

2512

Doc No. 2562/12

SCANNED  
219  
318



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 19 APR 2012

Ser. No. 16085 Date: 19/4/2012  
 Sold To: A. Srinivas  
 S/o of w/o A. Vittal, H2d  
 For whom: Self

AU 151694  
 S-71-B  
 S. ANIAMMA  
 Licenced Stamp Vendor  
 Lic. No. 9/94/3-17/005-2012  
 H.No. 3-5-948/1, Sri Sri Kulture,  
 Narayanaguda, Hyderabad-500 082  
 Ph.: 9334096156, 9866378260

SALE DEED

This Sale Deed is made and executed on this 8<sup>th</sup> day of June 2012 at SRO, Vallabh Nagar, Hyderabad by:

1. SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA, aged about 45 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 22 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 38 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 45 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.

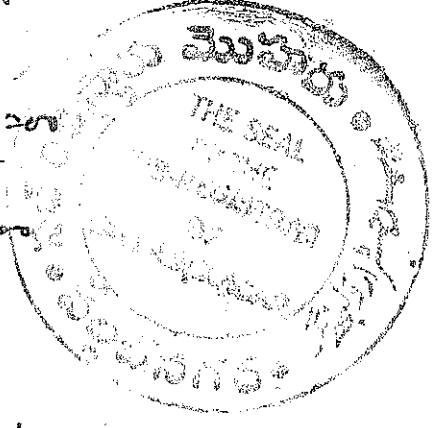
1. *[Signature]*  
 2. *[Signature]*  
 3. *[Signature]*  
 4. *[Signature]*  
 5. *[Signature]*

ప్రతి ప్రకటనము 2012 నం/క.8.19 34 వసంపు  
 దస్తావేజు నం 2567 ముద్రము కలిగినదని సంగతి  
 (2) తి. ప్రకటన వసంపు నంపు (1)

**ENDORSEMENT**

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

<b>I. Stamp Duty</b>	
1. in the shape of stamp duty	Rs 100 200
2. in shape of ad valorem stamp duty (Sec. 17)	Rs 68500 200
3. in the shape of ad valorem stamp duty (Sec. 17)	Rs 100 200
4. adjustment of stamp duty (Sec. 17 or S. Act, 1972)	Rs -
<b>II. Transfer Duty</b>	
1. in the shape of stamp duty	Rs 27440 200
2. in the shape of cash	Rs -
<b>III. Registration fees</b>	
1. in the shape of stamp duty	Rs 6860 200
2. in the shape of cash	Rs -
<b>IV. Other charges</b>	
1. in the shape of stamp duty	Rs 100 200
2. in the shape of cash	Rs -
<b>Total</b>	
	Rs 103100/-



2012 నం. 2567  
 1934 నం. 2567 ముద్రము 21 వ తి. ప్రకటన  
 గుంటూరు జిల్లా, వల్లిశనగర సబ్ డివిజన్  
 కార్యదర్శి శ్రీమతి K. Prabhakar Reddy.  
 తనకు చెందిన 1972 లోని సెక్షన్ 42వ తి. ప్రకటన  
 ద్వారా వసంపు నం. 6860 200 ను చెల్లించినట్లు  
 ధృవీకరించబడినట్లు  
 ఎటువంటి వసంపులు

*Prabhakar Reddy*  
*Prabhakar Reddy*

K. Prabhakar Reddy s/o. K.P Reddy, occ: Service  
 R/o. 5-4-137 (3rd flr, 2nd floor, Soham mansion, M.G  
 Road, Sec3rd, through SPA A, Presentation of Document  
 vide SPA no. 55/3512/09, dt. 01.06.09  
 at SRO, Vallabhnagar, P.R. Di

4- Col. Joyanta Sarkar, s/o. Late Gopesh Chandra Sarkar  
 R/o. 7 59, Army Base work Shop, Bundu Kaba,  
 Gwalior, Road, Agre - 282 001.

