

C.S. No. 2192

DOCT NO. 2138/2010

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AH 287058

No. 2226 21/6/2010  
 Dated To Santosh  
 A. Shanker  
 For Whom Greenwood Estates Sec-bad

A. YAMSHI SAGAR

No. 40/2007 B. No. 5742

Vallabhnagar, V

Bhaskar, A; H.K. Dist

This Sale Deed is made and executed on this 30<sup>th</sup> day of June 2010 at SRO, Vallabhnagar, V) Hyderabad by:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad -500 003, represented by its Partners / Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 40 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 32 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

1. SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA, aged about 41 years, Occupation Business, R/o. 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, R/o. 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, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, KavadiGuda, Hyderabad.
4. SHRI. A. SRINIVAS, S/O. SHRI. A. VITTAL, aged about 33 years, Occupation Business, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, KavadiGuda, Hyderabad.
5. SHRI. BELIDE VENKATESH, S/O. SHRI. EASHWARAIAH, aged about 40 years, Occupation Business, R/o. H. No. 1-3-2, Kisan Nagar, Bhongir, Nalgonda Dist.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 40 years, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 32 years, the Managing Partners / Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallabhnagar, hereinafter called the "Owners".

For Greenwood Estates

For Greenwood Estates

Reddy

SCANNED

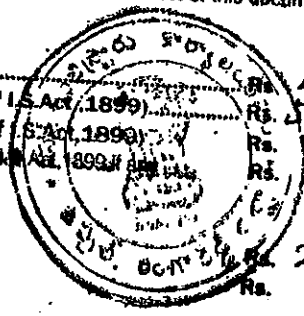
1 వ పుస్తకము 3210 నం/తా.శ.19 30 వ సం. వా  
 దస్తావేజు నం 2138 ముఖ్యము కారితముల సంఖ్య (1)  
 ఈ కారితము వరుస సంఖ్య (1)

**ENDORSEMENT**

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

**I. Stamp Duty:**

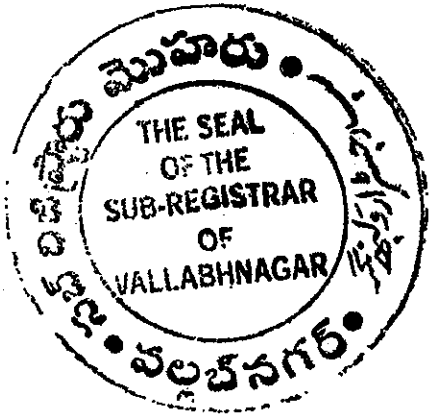
- 1. In the shape of stamp papers..... 100 =
- 2. In shape of challan (u/s.41 of I.S. Act, 1899) Rs. 59900 =
- 3. In the shape of cash (u/s.44 of I.S. Act, 1899) Rs. =
- 4. Adjustment of stamp duty u/s. 16 of I.S. Act, 1899 Rs. =



*B. Reddy*  
 సబ్-రిజిస్ట్రార్

**II. Registrar 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. =

**IV. User Charges:**

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

**Total**

20/0 వ సం. 25 వ నెల 30 వ తేదీ

1932 వ.తా.శ సం. 09 వ మాసము 09 వ తేదీ పగలు

మరయు / గుంటుల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రార్ కార్యాలయంలో శ్రీ శ్రీమతి *K. Prabhakar Reddy*

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 22 ఏ ను అనుసరించి సందర్భించవలసిన ఫోటో గ్రాఫులు మరియు వేలిముద్రలతో సహా డాఖలు చేసి గునుము రూ. 6000 = లు చెల్లించినది

*K. Prabhakar Reddy*  
*K. Prabhakar Reddy*



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O), 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA /SPA No. 87/RK/108 dated 19.01.08 registerer at SRO, Vallabhnagar, Ranga Reddy District.

