

Cons 733. DOCT No. 715/2010



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713560

S.No. CP 67 Date 16/02/2010 Rs. 100/-  
Sold to Amitabh Chandy  
S/o. Akshay K. Chandy  
For Whom Self & others

*[Signature]*  
**K. SATISH KUMAR**  
SVL.No.13/2009 R.No.16/2009  
5-2-30, Premavathipet (V),  
Rajendranagar (M), R.R. Dist.

**SALE DEED**

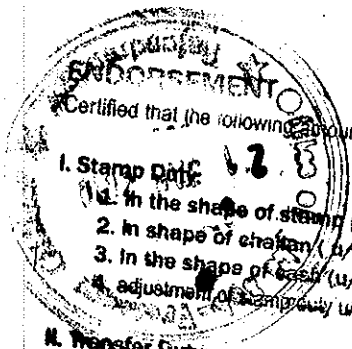
This Sale Deed is made and executed on this 20<sup>th</sup> day of February 2010 at SRO, Vallabhnagar, Hyderabad by:

1. SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA, aged about 44 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. SHRI. K. GOPINATH, S/O. SHRI. K. BHASKAR aged about 20 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. SHRI. A. PURUSHOTHAM, S/O. SHRI. A. VITTAL aged about 45 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, Hyderabad.
4. SHRI. A. SRINIVAS, S/O. SHRI. A. VITTAL aged about 36 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, Hyderabad.
5. SHRI. BELIDE VENKATESH, S/O. SHRI. EASHWARAIAH, aged about 42 years, Occupation Business, Resident of H. No. 1-3-2, Kisan Nagar, Bhongir, Nalgonda Dist.

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

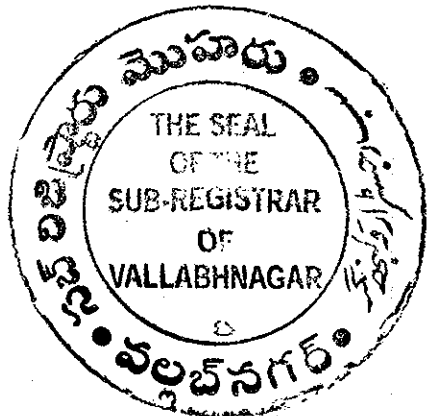
1. *[Signature]* 2. *[Signature]* 3. *[Signature]* Page 1  
4. *[Signature]* 5. *[Signature]*

1 వ పుస్తకము 2010 సం/శా.శ. 1931 వ.నం. పా  
 దస్తావేజు నెం 115 మొత్తము కారితముల సంఖ్య 49  
 ఈ కారితము వరుస సంఖ్య (1931)



Handwritten signature and name: నట్-రిజిస్ట్రారు

<b>I. Stamp Duty:</b>		
1. In the shape of stamp papers	Rs.	100 00
2. In shape of challan (u/s. 41 of I.S.Act. 1899)	Rs.	59900 00
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.	-
<b>K. Transfer Duty:</b>		
1. In the shape of challan	Rs.	24000 00
2. In the shape of cash	Rs.	-
<b>M. Registration fees:</b>		
1. In the shape of challan	Rs.	6000 00
2. In the shape of cash	Rs.	-
<b>N. User Charges:</b>		
1. In the shape of challan	Rs.	100 00
2. In the shape of cash	Rs.	-
<b>Total</b>	<b>Rs.</b>	<b>90100/-</b>



2010 వ సం. మార్చి నెం. 17 వ తేదీ  
 1931 వ.శా.శ సం. 115 మొత్తము 26 వ తేదీ పగలు

1 మరియు 2 గంటల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రారు  
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32 ఫి ను అనుసరించి  
 సర్దుబాటుచేసిన ఫిట్ గ్రాఫులు మరియు వేలిముద్రలతో సహా  
 దాఖలు చేసి రుసుము రూ. 6000 00 లు చెల్లించినది  
 వ్రాసి ఇచ్చినట్లు ఓప్పకోస్తుంది  
 ఎవమ సంఖ్య: 1931

Prabhakar  
 Prabhakar

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. 57/2010/109  
 dated 01.06.2010 registerer at SRO, Vallabhnagar  
 Ranga Reddy District.



కాపీచేయడం

G. Venkatesh S/o G. Anjan Reddy occ. Service  
 H.O No. 1-2-145/14 Shpoor nagar H-4/4

Venkataram Reddy S/o. Raji Reddy occ. Service  
 R/o. 11-18/2, Id No. 2, Green Hills Colony  
 Banwar Nagar, Hyderabad.

2010 వ సం. మార్చి నెం. 17 వ తేదీ  
 1931 వ.శా.శ సం. 115 మొత్తము 26 వ తేదీ

S.M. HUSSAINI  
 నట్-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, 1<sup>st</sup> 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. MR. AMITABH MOHANTY, SON OF MR. AKSHAY K. MOHANTY, aged about 39 years, Occupation: Service
2. MRS. RITA GANDHI, WIFE OF MR. AMITABH MOHANTY, aged about 42 years, Occupation: Service, both are residing at Plot No. 31-C, Surya Enclave, Tirumalgherry, 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 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).
- 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).