11. Venkat Ramana Reddy Late Anji Reddy - R/o. 11-18/2,  
 Road 2, Green Hills colony, Hyderabad

14. Srinivas Yadav . s/o. Late M. Lingaiah, occ: Service  
 R/o. 12-11-365, Varaniguda, Sec3rd - 500065

శ్రీమతి కోట వేణు  
 1  
 2  
 3

2012 నం. 2567 నం. 11  
 1934 నం. 2567 ముద్రము 21 వ తి. ప్రకటన

*B. Lingeswara Reddy*  
 B. Lingeswara Reddy  
 తనకు చెందిన  
 కార్యదర్శి

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 42 years, Occupation: Business, resident of Plot No. 280, Jublee Hills, Hyderabad, and Smt. Sridevi, W/o. Shri. K.V.S. Reddy aged about 34 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 45 years, Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 22 years, Shri. A. Purushotham, S/o. Shri. A. Vittal aged about 45 years, Shri. A. Srinivas, S/o. Shri. A. Vittal aged about 38 years and Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 45 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. Lt. Col. JOYANTA SARKAR, SON OF LATE TAPESH CHANDRA SARKAR, aged about 42 years, Occupation: Service.
2. Mrs. JAYATI SARKAR, WIFE OF Lt. Col. JOYANTA SARKAR, aged about 36 years, both are residing at # 509, Army Base Work Shop, Bundu Katra, Gwalior Road, Agra - 282 001., 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. *[Signature]* 2. *[Signature]* 3. *[Signature]*  
4. *[Signature]* 5. *[Signature]*

1వ పుస్తకము 2012 సం/శా. 1934 వ సం. 2562 నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1508-12562-2012.

సచి-రిజిస్ట్రార్

**ENDORSEMENT** US 41 & 42 OF I.S. ACT

No. 2562/12 Date 11/6/12

I hereby Certify that the deficit Stamp duty

68600/- (Rs. Sixty Eight Thousand Six Hundred Only)

has been levied in respect of the movement from Export of this doc on the basis of agreed

Market Value of Rs. 137,200/-

being higher than the consideration.

B. Srinivasulu  
Collector & District Registrar  
Vallabh Nagar  
(Under the Indian Stamp Act)

**ENDORSEMENT**

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

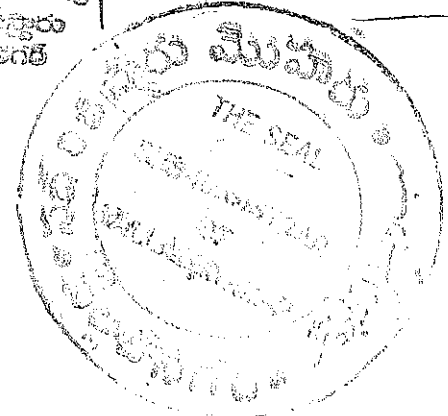
Sl. No.	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Challan Receipt of I.S. Act	Cash	Stamp duty/let of I.S. Act	DD/BCC/ Pay Order	
1	Stamp Duty	100	68500	100	DD No. 170/195	68700/-	
2	Transfer Fee	-	27440	-	170/193	27440/-	
3	Registration Fee	-	6860	-	Date 9/6/12	6860/-	
4	User Charge	-	100	-	NOFC Bond	100/-	
5	Total	100	102900	100	Remuneration	103100/-	

B. Srinivasulu  
సచి-రిజిస్ట్రార్  
వల్లభనగర్

1వ పుస్తకము 2012 సం/ శా. 1934 వ సం. 2562 నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1508-12562-2012.