సాక్షి

1. *M. SRINIVAS S/o. G. M. Mungarath Serrine*  
 Regd' HNO - 12 = 112365 Warangal  
 SRE - HAD -

*Venkataram Reddy S/o. Anji Reddy occ. Serrine*  
 K/o. 11-18/2, Rd No. 2, Green Hills Colony  
 Hyderabad.

20/0 వ సం. 25 వ నెల 30 వ తేదీ  
 1932 వ.తా.శ సం. 09 వ మాసము 09 వ తేదీ

*K. Prabhakar Reddy*  
 సబ్-రిజిస్ట్రార్  
 వల్లభనగర్  
 (R. Ka. S. P. Reddy)

**IN FAVOUR OF**

MRS. PADMINI ARUN, WIFE OF MR. ARUN CHANDRASEKHAR, aged about 52 years, Occupation: Housewife, residing at B-301, AOC Apartments, Brooke Bond Colony, Kakaguda, Secunderabad - 500 015, hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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


**WHEREAS:**

- A. The Vendor is the absolute owner, possessor and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, admeasuring Ac. 3-00 Gts. by virtue of registered sale deed dated 8.2.2007, bearing doc. No. 741/2007 and, Sale Deed dated 5.01.2007 bearing document no. 64/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- B. The Vendor has purchased a portion of the land admeasuring about Ac. 1-00 Gts., from its previous owner Shri. Bhaker K. Bhatt vide doc no. 741/2007 referred to above. Shri. Bhasker K Bhatt became the owner of the said Ac. 1-00 Gts., of land in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District by virtue of registered sale deed dated 5.01.2007 bearing document no. 62/2007 and duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- C. The Owners were the absolute owners, possessors and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, admeasuring Ac. 3-05 Gts. by virtue of registered sale deed dated 5.01.2007, bearing document no. 63/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- D. The Vendors Land along with the Owners Land totally admeasuring Ac. 6-05 Gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District is hereinafter the referred to as the SCHEDULED LAND and is more particularly described at the foot of the document.
- E. The Vendor and the Owners have purchased the SCHEDULED LAND for a consideration from its previous owners and pattedars namely:
- Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
  - Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
  - Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
  - Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy

For Greenwood Estates

  
Partner

For Greenwood Estates

  
Partner

1 వ పుస్తకము 2010 నం/కా-1932 వ.నం. 2  
 2138 మొత్తము తాగితముల సంఖ్య (12  
 ఈ తాగితముల వివర సంఖ్య (2)

*B. Reddy*  
 సబ్-రిజిస్ట్రారు

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

No. 2138/10 Date 30/6/10

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 deed on the basis of agreed

Market Value of Rs. 12,00,000/-  
 been higher than the consideration

*R. Reddy*  
 Collector & Sub-Registrar  
 Vallabh Nagar  
 (Under the Indian Stamp Act)

An amount of Rs. 59900/- towards Stamp Duty  
 including Transfer Duty and Rs. 6000/- towards  
 Registration Fee was paid by the party through challan  
 Receipt Number 091336 Dated 28/6/10  
 at SBH Begumpet Branch (299)  
 Dt. 30/6/10  
 St. SRO Vallabh Nagar  
*B. Reddy*  
 Sub-Registrar  
 Vallabh Nagar

1 వ పుస్తకము 2010 నం. / కా 1932 వ సంఖ్య  
 2138 నె. జరుగ రిజిస్ట్రేషన్ చేయబడినది సర్కారు  
 విమర్శ గుర్తింపు నెంబరు 1568-1-2138-2010.

తేదీ 30-06-10.