1. K. Ghan 2. B. Gopenth 3. A. Pruthi  
4. A. Srinivas 5. ~~A. Pruthi~~

1 వ పుస్తకము 2010 సం/శా.శ.1932 వ.సం. పు  
 దస్తావేజు నెం 715 మొత్తము కాగితముల సంఖ్య (19)  
 ఈ కాగితము వరుస సంఖ్య (2)

*Prof. Hussaini*  
 సబ్-రిజిస్ట్రార్

ENDORSEMENT U/S 41 & 42 OF I.S. ACT  
 No. 715/10 Date 17/3/10

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

*Prof. Hussaini*  
 Collector & Sub-Registrar  
 Vallabh Nagar  
 Under the Indian Stamp Act

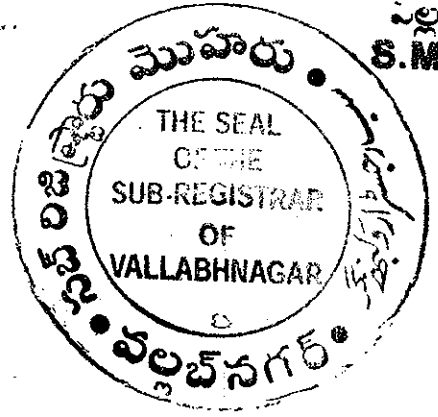
An amount of Rs. 59900/- towards Stamp Duty  
 including Transfer Duty and Rs. 6000/- towards  
 Registration Fee was paid by the party through challan  
 Receipt Number 130872 Dated 17/3/10  
 at SBH Begumpet Branch (299)  
 Dt. 17/3/10  
 St. SRO Vallabh Nagar

*Prof. Hussaini*  
 Sub-Registrar  
 Vallabh Nagar

1 వ పుస్తకము 2010 సం. / శా.శ. 1932 వ సం. పు  
 715 నెంబరుగా రిజిస్ట్రారు చేయబడినది స్కానుగ్  
 ఏమి త్తం గుర్తింపు నెంబరు 1508-1-715-2010.

తేదీ, 17/3/10,

*Prof. Hussaini*  
 సబ్-రిజిస్ట్రార్  
 వల్లభ నగర్  
 S.M. HUSSAINI



- 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
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.

1. *B. Shan*

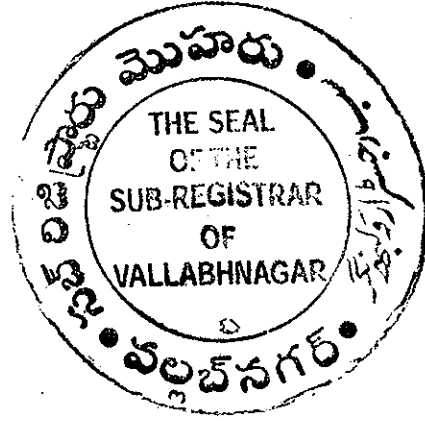
2. *A. Gupta* 3. *A. Mohan*

4. *A. Shan*

5. *A. Shan*

1 వ పుస్తకము 2010 సం/సా.శ.1921 వ.సం. పు  
దస్తావేజు నెం. 115 మొత్తము కాగితముల సంఖ్య 19  
ఈ కాగితము వరుస సంఖ్య (3)

V.A. HILLAN  
సబ్-రిజిస్ట్రారు



- K. The Buyer is desirous of purchasing a semi-finished, semi-deluxe apartment bearing flat no. 217 on the second floor in block no. 'C' having a super built-up area of 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with undivided share in the scheduled land to the extent of 89.18 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft. in the building known as Greenwood Residency and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 217 on second floor in block no. 'C', having a super built-up area of 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) in building known as Greenwood Residency together with:
- a) An undivided share in the Schedule Land to the extent of 89.18 sq. yds.
- b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.
- situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206, Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

1. K. Shan

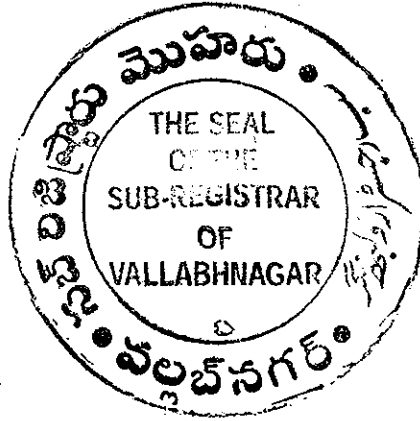
4. A. Srin

2. B. Gopal Reddy 3. Arunacham

4. S. Srinivas Reddy

1 వ పుస్తకము 2010 సం/తా.శ.1921 వ.సం. తొ  
దస్తావేజు నెం. 115 మొత్తము కారితముల సంఖ్య (19)  
ఈ కారితము వరుస సంఖ్య (4)

*[Handwritten Signature]*  
సబ్-రిజిస్ట్రారు





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.

1 K. Bhar

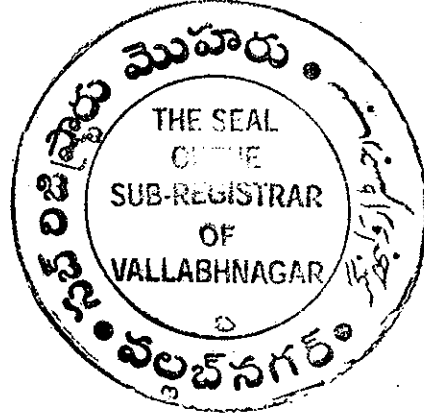
4th Floor

2 K. Gopale 3 A. Prakasham

1st Floor

1 వ పుస్తకము 20/0 సం/శా.శ.1931 వ.సం. పు  
దస్తావేజు నెం 215 ముస్తాము కారితముల సంఖ్య 49  
ఈ కారితము వరుస సంఖ్య ( 5 )

