

Doc No. 2260

Doc No. 2230/09

SCANNED 3/9/09



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 7347 Date 9/9/09 Rs. 100/-
 To A. Srinivas
 S/o A. Vittal
 For Whom Self and Office

See

K. G. Chimalgi
 Z 291519
LEELA G. CHIMALGI
 STAMP VENDOR
 S.V.L.No.32/1998, No.1/2009
 5-4-76/A, Cellar Ranigunj,
 SECUNDERABAD-500 003.

SALE DEED

This Sale Deed is made and executed on this 10th day of September 2009 at SRO, Vallabh Nagar, Hyderabad by:

1. SHRI. KARNATI BHASKAR, SON OF 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, SON OF 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, SON OF 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, SON OF 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, SON OF 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.

K. Bharu K. Gopinath
 A. Prashanth A. Srinivas
 H. Srinivas

1 వ పుస్తకము 2009 నం/త.శ.1931 వ.నం. 6
 మొత్తము 1220 మొత్తము కాగితముల సంఖ్య 19
 కాగితము వరుస సంఖ్య (1)

ENDORSEMENT

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

I. Stamp Duty:

- 1. In the shape of stamp papers..... Rs. 100 200
- 2. In shape of challan (u/s.41 of I.S. Act, 1899)..... Rs. 43400 200
- 3. In the shape of cash (u/s. 41 of I.S. Act, 1899)..... Rs. -
- 4. adjustment of stamp duty u/s. 16 of I.S. Act, 1899, if any..... Rs. -

II. Transfer Duty:

- 1. In the shape of challan..... Rs. 17400 200
- 2. In the shape of cash..... Rs. -

III. Registration fees:

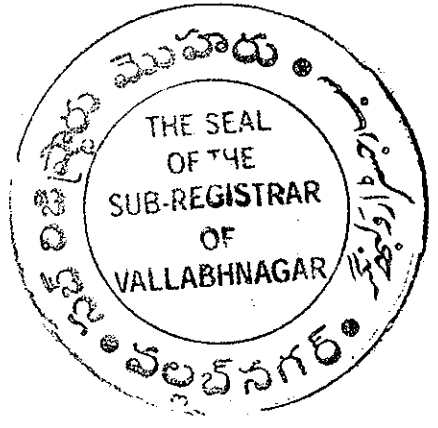
- 1. In the shape of challan..... Rs. 4350 200
- 2. In the shape of cash..... Rs. -

IV. User Charges:

- 1. In the shape of challan..... Rs. 100 200
- 2. In the shape of cash..... Rs. -

Total Rs. 65250/-

సబ్-రిజిస్ట్రారు



2009 వ.నం. సిద్దియర్ నెం. 16 వ తేది
 1931 వ.త.శ.నం. 499 మాసము 25 వ తేది హగలు
 3 మరియు 4 గంటల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రారు
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ ను అనుసరించి
 సాధించవలసిన ఫోటో గ్రాఫులు మరియు జేబిముద్రలతో సహా
 డాక్యుంట్లు చేసి రుసుము రూ. 4350/- లు చెల్లించినది
 వాటి ఇచ్చినట్లు పుస్తకాన్ని

(Signature)

(Signature)

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. 55/BK/1/09
 dated 01.06.09 Registrar of SRO, Vallabh Nagar,
 Ranga Reddy District.



సాక్షి

(Signature)

Venkataramana Reddy s/o Anji Reddy occ. Service
 R/o. 11-181/2, Rd No. 2, Green Hills Colony
 Hyd.

శ్రీ. Raj Kumar

శ్రీ. RASUMAR s/o. MURKUND RAO
 Occ. BUSINESS - R/o. Anval, Secbad.

2009 వ నం. సిద్దియర్ నెం. 16 వ తేది
 1931 వ.త.శ.నం. 499 మాసము 25 వ తేది

(Signature)
 సబ్-రిజిస్ట్రారు
 వల్లభనగర్

AND

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003, represented by its Partners/ Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 38 years, Occupation: Business, resident of Plot No. 280, Jublee Hills, Hyderabad, and Smt. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 32 years, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, being represented by:

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

IN FAVOUR OF

1. MRS. URMI SEN GUPTA, WIFE OF MR. ARINDAM ADAK, aged about 31 years, Occupation: Housewife
2. MR. ARINDAM ADAK, SON OF MR. ANIL KUMAR ADAK, aged about 38 years Occupation: Service, both are residing at 103, Maruti Apartments, Maruti Nagar, Hashmathpet Road, Old Bowenpally, Secunderabad - 500 011, 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, Vallabhnagar, R. R. District (hereinafter this land is referred to as the Vendors Land).

