

367/08

C303

MO 3555/8



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 363249

Date : 14-08-2008 Serial No : 32,657 Denomination : 100

Purchased By :

ANKUSH ARORA
S/O UMESH ARORA
HYD

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

For Whom :

SELF

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 14th day of August 2008 at Secunderabad by and between:

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, Kisan Nagar, Bhongir, Nalgonda Dist, hereinafter referred to as the Builder.

[Signature]

[Signature]

A. Purusham

[Signature]

[Signature]

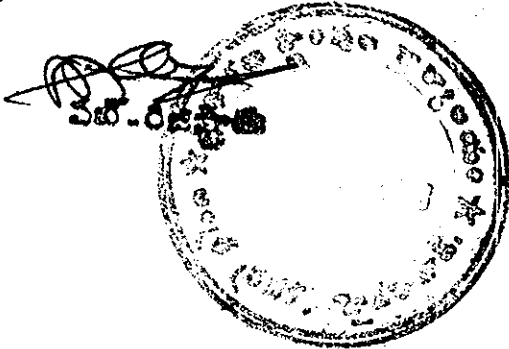
[Signature]

1 వ పూర్వకము 2-లా సు/శా. న. 1970 వ. నం. ఖ
 దస్తావేజు నెం. 2555 మొత్తము కాగితముల సంఖ్య (14)
 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 duty	Rs. 100 = 00
2. In the shape of ...	Rs. 17110 = 00
3. In the shape of ...	Rs. =
II. ...	
1. In the shape of ...	Rs. =
2. In the shape of ...	Rs. =
III. Registrar's Fees:	
1. In the shape of ...	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. 18310/-



2000 రూపము లిచ్చినది నెం. 14 వ తేదీ
 1930 రూపము లిచ్చినది నెం. 27 వ తేదీ పగులు
 2 వసూలు చేసినది మొత్తము 1000 రూపములతో సహా
 కాగితములను క. Bhasakar.
 దాఖలు చేసినది నెం. 1000 రూపములతో సహా
 మొత్తము 1000 రూపములతో సహా

K. Bhasakar
 K. Bhasakar



Karnali Bhasakar & Co. K. Narshima o/c: Business
 R/o. 2-44/1, Sai Nagar, Chaitanya Puram, DSNR
 HMD.

K. Gopinath

K. Gopinath & Co. K. Bhasakar, o/c: Business
 R/o. 2-44/1, Sai Nagar, Chaitanya Puram, DSNR,
 Hyd.

A. Prabhakar

S/o. A. Vittal, o/c: Business
 R/o. 1-2-1/c, flat No. 101, 1st Floor,
 Jayamangalam, Kavadi Guda, Hyderabad.



AND

MR. ANKUSH ARORA, SON OF MR. UMESH ARORA, aged about 28 years, residing at JG-1/8, Vikaspuri, New Delhi - 110 018, hereinafter referred to as the Buyer. 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 14.8.08 has purchased a semi-finished, deluxe apartment bearing no. 303 on the third floor in block no. 'C', admeasuring 1230 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. 3554/08 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 no. 303 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 deluxe apartment bearing no. 303 on the third floor in block no. 'C', admeasuring 1230 sft. of super built up area and undivided share of land to the extent of 65.88 sq. yds, a reserved parking space for single car admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 17,21,000/- (Rupees Seventeen Lakhs Twenty One Thousand Only).
2. The Buyer shall pay to the Builder the above said consideration of Rs. 17,21,000/- (Rupees Seventeen Lakhs Twenty One Thousand Only) in the following manner:

B. Bhan

B. G. G. G. 3 A. P. P. P.

A. S. S.

~~B. G. G. G.~~

~~A. P. P. P.~~

1 వ పూస్తకము 2007 సం/శా. క. 1930వ. సం. పు
 దస్తావేజు నెం. 2727 మొత్తము కారితముల సంఖ్య (14)
 ఈ కారితము వరుస సంఖ్య (2)

[Signature]
 ఎ.వి.సి.సి.

కొత్తము బొటన వ్రేలు *[Signature]*

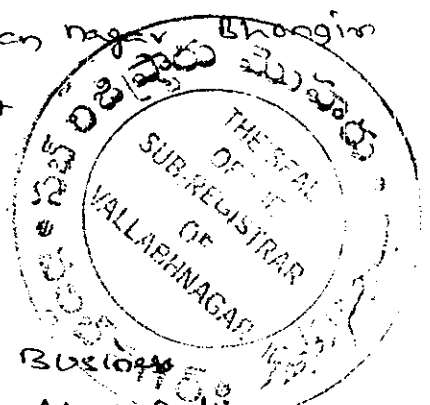


S/o. A. Vittal occ: Business
 R/o. 1-3-1/11, Flat No. 101
 1st floor, Jayamansion, Karadiguda
 Hyd.

కొత్తము బొటన వ్రేలు *[Signature]*



S/o. Eastwarial occ: Business
 R/o. 1-3-2, Risen Nagar, Bhongir
 Nalgonda Dist



కొత్తము బొటన వ్రేలు *[Signature]*



ANKUSH AROA
 S/o. UMESH AROA, occ: Business
 R/o. 3A-1/8, Vikaspur, New Bell - 110 018.

కూపించినది,

[Signature]

S/o. K.R. Reddy occ: Business
 5-4-187/3 & 4, m. G. Road, Sec 4

[Signature]

Ch. Venkat Ramare Reddy S/o. Anji Reddy. occ. Service
 13-184/4, Green Hills Colony, Sarwanagar, Hyd.

2008వ సం. *[Signature]* నెం. 14 వరకు ఎ.వి.సి.సి.
 1930 వ.శా. *[Signature]* మాసం 23 వరకు పూర్తవడ

Installment	Amount (Rs.)	Due date of payment
I	8,41,000/-	05.09.2008
II	3,30,000/-	05.10.2008
III	5,50,000/-	01.08.2009

3. 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 2 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.
4. 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.
5. 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.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 303 on the third floor in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
7. 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.
8. 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. B. Bhan

2. B. Coprent

3. A. P. P. P. P.

4. A. S. S.

5. N. S. S.

6. S. S.

1 వ పుస్తకము 2008 నం/కా. వ. 1930 వ సం. వ
 దస్తావేజు నెం. 3555 మొదటగా కారితము సందర్భ (4)
 ఈ కారితము వరుస సందర్భ (3)

[Handwritten Signature]
 సబ్-రిజిస్ట్రార్

ENFORCEMENT OF 41 & 42 OF IS ACT
 No. 3555/08 Date 14-8-08

17110/- *[Handwritten Signature]* *[Handwritten Signature]*
 One Hundred and Ten Only
 had been paid towards the amount from
 Expenses of this Court on the basis of agreed
 Market Value of Rs. 1721000/-
 been higher than the consideration

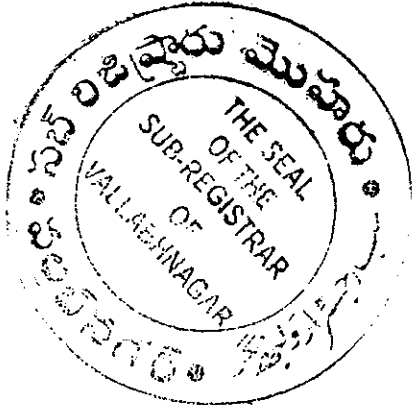
[Handwritten Signature]
 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

17110/-
 An amount of Rs. - towards Stamp Duty
 including Transfer Duty and Rs 1000/- towards
 Registration Fee was paid by the party through a/c
 Receipt Number 842486 Dated 14-8-08
 at SBM Begumpet Branch (299)
 Dt. 14-8-08
 St. SRO Vallabh Nagar
[Handwritten Signature]
 Sub-Registrar
 Vallabh Nagar

1 వ పుస్తకము 2008 నం. / కా. వ. 1930 వ సం. వ
 3555 నెంబరుగా కారితము చేయబడినది సందర్భం గా
 విమతం గుర్తింపు నెంబరు 1930-1-3555-2008

తేదీ - 14-8-08.

[Handwritten Signature]
 సబ్-రిజిస్ట్రార్
 వల్లభ నగర్.



9. The Builder shall complete the construction of the Apartment and handover possession of the same by 01st August 2009 with grace period of 06 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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 Paramount Residency project.