*B. Reddy*  
 సబ్-రిజిస్ట్రారు  
 పల్లవ నగర్.  
 (B. Rajini 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 Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq yds of undivided share of land in the SCHEDULED LAND. The Vendor shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,757 sq yds of undivided share of land in the SCHEDULED LAND.
- I. The Vendor has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing semi-deluxe apartment bearing flat no. 406 on the fourth 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 hereinafter is referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates

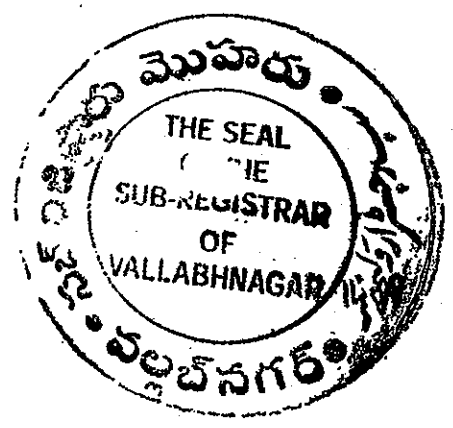
*Beddy*  
Partner

For Greenwood Estates

*[Signature]*  
Partner

1 న వ తేదీ 2010 నుంచి 32 వ తేదీ వరకు  
2138 నంబరు లోని కేసులకు సంబంధించిన  
వివరాలు కింది పట్టికలో (3)

Breddy  
సబ్-రిజిస్ట్రారు



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-deluxe apartment bearing flat no. 406 on fourth floor in block no. 'C', having a super built-up area of 1665 sft., in building known as Greenwood Residency together with:
  - a) Semi-deluxe apartment bearing flat no. 406 on the fourth floor in block no. 'C' admeasuring 1665 sft of super built-up area.
  - b) An undivided share in the Schedule Land to the extent of 89.18 Sq. yds.
  - c) A reserved parking space for one car on the stilt floor admeasuring about 100 sft.

Situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

1. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
2. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
3. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
4. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

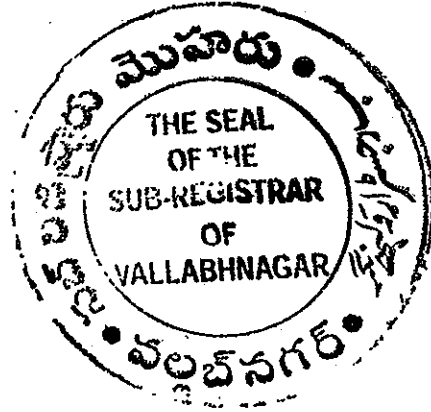
For Greenwood Estates

*Sreeddy*  
Partner

For Greenwood Estates  
*[Signature]*  
Partner

1 వ పుస్తకము 2010 సం/త.స. 1932 వ.సం. వి  
దస్త్రావేజు నెం 2138 మొత్తము కాగితముల సంఖ్య (2  
ఈ కాగితము పరుస సంఖ్య (4)

*B. R. S. S.*  
సబ్-రిజిస్ట్రారు





6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
7. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
8. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
  - d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
  - e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.

For Greenwood Estates

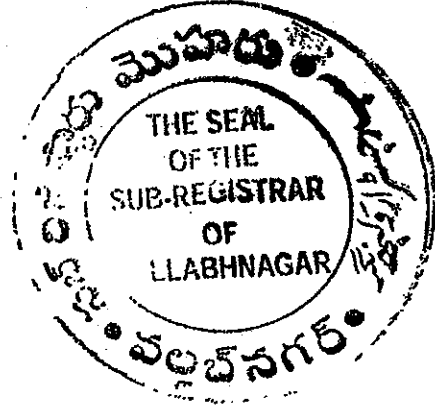
*Bobby*  
Partner

For Greenwood Estates

*Onal*  
Partner

1 వ పుస్తకము 2010 నం/కా.శ.1922వ.సం. 4  
దస్తావేజు నెం 138 ముత్తము కాగితముల సంఖ్య (1)  
ఈ కాగితము పరుస సంఖ్య (5)

*B. H. Reddy*  
నబ్-రిజిస్ట్రారు



- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
9. Stamp duty and Registration amount of Rs. 90,000/- is paid by way of challan no. 091336 dated 23.6.10 drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 12,000/- paid by way of Payorder No. 156641, dated 26.6.10 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