*P. V. V. V.*  
సబ్-రిజిస్ట్రారు



- 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 K. Bhanu

2 A. Green

3 A. Pradhan

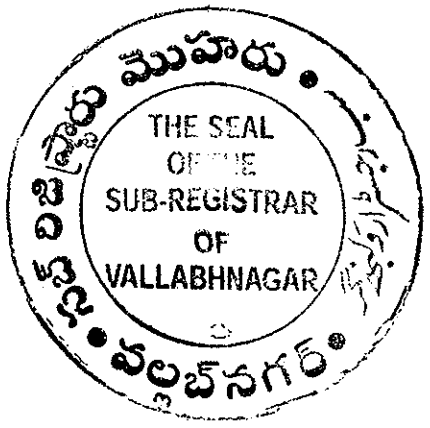
4 A. Srinivas

5 ~~A. Srinivas~~

1 వ పుస్తకము 2010 సం/శా.శ.1921 వ.సం. పు  
దస్తావేజు నెం. 115 మొత్తము కాగితముల సంఖ్య (19)  
ఈ కాగితము వరుస సంఖ్య (6)

*[Handwritten Signature]*

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. 90,000/- is paid by way of challan no. 130872, dated 17.3.10 drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 12,000/- paid by way of Payorder No. 154784, dated 17.3.10, drawn on HDFC, S. D. Road, Secunderabad..

1 K. Ghosh

2 K. Gupta

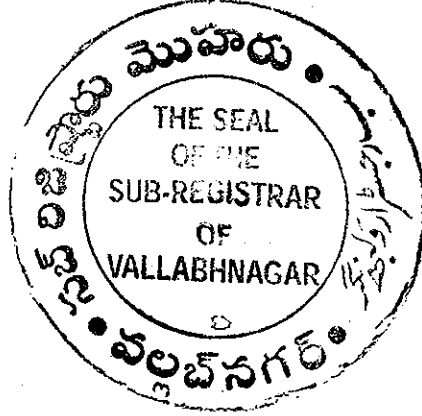
3 A. Pruthi

4 A. Singh

5 A. Singh

1 వ పుస్తకము 2010 సం/శ.శ.1931 వ.సం. పు  
దస్తావేజు నెం-11 కమిషను కారితముల సంఖ్య 49  
ఈ కారితము పరుస సంఖ్య (7 )

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

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

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

WITNESSES:

1. *K. Shan*      2. *G. Prasad A. Dhanu*  
3. *A. Srin*      4. *A. Srin*

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

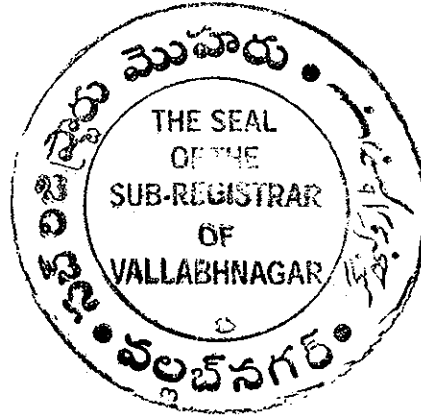
VENDOR

*[Signature]*

*A. B. Prasad*  
BUYER

1 వ పుస్తకము 2010 సం/శా.శ.19 21 వ.సం. పు  
దస్తావేజు నెం 115 మొత్తము కారితముల సంఖ్య 19  
ఈ కారితము వరుస సంఖ్య (8)

*M. H. V. Rao*  
నల్-రిజిస్ట్రారు





ANNEXURE-1-A

1. Description of the Building : Semi-deluxe apartment bearing flat no. 217 on the second floor in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 89.18 sq. yds., U/S Out of Ac. 6-05 Gts.
4. Built up area Particulars:
- a) In the Ground Floor : 100 sft. Parking space for One Car
- b) In the First Floor :
- c) In the Second Floor : 1665 Sft
- d) In the Third Floor :
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 12,00,000/-

1 K. Bhar  
2 B. Gopala  
3 A. Prakash  
4 A. Srinivas  
5 N. Srinivas

Date: 20.02.2010

Signature of the Executants

C E R T I F I C A T E

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

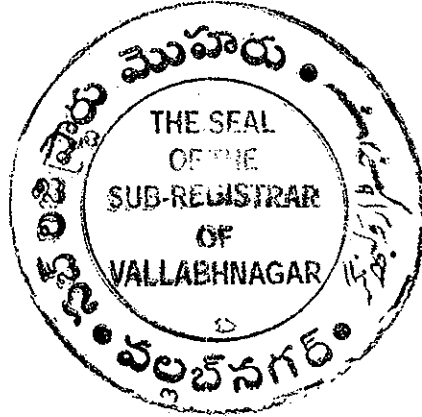
Date: 20.02.2010

1 K. Bhar  
2 B. Gopala  
3 A. Prakash  
4 A. Srinivas  
5 N. Srinivas

Signature of the Executants

1 వ పుస్తకము 2010 సం/శా.శ.1931 వ.సం. పు  
దస్తావేజు నెం. 715 మొత్తము కారితముల సంఖ్య 99  
ఈ కారితము పరుస సంఖ్య (9)

వ. పు. హను  
నట్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 217 IN BLOCK NO. 'C' ON SECOND 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:**

