

80482

DOCT No. 473/2010

C318



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. Chimmaly
Z 291485

7305

8/9/09

See

Sl. No. Date Rs. 100
 Sold To... B. Venkatesh
 S/o... Eashwaraiiah
 For Whom... Self

LEELA G. CHIMALGI
 STAMP VENDOR
 S.V.L.No. 1998, No.1/2009
 5-4-76/A, Near Ranigunj,
 SECUNDERABAD-500 003.

AGREEMENT FOR CONSTRUCTION

2307.100
 2307.100
 2307.100
 2307.100

This Agreement for Construction is made and executed on this the 8th day of February 2010 at SRO, Vallabhnagar, Hyderabad by and between:

1. SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA, aged about 44 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 20 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 45 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 36 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 42 years, Occupation Business, Resident of H. No. 1-3-2, Kisan Nagar, Bhongir, Nalgonda Dist.

1. B. Venkatesh
 Eashwaraiiah
 A. Subbarao

2. B. Gopinath
 A. Purushotham

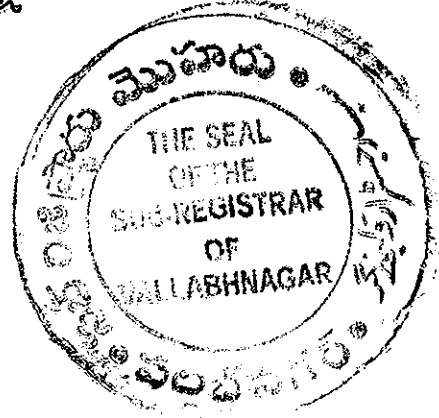
3. A. Srinivas
 Belide Venkatesh

1 వ వుస్తకము 2010 సం/శా.శ.1931 వ.సం. పు
 దస్తావేజు నెం. 473 మొత్తము కాగితముల సంఖ్య 15
 ఈ కాగితము వరుస సంఖ్య 1

ENDORSEMENT

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

| | |
|---|--------------------|
| I. Stamp Duty | Rs. 100 = 00 |
| 1. In the shape of stamp paper | Rs. 22970 = 00 |
| 2. In the shape of challan (u/s. 41 of I.S. Act, 1899) | Rs. = |
| 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. = |
| 2. In the shape of cash | Rs. = |
| III. Registration fees | |
| 1. In the shape of challan | Rs. 1000 = 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. 24170/- |



2010 వ సం ఫిబ్రవరి నెం. 19 వ తేదీ
 1931 వ.శా.శ. నెం. 473 మాసం 30 వ తేదీ పగలు

2-వలయు 3 గంటల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రార్
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy
 లజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ ను అనుసరించి
 సందర్భించబడిన ఏదో గ్రాఫులు మొదలు వేరముద్దలతో నానక
 గ్రాఫులు చేసి రుసుము రూ. 1000 = 00 లు చెల్లించుట
 చేసి ఈ సబ్బు నివృత్త్యైతి

Prabhakar

Prabhakar

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 573/09
 dated 1.12.09 registerer at SRO, Vallebh Nagar
 Ranga Reddy District.

Prabhakar

Sq. LDR. N. Arun Kumar s/o. N. Raja Narajah
 occ: Service - R/o Flat no-307, Emerald Residency
 Block-B, Kompally, Secbad-04; (O). TMR-4
 Officers mess, AF STM, Hebbalpet.

Venkatarama Reddy s/o. Raji Reddy occ: Service
 R/o. 11-18/2, Rd No. 2, Green Hills Colony, Saroornagar

B. RASUMAR s/o. THUKUND RAO occ: BUSINESS
 R/o. AIWAL, SEC BAD.

2010 వ సం ఫిబ్రవరి నెం. 19 వ తేదీ
 1931 వ.శా.శ. నెం. 473 మాసం 30 వ తేదీ

Prabhakar
V. RAMESH
 సబ్-రిజిస్ట్రార్
 వల్లభనగర్

AND

SQ. LDR. N. ARUN KUMAR, SON OF MR. N. RAJA NARSIAH, aged about 32 years, Occupation: Service, residing at TMQ-4, Officers Mess, AF STN, Hakimpet, hereinafter referred to as the Buyer, Presently R/o. Flat No. 307, Emerald Residency, Block - B, Kompally, SEC-BAD-014.

The expression Builder and Buyer shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

WHEREAS:

- A. The Buyer under a Sale Deed dated 08.02.2010 has purchased a semi-finished, semi-deluxe apartment bearing flat no. 318 on the third floor in block no. 'C', admeasuring 1665 sft, of super built up area in residential apartments styled as 'Greenwood Residency' forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District (hereinafter after referred to as the Scheduled Apartment). This Sale Deed is registered as document no. 472/10, in the office of the Sub-Registrar, Vallab Nagar, Hyderabad. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the Scheduled Apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing flat no. 318 on the third floor in block no. 'C' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing flat no. 318 on the third floor in block no. 'C', admeasuring 1665 sft. of super built up area and undivided share of land to the extent of 89.18 sq. yds, and a reserved parking space for single car admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 23,07,000/- (Rupees Twenty Three Lakhs Seven Thousand Only).
2. The Buyer already paid an amount of Rs.12,65,000/- (Rupees Twelve Lakhs Sixty Five Thousand Only) before entering this agreement which is admitted and acknowledged by the builder.

1. B. Ghaj

2. B. Ghaj

3. A. Pruthi

4. A. Pruthi

5. A. Pruthi

A. Pruthi

1 వ పుస్తకము 2010 సం/శా.శ.1921 వ.సం. పుస్తకము నెం. 473 మొత్తము కాగితముల సంఖ్య 15 ఈ కాగితము వరుస సంఖ్య (2)

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 473/10 Date. 19-02-10

సబ్-రిజిస్ట్రారు

I hereby Certify that the deficit Stamp duty
 22970/- (Rs. Twenty two thousand
 nine hundred and seventy only)
 has been levied in respect of the instrument from
 Executant of this doc. on the basis of agreed
 Market Value of Rs. 2307000/-
 been higher than the consideration

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

22970/-
 An amount of Rs. _____ towards Stamp Duty
 including Transfer Duty and Rs. 1000/- Towards
 Registration Fee was paid by the party through challan
 Receipt Number 170691 Dated 09-02-10.
 at SBH Begumpet Branch (299)
 Dt. 19-02-10
 Sub-Registrar
 Vallabh Nagar

1 వ పుస్తకము 2010 సం. / శా.శ. 1921 వ సంఖ్య
 473 నెంబరుగా రిజిస్ట్రారు చేయబడినది. స్కానింగ్
 ఏమి త్త గుర్తింపు నెంబరు 1568-1-473-2010
 తేదీ- 19-02-10.

సబ్-రిజిస్ట్రారు
 వల్లభనగర్.
 V. RAMESH



3. The Buyer shall pay to the Builder the balance amount of Rs. 10,42,000/- (Rupees Ten Lakhs Forty Two Thousand Only) in the following manner:

| S. No. | Amount | Due date of payment |
|--------|------------|--|
| I | 10,000/- | 31.12.2009 |
| II | 7,50,000/- | On Completion of flooring, tiles, doors, window & Painting |
| III | 2,82,000/- | On Completion |

4. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 3 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
5. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 318 on the third floor in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
8. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
9. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

1 K. Ghosh

2 D. Ghosh

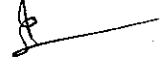
3 A. Pradhan

4 A. Pradhan

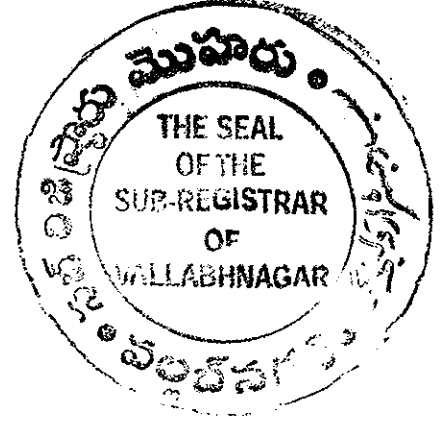
5 D. Ghosh

7/1/09

1 వ పుస్తకము 2010 సం/శా.శ.1921 వ.సం. ౩
దస్తావేజు నెం. 473 మొత్తము కాగితముల సంఖ్య (15)
ఈ కాగితము వరుస సంఖ్య (3)



నబ్-లజస్ట్రారు



10. The Builder shall complete the construction of the Apartment and handover possession of the same by 1st March 2010, with a further grace period of 6 months. provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
11. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
12. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
13. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
14. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Greenwood Residency project.
16. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Greenwood Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.