తేది. 11/6/12

B. Srinivasulu  
సచి-రిజిస్ట్రార్  
వల్లభనగర్



- 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, Vallabh 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
- 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. A. Bhanu

2. V. C. Reddy

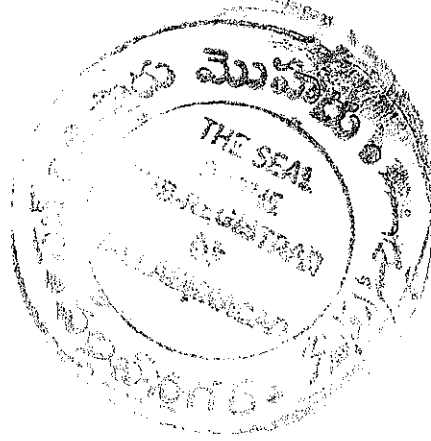
3. A. Mohan

4. A. S. Reddy

5. A. S. Reddy

18 వ పుస్తకము 2012 నం/త.శ.19 34 వ సం. 4  
కొద్దితము నెం. 2562 మొదలగు అధికారుల సంఖ్య  
(20) ఈ తాగితము కుదుట సంఖ్య (3)

సచి-లింగయ్య



- K. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 313 on the third floor, in block no. 'C' having a super built-up area of 1665 sft., (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with undivided share in the scheduled land to the extent of 89.18 sq. yds., and a reserved parking space for one car on the stilt floor bearing no.C-78, 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.13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has no share in the sale consideration agreed herein.


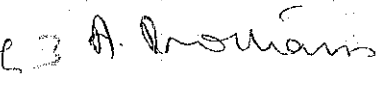
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi finished, semi-deluxe apartment bearing flat no. 313 on the third floor, in block no. 'C', having a super built-up area of 1665 sft., (i.e., 1332 sft. of built-up area & 333 sft. of common area) in building known as Greenwood Residency together with:

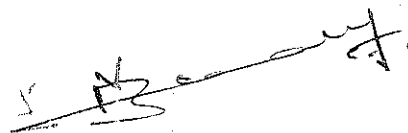
- a) An undivided share in the Schedule Land to the extent of 89.18 sq. yds.,
- b) A reserved parking space for single car on the stilt floor bearing no.C-78, admeasuring about 100 sft.,

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.13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

1. 

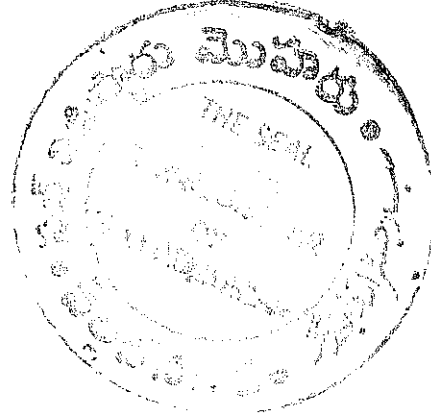
2.  3. 

4. 

5. 

నే వుస్తాకము 2012 సం/కా.శ.19 34 వా  
దస్తావజ నం. 2562 మొట్టమొదటి భాగముం సంఖ్య  
20 కి కారితము పాటా సంఖ్య 40

శ  
శుభ-అక్షయం





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:-

1 *A. Khan*

2 *R. Copente* 3 *A. Pruthi*

4 *A. Saini*

5 *[Signature]*

18 వ ప్రకాశము 2012 నంబరు/తేదీ 19 34 వాటిని  
కొత్తవేత నెం. 2562 చేసి ప్రకటించి కారీవములు నంబరు  
(20) కు కారీవము పంపించి నంబరు (5)

సీల్-అఫ్



- a) The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
- b) That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
- c) That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
- d) The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e) The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.