K. Bhar *A. Purushotham*
A. Srinivas *Shri. Karnati Bhaskar*

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.సం. షి
 దస్తావేజు నెం 2230 మొత్తము కాగితముల సంఖ్య (1)
 ఈ కాగితము వరుస సంఖ్య (2)

సబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 2230/09 Date 16-09-09

I hereby Certify that the deficit Stamp duty
43400/- (Rs. Forty Three Thousands
Four Hundred only)
 has been levied in respect of the instrument from
 Executant of this doc on the basis of agreed
 Market Value of Rs. 220000/-
 been higher than the consideration

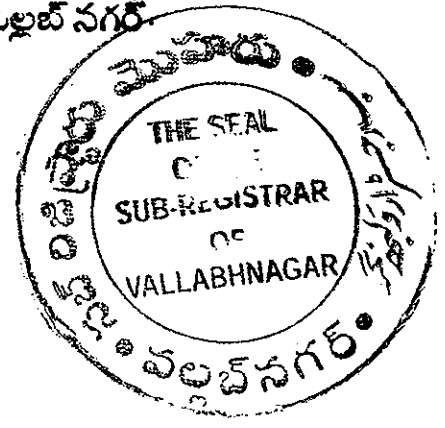
[Signature]
 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

43400/-
 An amount of Rs. 17400/- towards Stamp Duty
 including Transfer Duty and Rs. 4350/- Towards
 Registration Fee was paid by the party through challan
 Receipt Number 025322 Dated 16-09-09
 at SBH Begumpet Branch (299)
 Dt. 16-09-09
 St. SRO Vallabh Nagar
[Signature]
 Sub-Registrar
 Vallabh Nagar

1 వ పుస్తకము 2009 సం. / శా శ 1931 వ సంఖ్య
 2230 నెంబరుగా రిజిస్ట్రారు చేయబడినది. నాకాసింగ్
 విమిత్తం గుర్తింపు నెంబరు 1568-1-2270-2009.

తేదీ - 16-09-09.

[Signature]
 సబ్-రిజిస్ట్రారు
 పల్లవ్ నగర్.



- 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, Vallabhnagar, R. R. District (hereinafter this land is referred to as the Owners Land).
- 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.

R. Bhanu

J. Gopal Reddy

A. Prabhakar

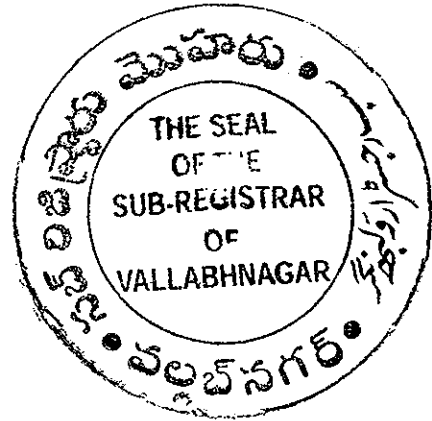
A. Srinivas

N. Srinivas

1 వ పుస్తకము 2019 సం/శ.శ.1921 వ.సం. పు
దస్తావేజు నెం. 2030 ముత్తము కాగితముల సంఖ్య 100
ఈ కాగితము వరుస సంఖ్య (3)



సబ్-రిజిస్ట్రారు



- 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
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 419 on the fourth 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) together with undivided share in the scheduled land to the extent of 65.88 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft. in the building known as "Greenwood Residency" and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 8,70,000/- (Rupees Eight Lakhs Seventy Thousand Only) and the Buyer has agreed to purchase the same.

K. Bhar

K. Capote

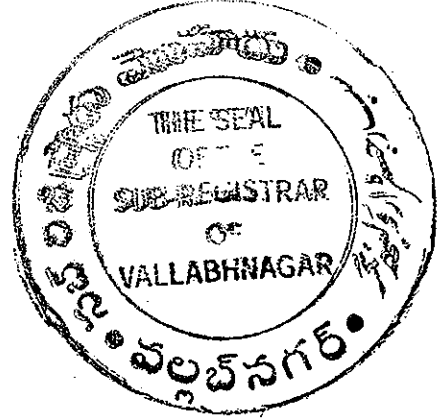
A. Partham

A. Srin

A. Srin

1 వ పుస్తకము 2009 సం/శా.శ.1924 వ.సం. పి
దస్తావేజు నెం 2230 మొత్తము కారితముల సంఖ్య 19
ఈ కారితము వరుస సంఖ్య (43)

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 FOLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 419 on fourth 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. 8,70,000/- (Rupees Eight Lakhs Seventy Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.

3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.

4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

A. Bhar

K. G. P. S.

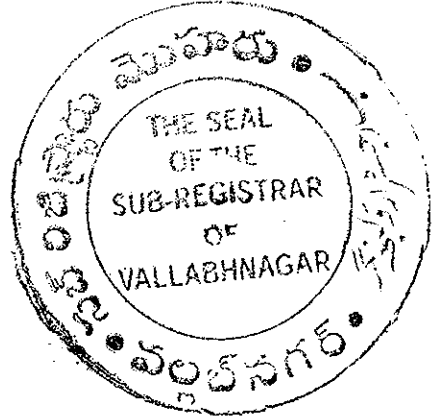
A. P. S.

A. S.

N. S.

1 వ పుస్తకము 223 సం/శ.శ.1921 వ.సం. పు
స్తకము నెం 223 ముత్తము కారితముల సంఖ్య 14
ఈ కారితము వరుస సంఖ్య (5)

బ
సబ్-రిజిస్ట్రారు



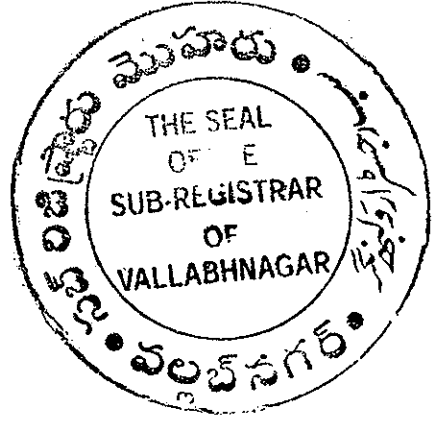
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further 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) 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.