1 K. Ghosh

4 A. Subin

2 B. Gupta

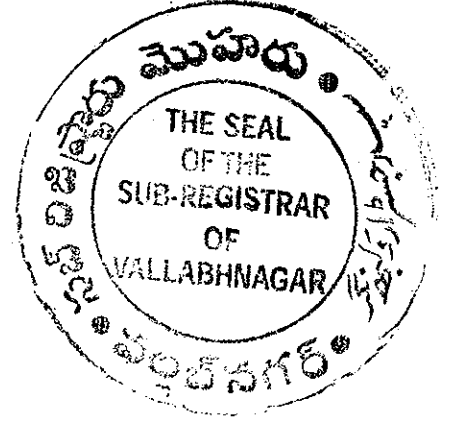
5 ~~_____~~

3 A. Pruthi

Johns

1 వ పుస్తకము 2010 సం/శా.శ.1921 వ.సం. ప
దస్తావేజు నెం 473 మొత్తము కారితముల సంఖ్య (115
ఈ కారితము వరుస సంఖ్య (4)

k
సబ్-రిజిస్ట్రారు



17. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
18. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
19. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
20. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
21. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
22. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
23. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
24. Stamp duty and Registration amount of Rs. 26,070/- is paid by way of challan no. 130691, dated 9.02.10, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 23,070/- paid by the way of pay order No. 154118, dated 08.2.10, HDFC Bank, S. D. Road, Secunderabad.

1 K. Bhar

4 A. Jain

2 K. Gupta

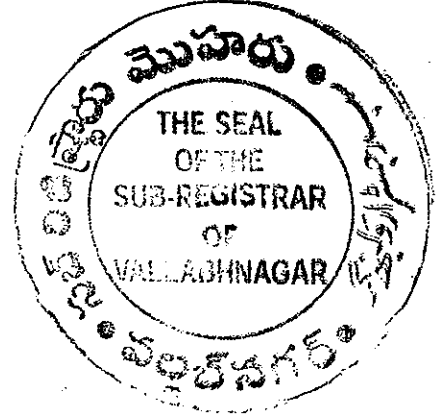
5 B. Sanyal

3 A. Prakash

Ades

1 వ పుస్తకము 2010 సం/శా.శ.19 21 వ.సం. పు
దస్తావేజు నెం 47 మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరుస సంఖ్య (5)

6
నట్-రిజిస్ట్రారు


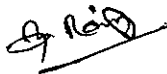


SCHEDULE OF APARTMENT


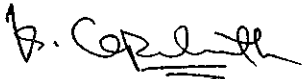
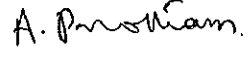
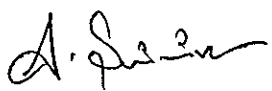
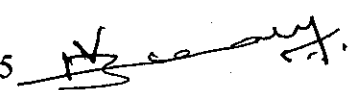
All that portion forming a semi-finished semi-deluxe apartment no 318 on the third floor in block no. 'C' admeasuring 1665 sft. of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds. and a reserved parking space for single car on the stilt floor, admeasuring about 100 sft., in the residential apartment named as Greenwood Residency, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

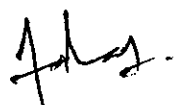
| | |
|----------|------------------|
| North By | Open to Sky |
| South By | Open to Sky |
| East By | 7' wide corridor |
| West By | Open to Sky |

WITNESSES:

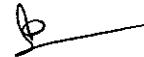
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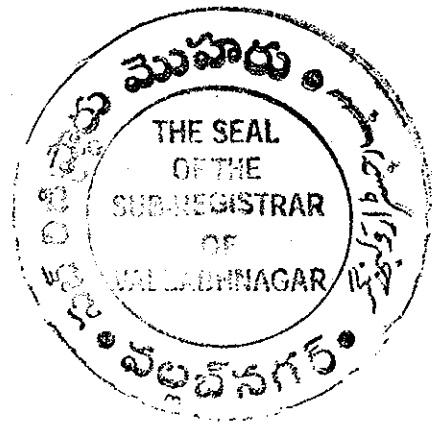
BUILDER

1. 
2. 
3. 
4. 
5. 



1 వ పుస్తకము 2010 సం/శా.స.1921 వ.నం. పు
దస్తావేజు నెం 473 మొత్తము కాగితముల సంఖ్య 45
ఈ కాగితము వరుస సంఖ్య (6)


సబ్-రిజిస్ట్రారు



SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION

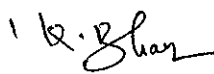
| Item | Semi-Deluxe Flat | Deluxe Flat |
|-------------------|--|--|
| Structure | RCC | |
| Walls | 4"/6" solid cement blocks | |
| External painting | Exterior emulsion | |
| Internal painting | Smooth finish with OBD | |
| Flooring | Ceramic tiles | Marble slabs |
| Door frames | Wood (non-teak) | |
| Doors & hardware | Flush doors with branded hardware Panel main door - polished. Other doors - enamel | Panel doors with branded hardware Panel main door - polished. Other doors - enamel |
| Electrical | Copper wiring with modular switches | |
| Windows | Aluminum sliding windows with grills | |
| Bathroom | Ceramic tiles with 7' dado | Designer ceramic tiles with 7' dado with bathtub in one bathroom. |
| Utility room | Separate utility area in each flat | |
| Sanitary | Branded sanitary ware | |
| C P fittings | Branded CP Fittings | Superior Branded CP Fittings |
| Kitchen platform | Granite slab, 2 ft ceramic tiles dado, SS sink. | Granite slab, 2 ft granite tiles dado, SS sink with drain board. |
| Plumbing | GI & PVC pipes | |
| Lofts | Lofts in each bedroom & kitchen | |

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

WITNESESS:


1. 

2. 

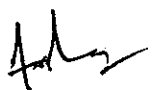
1. 

2. 


3. 
A. Prakash
BUILDER

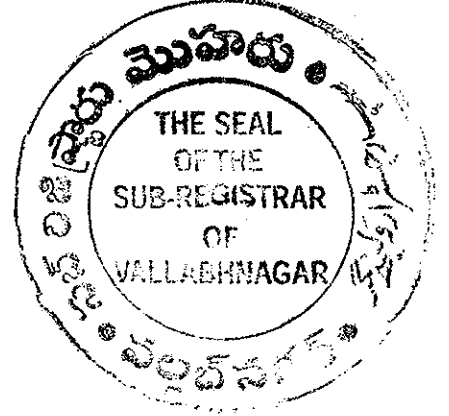



BUYER.



1 వ పుస్తకము 2010 సం/శా.శ.19 21 వ.సం. పు
దస్తావేజు నెం-473 మొత్తము తాగితముల సంఖ్య 45
ఈ తాగితము వరుస సంఖ్య (7)


నబ-లకస్థారు



REGISTRATION PLAN SHOWING

FLAT NO. 318 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.

BUILDER: MR. KARNATI BHASKAR, SON OF MR. K. NARSIMHA AND OTHERS

BUYER: SQ. LDR. N. ARUN KUMAR, SON OF MR. N. RAJA NARSIAH

REFERENCE:
AREA:

89.18

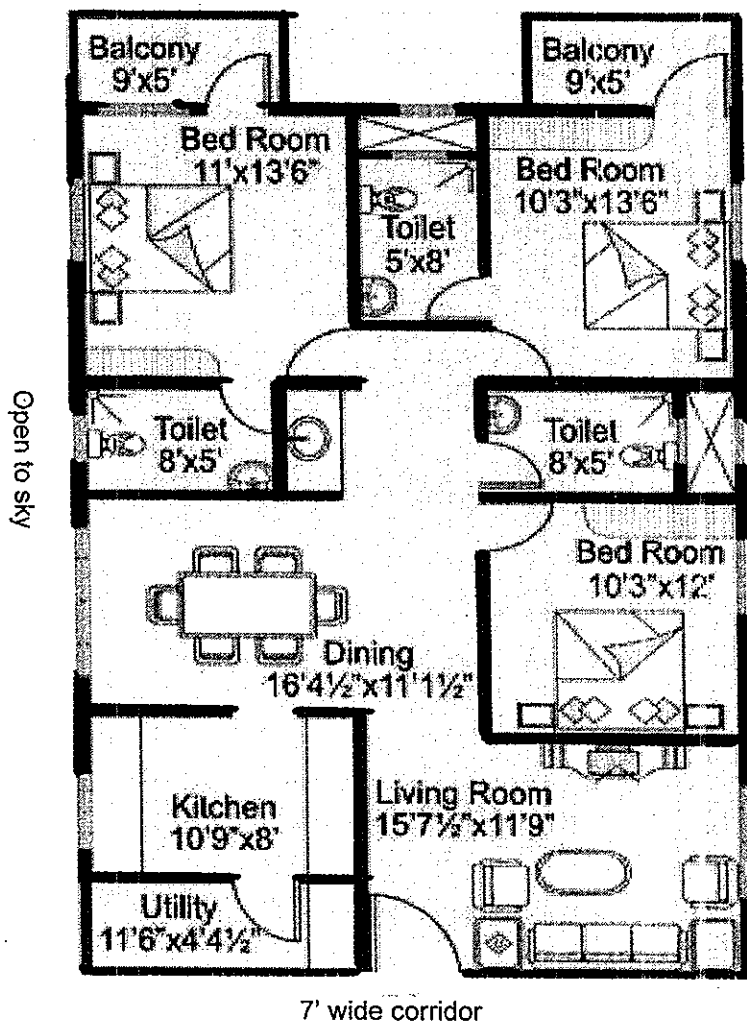
SCALE:
SQ. YDS. OR

INCL:

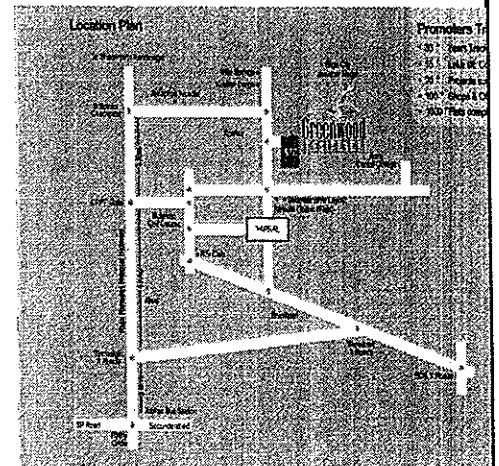
EXCL:

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

Open to sky



Open to sky



WITNESSES:

1.

[Handwritten signature]

2.

[Handwritten signature]

3. *[Handwritten signature]*

1. *[Handwritten signature]*
4. *[Handwritten signature]*

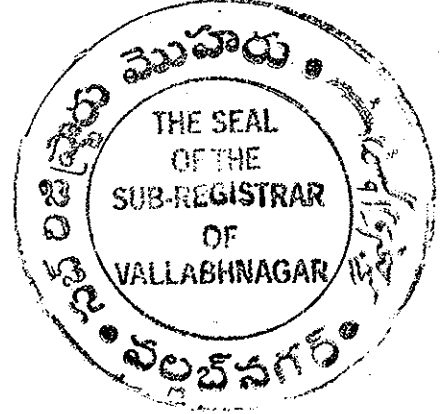
SIG. OF THE BUILDER

[Handwritten signature]

SIG. OF THE BUYER

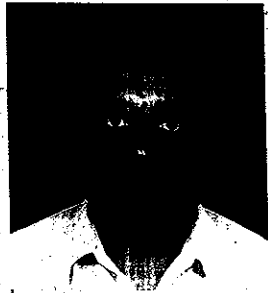
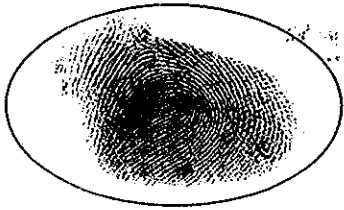
1 వ పుస్తకము 2010 సం/శా.శ.1931 వ.సం. పు
దస్తావేజు నెం-473 మొత్తము కారితముల సంఖ్య (15)
ఈ కారితము వరుస సంఖ్య (8)

నబ-రిజిస్ట్రారు



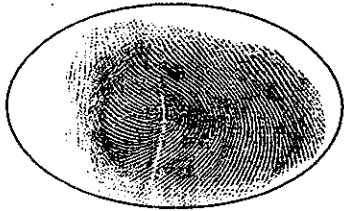
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL.N | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH BLACK & WHITE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|------|--|--|--|
|------|--|--|--|

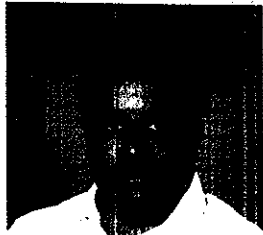
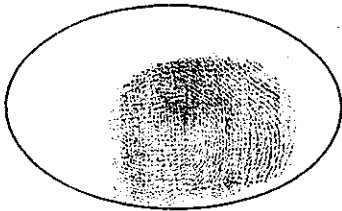


BUILDERS:

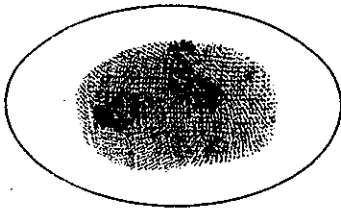
1. SHRI. KARNATI BHASKAR
S/O. SHRI. K. NARSIMHA
R/O. H. NO. 2-44/1
SAI NAGAR
CHAITANYAPURI
DILSHUKNAGAR
HYDERABAD.



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



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



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

SIGNATURE OF WITNESSES:

1.

1. K. Bhar

2. G. Gopinath 3. A. Purushotham


2.

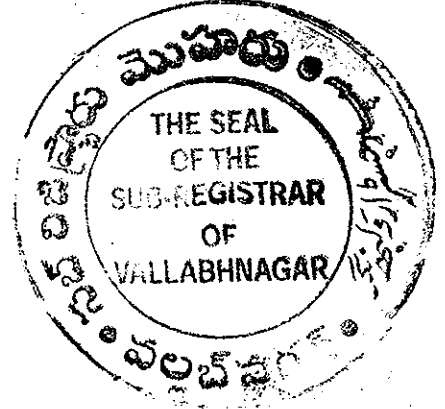
4. A. Srinivas

5.

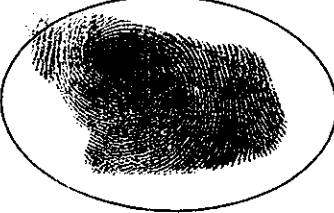
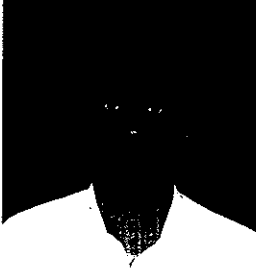
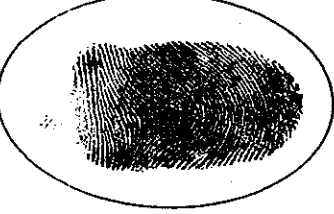

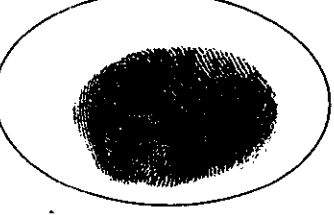
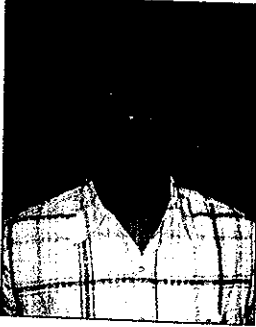
SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము 200 సం/శా.శ.1921 వ.సం. పు
దస్తావేజు నెం 473 మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరుస సంఖ్య (9)



సబ్-రిజిస్ట్రారు

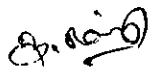


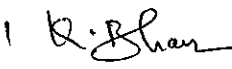
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.


| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH BLACK & WHITE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|--------|--|---|--|
| |  |  | 5. SHRI. BELIDE VENKATESH S/O. SHRI. EASHWARAIAH R/O. H. NO. 1-3-2/C/1 KISAN NAGAR BHONGIR NALGONDA DIST. |
| |  |  | <u>SPA FOR PRESENTING DOCUMENTS</u> <u>VIDE SPA NO. 55/BK IV/ 2009, Dt. 01.06.2009:</u> 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 |
| |  |  | <u>BUYER:</u> SQ. LDR. N. ARUN KUMAR S/O. MR. N. RAJA NARSIAH R/O. TMQ-4 OFFICERS MESS AF STN HAKIMPET, Presently R/o. Flat No. 307, Emerald Residency Block-B, Kompally Sec BAD - 014. |


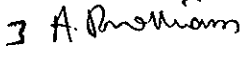
SIGNATURE OF WITNESSES:

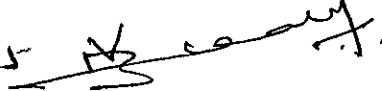
1. 

2. 

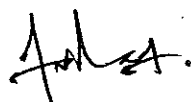
1. 

4. 

2.  3. 

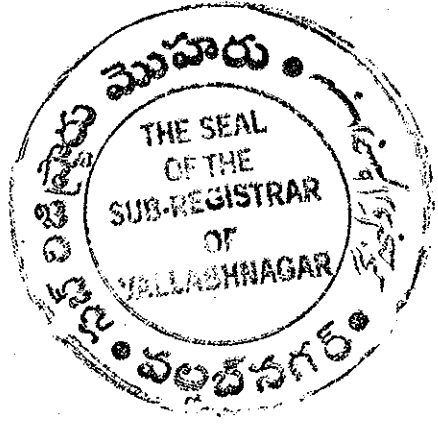
5. 

SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 2010 సం/శా.శ.1921 వ.సం. వ
దస్తావేజు నెం 473 మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరుస సంఖ్య 10

నబ్-రిజిస్ట్రారు



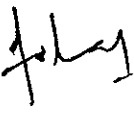


Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000487/2010 of SRO: 1508(VALLABNAGAR)
Presentant Name(Capacity): SOHAM MODI(GP)

Report Date: 19/02/2010 14:01:28

This report prints Photos and FPs of all parties

| SINo. | Thumb Impression | Photo | Name and Address of the Party | PartySignature |
|-------|---|---|---|---|
| 1 |  |  | (CL) LDR N.ARUN KUMAR TMQ-4 OFFICERS MESSAF STN HAKIMPET |  |

Identified by

Witness 1


Witness 2



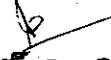

Photos and TIs
captured by me

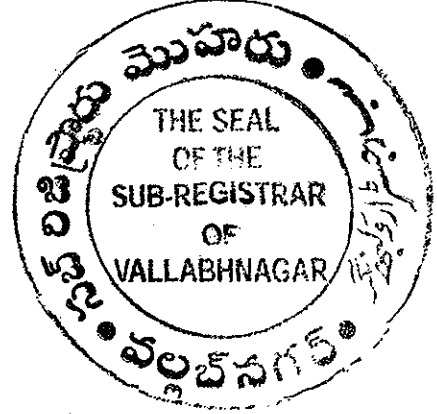
Capture of Photos and TIs

done in my presence



1 వ పుస్తకము 2010 సం/శా.శ.1931 వ.నం. పు
దస్తావేజు నెం 473 మొత్తము కాగితముల సంఖ్య 45
ఈ కాగితము వరుస సంఖ్య (11)


నబ-రిజిస్ట్రారు





Family Members Details

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

J. Shan
 గృహము పంపం/2025/25

05/08/2005 *hush*

భారతము చేరి 25.48.2/2.25.2

HOUSEHOLD CARD

Card No. : P.D.1682141D0155
 F.P Shop No. : 197
 పేరు : కార్నాథ భాస్కర్
 Name of Head of Household : Karnath . Bhaskar
 తండ్రి/భర్త పేరు : నరసింహ
 Father/ Husband Name : Narsimha
 పుట్టిన తేదీ/Date of Birth : 09/03/1965
 వయస్సు/Age : 40
 వృత్తి/Occupation : Own Business
 ఇంటి.నెం./House No. : 2-44/1, F- 103
 రోడ్ /Street : Chaitanyapuri
 కోల / Colony : Sai Nagar
 వార్డు No. : 4వ వార్డు/ Ward-4
 Municipality : / Gaddiannaram
 జిల్లా /District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 125,000
 LPG Consumer No. : 18625/(Double)
 LPG Dealer Name : Samatha Shiva Shak , HPC



Address / చిరునామా:

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

[Signature]

Electors Registration Officer
 ఎలక్షన్ రిజిస్ట్రేషన్ అధికారి
 Assembly Constituency
 అసెంబ్లీ నియోజకవర్గం

Bhuvanagiri
 భువనగిరి
 Place / స్థలం : Bhongir, భువనగిరి
 Date / తేదీ : 15.12.1995

This card may be used as an Identity Card under different Government Schemes.
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాల కింద గుర్తింపు కార్డుగా ఉపయోగించవచ్చు.
 MPIC No: 23/16/61/621-00574.02

Election Commission Of India
 భారత ఎన్నికల సంఘము

IDENTITY CARD

AP/41/292/180497



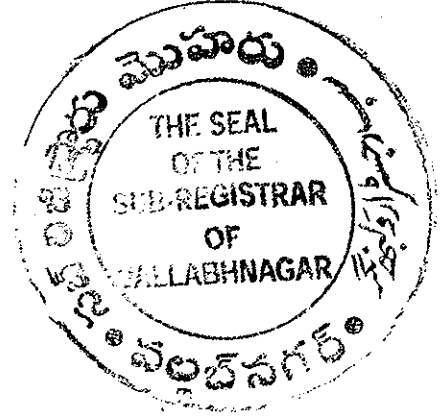
2



Elector's Name : B.Neekateswar
 ఎలక్షర్ పేరు : బి.నీకాటేశ్వర్
 Father's/Mother's
 Husband's Name : eeswaralah
 తండ్రి/భర్త పేరు : తిమ్మారావు
 Sex : M
 Age as on 1.1.1995 : 37
 1.1.1995 వరకు వయస్సు : 37

1 వ పుస్తకము 2010 నం/శా.శ.19 2 వ.సం. పు
దస్తావేజు నెం 473 మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరుస సంఖ్య 12

నబ-లజస్థారు



HOUSEHOLD CARD

Name of Head of Household : Addagatla Purushomani
 పంపిణీ పేరు : కె.కె.కె.
 Father/ Husband name : Vittal
 పుట్టిన తేదీ/Date of Birth : 22/09/1964
 వయస్సు/Age : 42
 వృత్తి/Occupation : Own Business
 ఇం.నె.నె./House No. : 1-3-1/C/1
 వీధి/Street : KAVADIGUDA
 Colony : MAIN ROAD
 Ward : వార్డ్ 1
 Circle : వార్డ్ 8
 Circle VIII
 జిల్లా/District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 350,000
 LPG Consumer No. (1) : 40157/(Double)
 LPG Dealer Name (1) : Apscc Corpn Ltd,IOC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) :



| | | | | |
|---|----------------|----------|----------|----|
| 2 | Padma | Wife | 23/06/68 | 38 |
| 3 | Prajwala | Daughter | 22/09/88 | 18 |
| 4 | Vamshi Krishna | Son | 16/10/91 | 15 |
| 5 | Vittal | Father | 18/11/39 | 67 |

K. SUDARSHAN REDDY
 DT(ENTR) 19/06/2019, Unit, Hyd
 వార్డు నెంబర్/30 మంది
 U/c DPL No. 122

HOUSEHOLD CARD

Father/ Husband name : Vittal
 పుట్టిన తేదీ/Date of Birth : 16/02/1972
 వయస్సు/Age : 34
 వృత్తి/Occupation : Own Business
 ఇం.నె.నె./House No. : 1-3-1/C/1, JAYAMANSION
 వీధి/Street : KAVADIGUDA
 Colony : MAINROAD
 Ward : వార్డ్ 1
 Circle : వార్డ్ 8
 Circle VIII
 జిల్లా/District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 150,000
 LPG Consumer No. (1) : 39979/(Double)
 LPG Dealer Name (1) : Apscc Corpn Ltd,IOC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) :




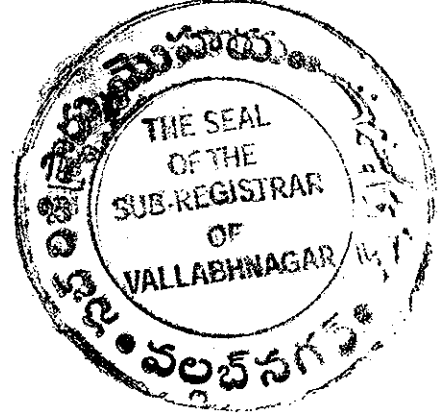
Family Members Details

| | | | | |
|---|----------|----------|----------|----|
| 2 | Uma Rani | Wife | 29/06/75 | 31 |
| 3 | Pranitha | Daughter | 27/10/98 | 8 |
| 4 | Varun | Son | 29/04/02 | 4 |
| 5 | Vittal | Father | 18/11/39 | 67 |


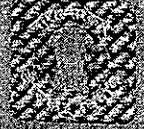


K. SUDARSHAN REDDY
 DT(ENTR) 19/06/2019, Unit, Hyd
 వార్డు నెంబర్/30 మంది
 U/c DPL No. 122

1 వ పుస్తకము 2010 సం/శా.శ.1921 వ.సం. వి
దస్త్రవేజు నెం. 473 మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితము వరుస సంఖ్య 12


నబ్-లజస్థారు



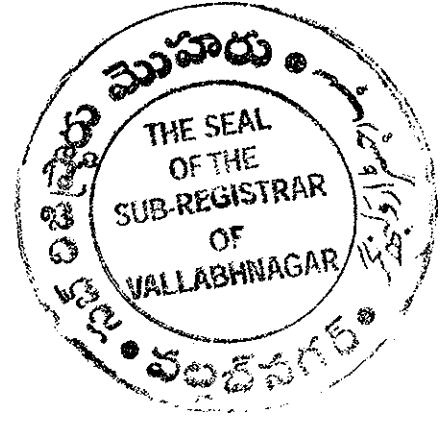
GPA HOLDER FOR PRESENTING
DOCUMENTS

| | | |
|--|--|--|
| आयकर विभाग INCOME TAX DEPARTMENT |  | भारत सरकार GOVT OF INDIA |
| PRABHAKAR REDDY K PADMA REDDY KANDI | |  |
| 15/01/1974 Permanent Account Number AWSPP8104E | |  |
|  Signature | | 048/2005 |