1 *D. Khan*

4 *A. Sana*

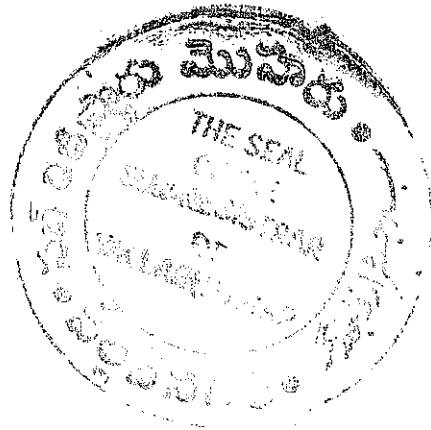
2 *D. Corrente*

5 *[Signature]*

3 *A. D. Hussain*



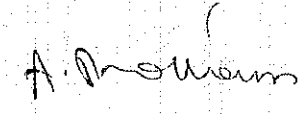
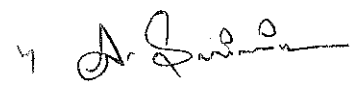
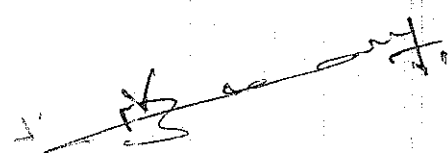
15 ಏಪ್ರಿಲ್ 2012 ಕೆಂಪೇಗೌಡ ರಸ್ತೆ, 34 ನಂ. 10  
ಆಧಾರ್ ನಂ. 2562 ಮೈಸೂರು ನಗರ ಪಂಚಾಯತ್  
(20) ಈ ಆಧಾರ್ ನಂ. 2562 (6)

ಸಹ-ಕಾರ್ಯದರ್ಶಿ




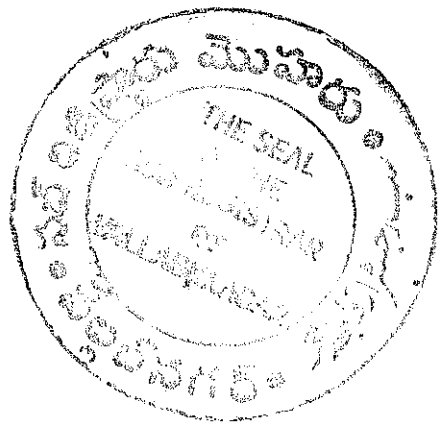
- g) That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- h) The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i) That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs.1,02,900/- is paid by way of pay order no. 170195, dated 9.06.12 and VAT an amount of Rs. 39,675/- paid by way of pay order no. 170196, dated 9.6.12, both are drawn on HDFC, S. D. Road, Secunderabad.

(1,09,000+2900)

1.  2.  3.   
4.  5. 

1st Quarter 2012 (No. 34. Volume 1)  
Page No. 2562 - Muzhuru Kalyanaram Naidu  
(20) of Kalyanaram Naidu (7)

  
సీల్-రిజిస్ట్రార్



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

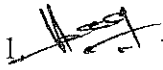

SCHEDULE OF APARTMENT



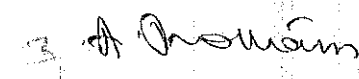
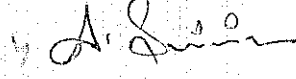
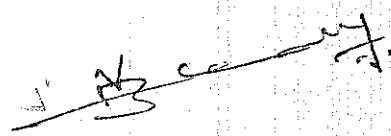
All that portion forming a semi-finished semi-deluxe apartment no. 313 on the third floor, in block no. 'C' admeasuring 1665 sq. ft., of super built-up area (i.e., 1332 sq. ft. of built-up area & 333 sq. ft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor bearing no. C-78, admeasuring about 100 sq. ft. 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.   
2. 

1.   
2.   
3.   
4.   
5. 

VENDOR

  
BUYER

15 వ పుస్తకము 2012 సం/తేదీ 34 వ సంఖ్య  
కట్టెంపు నెం. 2562 - మొట్టమొదటి భాగముల సంఖ్య  
(20) ఈ లాగి కట్టెంపు కట్టెంపు సంఖ్య (8)

←  
సబ్-రిజిస్ట్రార్





ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no.313 on the third floor, in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. No. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 89.18 sq. yds., U/S Out of Ac. 6-05 Gts.
4. Built up area Particulars:
- a) In the Ground Floor : 100 sft. Parking space for One Car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : 1665 Sft
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 13,72,000/-