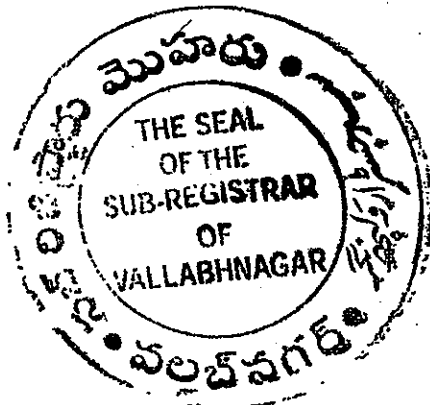
*Seddy*  
Partner

For Greenwood Estates

*[Signature]*  
Partner

1 వ పేజీకము 20/0 నం/కా.న. 1932 వ.నం. 1  
దస్తావేజు నం 2/38 ముత్తమ: అధికారియం సంఖ్య 13  
ఈ అధికారియం దరుస సంఖ్య (6)

*B. Narayana*  
సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'


SCHEDULE OF APARTMENT

All that portion forming a semi-deluxe apartment bearing flat no. 406 on the fourth 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 one 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  | Open to Sky      |
| West By  | 7' wide corridor |

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.   
N. SRIKANTH

2. 

For Greenwood Estates

  
Partner

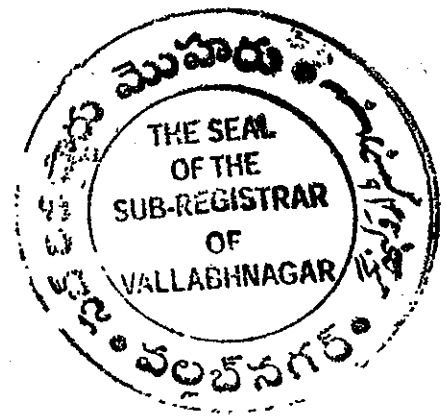
For Greenwood Estates

  
Partner  
VENDOR

BUYER

1 వ పుస్తకము 20/0 సం/శా.స. 1932 వ.నం. థి  
దస్తావేజు నెం 2138 మొత్తము కాగితముల సంఖ్య (13  
ఈ కాగితము వరుస సంఖ్య ( 7 )

*Breddy*  
సబ్-రిజిస్ట్రారు



**ANNEXURE-1-A**

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 406 on the fourth floor in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. No. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
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 Stilt Floor : 100 sft. Parking space for one car
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 1665 Sft
- 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/-

For Greenwood Estates

*Beddy*  
Partner

Date: 30.06.2010

For Greenwood Estates  
*[Signature]*  
Signature of the Executant Partner

**C E R T I F I C A T E**

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

For Greenwood Estates

*Beddy*  
Partner

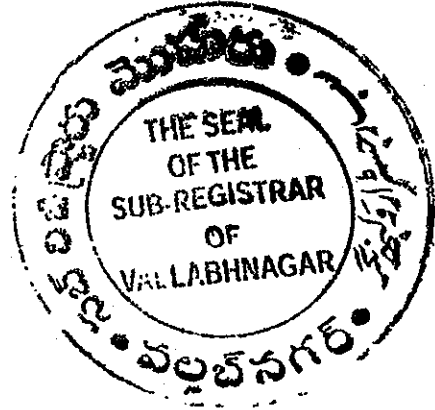
Date: 30.06.2010

For Greenwood Estates  
*[Signature]*  
Signature of the Executant Partner

*Jasmin Arun*

1 వ పుస్తకము 2010 సం/శా.స.1932 వ.సం. వి  
దస్తావేజు నెం 2138 మొత్తము కాగితముల సంఖ్య 13  
ఈ కాగితము వరుస సంఖ్య (8)

B.R.Reddy  
సబ్-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 406 IN BLOCK NO. 'C' ON FOURTH FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

**Mandal, R.R. Dist.**

**VENDOR:** M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF MR. SATISH MODI

2. MRS. K. SRIDEVI, WIFE OF MR. K. V. S. REDDY

**BUYER:** MRS. PADMINI ARUN, WIFE OF MR. ARUN CHANDRASEKHAR

**REFERENCE:**  
**AREA:**

89.18

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.