D. Shau *D. Corlate* *A. P. Noham*

A. S. ... *B. ...*

1 వ పుస్తకము 201 సం/శా.శ.1931 వ.నం. పు
దస్తావేజు నెం 2020 ముత్తము కాగితముల సంఖ్య (1) 1
ఈ కాగితము వరుస సంఖ్య (6)

నబ-రిజిస్ట్రారు

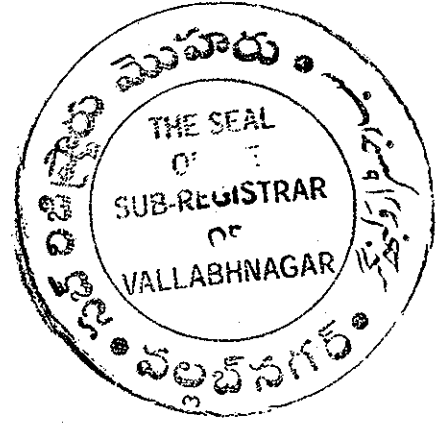


- c) That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which 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.

K. Bhanu K. Gupta A. Prakash
A. Srinivas ~~_____~~

1 వ పుస్తకము 209 సం/శా.శ.1931 వ.నం. పు
దస్తావేజు నెం 2220 మొత్తము కాగితముల సంఖ్య (19)
ఈ కాగితము వరుస సంఖ్య (7)

సబ్-రిజిస్ట్రారు

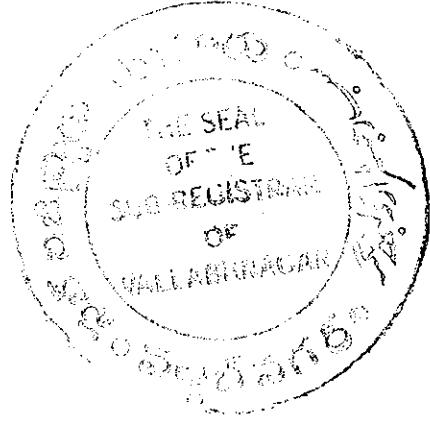


- h) The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations 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. 65,250/- is paid by way of challan no. 005322, dated 16.9.09 drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 8,700/- paid by way of Payorder No. 151249, dated 15.9.09, drawn on HDFC, S. D. Road, Secunderabad..

K. Bharan K. Copalati A. P. Reddy
A. Srinivas B. Srinivas

1 వ పుస్తకము 209 సం/శా.శ.1921 వ.నం. పు
దస్తావేజు నెం 2230 మొత్తము కాగితముల సంఖ్య 19
ఈ కాగితము వరుస సంఖ్య (8)

h
సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment bearing flat no. 419 on the fourth 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	Flat No. 408
South By	Open to sky & 7' wide corridor
East By	Open to sky & 7' wide corridor
West By	Open to sky

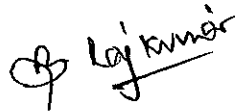
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

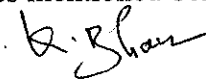
WITNESSES:

1.

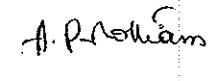


2.

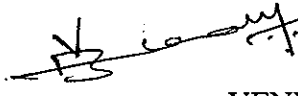








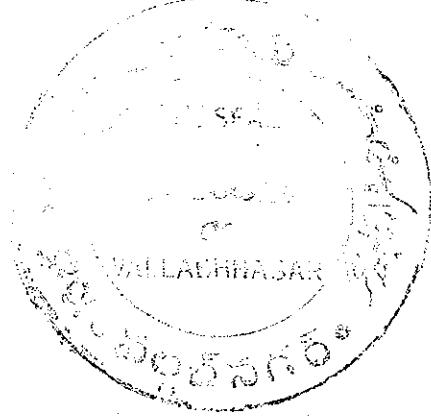




VENDOR

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.సం. పు
దస్తావేజు నెం 2220 మొత్తము కాగితముల సంఖ్య (4) 4
ఈ కాగితము వరుస సంఖ్య (9)

సచి-రిజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : Semi-deluxe apartment no. 419 on the fourth floor in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. No. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 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 :
- (f) In the Fourth Floor : 1230 Sft
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 8,70,000/-

K. Shan

K. Copalite

A. Prasham

A. Srinivas

Date: 10.09.2009

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.