D. Ghosh

2 *K. Gupta*


3 *A. Purohit*

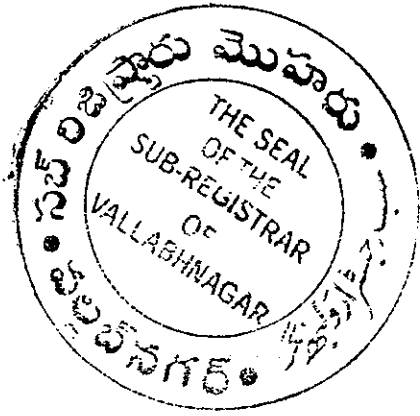
A. Saha

H. Saha

Amal

1 వ పూర్వకము 2007 సం/శా. త. 1970 వ. సం. వు
దస్తావేజు నెం. 2555 మొత్తము కారితముల సంఖ్య (14)
ఈ కారితము వరుస సంఖ్య (4)


నల్ల - రిజిస్ట్రారు



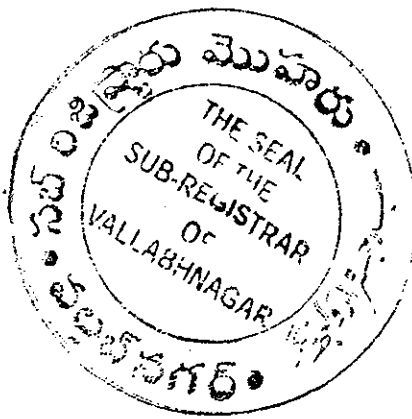
15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Greenwood Residency project or cause any inconvenience or obstructions whatsoever. However, the claim 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.

1. *H. Bhanu* 2. *B. Gopalth* 3. *A. Pullaiah*
 4. *A. Suman* 5. *[Signature]*

[Signature]

1 వ ప్రావుకము 2007 సం/సా. న. 1920 వ. సం. వా
దస్తావేజు నం. 2555 మొత్తము కాగితముల సంఖ్య (14)
ఈ కాగితము వరుస సంఖ్య (8)


వ. రెడ్డి



21. 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.
22. 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.
23. Stamp duty and Registration amount of Rs. 18210/- is paid by way of challan no. 342486 dated 14.8.08 and VAT an amount of Rs. 17210/- paid by way of Payorder No. 578322, dated 14.8.08, both drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad.

SCHEDULE OF APARTMENT

All that portion forming a semi-finished deluxe apartment no. 303 on the third floor in block no. 'C' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds. and reserved parking space for single car on the stilt floor, admeasuring about 100 sft., in the residential apartment named as Greenwood Residency, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Open to sky & 7' wide corridor
South By	Flat no. 311
East By	Open to sky
West By	Open to sky


WITNESSES:

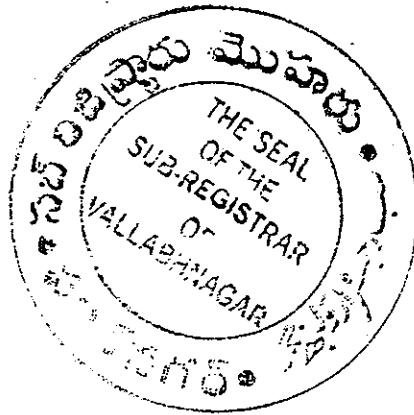
- [Signature]
- [Signature]

[Signature] [Signature] & [Signature]
[Signature] [Signature]
 BUILDER

[Signature] BUYER

! ప పూస్తకము 2009 సం/శా. శ. 1930 న. సం. చ
దస్తావేజు నెం. 2555 మొత్తము కాగితముల సంఖ్య (4)
ఈ కాగితము వరుస సంఖ్య (6)


వకీ-రిజిస్ట్రార్

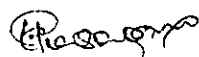
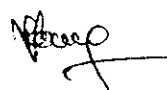




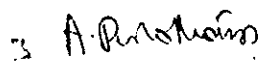
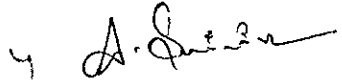
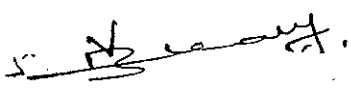
**SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION**

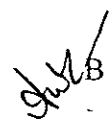
Item	Semi-Deluxe Flat	Deluxe Flat
Structure	RCC	
Walls	4 7/8" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Ceramic tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Flush doors with branded hardware Panel main door - polished. 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	
CP 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:

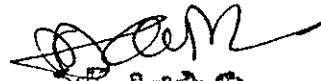
WITNESS:

1. 
2. 

1. 
2. 
3. 
4. 
BUILDER
5. 



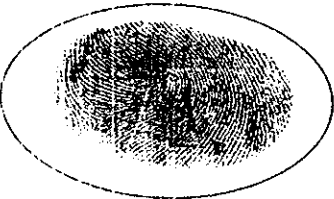



 BUYER.

1 వ ప్రాప్తకము 2008 సం/శా. నం. 1930 వ. నం. 2
దస్తావేజు నం. 2555 మొత్తము కారితముల సంఖ్య (19)
ఈ కారితము పనుల సంఖ్య (2)

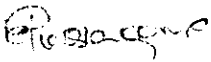

సహ. రిజిస్ట్రార్

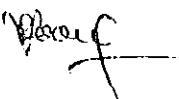




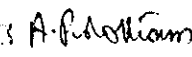
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

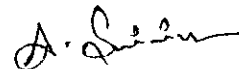
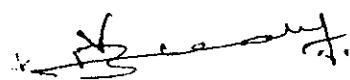
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>BUILDER:</u></p> <p>1. SHRI. KARNATI BHASKAR S/O. SHRI. K. NARSIMHA R/O. H. NO. 2-44/1 SAI NAGAR, CHAITANYAPURI DILSHUKNAGAR HYDERABAD.</p>
			<p>2. SHRI. K. GOPINATH S/O. SHRI. K. BHASKAR R/O. H. NO. 2-44/1 SAI NAGAR, CHAITANYAPURI DILSHUKNAGAR HYDERABAD.</p>
			<p>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.</p>

SIGNATURE OF WITNESSES:

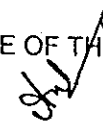
1. 

2. 


1.  2.  3. 

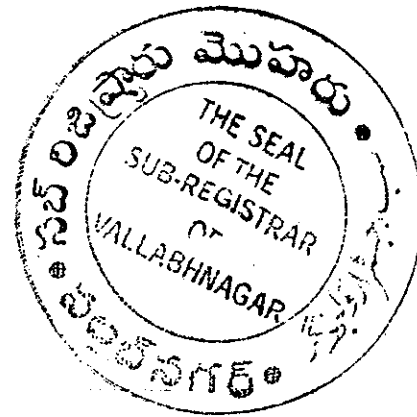
4.  5. 

SIGNATURE OF THE EXECUTANT'S



1 వ పూర్వకము 2 లాక్ నం/తా. త. 1930 వ. సం. పు
దస్తావేజి నం. 2222 మొత్తము కాగితముల సంఖ్య (4)
ఈ కాగితము పయన సంఖ్య (8)


పి. రవిశంకర్

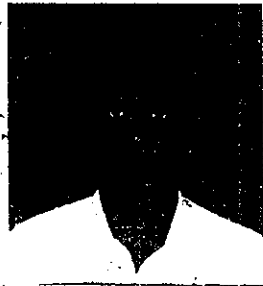


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

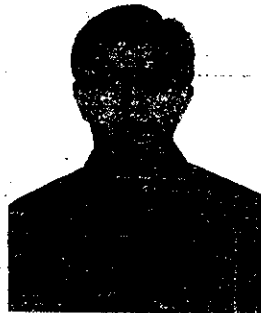
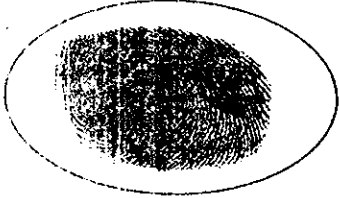
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	--	--



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.



5. SHRI. BELIDE VENKATESH
S/O. SHRI. EASHWARAIAH
R/O. H. NO. 1-3-2/C/1
KISAN NAGAR, BHONGIR
NALGONDA DIST.



BUYER:
MR. ANKUSH ARORA
S/O. MR. UMESH ARORA
R/O. JG-1/8
VIKASPURI
NEW DELHI - 110 018.

SIGNATURE OF WITNESSES:

1.


2.

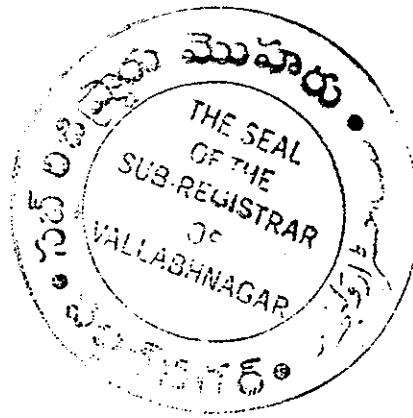
1.

2.