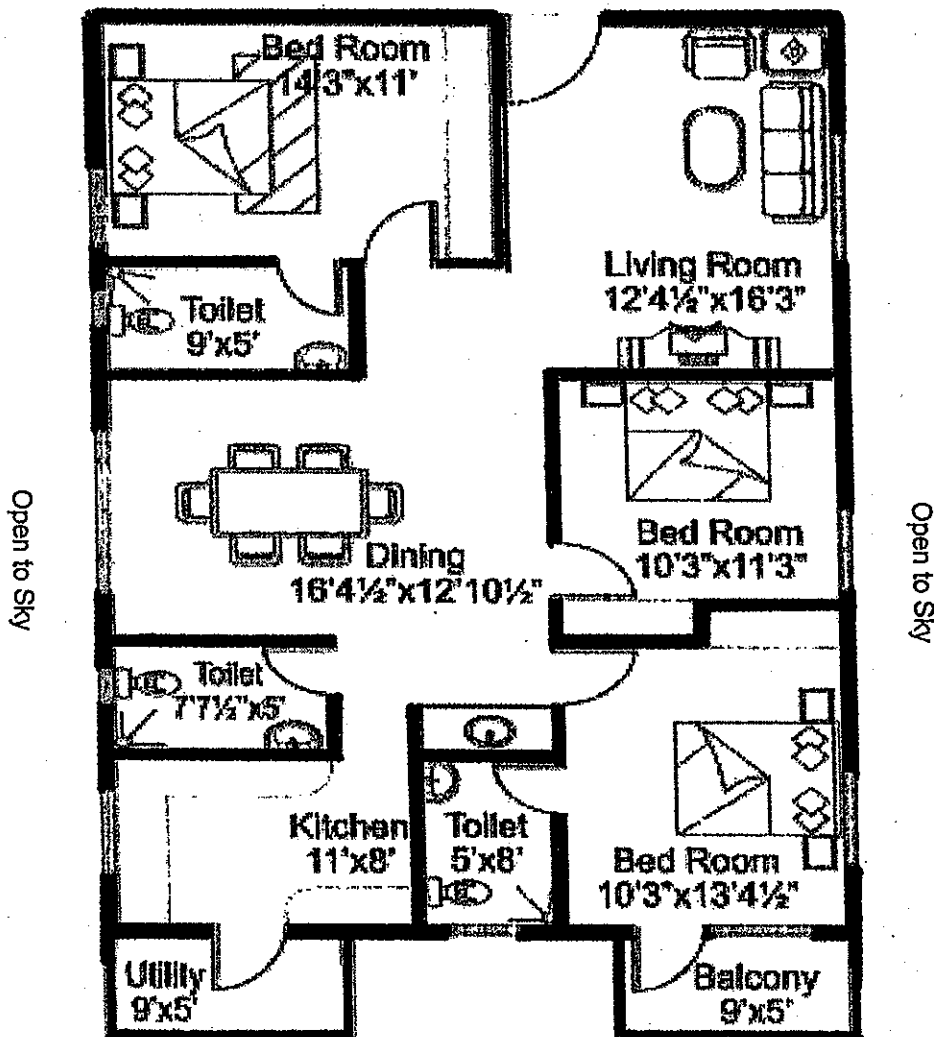


**EXCL:**



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

7' wide corridor



Open to Sky For Greenwood Estates

For Greenwood Estates

*Soddy*  
Partner

*[Signature]*

SIG. OF THE VENDOR

Partne

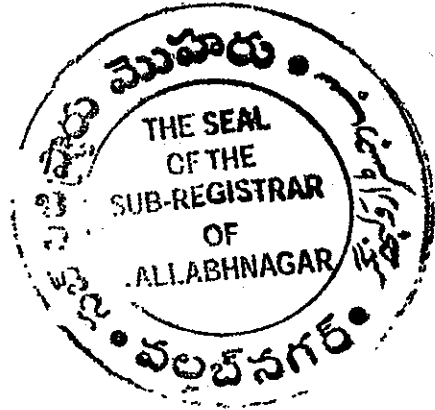
**WITNESSES:**

1. *[Signature]*

*Padmini Arun*

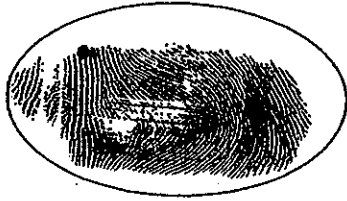
1 వ పుస్తకము 2010 నం/కా శ. 19. 32 వ సం. వై  
ద్యుతేన నం 2136 మొత్తము కారితముల సంఖ్య 12  
ఈ కారితము వయస సంఖ్య (9)

*Ramreddy*  
సబ్-రిజిస్ట్రారు



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

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

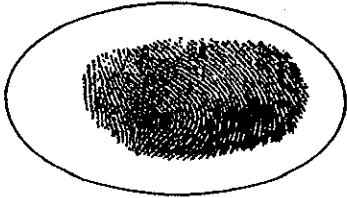


**VENDOR**

**M/S. GREENWOOD ESTATES**  
A REGISTERED PARTNERSHIP FIRM  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M.G. ROA, SECUNDERABAD -500 003  