K. Shan *K. Copalite* *A. Prasham*

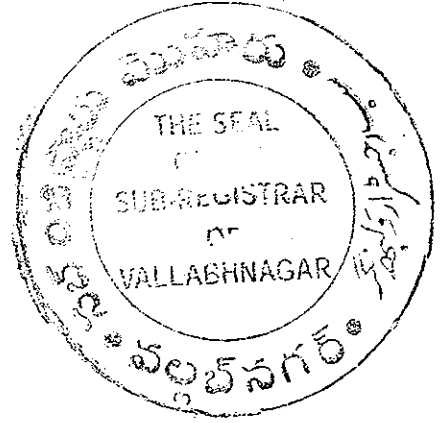
A. Srinivas *A. Srinivas*

Date: 10.09.2009

Signature of the Executants

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.సం. పు
దస్తావేజు నెం 2230 మొత్తము కారీశముల సంఖ్య (10)
ఈ కారీశము వరుస సంఖ్య (10)

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 419 IN BLOCK NO. 'C' ON FOURTH 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: MRS. URMI SEN GUPTA, WIFE OF MR. ARINDAM ADAK

MR. ARINDAM ADAK, SON OF MR. ANIL KUMAR ADAK

REFERENCE:
AREA:

65.88

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

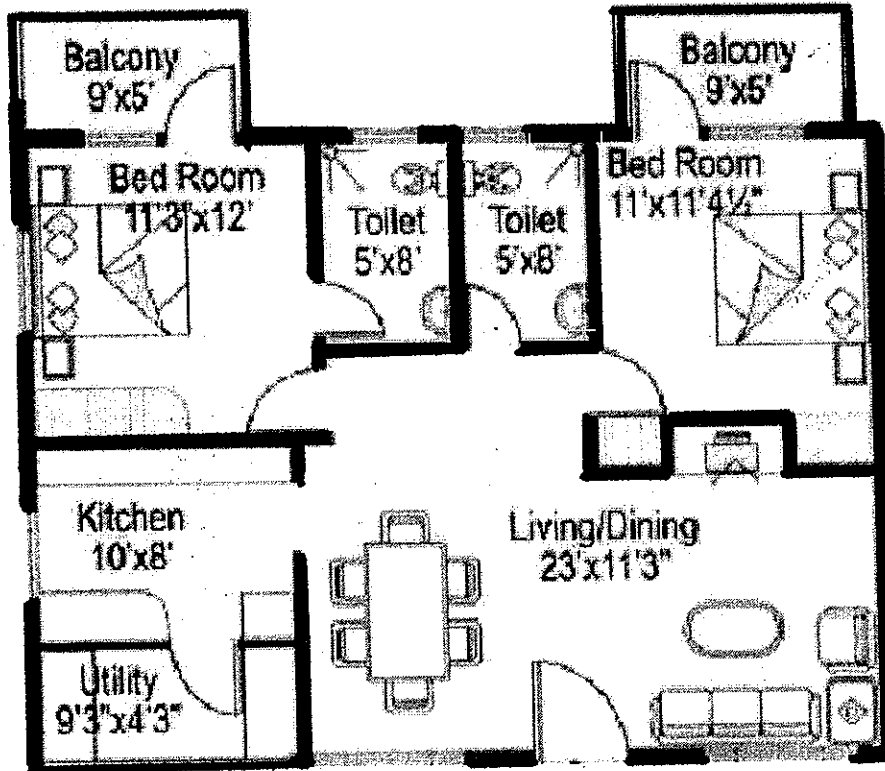


U/S. OUT OF TOTAL: Ac. 6-05Gts
PLINTH AREA : 1230 SFT.

Open to sky



Open to sky & 7' wide corridor



Flat No. 408

Open to sky & 7' wide corridor

WITNESSES:

1.

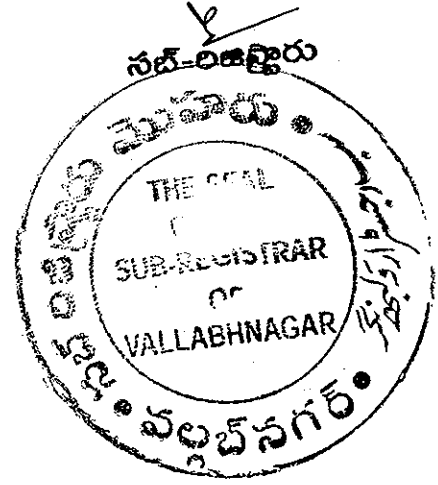
2.