Prabhat

1 వ పుస్తకము 2010 నం/శా.శ.1921 వ.సం. పు
దస్తావేజు నెం 473 మొత్తము కారితముల సంఖ్య 15
ఈ కారితము వరుస సంఖ్య 14

నబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACQPN0368J



नाम /NAME

ARUN KUMAR NUKALA

पिता का नाम /FATHER'S NAME

RAJA NARSIAN NUKALA

जन्म तिथि /DATE OF BIRTH

30-01-1978


हस्ताक्षर /SIGNATURE

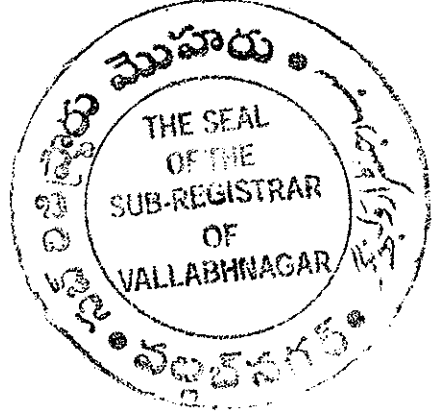
Pavinder Singh Bedwani
DR. PAVINDER SINGH BEDWANI

आयकर अधीक्षक (कंप्यूटर कोष)

Commissioner of Income-tax(Computer Operations)

1 వ పుస్తకము 2010 సం/శా.శ.1931 వ.సం. తు
దస్తావేజు నెం 473 లక్షము లాగితముల సంఖ్య 12
ఈ లాగితము వరుస సంఖ్య 15


నల్-లజస్ట్రారు

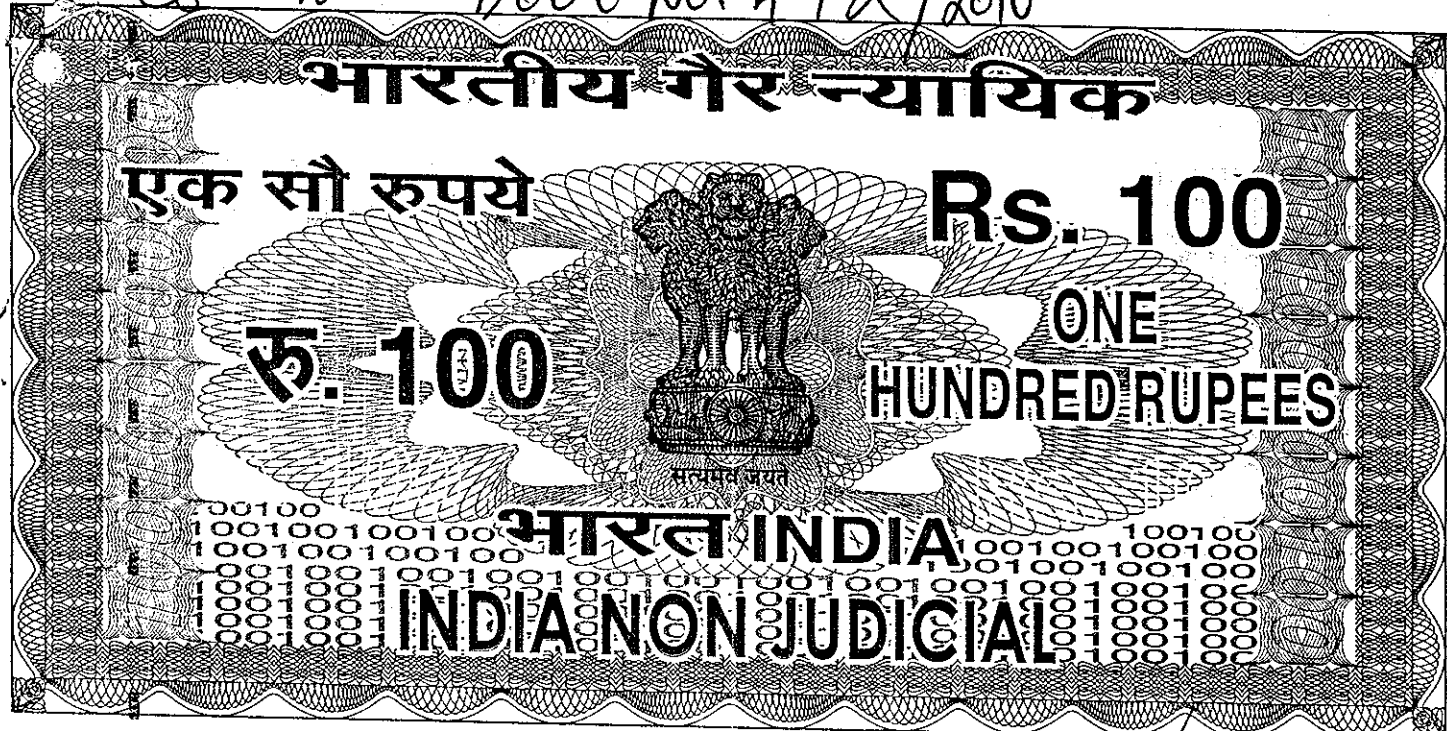


8800-486

DOCT NO. 472/2010

C 318

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. Chellayya
 291486
LEELA G. CHIMALU
 STAMP VENDOR
 S.V.L.No.32/1998, No.1/200
 5-4-76/A, Cellar Ranigunj,
 SECUNDERABAD-500 003.

7306 8/2/09
 Sl.No.....Date.....Rs. 100:-
 Sold To.....*B. Venkatesh*
 S/o.....*Eashwaraiyah*
 For Which.....*Self*

See

SALE DEED

This Sale Deed is made and executed on this 8th day of February 2010 at SRO, Vallabh Nagar, Hyderabad by:

1. SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA, aged about 44 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 20 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 45 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 36 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 42 years, Occupation Business, Resident of H. No. 1-3-2, Kisan Nagar, Bhongir, Nalgonda Dist.

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

K. Bhar

J. Cop...

A. Pr...

A. S...

A. S...

1 వ పుస్తకము 2010 సం/శా.శ.19 వ.నం. పుస్తకము నెం. 172 మొత్తము కాగితముల సంఖ్య (8) ఈ కాగితము పరుస సంఖ్య (1)

ENDORSEMENT

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

I. Stamp Duty:

- 1. in the shape of stamp papers..... Rs. 100/-
- 2. in shape of challan (u/s.41 of I.S.Act.,1899)..... Rs. 59900/-
- 3. in the shape of cash (u/s.41 of I.S.Act.,1899)..... Rs. =
- 4. adjustment of stamp duty u/s. 18 of I.S.Act.,1899,if any..... Rs. =

II. Transfer Duty:

- 1. in the shape of challan..... Rs. 24000/-
- 2. in the shape of cash..... Rs. =

III. Registration fees:

- 1. in the shape of challan..... Rs. 6000/-
- 2. in the shape of cash..... Rs. =

I. User Charges:

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

Total

Rs. 90100/-

2010 వ సం. ఫిబ్రవరి నెం. 19 వ తేదీ
1931 వ.శా.శ. సం. ఆర్డర్ మానము 30 వ తేదీ పగలు

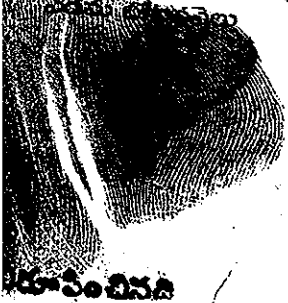
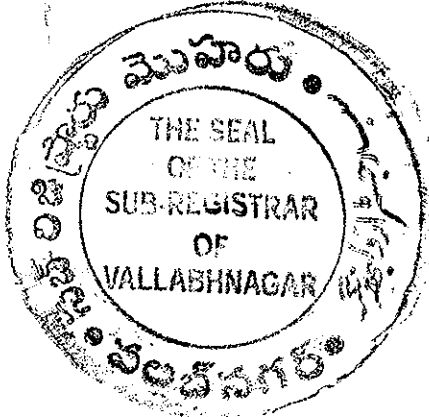
కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ సు అనుసరించి సనల్డించవలసిన ఫోటో గ్రాఫులు మరియు వేలిముద్రలతో సహా డాక్యుంట్లను చేసి రుసుము రూ. 6000/- లు చెల్లించారు.

Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road, Secunderabad-03, through attested CPA/SPA for presentation of documents, Vide GPA/SPA No. 55/2611/09 dated 01.06.09 registerer at SRO, Vallabh Nagar, Ranga Reddy District.