REP. BY ITS PARTNERS  
1. SHRI. SOHAM MODI  
S/O. SHRI. SATISH MODI

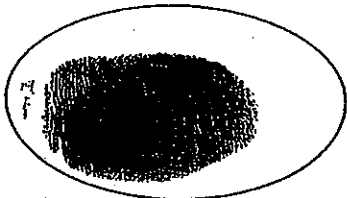


2. SMT. K. SRIDEVI  
W/O. SHRI. K. V.S. REDDY  
R/O. FLAT NO. 502  
VASAVI HOMES, UMA NAGAR  
1<sup>ST</sup> FLOOR, BEGUMPET  
HYDERABAD.



**SPA FOR PRESENTING DOCUMENTS:**  
**VIDE DOC NO. 8/IV/ 2008 Dt. 19/01/08**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M.G. ROAD  
SECUNDERABAD -500 003.



**BUYER:**

MRS. PADMINI ARUN  
W/O. MR. ARUN CHANDRASEKHAR  
R/O.B-301, AOC APARTMENTS  
BROOKE BOND COLONY  
KAKAGUDA  
SECUNDERABAD - 500 015.

SIGNATURE OF WITNESSES:

1.

2.

For Greenwood Estates

Partner

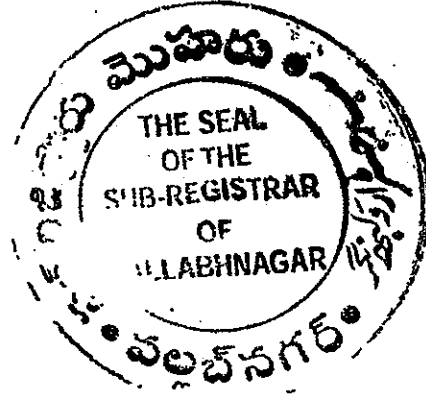
For Greenwood Estates

SIGNATURE OF EXECUTIVE PARTNER

SIGNATURES OF BUYERS

1 త వుస్తకము 2010 సం/శ.స. 1972 వ.సం. 4  
దస్తావేజు నెం 2138 మొత్తము కాగితముల సంఖ్య 12  
ఈ కాగితము వరుస సంఖ్య 10