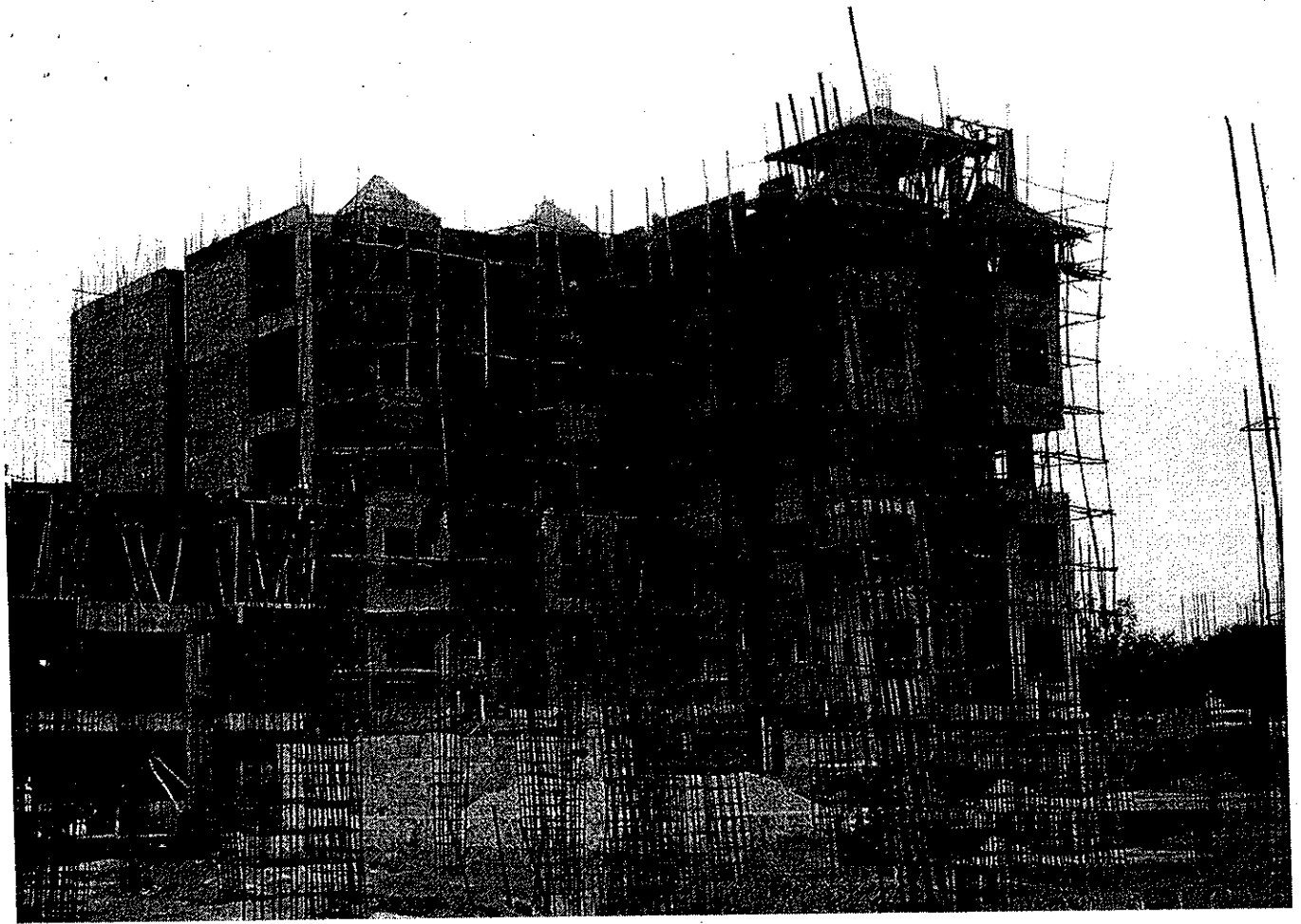
P. Capital A. Prasthan

SIG. OF THE VENDOR

SIG. OF THE BUILDER

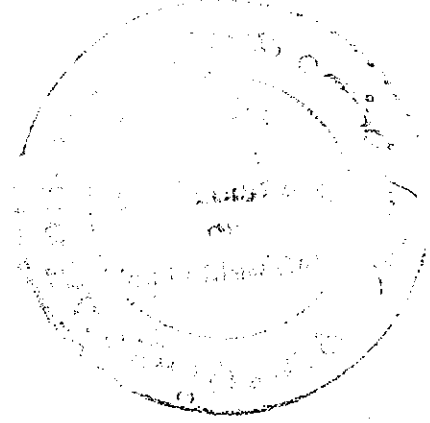
1 వ పుస్తకము 2009 సం/శా.శ.1921 వ.సం. పు
దస్త్రావళి నెం 2230 మొత్తము కాగితముల సంఖ్య (12)
ఈ కాగితము వరుస సంఖ్య (11)



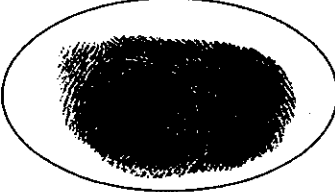




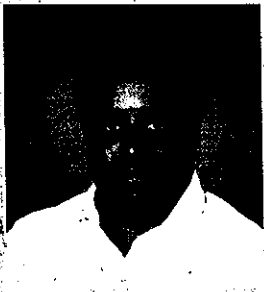
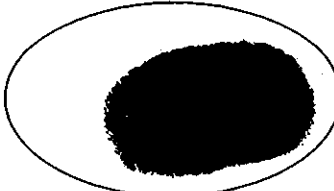


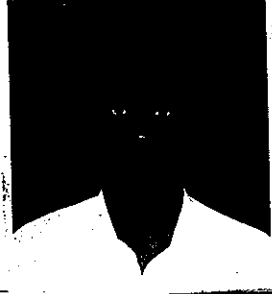


1 వ పుస్తకము 209 సం/శ.శ.1931 వ.సం. పు
దస్తావేజు నెం 2230 మొత్తము కాగితముల సంఖ్య (1) 8
ఈ కాగితము వరుస సంఖ్య (1) 2


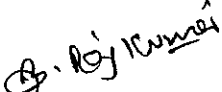
✓
సబ్-రిజిస్ట్రారు



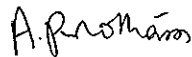
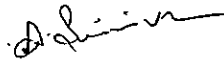
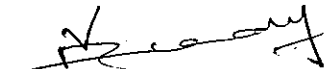


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.