సబ్-రిజిస్ట్రారు



Prabhakar Reddy

Venkataramana Reddy s/o. Raju Reddy o/c: Serric Colony
R/o. 11-187/2 Rd no. 2, Green Hills
Sarcornagar, Hyderabad

B. RAS KUMAR

B. RAS KUMAR s/o. MURUND RAO
o/c: BUSINESS. R/o. AIWAL, SEC BAD.

V. RAMESH

2010 వ సం. ఫిబ్రవరి నెం. 19 వ తేదీ
1931 వ.శా.శ. సం. ఆర్డర్ మానము 30 వ తేదీ
సబ్-రిజిస్ట్రారు
వల్లభనగర్

AND

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003, represented by its Partners/ Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 38 years, Occupation: Business, resident of Plot No. 280, Jublee Hills, Hyderabad, and Smt. 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, being represented by:

Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 41 years, Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 18 years, Shri. A. Purushotham, S/o. Shri. A. Vittal aged about 41 years, Shri. A. Srinivas, S/o. Shri. A. Vittal aged about 33 years and Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 40 years, who are the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4102/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owner".

IN FAVOUR OF

SQ. LDR. N. ARUN KUMAR, SON OF MR. N. RAJA NARSIAH, aged about 32 years, Occupation: Service, residing at Flat No. 307, Emerald Residency, Block-B, Kompally, Secunderabad - 500 014, hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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

WHEREAS:

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

H. Bhar

K. Gopinath

A. Purushotham

A. Srinivas

Belide Venkatesh

1 వ పుస్తకము 20/0 నం/శా.శ.19 3 వ.నం. పు
 దస్తావేజు నెం 472 మొత్తము కాగితముల సంఖ్య 48
 ఈ కాగితము వరుస సంఖ్య (2)

[Handwritten signature]

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

సబ్-రిజిస్ట్రారు

No. 472/10 Date 19-02-10

I hereby Certify that the deficit Stamp duty
 59900/- (Rs. Fifty nine thousand
 nine Hundred only)
 has been levied in respect of the instrument from
 Executant of this doc on the basis of agreed
 Market Value of Rs. 1200000/-
 been higher than the consideration

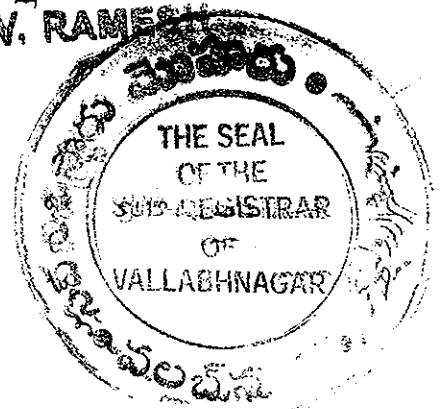
[Handwritten signature]
 Collector & Sub-Registrar
 Vallabh Nagar
 Under the Indian Stamp Act)

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: 130690 Dated 09-02-10.
 at SBH Begumpet Branch (299)
 Dt. 19-02-10
 St. SRO Vallabh Nagar
[Handwritten signature]
 Sub-Registrar
 Vallabh Nagar

1 వ పుస్తకము 20/0 నం. / శా.శ 193/వ సంపు
 472 నెంబరుగా రిజిస్టరు చేయబడినది. నా.నెం
 విమిత్తు గుర్తింపు నెంబరు 1508-1-472-20/0.

తేదీ, 19-02-10.

[Handwritten signature]
 సబ్-రిజిస్ట్రారు
 పల్లభ నగర్
 V. RAMESH



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

K. Bhan

B. Gupta

A. Prakash

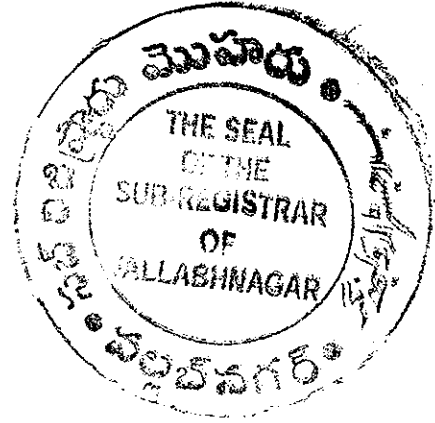
A. S. Srinivas

A. S. Srinivas

1 వ పుస్తకము 2010 సం/శా.శ.1921 వ.నం. పు
దస్తావేజు నెం. 472 మొత్తము కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య (2)

6

నట్-రిజిస్ట్రారు



- 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 a semi finished, semi-deluxe apartment bearing flat no. 318 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 one car on the stilt floor admeasuring about 100 sft. in the building known as Greenwood Residency and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 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.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

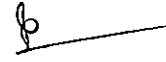
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi finished, semi-deluxe apartment bearing flat no. 318 on third floor in block no. 'C', having a super built-up area of 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) in building known as Greenwood Residency together with:
 - a) An undivided share in the Schedule Land to the extent of 89.18 sq. yds.
 - b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206, 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 in the following manner:

K. Shan
A. Srin

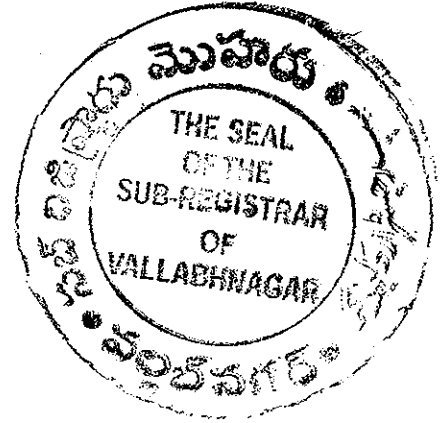
K. Gopale
A. Srin

A. Prabhakar

1 వ పుస్తకము 2010 నం/శా.శ.1931 వ.నం. పు
దస్తావేజు నెం 472 మొత్తము కారితముల సంఖ్య 12
ఈ కారితము వరుస సంఖ్య (4)



నల్-రిజిస్ట్రారు



- i. Rs.11,56,690/-(Rupees Eleven Lakhs Fifty Six Thousand Six Hundred and Ninety Only) paid by way of cheque no. 873691, dated 30.01.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd.
 - ii. Rs.43,310/-(Part Payment) (Rupees Forty Three Thousand Three Hundred and Ten Only) paid by way of cheque no. 655012, dated 19.10.2009 drawn on SBI, Kompally Branch, Secunderabad.
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.
 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:-

B. Bhan

B. Gupta

A. Pruthi

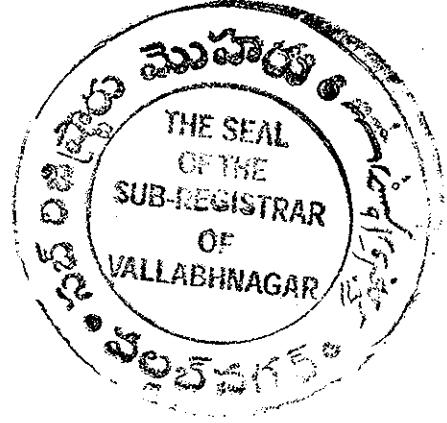
A. Sharma

~~B. Gupta~~

1 త పుస్తకము 2010 సం/శా.శ.19 31 వ.నం. పు
దస్తావేజు నెం 472 మొత్తము తాగితముల సంఖ్య 12
ఈ తాగితము వరుస సంఖ్య 5

h

సబ్-రిజిస్ట్రారు



- 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.

K. Shan

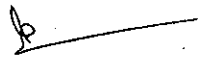
A. Srinivas

K. Gopal

~~_____~~

A. Prakash

1. బి.పుస్తకము 2010 సం/శా.స.1931 వ.సం. పు
దస్తావేజు నెం. 479 మొత్తము కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య (6)


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.
10. Stamp duty and Registration amount of Rs. 90,000/- is paid by way of challan no. 130690, dated 3.2.10 drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 12,000/- paid by way of Payorder No. 154117, dated 08.2.10, drawn on HDFC, S. D. Road, Secunderabad..

K. Bhar

K. Gupta

A. Prakash

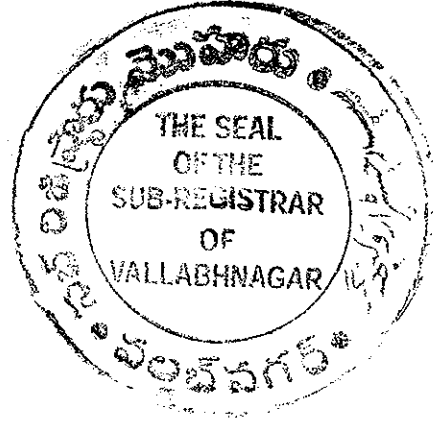
A. Sharma

~~K. Gupta~~

1 వ పుస్తకము 2010 నం/శా.శ.1921 వ.నం. పు
దస్తావేజు నెం 472 మొత్తము కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య (7)



సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'


SCHEDULE OF APARTMENT

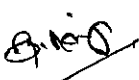
All that portion forming a semi-finished semi-deluxe apartment no. 318 on the third floor in block no. 'C' admeasuring 1665 sft. of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds. and a reserved parking space for single car on the stilt floor, admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

| | |
|----------|------------------|
| North By | Open to Sky |
| South By | Open to Sky |
| East By | 7' wide corridor |
| West By | Open to Sky |

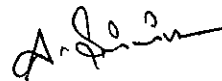
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

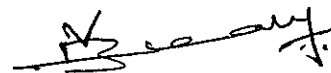
2. 