SIGNATURE OF EXECUTANTS

1 వ ప్రాసక్రము 2004 సం/శా. న. 1930 వ. సం. ను
దస్తావేజు సం. 3555 మొత్తము కార్యముల సంఖ్య (14)
ఈ కార్యము చూడవ సంఖ్య (9)


వ. రిజిస్ట్రార్












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

C.S.No./Year: 003617/2008 of SRO: 1508(VALLABNAGAR)
 Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 14/08/2008 15:30:48

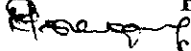
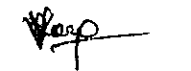
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ANKUSH ARORA JG- 1/8,VIKASPURNEW DELHI-018	
2			(EX) A.PURUSHOTHAM H.NO.1-3-1/C/1, FLAT NO.1011ST FLOOR JAYAMANSION, KAVADIGUDA, HYD	
3			(EX) A.SRINIVAS H.NO.1-3-1/C/1, FLAT NO.1011ST FLOOR JAYAMANSION, KAVADIGUDA, HYD	

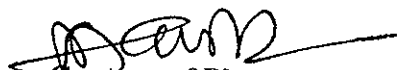
Identified by

Witness 1

Witness 2

Photos and TIs
 captured by me


 Capture of Photos and TIs
 done in my presence


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

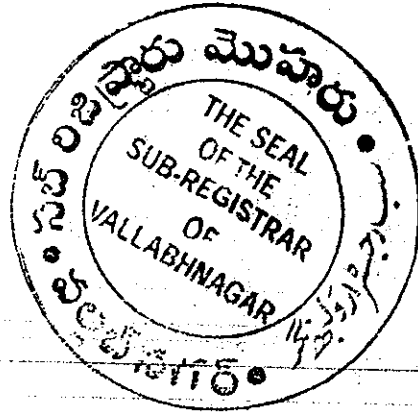
C.S.No./Year: 003617/2008 of SRO: 1508(VALLABNAGAR)
 Presentant Name(Capacity): SOHAM MODI(EX)



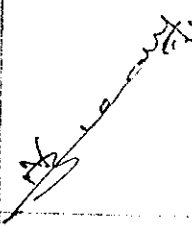


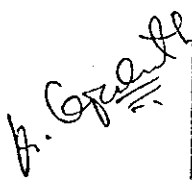


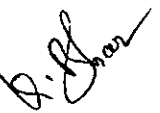
14/08/2008 15:30:48

This report prints Photos and FPs of all parties

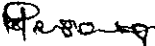
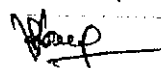
1 వ పూస్తకము 2000 సం/శా. 1950 వ. సం. వు
దస్తావేజు నెంబర్ 25 మొత్తము కారితముల సంఖ్య (14)
ఈ కారితము పరుస సంఖ్య (10)


36-02

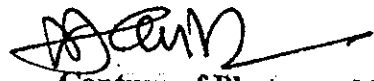


SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
4			(EX) BELIDE VENKATESH H.NO.1-3-2/C/1, KISAN NAGAR, BHONGIRNALGONDA DIST	
5			(EX) K.GOPINATH H.NO.2-44/1, SAI NAGAR, CHAITANYAPURIDILSUKNAGAR, HYDERABAD	
6			(EX) KARNATI BHASKAR H.NO.2-44/1, SAI NAGAR, CHAITANYAPURIDILSUKNAGAR, HYDERABAD	

Identified by
Witness 1
Witness 2

Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

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

C.S.No./Year: 003617/2008 of SRO: 1508(VALLABNAGAR)
Presentant Name(Capacity): SOHAM MODI(EX)

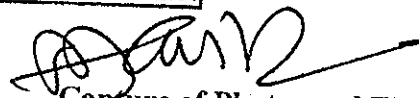
14/08/2008 15:30:48

This report prints Photos and FPs of all parties

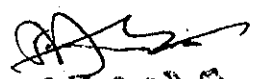
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature

Identified by
Witness 1

Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence


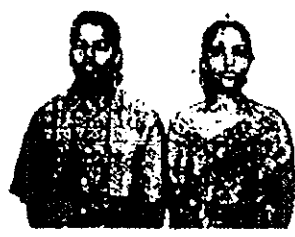
1 వ పూస్తకము 2008 నంబరు 330 క. స. చ
దస్తావేజు నం. 2055
ఈ కార్యము గురించి 11


వ.ప. రెడ్డి



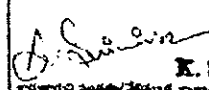
HOUSEHOLD CARD

Father/Husband name : Vittal
 Date of Birth : 16/02/1972
 Age : 23
 Occupation : Own Business
 Address / House No. : 1-3-1031 JAYAMANSION
 Street : KAVADIGUDA
 Colony : MAINROAD
 Ward : 5-1
 Circle : Circle VIII
 District : Hyderabad
 Annual Income (Rs.) : 150,000
 LPG Consumer No. (1) : 39979 (Double)
 LPG Dealer Name (1) : Apisco Corpn Ltd, RDC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) : /

Family Members Details


Sr No.	Name	Relationship	Date of Birth	Age
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	16/11/99	62


K. SUDARSHAN REDDY
 DT (RPA) Circle VIII, Hyd
 Uc-DPL No. 122

b. Ghosh

A. Srinivas



Address / పట్టణం:
 1-3-2
 Bhuvanagiri
 Bhuvanagiri
 1-3-2
 భువనగిరి
 భువనగిరి


 Electoral Registration Officer
 భువనగిరి పట్టణం
 Assembly Constituency
 భువనగిరి పట్టణం

Place/ పట్టణం : Bhongir/భువనగిరి
 Date/ తేదీ : 15.12.1995

This card may be used as an Identity Card under different Government Schemes.
 ఇది వివిధ ప్రభుత్వ పథకాలలో
 గుర్తింపు కార్డుగా ఉపయోగించవచ్చు.
MPIC No. 13/16/01/021/00574/02

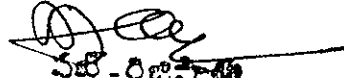
Election Commission Of India
 భారత ఎన్నికల సంఘం
IDENTITY CARD
 గుర్తింపు కార్డు
 AP/41/292/180497

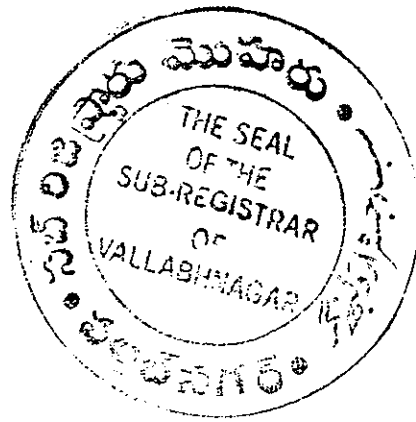




Elector's Name : B. Venkateswar
 అయిదు నెంబరు : B. వెంకటేశ్వర్లు
 Father's/Mother's/Husband's Name : reeswararab
 తండ్రి/తల్లి/భార్య నెంబరు : రేసవారాబ్
 Sex : M ప్ర/పు : పు
 Age as on 1.1.1995 : 27
 1.1.1995 తేదీకి వయస్సు : 27

B. Venkateswar

1 వ ప్రామాణిక 2-వారి సం/తా. న. 1950 వ. సం. 2
దస్తావీజ సం 3555 మొదలు కారీజముల సంఖ్య (14)
ఈ కారీజములను సంఖ్య (12)


వ. రిజిస్ట్రార్





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Vasantha	Wife	22/08/69	36
3	Veena	Daughter	10/01/87	18
4	Gopinath	Son	31/01/89	16
5	Naveen	Son	27/06/97	13

D. Shan
05/08/2005
w/3240 24 2526 4/10 25

HOUSEHOLD CARD


Card No. : 142141D0155
 F.P Shop No. :
 Name of Head of Household : Narasimha
 Father/Husband Name : Narasimha
 Date of Birth : 09/03/1965
 Age : 40
 Occupation : Own Business
 No./House No. : 2-44/1, F-103
 St./Street : Chaitanyapuri
 Colony : Sai Nagar
 Ward No. : 4
 Municipality : / Gaddimarru
 District : / Hyderabad
 Annual Income (Rs.) : 125,000
 LPG Consumer No. : 18625 (Double)
 LPG Dealer Name : Sumantha Shiva Shak, HPC

D. Shan

D. Gopinath

HOUSEHOLD CARD

Name of Head of Household : Adaganth Purushotham
 Father/Husband name : Vital
 Date of Birth : 22/09/1964
 Age : 42
 Occupation : Own Business
 No./House No. : 1-3-1/01-
 St./Street : KAVADIGUDA
 Colony : MAIN ROAD
 Ward :
 Circle :
 District : / Hyderabad
 Annual Income (Rs.) : 350,000
 LPG Consumer No. (1) : 40157 (Double)
 LPG Dealer Name (1) : Apacce Corpn Ltd/JOC
 LPG Consumer No. (2) :
 LPG Dealer Name (2) :