SL.N	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<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.
			4. SHRI. A. SRINIVAS S/O. SHRI. A. VITTAL R/O. H. NO. 1-3-1/C/1 FLAT NO. 101, 1 ST 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.


SIGNATURE OF WITNESSES:

1. 
2. 

SIGNATURE OF THE EXECUTANT'S

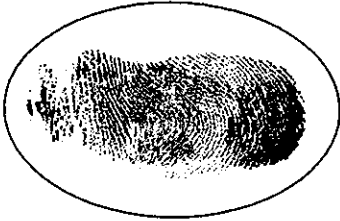
1 వ పుస్తకము 209 సం/శా.శ.1931 వ.సం. పు
స్తకము నెం 2230 ముత్తము కాగితముల సంఖ్య (1) 
ఈ కాగితము వరుస సంఖ్య (13)


సబ్-రిజిస్ట్రారు



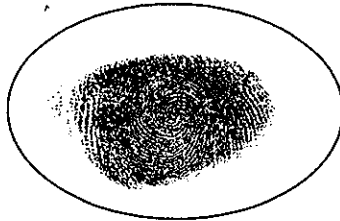
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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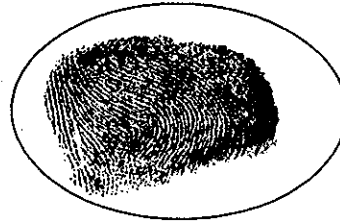
SPA FOR PRESENTING DOCUMENTS
VIDE SPA NO. 55/BK IV/ 2009, Dt. 01.06.2009:

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



BUYERS:

1. MRS. URMI SEN GUPTA
W/O. MR. ARINDAM ADAK,
R/O. 103, MARUTI APARTMENTS
MARUTI NAGAR, HASHMATHPET ROAD
OLD BOWENPALLY
SECUNDERABAD - 500 011



2. MR. ARINDAM ADAK
S/O. MR. ANIL KUMAR ADAK
R/O.103, MARUTI APARTMENTS
MARUTI NAGAR, HASHMATHPET ROAD
OLD BOWENPALLY
SECUNDERABAD - 500 011

SIGNATURE OF WITNESSES:

1.

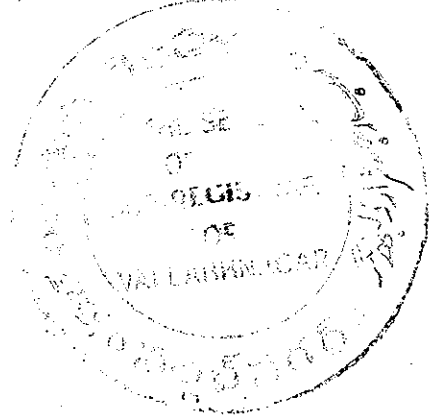
2.

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.సం. పు
దస్తావేజు నెం 2030 మొత్తము కాగితముల సంఖ్య (10)
ఈ కాగితము వరుస సంఖ్య (14)

సచి-లక్ష్మణులు






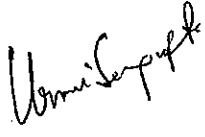


Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 2260/2009 of SRO: 1508(VALLABNAGAR)
 Presentant Name(Capacity): KARNATI
 BHASKAR(EX)

Report Date: 16/09/2009 15:53:29


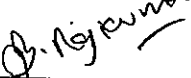
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ARINDAM ADAK 103 MARUTI APRT MARUTI NAGAR HASHMATHPETOLD BOWENPALLY SEC- BAD	
2			(CL) URMI SEN GUPTA 103 MARUTI APRT MARUTI NAGAR HASHMATHPETOLD BOWENPALLY SEC- BAD	

Identified by

Witness 1

Witness 2

Photos and TIs

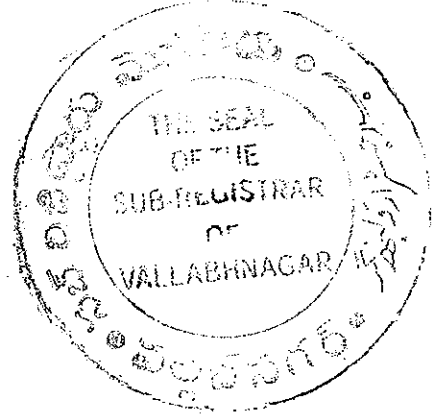
captured by me


 Capture of Photos and TIs

done in my presence

1 వ పుస్తకము 207 సం/శా.శ.1931 వ.సం. పు
టస్తావళి నెం 2230 ముద్రాము కాగితముల సంఖ్య 19
ఈ కాగితము వరుస సంఖ్య 15


నల్-రిజిస్ట్రారు





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	27/06/92	13



B. Shan
 05/08/2005 *hush*
 కర్నూలు పంచాయతీ/పంచాయతీ కార్యదర్శుడు చేతి ద్వారా / ౨౦౨౫

HOUSEHOLD CARD

Card No. : AP/1682141D0155
 F.P Shop No. :
 పేరు : కర్నూలు భాస్కర్
 Name of Head of Household : Karnati . Bhaskar
 పండ్ల/భర్త పేరు : నరసింహ
 Father/ Husband Name : Narsimha
 పుట్టిన తేదీ/Date of Birth : 09/03/1965
 వయస్సు/Age : 40
 వృత్తి/Occupation : Own Business
 ఇం.నె./House No. : 2-44/1, F- 103
 రోడ్/Street : Chaitanyapuri
 Colony : Sai Nagar
 Ward No. : ౪/౪ Ward-4
 Municipality : / Gaddiannaram
 జిల్లా/District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 125,000
 LPG Consumer No. : 18625/(Double)
 LPG Dealer Name : Samatha Shiva Shak , HPC