1. MR. AMITABH MOHANTY, SON OF MR. AKSHAY K. MOHANTY  
 2. MRS. RITA GANDHI, WIFE OF MR. AMITABH MOHANTY,

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

89.18

**SCALE:**  
 SQ. YDS. OR

**INCL:**  
 SQ. MTRS.



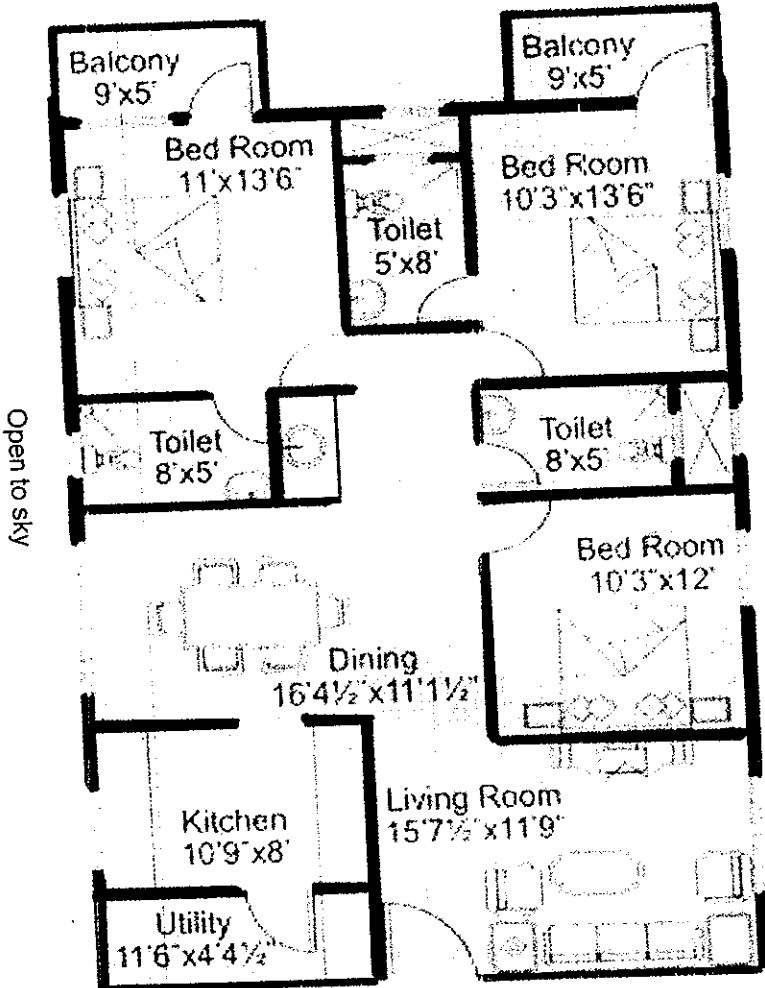
**EXCL:**



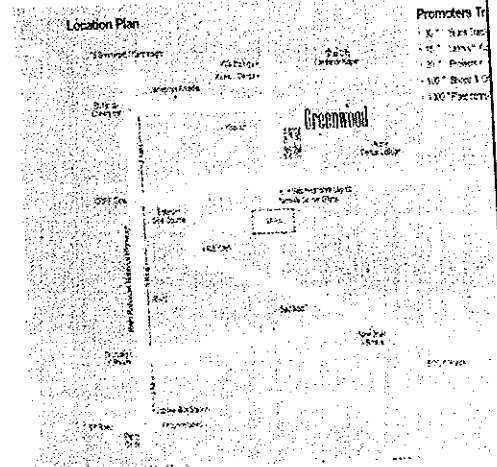
**U/S. OUT OF TOTAL:** Ac. 6-05Gts  
**PLINTH AREA** : 1665 SFT.



Open to sky



Open to sky



Promoters Tr  
 8' x 12' Area  
 10' x 12' Area  
 10' x 12' Area  
 10' x 12' Area  
 10' x 12' Area

**WITNESSES:**

- 1.
- 2.

1.   
 2.

2.