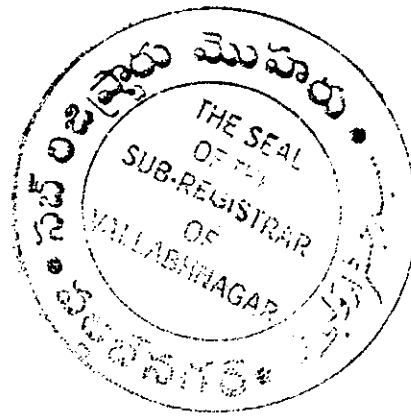
1	Padma	Wife	23/06/68	38
3	Pragnava	Daughter	22/09/86	18
4	Vanshi Krishna	Son	16/10/91	15
5	Vital	Father	18/11/39	67

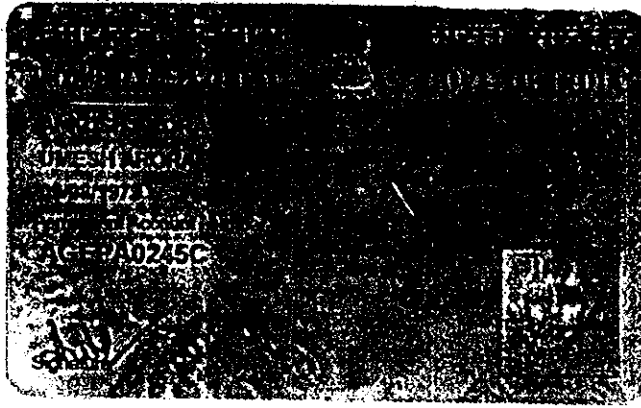
A. Purushotham
SUDARSHAN REDDY
 DT (ENTR) PROBRO's Unit, Hyd
 T/C DPL NO. 122

A. Purushotham

1 ప పూస్తకము 2001 సం/శా. త. 1970 ప. నం. నా
దస్తావేజు నెం. 3555 మొత్తము కాగితముల సంఖ్య (4)
ఈ కాగితము పరుస సంఖ్య (13)


5వ-0వ-స్థానం



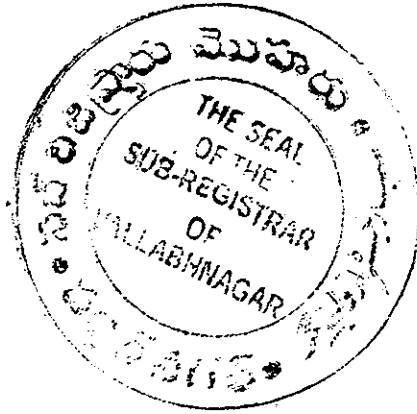


Handwritten signature or initials



1 వ పూస్తకములోని సం/శా. న. 1930 వ. సం. వి
దస్తావేజు నం. 207 మొత్తము కాగితముల సంఖ్య (14)
ఈ కాగితము వరుస సంఖ్య (4)


పర. రిజిస్ట్రార్



C/303/08

C 303

DN No 3554/08

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

SCANNED

47

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 14-08-2008

Serial No : 32,658

Denomination : 100

P 363250

Purchased By :

ANKUSH ARORA
S/O UMESH ARORA
HYD

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

For Whom :

SELF

SALE DEED

This Sale Deed is made and executed on this 14th day of August 2008 at Secunderabad by and between:

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, 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.

Page 1

1 వ పూస్తకము 200/సం/నా. శ. 1930వ. సం. పు
 దస్తావేజు నెం. 357 మొత్తము కారితముల సంఖ్య (18)
 ఈ కారితము వరుస సంఖ్య (/)

ENDORSEMENT

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

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100 = 00
- 2. in the shape of adhesion (Sec. 41 of IS Act, 1929) Rs. 43/50 = 00
- 3. in the shape of adhesion (Sec. 41 of IS Act, 1929) Rs. =
- 4. adhesion (Sec. 41 of IS Act, 1929) if any Rs. =

II. Transfer fee:

- 1. in the shape of stamp papers Rs. 17300 = 00
- 2. in the shape of adhesion (Sec. 41 of IS Act, 1929) Rs. =

III. Registration fees:

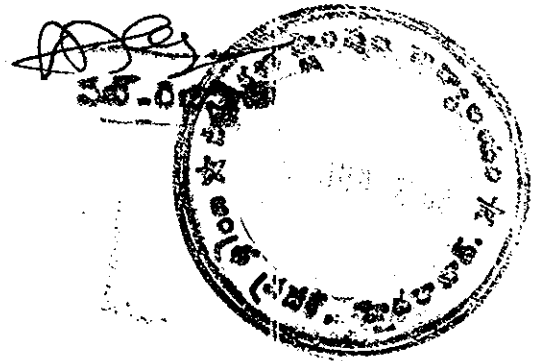
- 1. in the shape of stamp papers Rs. 4325 = 00
- 2. in the shape of adhesion (Sec. 41 of IS Act, 1929) Rs. =

IV. User Charges:

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

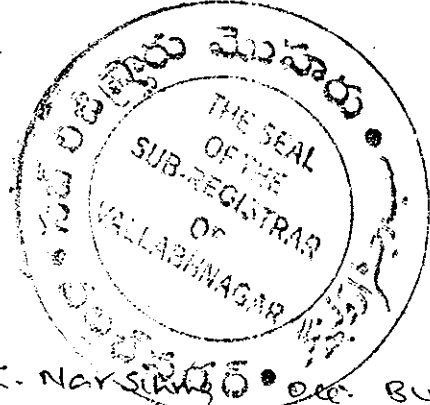
Total

Rs. 64975/-



2008 సం. నెం. 14 న తీసి
 1930 సం. నెం. 23 న తీసి వదిలి
 మొత్తము 3 గంటల ముద్ర వల్లనూరి సభ లిజిస్ట్రేటర్
 కార్యాలయంలో కి. భాస్కర్ **K. Bhaskar**
 లిజిస్ట్రేటర్ వద్దను 1902 లోని సెక్షన్ 32లో ను అనుసరించి
 సర్దుబాటుచేసింది. ఈ ద్వారా మొత్తము పదికలములతో సహా
 దాఖలు చేసి రుసుము రూ. 4325 = 00 లు చెల్లించినది
 తన ఆధీనము కిక్కిరిస్తూ
 పదికలములను

K. Ghos
K. Ghos



Kannati Bhaskar &/a K. Narasimha Reddy, Business
 No. 2-44/1, Sai nagar, Chaitanya Puram, DSNR, Hy

విజయ వాయిదా వేజులు **K. Gopinath**

K. Gopinath S/o. K. Bhaskar, occ: Business
 No. 2-44/1, Sai nagar, Chaitanya Puram, DSNR, Hy

విజయ వాయిదా వేజులు **A. R. Ratham**

S/o. A. Mittal, occ: Business
 No. 1-21/c, f. No. 101, 3 or 4 floor
 Jayamansion, Kavathiguda, Hyd.



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

MR. ANKUSH ARORA, SON OF MR. UMESH ARORA, aged about 28 years, residing at JG-1/8, Vikaspuri, New Delhi - 110 018, 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, Vallabh Nagar, 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, Vallabh Nagar, R. R. District (hereinafter this land is referred to as the Owners Land).

K. Bhaskar

K. Gopinath

A. Purushotham

A. Srinivas

A. Vittal

1 వ పూస్తకము 2-0-1 నెం/నా. శ. 1930 ప. నం. 1
 దస్తావేజు నెం. 3554 మొత్తము కారీతుముల సంఖ్య (78)
 ఈ కారీతుము వరుస సంఖ్య (2)

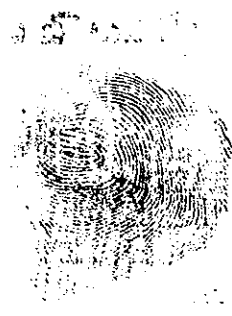
[Signature]
 వ. రెడ్డి

చివరి పేజీ *[Signature]*

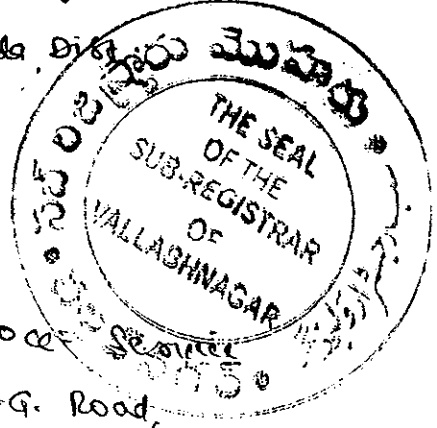


S/o. A. Vittal, occ: Business
 R/o. 1-3-1/c/1, flat no. 10, 2nd floor
 Janamansion, Karadiguda, Htd.