Date: 08.06.2012

Signature of the Executants

C E R T I F I C A T E

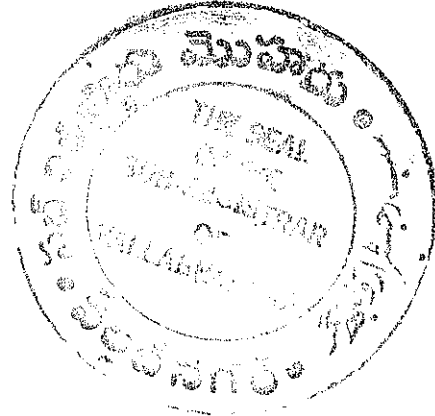
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 08.06.2012

Signature of the Executants

1వ ప్రాంతము 2012-13 సం/తా.క.10 ... 36 వసం 9  
దస్త్రాల నెం. 2562 మొదటిను బాధించుట సంఖ్య  
2013 ఈ కారితము చేయని సంఖ్య (9)

సచి-10



**REGISTRATION PLAN SHOWING**

FLAT NO. 313 IN BLOCK NO. 'C' ON THIRD FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

**SITUATED AT**

KOWKUR VILLAGE,

MALKAJGIRI

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

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

**BUYER:** 1. LT. COL. JOYANTA SARKAR, SON OF LATE TAPESH CHANDRA SARKAR

2. MRS. JAYATI SARKAR, WIFE OF LT. COL. JOYANTA SARKAR

**REFERENCE:**  
**AREA:** 89.18

**SCALE:**  
SQ. YDS. OR

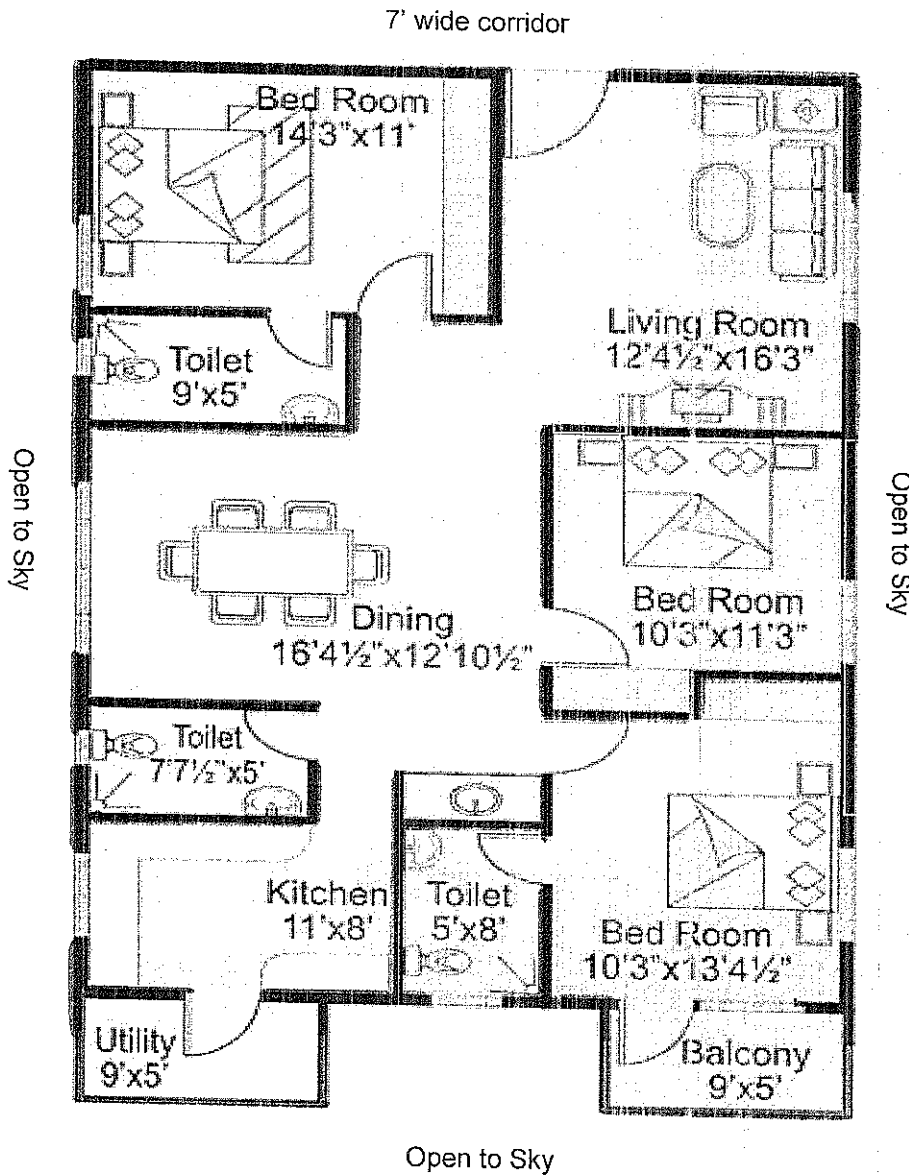
**INCL:**  
SQ. MTRS.