**SIG. OF THE VENDOR**

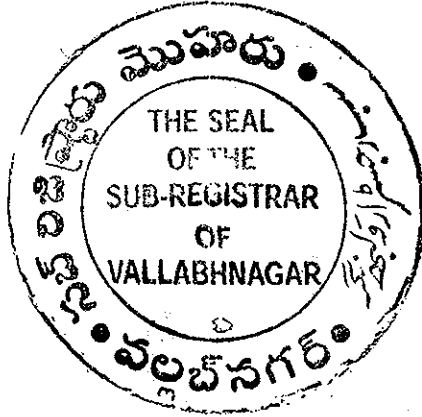
A.G. Reddy

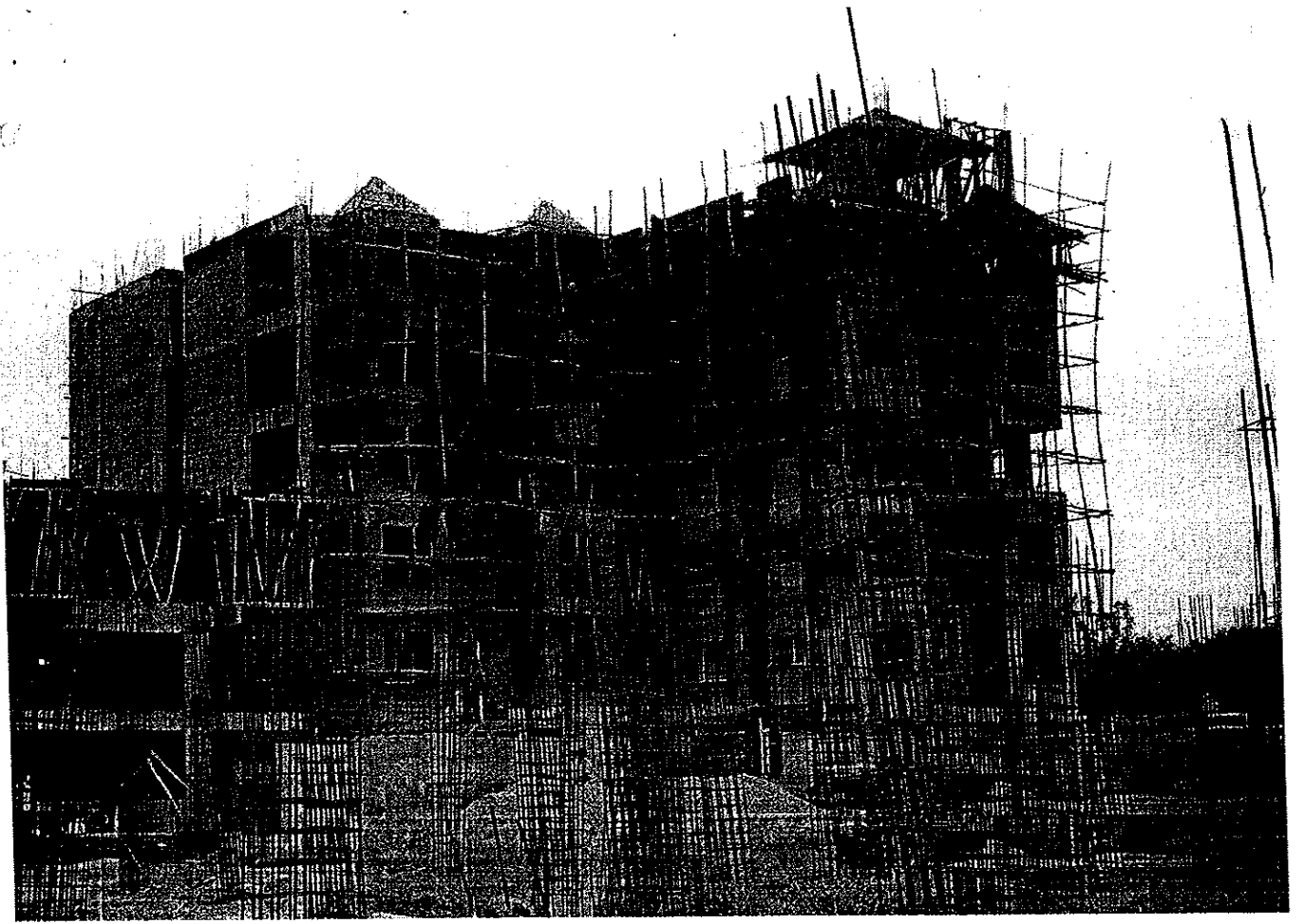
**SIG. OF THE BUILDER**

1 వ పుస్తకము 2010 నం/శా.స.1921 వ.సం. పు  
దస్తావేజి నం 115 మొత్తము కారితముల సంఖ్య 19  
ఈ కారితము వరుస సంఖ్య 10

M. N. N. N.

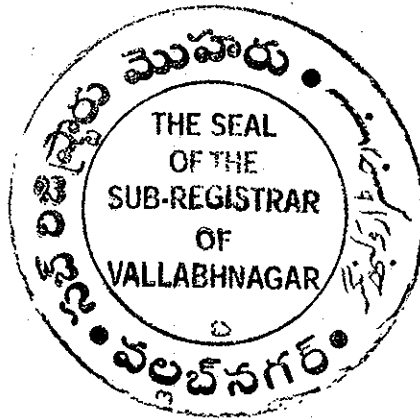
నల్-రిజిస్ట్రారు





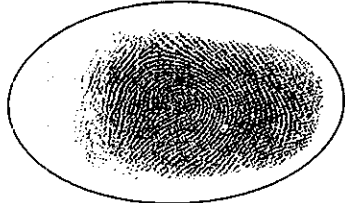
1 వ పుస్తకము 20/0 సం/శా.శ.193 వ.సం. పు  
దస్తావేజు నెం 115 మొత్తము కాగితముల సంఖ్య 19  
ఈ కాగితము వరుస సంఖ్య (11 )

*Vij. Kumar*  
సబ్-రిజిస్ట్రారు



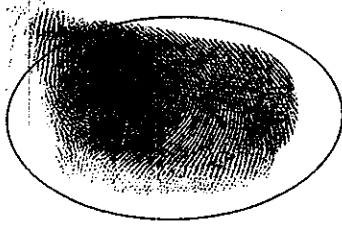
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

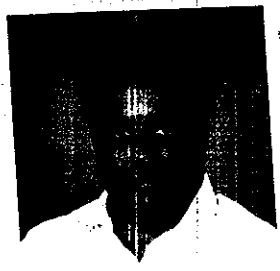
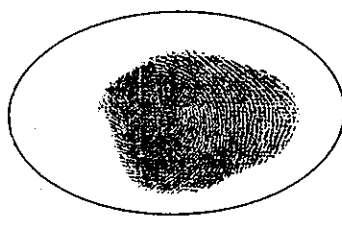


VENDORS:

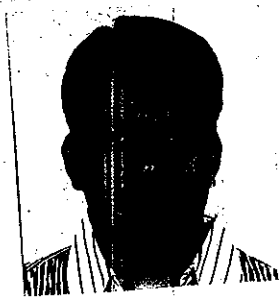
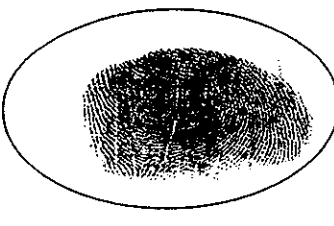
- SHRI. KARNATI BHASKAR  
S/O. SHRI. K. NARSIMHA  
R/O. H. NO. 2-44/1  
SAI NAGAR  
CHAITANYAPURI  
DILSHUKNAGAR  
HYDERABAD.