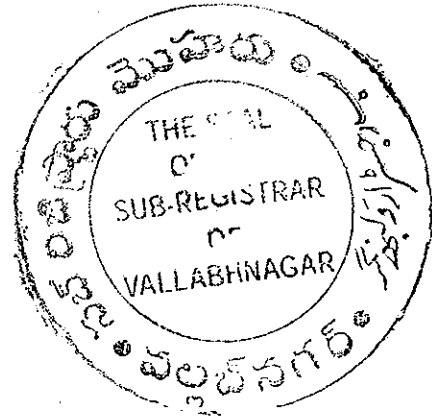


Address / చిరునామా:
 1-3-2
 Bhuvanagiri
 Bhuvanagiri
 1-3-2
 భువనగిరి
 భువనగిరి
 Electoral Registration Officer
 ఎలక్షన్ రిజిస్ట్రార్
 Bhuvanagiri
 భువనగిరి
 భువనగిరి
 Assembly Constituency
 ఎలక్షన్ రిజిస్ట్రేషన్ ప్రాంతం
 Place/ ప్రాంతం : Bhongir/భువనగిరి
 Date/ తేదీ : 15.12.1995
 This card may be used as an Identity Card
 under different Government Schemes.
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో
 గుర్తింపు కొరకు ఉపయోగించవచ్చు.
 MPIC No: 23/16/01/021/00574/02

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


 Elector's Name : B.Venkateswar
 పేరు : B.వెంకటేశ్వర్
 Father's/Mother's/
 Husband's Name : eeswaralah
 తండ్రి/తల్లి/భర్త పేరు : ఈశ్వరరావు
 Sex : M పు/వ: ప
 Age as on 1.1.1995 : 27
 1.1.1995 వారికి వయస్సు : 27

1 వ పుస్తకము 201 సం/శా.శ.1921 వ.సం. పు
దస్తావేజు నెం 2230 ముత్తము తాగితముల సంఖ్య (1) ~~1~~
ఈ తాగితము వరుస సంఖ్య (16)

నబ్-రిజిస్ట్రారు






SPA HOLDER:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E


Prabhakar
Signature

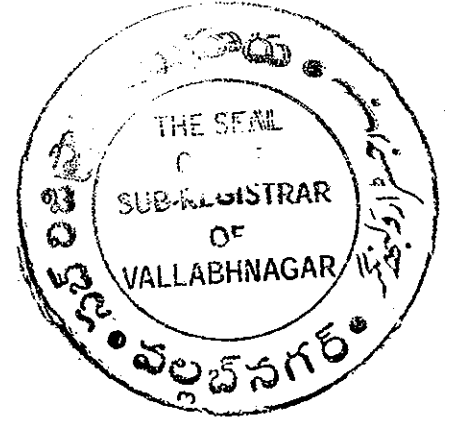


10462018

Prabhakar

1 వ పుస్తకము విల్లి సం/తా.శ.1931 వ.సం. పు
దస్తావేజు నెం 2230 యొక్క యుక్తము కాగితముల సంఖ్య (17)
ఈ కాగితము వరుస సంఖ్య (17)


సబ్-రిజిస్ట్రారు



HOUSEHOLD CARD

Name of Head of Household : Addagatla, Purushothank
 దండ్రి/భర్త పేరు : విట్టల్

Father/ Husband name : Vittal

పుట్టినతేదీ/Date of Birth : 22/09/1964

వయస్సు/Age : 42

వృత్తి /Occupation : Own Business

ఇంటి.నెం./House No. : 1-3-1/C/1

వీధి /Street : KAVADIGUDA

Colony : MAIN ROAD

Ward : వార్డ్ 1
 Circle : వార్డ్ 8
 Circle VIII

జిల్లా /District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 350,000

LPG Consumer No. (1) : 40157/(Double)

LPG Dealer Name (1) : Apsssc Corpn Ltd,IOC

LPG Consumer No. (2) : /

LPG Dealer Name (2) :



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

K. SUDARSHAN REDDY
 DT(ENTR) PRO's Unit, Hyd
 వ్యవసాయ సహకార సంస్థ
 1/c DPL No.122

HOUSEHOLD CARD

దండ్రి/భర్త పేరు : విట్టల్

Father/ Husband name : Vittal

పుట్టినతేదీ/Date of Birth : 16/02/1972

వయస్సు/Age : 34

వృత్తి /Occupation : Own Business

ఇంటి.నెం./House No. : 1-3-1/C/1,JAYAMANSION

వీధి /Street : KAVADIGUDA

Colony : MAINROAD

Ward : వార్డ్ 1
 Circle : వార్డ్ 8
 Circle VIII

జిల్లా /District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 150,000

LPG Consumer No. (1) : 39979/(Double)