[Signature]



S/o. Eashwaralab occ: Business
 R/a. 1-3-2, Kisan Nagar
 Bhongir, Nalgonda Dist.



పంచనామ

[Signature]

S/o. K-R. Reddy occ: *[illegible]*
 5-6-187/2 & 4, M.G. Road,
 Sec'bad.

[Signature]

Ch. Venkatesh Rama Reddy S/o. Anji Reddy occ: Service
 13-184/4 Green Hills colony, Saroornagar. And.

2008వ సం. *[illegible]* నెం. 14 వరకు వ. రెడ్డి
 1930 వ. శ. *[illegible]* మాసం 23 వరకు రెడ్డివరకు

- 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

H. Bhanu

H. Gopal

A. P. Srinivas

A. Srinivas

H. Gopal

1 వ పూస్తకము 2008 సం/శా. నం. 1330 వ. సం. పు
 దస్తావేజు నెం. 3554 మొత్తము కాగితముల సంఖ్య (18)
 ఈ కాగితము పయస సంఖ్య (2)

[Signature]
 సబ్-రిజిస్ట్రార్

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 3554/08 Date: 14-8-08

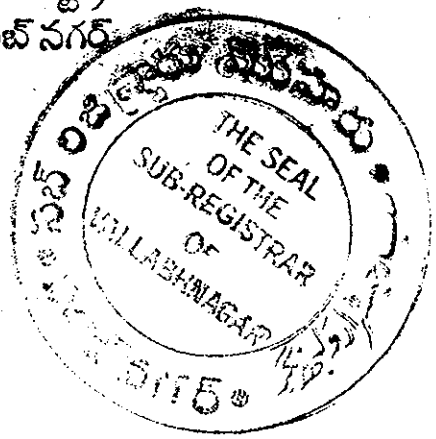
Chitabhi Co. Ltd. has paid the defunct Stamp duty
43150/- The Society Three thousand
one hundred and fifty only
 has been levied in respect of the instrument from
 Executants of this deed on the basis of agreed
 Market Value of Rs. 865000/-
 been higher than the consideration

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

43150/-
 An amount of Rs. 13300/- towards Stamp Duty
 including Transfer Duty and Rs. 4325/- towards
 Registration Fee was paid by the party through challan
 Receipt Number 842487 Dated 14-8-08
 at SBH Begumpet Branch (299)
 Dt. 14-8-08
 SI. SRO Vallabh Nagar
[Signature]
 Sub-Registrar
 Vallabh Nagar

1 వ పూస్తకము 2008 సం. / శా.నం 1330 వ సంపు
 3554 నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది ఎక్జిక్యూటర్స్
 ఏమిత్తం గుర్తింపు నెంబరు 1568-13554-2008.
 తేదీ - 14-8-08.

[Signature]
 సబ్-రిజిస్ట్రార్
 వల్లభ్ నగర్



- 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 deluxe apartment bearing flat no. 303 on third floor, in block no. 'C' having a super built-up area of 1230 Sft. together with undivided share in the scheduled land to the extent of 65.88 sq. yds. and a reserved parking space for single 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. 8,65,000/- (Rupees Eight Lakhs Sixty Five Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has no share in the sale consideration agreed herein.

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

D. Shan


A. Shan

B. Shan

B. Shan

A. Shan

1. పేరు - 2008/పా. కె. 1930 చ. సె. పు.
దస్తవేదిక నెం. 2274 పా. కె. కమిషన్ కార్యదర్శి కార్యాలయం (18),
కా. కార్యదర్శి కార్యాలయం (4)


పబ్. రిజిస్ట్రార్



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:-
 - 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. Ghosh

B. Ghosh

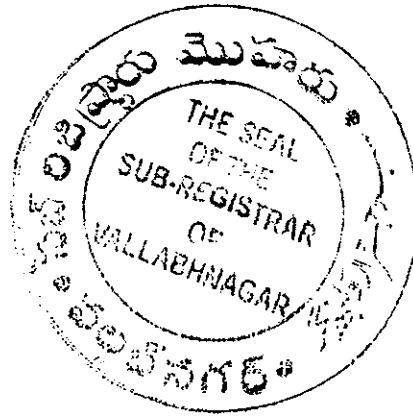
A. Prakash

A. Prakash

B. Ghosh

1 వ ప్రాసకము 200/సం/శా. న. 1970వ. సం. వ
దస్తావేజు నెం. 3554 మొత్తము కారితముల సంఖ్య (18)
ఈ కారితము పఠన సంఖ్య (5)

ఎం. రఘునాథులు



- 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.
- g) That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.

1. *H. Bhan*

2. *H. G. ...*

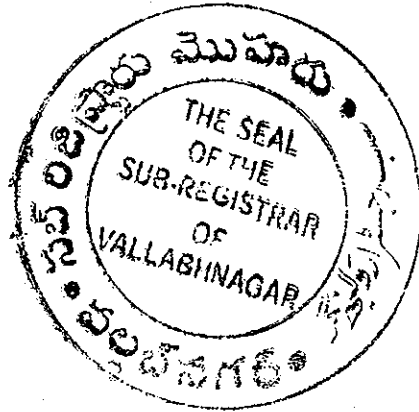
3. *A. Robinson*

4. *A. ...*

5. *A. ...*

1 వ పూస్తకము 2014 సం/శా. వ. 1930 వ. సం. వా
దస్తావేజు నెం. 3554 మొత్తము కారితముల సంఖ్య (18)
ఈ కారితము వరుస సంఖ్య (6)


వ. రిజిస్ట్రార్



- h) The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i) That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs. 64,875/- is paid by way of challan no. 842482 dated 14.8.08 and VAT an amount of Rs. 8650/- paid by way of Payorder No. 578372, dated 14.8.08, both drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad.


1. K. Bhar

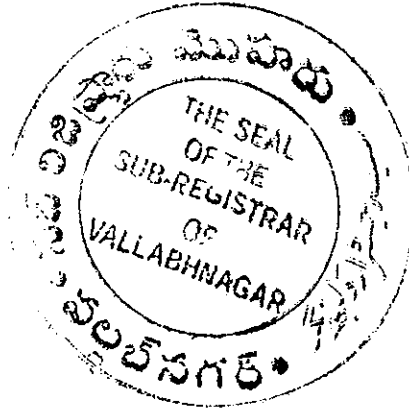
2. A. Srinivas

3. A. Prabhakar

4. A. Prabhakar

1 వ పూసకము²⁰⁰ సం/శా. చ. 1930 వ. సం. వా
దస్తావేజు నెం. 3554 ముక్తము కారితముల సంఖ్య (18)
ఈ కారితము వరుస సంఖ్య (7)


నల్ల - రిజిస్ట్రార్



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

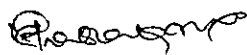
SCHEDULE 'B'

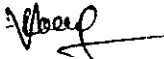
SCHEDULE OF APARTMENT

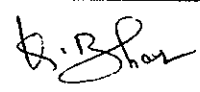
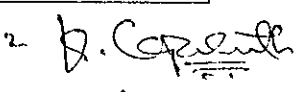
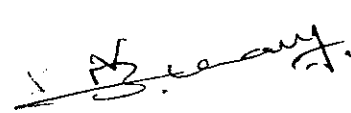
All that portion forming a Semi-finished Deluxe apartment no. 303 on the third floor in block no. 'C' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds. and reserved parking space for single car on the stilt floor, admeasuring about 100 sft. in the residential apartment named as Greenwood Residency, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Open to sky & 7' wide corridor
South By	Flat no. 311
East By	Open to sky
West By	Open to sky

WITNESSES:

1. 


2. 