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



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



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

SIGNATURE OF WITNESSES:

1.

2.

1. 2. 3.

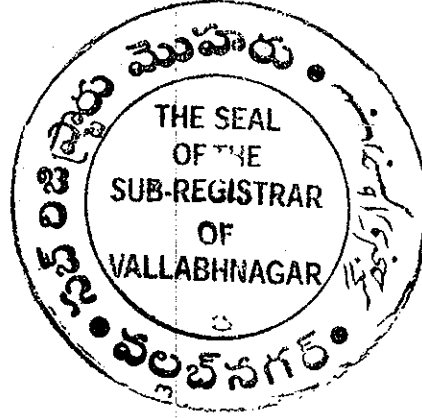
4. 5.

SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము 2010 సం/శా.స. 1921 వ.సం. పు  
దస్తావేజి నెం 715 న్యాయము కారితముల సంఖ్య (19)  
ఈ కారితము వరుస సంఖ్య (12)

*A. H. H. H.*

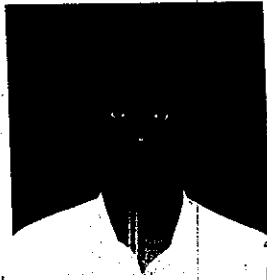
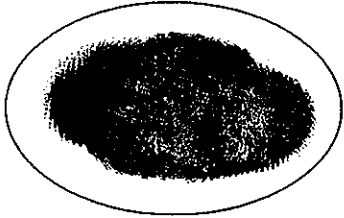
నల్-రిజిస్ట్రారు



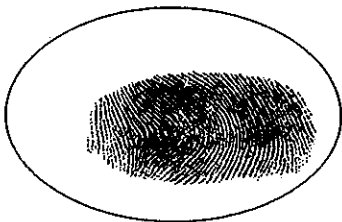


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



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



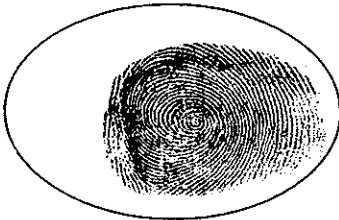
SPA FOR PRESENTING DOCUMENTS  
VIDE SPA NO. 55/BK IV/ 2009, Dt. 01.06.2009:

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

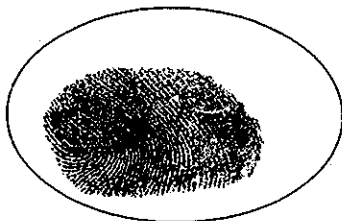
BUYERS:

1. MR. AMITABH MOHANTY  
S/O. MR. AKSHAY K. MOHANTY

R/O.PLOT NO. 31-C  
SURYA ENCLAVE  
TIRUMALGHERRY  
SECUNDERABAD - 500 015



2. MRS. RITA GANDHI  
W/O. MR. AMITABH MOHANTY  
R/O.PLOT NO. 31-C  
SURYA ENCLAVE  
TIRUMALGHERRY  
SECUNDERABAD - 500 015



SIGNATURE OF WITNESSES:

1.

2.

1.

4.

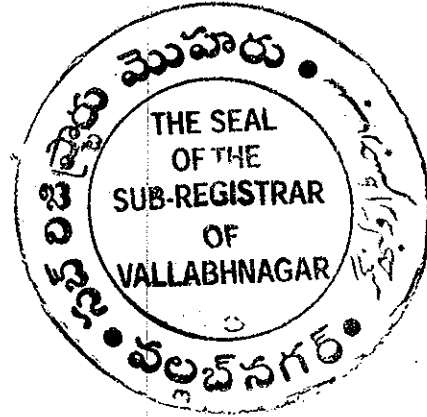
2.

5.

SIGNATURE OF EXECUTANTS

1 వ పుస్తకము 2010 సం/త.శ.1921 వ.సం. పు  
దస్తావేజు సం. 115 మొత్తము కారితముల సంఖ్య 49  
ఈ కారితము వరుస సంఖ్య 113

V. J. H. V. M. M.  
నబ్-రిజిస్ట్రారు



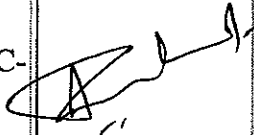


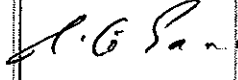


**Photographs and FingerPrints As per Section 32A of Registration Act 1908**


C.S.No./Year: **000733/2010** of SRO: **1508(VALLABNAGAR)**  
 Presentant Name(Capacity): **KARNATI**  
**BHASKAR(EX)**