LPG Dealer Name (1) : Apsssc Corpn Ltd,IOC

LPG Consumer No. (2) : /

LPG Dealer Name (2) :



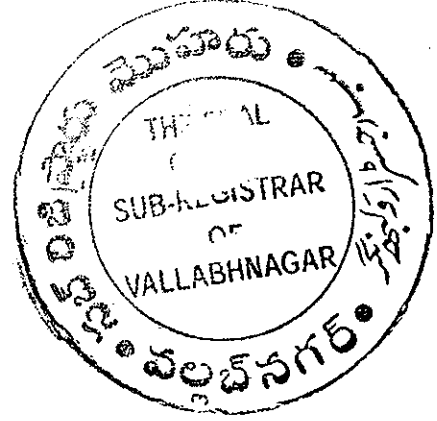
Family Members Details

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

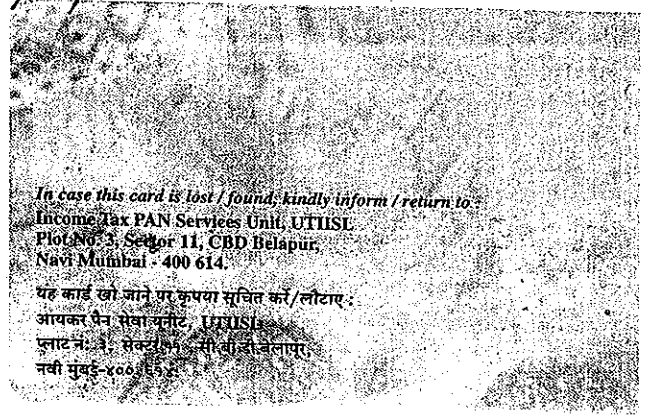
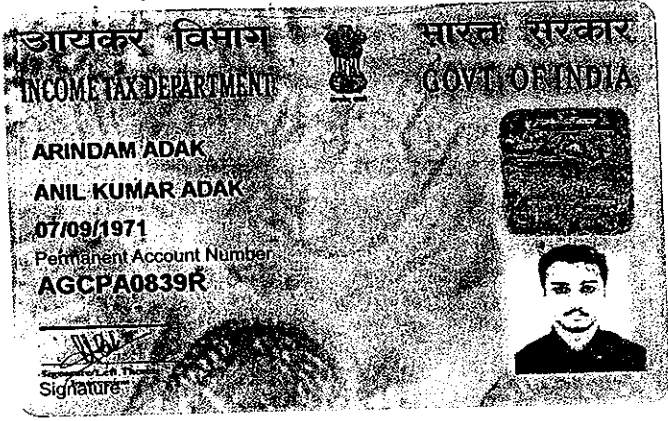
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1 వ పుస్తకము 209 సం/శా.శ.1931 వ.నం. పు
దస్త్రావేళ నెం 2230 ముత్తము కాగితముల సంఖ్య (18)
ఈ కాగితము వరుస సంఖ్య (18)

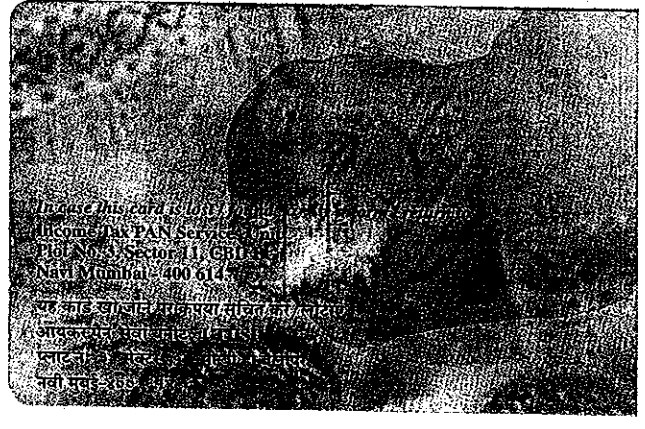
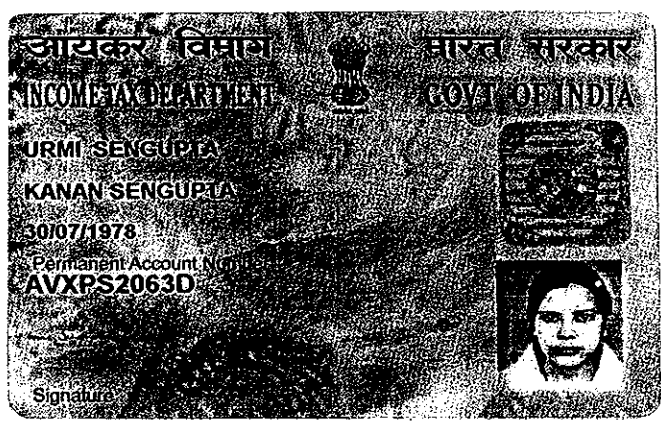
సబ్-రిజిస్ట్రారు



2230/09



Adak



Urmisengupta

1 వ పుస్తకము 2009 సం/శ.శ.192 వ.సం. పు
దస్తావేజు నెం 2230 మొత్తము కాగితముల సంఖ్య 199
ఈ కాగితము వరుస సంఖ్య (19)

R
సబ్-రిజిస్ట్రారు