A. P. Pruthi

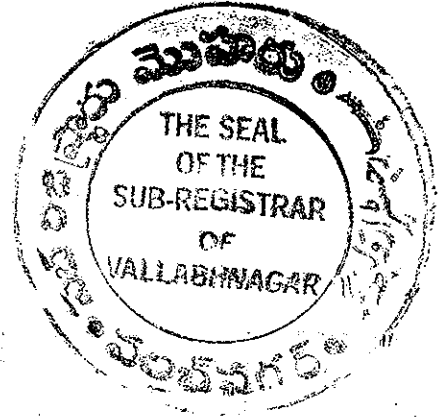


VENDOR


BUYER

1 వ పుస్తకము 2010 సం/శా.శ.193 వ.నం. షు
దస్తావేజు నం. 479 మొత్తము కాగితముల సంఖ్య (8)
ఈ కాగితము వరుస సంఖ్య (8)


నల్-రిజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : Semi-deluxe apartment bearing flat no.318 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
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 : 100 sft. Parking space for One Car
- 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/-

R. Bharan
B. G. Prasad
A. Prashanth
A. Srinivas
B. G. Prasad

Date: 08.02.2010

Signature of the Executants

C E R T I F I C A T E

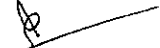
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

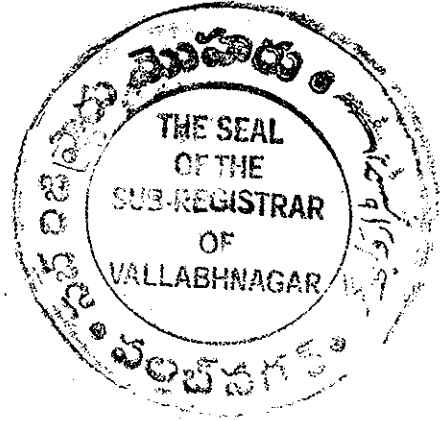
Date: 08.02.2010

Signature of the Executants

R. Bharan
B. G. Prasad
A. Prashanth
A. Srinivas
B. G. Prasad

1 వ పుస్తకము 2010 సం/శా.స.1931 వ.సం. షి
దస్తావేజు నెం 472 మొత్తము కారితముల సంఖ్య (18)
ఈ కారితము వరుస సంఖ్య (9)


నట్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 318 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: MR. KARNATI BHASKAR, SON OF MR. K. NARSIMHA AND OTHERS

BUYER: SQ. LDR. N. ARUN KUMAR, SON OF MR. N. RAJA NARSIAH

REFERENCE:
AREA:

89.18

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

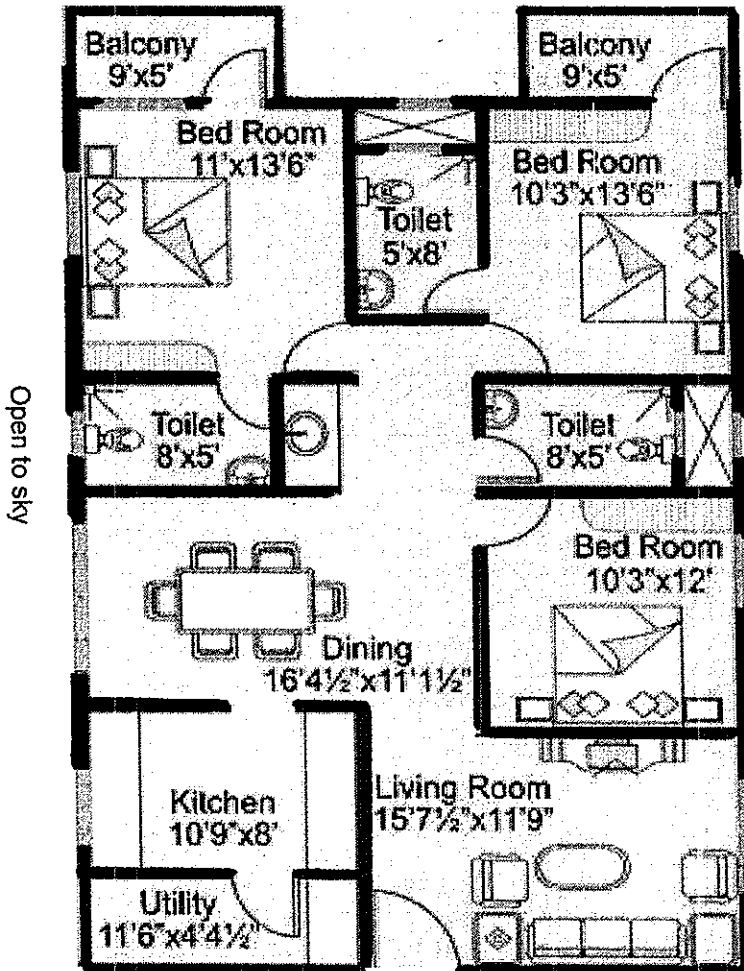


EXCL:

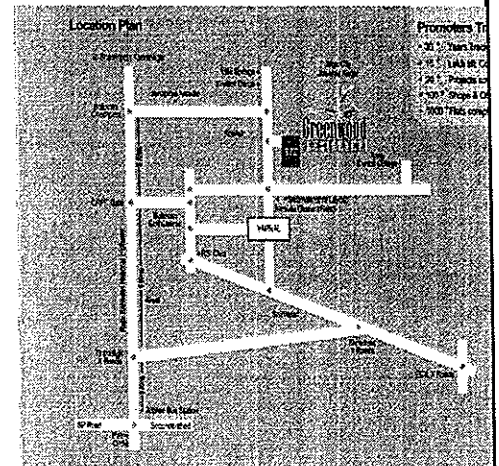


U/S. OUT OF TOTAL: Ac. 6-05Gts
PLINTH AREA : 1665 SFT.

Open to sky



Open to sky



7' wide corridor

WITNESSES:

1. *[Signature]*
2. *[Signature]*

1. *K. Bhar*

4. *A. Srinivas*

2. *B. Gopala*

5. *[Signature]*


3. *A. Prashanth*

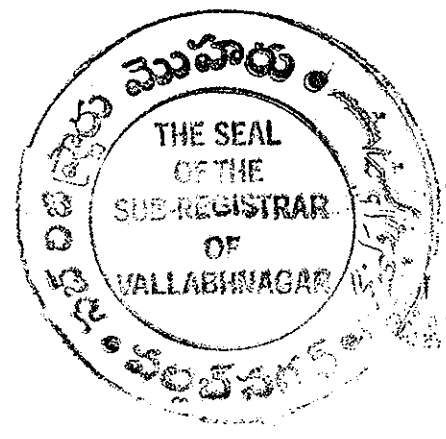
SIG. OF THE VENDOR

[Signature]

SIG. OF THE BUYER

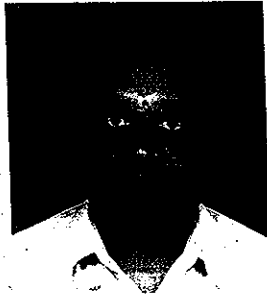
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ఈ కాగితము వరుస సంఖ్య 10


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

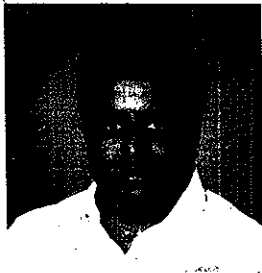


VENDORS:

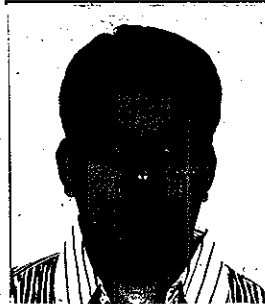
1. SHRI. KARNATI BHASKAR
S/O. SHRI. K. NARSIMHA
R/O. H. NO. 2-44/1
SAI NAGAR
CHAITANYAPURI
DILSHUKNAGAR
HYDERABAD.



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



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



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

SIGNATURE OF WITNESSES:

1.

2.

1.

2.

2.

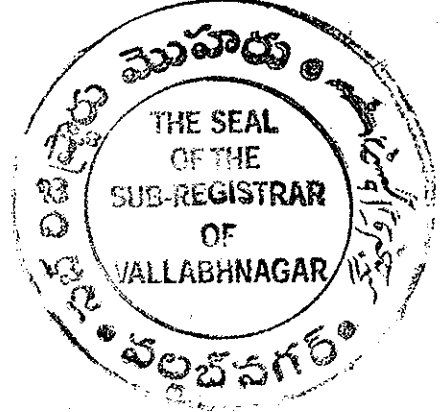
3.