Report Date: 17/03/2010 13:25:42

This report prints Photos and FPs of all parties

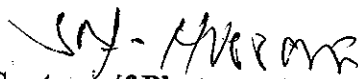
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) AMITABH MOHANTY P.NO.31-C SURYA ENCLAVE TRIMULGHERRYSEC-BAD-15	
2			(CL) RITA GANDHI P.NO.31-C SURYA ENCLAVE TRIMULGHERRYSEC-BAD-15	

Identified by

Witness 1 

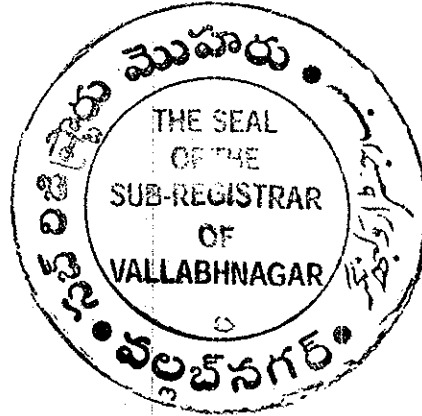
Witness 2 

Photos and TIs captured by me

  
 Capture of Photos and TIs done in my presence

1 క పుస్తకము 20/0 సం/శా.శ. 1921 వ.సం. పై  
దస్తావేజు నెం. 115 మొత్తము కాగితముల సంఖ్య 19  
ఈ కాగితము వరుస సంఖ్య 14

Vij. Hanu  
సబ్-రిజిస్ట్రారు



**HOUSEHOLD CARD**

Name of Head of Household : Addagala, Purushothank

పేరు/పేరు : పురుషోత్తం

Father/ Husband name : Vittal

పుట్టిన తేదీ/Date of Birth : 22/09/1964

వయస్సు/Age : 42

వృత్తి/Occupation : Own Business

ఇంట్లోని నెంబర్./House No. : 1-3-1/C/1

వీధి/Street : KAVADIGUDA

Colony : MAIN ROAD

Ward : వార్డ్ 1

Circle : వార్డ్-1

Circle VIII

జిల్లా/District : హైదరాబాద్ / Hyderabad


Annual Income (Rs.) : 350,000

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

LPG Dealer Name (1) : Apsesc 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

A. K. SUDARSHAN REDDY  
 DT (ENR) 19/06/2005  
 వార్డ్-1, చిట్రా, హైదరాబాద్  
 U/c DPL No. 122

**HOUSEHOLD CARD**

పేరు/పేరు : పురుషోత్తం

Father/ Husband name : Vittal

పుట్టిన తేదీ/Date of Birth : 16/02/1972

వయస్సు/Age : 34

వృత్తి/Occupation : Own Business

ఇంట్లోని నెంబర్./House No. : 1-3-1/C/1, JAYAMANSION

వీధి/Street : KAVADIGUDA

Colony : MAJNRoad

Ward : వార్డ్ 1

Circle : వార్డ్-1

Circle VIII

జిల్లా/District : హైదరాబాద్ / Hyderabad


Annual Income (Rs.) : 150,000

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

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

LPG Consumer No. (2) : /

LPG Dealer Name (2) : /

**Family Members Details**

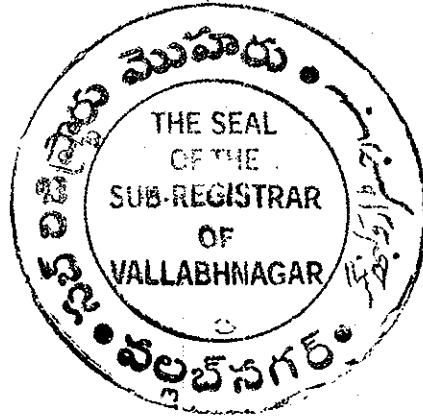
2	Uma Rani	Wife	29/06/75	31
3	Pranitha	Daughter	27/10/98	8
4	Varun	Son	29/04/02	4
5	Vittal	Father	18/11/39	67

K. SUDARSHAN REDDY  
 DT (ENR) 19/06/2005  
 వార్డ్-1, చిట్రా, హైదరాబాద్  
 U/c DPL No. 122

1 వ పుస్తకము 2010 సం/పా.శ.193 వ.సం. పు  
దస్తావేజు నెం 715 మొత్తము తాగితముల సంఖ్య 19  
ఈ తాగితము వరుస సంఖ్య (15)

*Handwritten signature*

పబ్లికేషన్స్





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Vasanthi	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

*[Signature]*  
 05/08/2005 *[Signature]*  
 గృహము సరికొరచుచున్నది      ఇది కేవలం తేలికపాటి సమాచారం మాత్రమే.

**HOUSEHOLD CARD**

Card No : AP/162141D0155  
 F.P Shop No : 162141  
 పేరు : కర్నూలి భాస్కర్  
 Name of Head of Household : Karnali. Bhaskar  
 తండ్రి/భర్త పేరు : నరసింహ  
 Father/ Husband Name : Narsimha  
 పుట్టిన తేదీ/Date of Birth : 09/03/1965  
 వయస్సు/Age : 40  
 వృత్తి/Occupation : Own Business  
 ఇంటి.నెం./House No. : 2-44/1, F- 103  
 రోడ్/Street : Chaitanyapuri  
 Colony : Sai Nagar  
 Ward No. : చాటానపూర్ / Ward-4  
 Municipality : / Gaddiannaram  
 జిల్లా/District : హైదరాబాద్ / Hyderabad  
 Annual Income (Rs.) : 125,000  
 LPG Consumer No. : 18625/( Double )  
 LPG Dealer Name : Sampath Shiva Shak , HPC