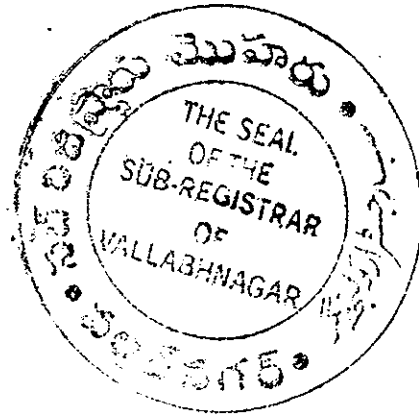
1.  2. 
A. P. Lakshmi, A. Srinivas


VENDOR

BUYER


1 వ పూస్తకము 2019 సం/శా. న. 1930 వ. సం. వి.
దఫానా నెం. 3554 మొదలగు కారణముల సంఖ్య (18)
ఈ కారణముల వరుస సంఖ్య (8)


ప. రెడ్డి



ANNEXURE-1-A

1. Description of the Building : Deluxe apartment no. 303 on the third floor in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. No. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 65.88 sq. yds., U/S Out of Ac. 6-05 Gts..
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 100 sft. Parking space for One Car
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor : 1230 sft.
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 8,65,000/-

1 *K. B. Ghosh*
2 *K. G. Ghosh*
3 *A. P. Ghosh*
4 *A. Ghosh*
5 *A. Ghosh*

Date: 14. 08. 2008

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: 14. 08. 2008

1 *K. B. Ghosh*
2 *K. G. Ghosh*
Signature of the Executants

3 *A. P. Ghosh*


Page 9

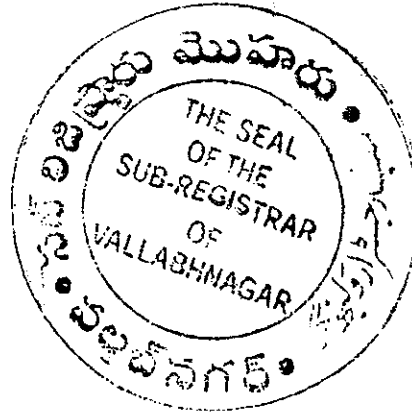
4 *A. Ghosh*

5 *A. Ghosh*

Shukla

1 వ పూస్తకము 201/ సం/తా. శ. 1930 ప. సం. 20
దస్తావేజు నెం. 3554 మొత్తము కారితముల సంఖ్య (1) ;
ఈ కారితము పడున సంఖ్య (9)


వ. రి. జ. శ. శ. శ.



REGISTRATION PLAN SHOWING

FLAT NO. 303 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: MR. ANKUSH ARORA, SON OF MR. UMESH ARORA

REFERENCE:
AREA: 65.88

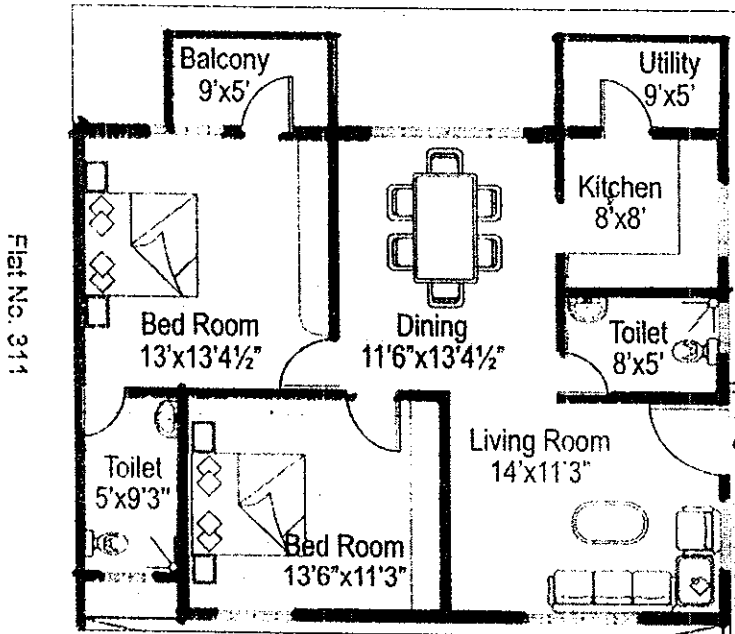
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

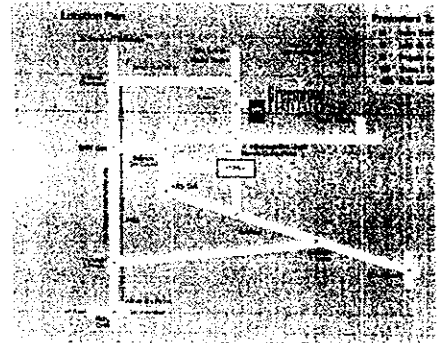
EXCL:

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

Open to sky



Open to sky & 7' wide corridor



Open to sky

1. *K. B. Shor* 2. *K. C. G. ...* 3. *A. P. ...*
4. *A. S. ...* 5. *...*

WITNESSES:

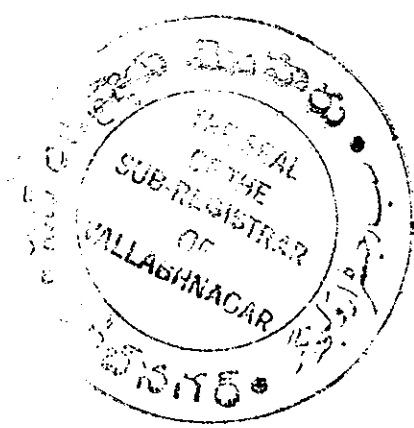
1. *[Signature]*
2. *[Signature]*

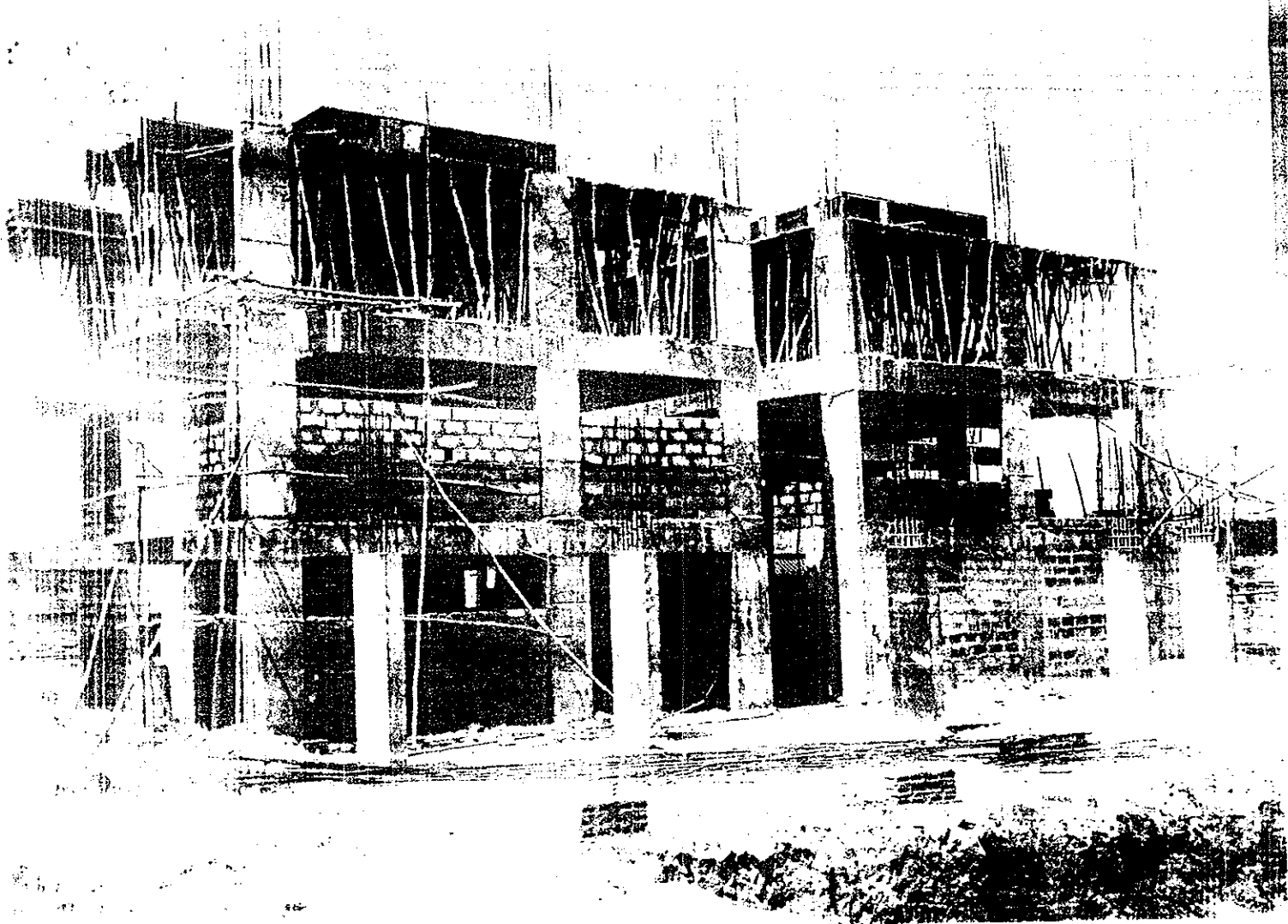
SIG. OF THE VENDOR

SIG. OF THE BUYER


200 / 30700 S. 130 N. 200
3554 18
10

[Handwritten signature]