**EXCL:**



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



1. Kishor  
2. J. Capret  
A. Inwain  
3. A. Sankar  
4. ~~...~~  
5. ~~...~~


**WITNESSES:**

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

SIG. OF THE VENDOR

*[Signature]*  
SIG. OF THE BUYER

13 ఫిబ్రవరి 2012నెం/అం.19 34 వసం  
దస్తవేది నెం. 2562 కింద ఉన్న దాఖలముల నం.  
(10) ఈ దాఖలములను జరిపిస్తున్నా (10)

  
సహ-రక్షకుడు





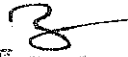
1 K. Shar

2 V. Capal, A. Mohan

3 A. Srin

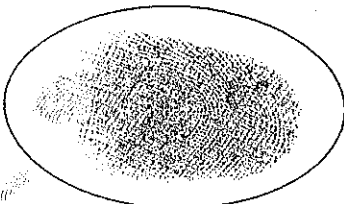

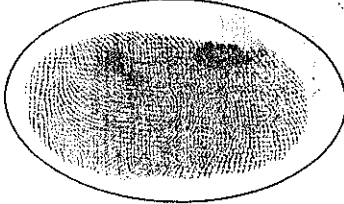

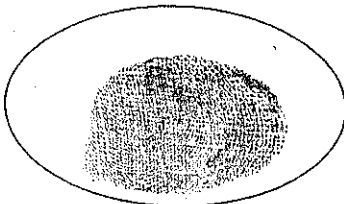

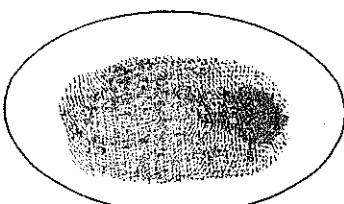
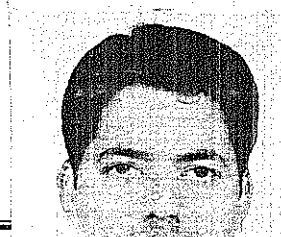
4 H. Srin

1వ భిక్షకము 2012జి/స.419 34 వసం.  
దస్తవేదిక నెం. 2562 మిల్లీమీటరు కారితముల సం.  
(20) ఈ కారితము కిరాయి (11)


  
సచి-రిజిస్ట్రార్

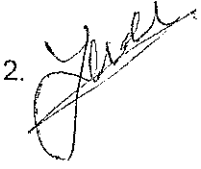



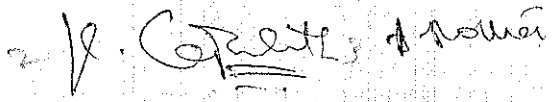
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