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

*[Signature]*  
 Electoral Registration Officer  
 భువనగిరి ఎలక్షన్ డివిజన్  
 Bhuvanagiri  
 భువనగిరి  
 Assembly Constituency  
 ఎలక్షన్ డివిజన్ పరిధిలో

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

This card may be used as an Identity Card under different Government Schemes.  
 ఇది భిన్న భిన్న ప్రభుత్వ పథకాలలో 'సర్కారు' వారు నిర్దేశించిన విధంగా ఉపయోగించబడుతుంది.  
 MPIC No: 23/16/01/021/00574/02

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

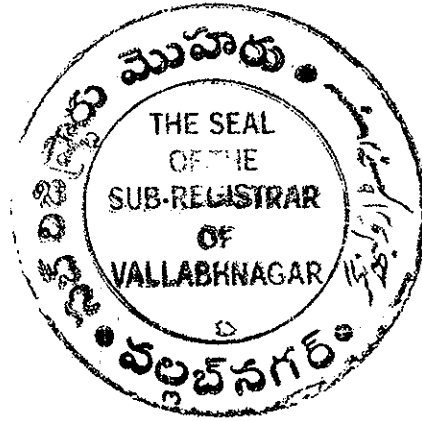
*[Signature]*  
 2

*[Portrait Photo]*

Elector's Name : B.Venkateswar  
 ఎలక్టర్ పేరు : B.వెంకటేశ్వర్  
 Father's/Mother's  
 Husband's Name : eenwaralah  
 తండ్రి/తల్లి/భర్త పేరు : చిన్నవరాలా  
 Sex : M      లింగం : పు  
 Age as on 1.1.1995  
 1.1.1995 వరకు వయస్సు : 27

1 క నుస్తకము 20/0 నం/శా.శ.19౫౬ క.సం. పు  
దస్తావేజు నెం 715 మొత్తము కాగితముల సంఖ్య 19  
ఈ కాగితము వరుస సంఖ్య 16

కె.ఎ. హనుమయ్య  
సబ్-రిజిస్ట్రారు





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AGJPM0393D**




नाम /NAME  
**AMITABH MOHANTY**

पिता का नाम /FATHER'S NAME  
**AKSHOY KUMAR MOHANTY**

जन्म तिथि /DATE OF BIRTH  
**05-02-1970**

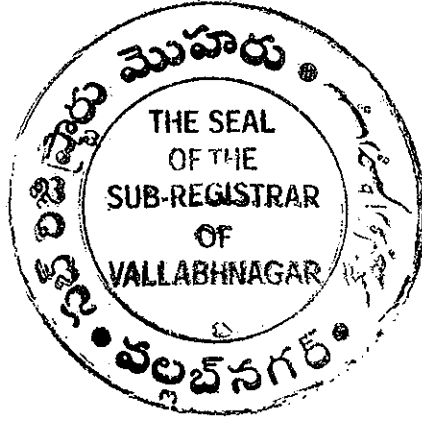
हस्ताक्षर /SIGNATURE

*Pravin Kumar Singh*  
DR. PRAVIN KUMAR SINGH BESTURIA  
आयकर आयुक्त (कंप्यूटर सेक्टर)  
Commissioner of Income-tax (Computer Operations)



1 వ పుస్తకము 2010 సం/జ.శ. 19 21 వ.సం. నం.  
దస్తావేజ సం 715 మొత్తము ఆగితముల సంఖ్య (19)  
ఈ ఆగితము పరుస సంఖ్య (17)

*[Handwritten Signature]*  
సబ్-రిజిస్ట్రారు

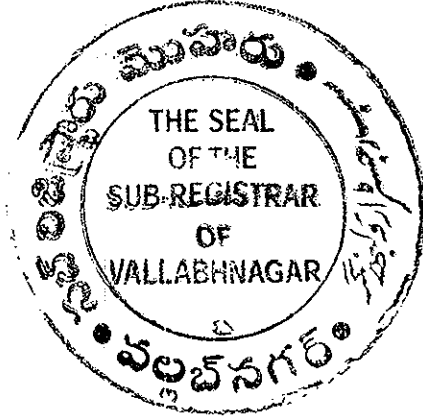




A. G. Post

1 వ పుస్తకము 2010 సం/భా.శ.1921 వ.సం. పు  
దస్తావేజునెం 115 మొత్తము కాగితముల సంఖ్య 19  
ఈ కాగితము పరుస సంఖ్య 18

*M. M. Rao*  
సబ్-రిజిస్ట్రారు

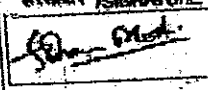


PERMANENT ACCOUNT NUMBER  
**ABMPN6725H**

NAME  
**SOHAN SATISH MODI**

FATHER'S NAME  
**SATISH MAHLAL MODI**

DATE OF BIRTH  
**18-10-1989**

SIGNATURE  



Chief Commissioner of Income-tax, Andhra Pradesh


आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

PRABHAKAR REDDY K  
 PADMA REDDY KANDI

15/01/1974  
 Permanent Account Number  
**AWSP8104E**

Signature  




*Prabhaakar Reddy*

1 వ పుస్తకము 2010 సం/శా.శ.19 21 వ.సం. పు  
దస్తావేజు నెం-115 మొత్తము కాగితముల సంఖ్య (19)  
ఈ కాగితము వరుస సంఖ్య (19)

*[Handwritten Signature]*  
సబ్-రిజిస్ట్రారు