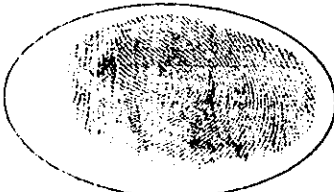
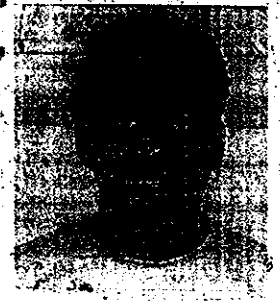

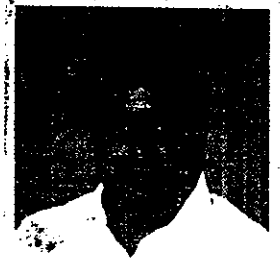


1 వ ప్రాధికారము 200/20/1930 వ. సం. ప్ర.
రసంబంధం. 3554 మెట్లము కార్యముల సంఖ్య (18)
49 కార్యముల సంఖ్య (11)

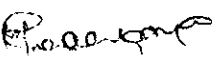


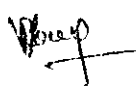


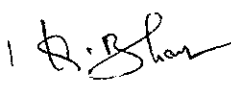

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

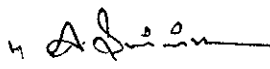
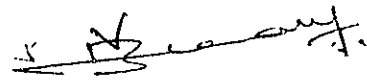
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDORS:</u> 1. SHRI. KARNATI BHASKAR S/O. SHRI. K. NARSIMHA R/O. H. NO. 2-44/1 SAI NAGAR, CHAITANYAPURI DILSHUKNAGAR HYDERABAD.
			2. SHRI. K. GOPINATH 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, 1 ST FLOOR JAYAMANSION, KAVADIGUDA HYDERABAD.

SIGNATURE OF WITNESSES:

1. 

2. 


1.  2.  A. Purushotham

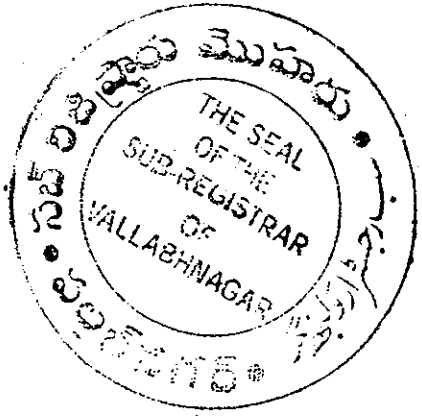
3.  4. 

SIGNATURE OF THE EXECUTANT'S



1 వ పూస్తకము 2001 సం/శా. చ. 1930 వ. సం. ము
దస్తావేజు నెం. 354 మొదటిను కారితముల సంఖ్య (18)
ఈ కారితము పరుస సంఖ్య (12)


వి. రెడ్డి

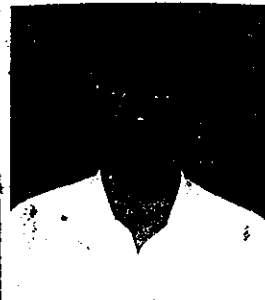


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

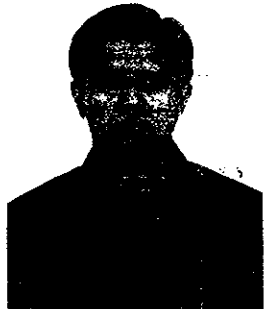
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	--	--



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.



5. SHRI. BELIDE VENKATESH
S/O. SHRI. EASHWARAIAH
R/O. H. NO. 1-3-2/C/1
KISAN NAGAR, BHONGIR
NALGONDA DIST.



BUYER:
MR. ANKUSH ARORA
S/O. MR. UMESH ARORA
R/O. JG-1/8
VIKASPURI
NEW DELHI - 110 018.

SIGNATURE OF WITNESSES:


1. *Pho sougne*
2. *Deep*

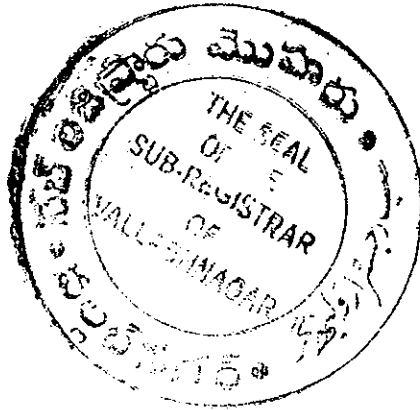
1. *D. Bhor* 2. *B. G...* 3. *A. P...*
4. *A. S...* 5. *B...*

SIGNATURE OF EXECUTANTS

Deep

1 వ పూర్వకములా సెం/శా. న. 1920 వ. పం. వె
దసానేటి నెం. 354 మొత్తము కారితముల సంఖ్య (11)
ఈ కారితము పరుస సంఖ్య (13)


వక. రిజిస్ట్రార్











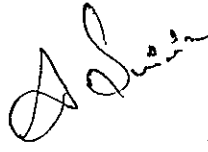
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 003616/2008 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 14/08/2008 15:30:07

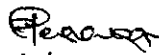
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) ANKUSH ARORA JG-1/8, VIKASPURINEW DELHI-018	
2			(EX) A.PURUSHOTHAM H.NO.1-3-1/C/1, FLAT NO.1011ST FLOOR JAYAMANSION, KAVADIGUDA, HYD	
3			(EX) A.SRINIVAS H.NO.1-3-1/C/1, FLAT NO.1011ST FLOOR JAYAMANSION, KAVADIGUDA, HYD	

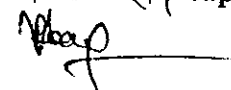
Identified by

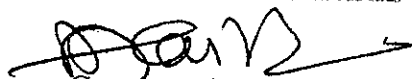
Photos and TIs

Witness 1

 captured by me

Witness 2




Capture of Photos and TIs done in my presence

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


C.S.No./Year: 003616/2008 of SRO: 1508(VALLABNAGAR)

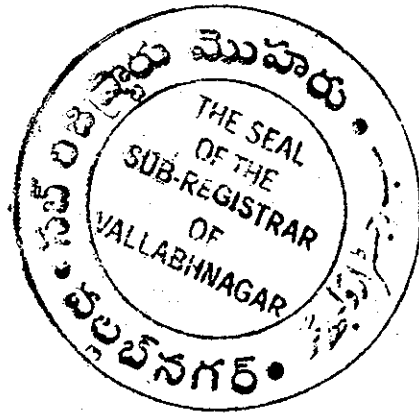
Presentant Name(Capacity): SOHAM MODI(EX)


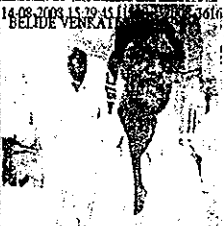
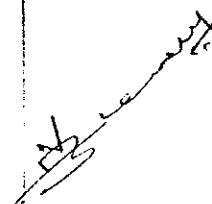


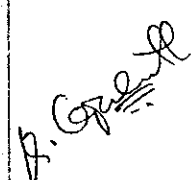



14/08/2008 15:30:07

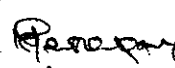
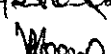
This report prints Photos and FPs of all parties


1 వ పూస్తకము 2 లాక్ సెం/శా. శ. 1930 వ. సం. ని
బసావేజు నెం. 3544 మొత్తము కారితముల సంఖ్య (14),
ఈ కారితము వరుస సంఖ్య (14)


పబ్. రిజిస్ట్రార్



SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
4			(EX) BELIDE VENKATESH H.NO.1-3-2/C/1, KISAN NAGAR, BHONGIRNALGONDA DIST	
5			(EX) K.GOPINATH H.NO.2-44/1, SAI NAGAR, CHAITANYAPURIDILSUKNAG AR, HYDERABAD	
6			(EX) KARNATI BHASKAR H.NO.2-44/1, SAI NAGAR, CHAITANYAPURIDILSUKNAG AR, HYDERABAD	

Identified by **Photos and TIs**
 Witness 1  captured by me
 Witness 2 


 Capture of Photos and TIs
 done in my presence

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

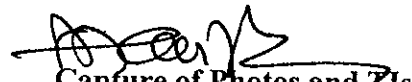
C.S.No./Year: 003616/2008 of SRO: 1508(VALLABNAGAR)
 Presentant Name(Capacity): SOHAM MODI(EX)

14/08/2008 15:30:07


This report prints Photos and FPs of all parties

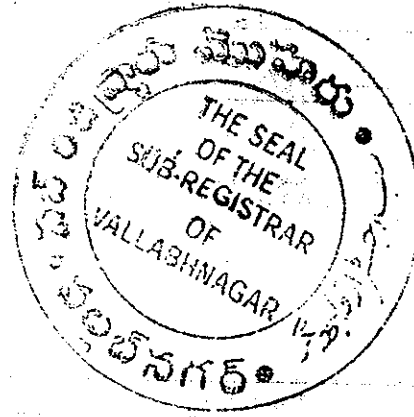
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature


Identified by **Photos and TIs**
 Witness 1 captured by me


 Capture of Photos and TIs
 done in my presence

1 వ పూస్తకము 2008 సం/శా. వ. 1930 వ. సం. పు
దస్తావేజి నెం. 3554 మొత్తము కాగితముల సంఖ్య 68
ఈ కాగితము పరుస సంఖ్య (15)


పబ్లికేషన్





Family Members Details

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

05/08/2005


HOUSEHOLD CARD

Card No. : 142141D0155
 F.P. Shop No. :
 Name of Head of Household : K. Narveer
 Father/Husband Name : Narsimha
 Date of Birth : 09/03/1965
 Age : 40
 Occupation : Own Business
 House No. : 2-44/1, F-103
 Street : Chaitanyapuri
 Colony : Sai Nagar
 Ward No. : Ward-4
 Municipality : Gaddankonda
 District : Hyderabad
 Annual Income (Rs.) : 125,000
 LPG Consumer No. : 18625 (Double)
 LPG Dealer Name : Sumantha Shiva Shak, HPC

A. P. Sharma *A. P. Sharma*

HOUSEHOLD CARD

Name of Head of Household : Addagathu Parashachari
 Father/Husband name : Vittal
 Date of Birth : 22/09/1964
 Age : 42
 Occupation : Own Business
 House No. : 1-3 1A/1
 Street : KAVADRUGUDA
 Colony : MAIN ROAD
 Ward : Ward-1
 Circle : Circle VIII
 District : Hyderabad
 Annual Income (Rs.) : 350,000
 LPG Consumer No. (1) : 40157 (Double)
 LPG Dealer Name (1) : Apesco Corp Ltd, IOC
 LPG Consumer No. (2) :
 LPG Dealer Name (2) :



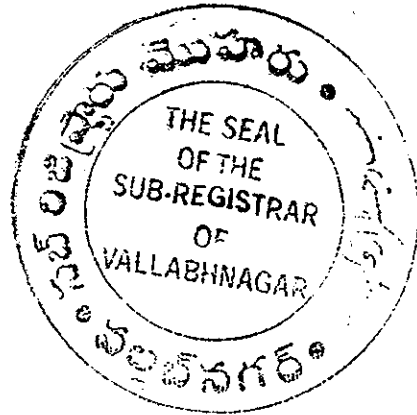
2	Padma	Wife	23/06/68	38
3	Prajwal	Daughter	22/09/88	18
4	Vanshi Krishna	Son	16/10/91	15
5	Vittal	Father	18/11/39	67

A. P. SHARMA E. SUDARSHAN REDDY
 DT(EMP) PRO, Unit, Hyd
 T/c DPL NO. 122

A. P. Sharma

1 వ పూస్తకము 200/ సం/శా. శ. 1970 ప. సం. చ
దస్తావేజు నెం. 3554 మొత్తము కాగితముల సంఖ్య (18)
ఈ కాగితము పరుస సంఖ్య (16)


ప. రెడ్డి




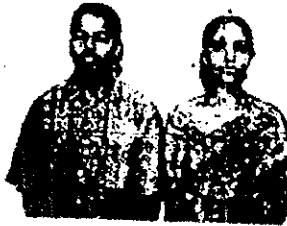
HOUSEHOLD CARD

Father/Husband name : Vital
 Date of Birth : 19/12/1972
 Age : 31
 Occupation : Own Business

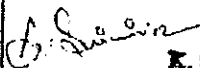
House No./House No. : 1-3-10/JAYAMANSION
 Street : KAVADI GUDA
 Colony : MAINROAD
 Ward : 1
 Circle : Circle VIII
 District : Hyderabad

Annual Income (Rs.) : 150,000
 LPG Consumer No. (1) : 39979/(Double)
 LPG Dealer Name (1) : Apsara Corpn Ltd,KCC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) : /





Family Members Details

No.	Name	Relationship	Date of Birth	Age
2	Uma Rani	Wife	29/06/75	31
3	Pranitha	Daughter	27/10/94	8
4	Varun	Son	29/04/02	4
5	Vital	Spouse	18/11/79	6A


K. SEDARSHAN REDDY
 Director, CMO Unit, Hyd
 U/c DTL No.122


A. Srin



Address / చిరునామా:
 1-3-2
 Bhuvanagiri
 Bhuvanagiri
 1-3-2
 భువనగిరి
 భువనగిరి


 Electoral Registration Officer
 భువనగిరి ఎలక్షన్ డివిజన్
 Assembly Constituency
 ఎలక్షన్ డివిజన్ వర్గము:

Place/ స్థలము : Bhongir/భువనగిరి
 Date/ తేదీ : 15.12.1995

This card may be used as an Identity Card under different Government Schemes.
 ఈ కార్డును వివిధ ప్రభుత్వ పథకములలో సర్టిఫైడ్ కార్డుగా ఉపయోగించవచ్చును.
 MPIC No. 23/16/01/021/00574/02


Election Commission Of India
 భారత ఎన్నికల సంఘము
IDENTITY CARD
 సర్టిఫైడ్ కార్డు
 AP/41/292/180497

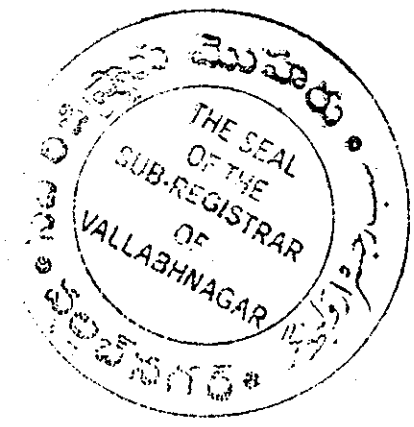
 2


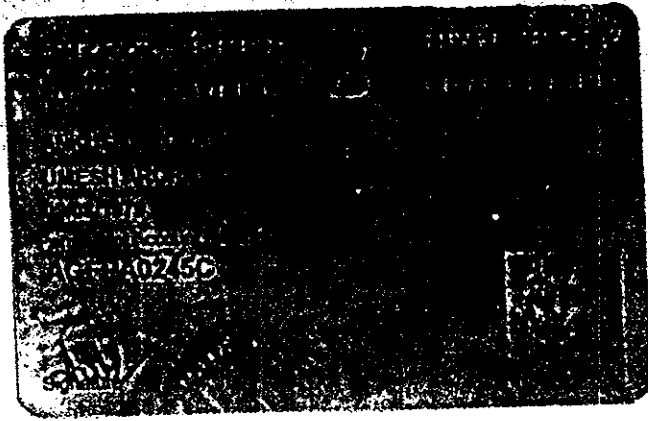
Elector's Name : B.Venkateswar
 పేరు : B. వెంకటేశ్వర్
 Father's/Mother's / Husband's Name : eeswaralah
 తండ్రి/తల్లి/భర్త పేరు : ఈశ్వరరాజు
 Sex : M ప్ర/పు : పు
 Age as on 1.1.1995 : 27
 1.1.1995 వరకు వయస్సు : 27

B. Venkateswar

1 వ స్థానము 2019 సం/నా. త. 1920 వ. సం. బు
రెవ్యూ నెం. 3554 మొత్తము కాగితములు సంఖ్య (18)
ఈ కాగితము వరుస సంఖ్య (17)

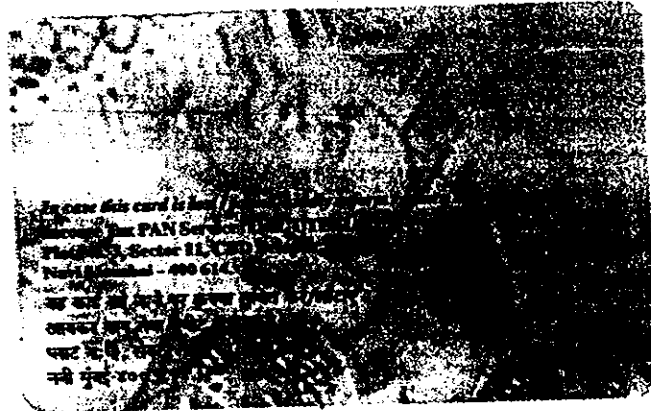
[Handwritten Signature]
వ. రిజిస్ట్రార్






✓

AM



1 వ ప్రాక్రమము 2009 నం/శా. శ. 1970 వ. పం. ప్రా.
దస్తవేజు నెం. 3554 మొత్తము కారితముల సంఖ్య (18)
ఈ కారితము పూను సంఖ్య (18)


వ.ప. రిజిస్ట్రార్

