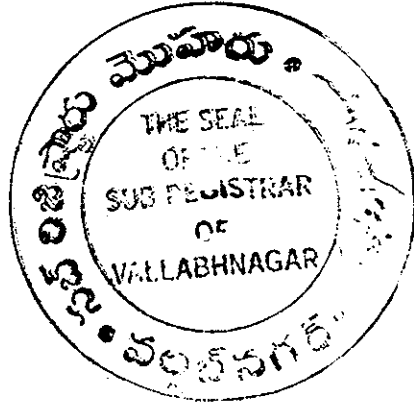


SIGNATURE(S) OF BUYER(S)

G. V. Kalpana.

1. వ. నంబూరి 2008... 1930వ. నం. 11
2. పేజీ నం. 1366. ... 15
3. ... 12

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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

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDA93...



PRABHAKAR REDDY K
K PABAK REDDY
2-3-04/88724
JAISHAL GARDEN
AMBERPET
HYDERABAD

30/07/2002

DUPLICATE

Licensing Authority,
RTA-HYDERABAD-E2


For Greenwood Estates

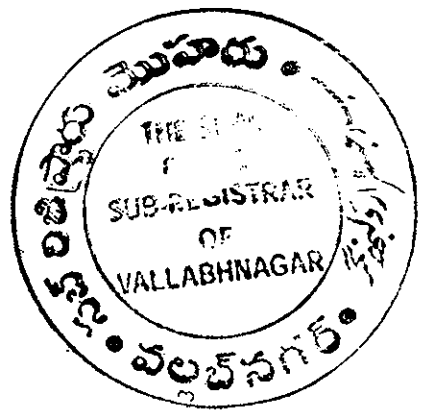
[Signature]
Partner

For Greenwood Estates

[Signature]
Partner

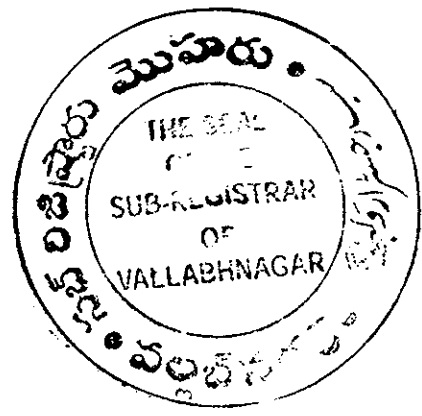
ప పుస్తకము 2008 నంబర్ 19308. నంబర్
దస్తావేల నం. 1366. పుస్తకము పేరును సంఖ్య (15)
ఈ కారణము కరణము నంబర్ 13.


సబ్ రిజిస్ట్రార్



2008 మార్చి 30 వ తేదీ
1366
14

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30/03/08



తేదీ: 2008 మార్చి 5. 1030 వ. నం. 11
దస్తవేదిక నం. 1366 ఇక్రూ. అ. స. స. సంఖ్య (15)
ఈ కారితము. సం. సంఖ్య (15)

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