P. M. S.  
సబ్-రజిస్ట్రారు





For Greenwood Estates

*Leddy*  
Partner

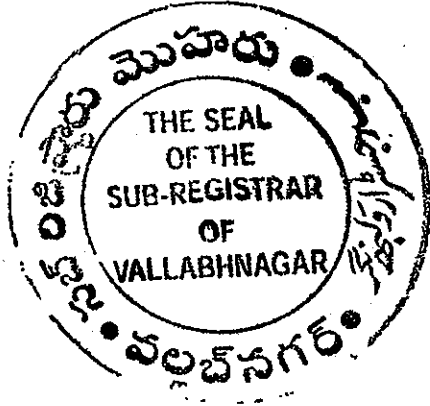
For Greenwood Estates

*[Signature]*  
Partner

2010 నం/శ.శ.1932 వ.నం. వి  
2132 సబ్-రజిస్ట్రారుల సంఖ్య (12  
ఈ కారణము వల్ల (11)

*B. Madhava*

సబ్-రజిస్ట్రారు

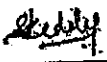


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AIYPK2089F**

नाम /NAME  
**SRIDEVI KALICHETI**

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

जन्म तिथि /DATE OF BIRTH  
**19-04-1977**

हस्ताक्षर /SIGNATURE  


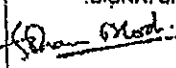
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**

नाम /NAME  
**SOHAM SATISH MODI**

पिता का नाम /FATHER'S NAME  
**SATISH MANILAL MODI**

जन्म तिथि /DATE OF BIRTH  
**18-10-1968**

हस्ताक्षर /SIGNATURE  


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



For Greenwood Estates

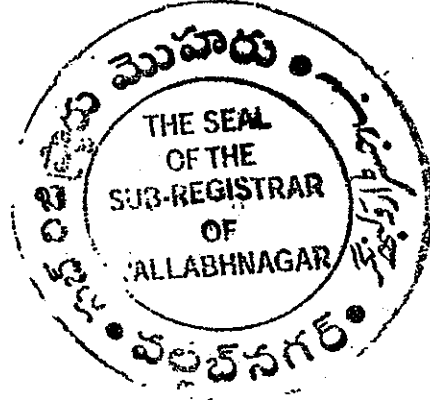
*Sridevi*  
 Partner

For Greenwood Estates

*Prasanna*  
 Partner

1 వ పుస్తకము 2010 సం/శా.శ. 1929 వ. సం. వి  
దస్తావేజు సం. 2138 ముత్తము కాగితముల సంఖ్య 12  
ఈ కాగితము వరుస సంఖ్య C 12

B. Reddy  
సబ్-రిజిస్ట్రారు





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AAFPP3411K



नाम /NAME  
ARUN PADMINI

पिता का नाम /FATHER'S NAME  
RAMASWAMY JAYAVELU VELLORE

जन्म तिथि /DATE OF BIRTH  
15-10-1956

हस्ताक्षर /SIGNATURE

*Padmini Arun*

*R. Singh*

आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)

*Padmini Arun*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले  
प्राधिकारी को सूचित / वापस कर दें  
आयकर निदेशक (पद्धति)  
ए.आर.ए. सेन्टर, भूतल  
ई-२, झन्डेवालान एक्सटेंशन  
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Director of Income Tax (Systems)  
ARA Centre, Ground Floor  
E-2, Jhandewalan Extn.  
New Delhi - 110 055

1 వ పుస్తకము 2010 సం/కా.శ.1932 వ.నం. పా  
దస్తావేజు నెం 2138 మొత్తము తాగితముల సంఖ్య (12)  
ఈ తాగితము వరుస సంఖ్య (13)

B. K. Reddy  
సబ్-రిజిస్ట్రారు