4.

SIGNATURE OF THE EXECUTANT'S

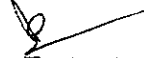
1 వ పుస్తకము 2010 సం/శా.శ.193 వ.సం. పు
దస్తావేజు నెం. 472 మొత్తము కారితముల సంఖ్య 18
ఈ కారితము వరుస సంఖ్య (11)

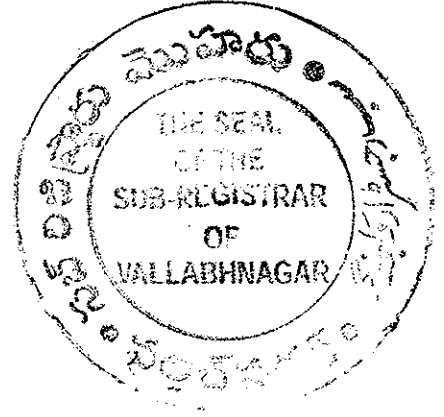
నటి-రిజిస్ట్రారు



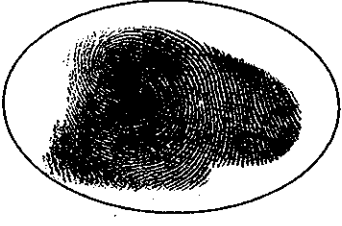
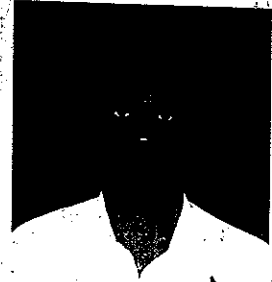


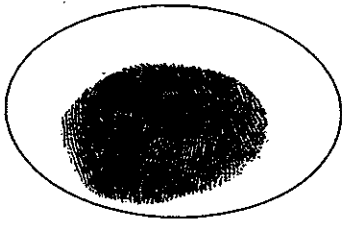
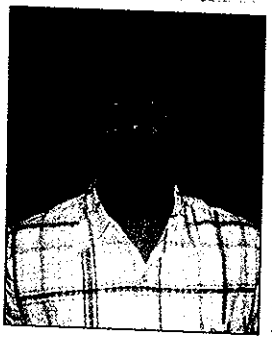


1 వ పుస్తకము 2010 సం/శా.శ.1921 వ.సం. పు
దస్తావేజు నెం 472 మొత్తము కాగితముల సంఖ్య 18
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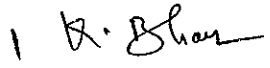

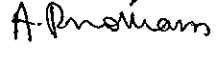

నంద-లజస్థారు

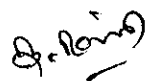

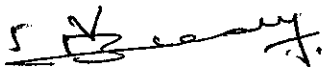


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

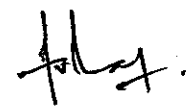
| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH BLACK & WHITE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|--------|--|---|--|
| |  |  | 5. SHRI. BELIDE VENKATESH S/O. SHRI. EASHWARAIAH R/O. H. NO. 1-3-2/C/1 KISAN NAGAR BHONGIR NALGONDA DIST. |
| |  |  | SPA FOR PRESENTING DOCUMENTS VIDE SPA NO. 55/BK IV/ 2009, Dt. 01.06.2009: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003 |
| |  |  | <u>BUYER:</u> SQ. LDR. N. ARUN KUMAR S/O. MR. N. RAJA NARSIAH R/O. TMQ-4 OFFICERS MESS AF STN HAKIMPET, Presently R/O Flat no. 307, Emerald Residency Block - B, Kompally SEC - BAD - 014. |

SIGNATURE OF WITNESSES:

1.  1.  2.  3. 

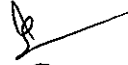
2.  4.  5. 

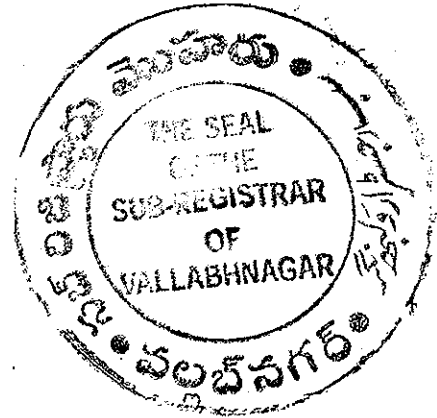
SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 2010 సం/శా.శ.19 3 వ.నం. షి
దస్తావేజు నెం 472 మొత్తము కారితముల సంఖ్య 18
ఈ కారితము వరుస సంఖ్య 13


సబ్-రిజిస్ట్రారు






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

C.S.No./Year: 000486/2010 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(GP)

Report Date: 19/02/2010 14:02:38

This report prints Photos and FPs of all parties

| SINo. | Thumb Impression | Photo | Name and Address of the Party | PartySignature |
|-------|---|---|--|---|
| 1 |  |  | (CL) SQ.LDR.N.ARUN KUMAR F.NO.307 EMERALD RESIDENCYKOMPALLY SEC-BAD-14 |  |

Identified by

Witness 1

Witness 2





Photos and TIs

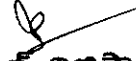
captured by me

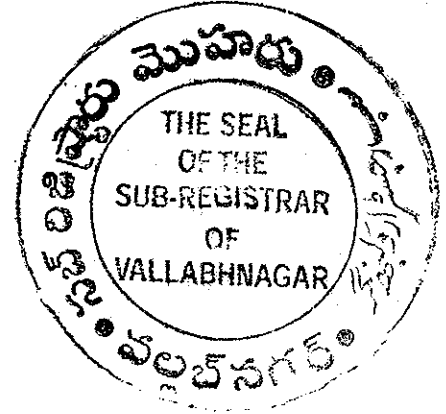
Capture of Photos and TIs

done in my presence

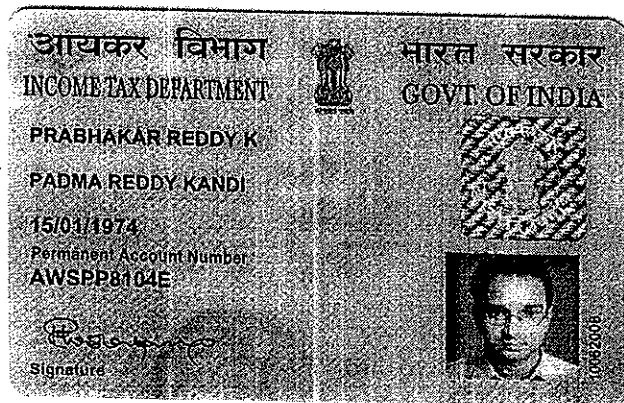


1 వ పుస్తకము 2010 సం/శా.స.19 31 వ.సం. పు
దస్తావేజు నెం 472 మొత్తము కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య 14


నబ్-రిజిస్ట్రారు




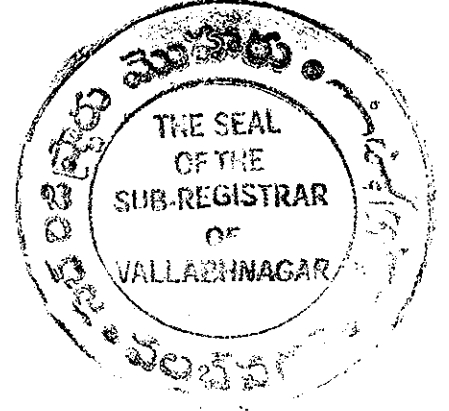
GPA HOLDER FOR PRESENTING
DOCUMENTS



Prabha...

1 వ పుస్తకము 2010 సం/శా.శ.1931 వ.నం. పు
దస్తావేజు నెం. 472 మొత్తము కారితముల సంఖ్య 49
ఈ కారితము వరుస సంఖ్య (17)


నబ్-లజస్థారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACQPN0368J



नाम /NAME

ARUN KUMAR NUKALA

पिता का नाम /FATHER'S NAME

RAJA NARSIAN NUKALA

जन्म तिथि /DATE OF BIRTH

30-01-1978

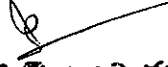
हस्ताक्षर /SIGNATURE

Parvinder Singh Behl
DR. PARVINDER SINGH BEHL

आयकर आयुक्त (कंप्यूटर कोश)

Commissioner of Income-tax (Computer Operations)

1 క పుస్తకము 2010 సం/శా.స.19 31 వ.నం. పు
దస్త్రావేణ నెం 472 మొత్తము కారితముల సంఖ్య 18
ఈ కారితము వరుస సంఖ్య 18


నబ్-రిజిస్ట్రారు