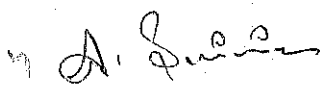
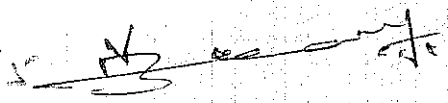
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b><u>VENDORS:</u></b></p> <p>1. SHRI. KARNATI BHASKAR S/O. SHRI. K. NARSIMHA R/O. H. NO. 2-44/1 SAI NAGAR CHAITANYAPURI DILSHUKNAGAR HYDERABAD.</p>
			<p>2. SHRI. K. GOPINATH S/O. SHRI. K. BHASKAR R/O. H. NO. 2-44/1 SAI NAGAR CHAITANYAPURI DILSHUKNAGAR HYDERABAD.</p>
			<p>3. SHRI. A. PURUSHOTHAM S/O. SHRI. A. VITTAL R/O. H. NO. 1-3-1/C/1 FLAT NO. 101, 1<sup>ST</sup> FLOOR JAYAMANSION KAVADIGUDA HYDERABAD.</p>
			<p>4. 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</p>

**SIGNATURE OF WITNESSES:**

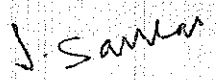
1. 

2. 

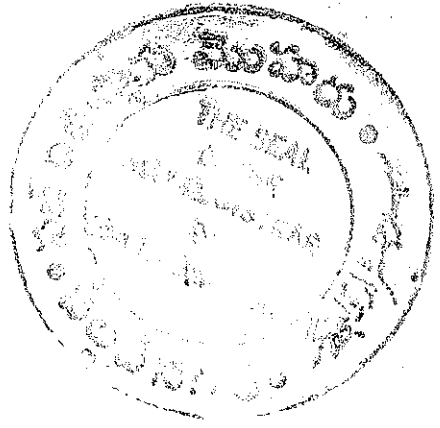
 

SIGNATURE OF THE EXECUTANT'S



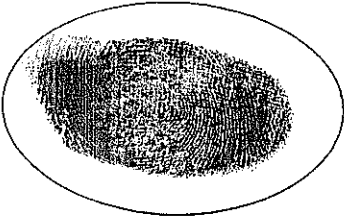


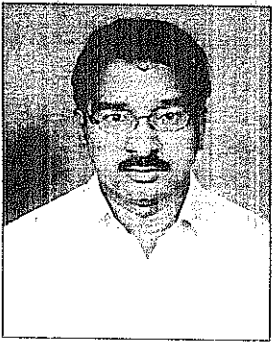
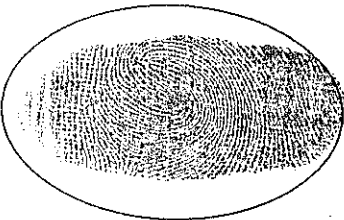

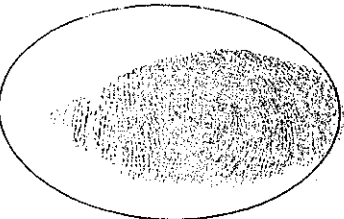

1వ భిక్షకము 2012 సం/త.సి.19 34 మంది  
దస్తవేజు నెం. 2562 - భిక్షకము లాభముల నుండి  
(20) ఈ భిక్షకము చట్టము నుండి (12)

సచివ



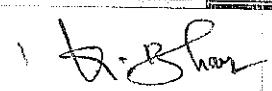
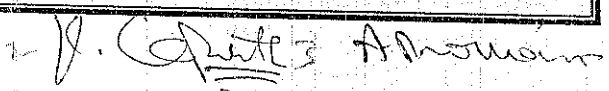
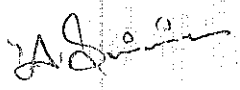



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			5. SHRI. BELIDE VENKATESH S/O. SHRI. EASHWARAIAH R/O. H. NO. 1-3-2/C/1 KISAN NAGAR BHONGIR NALGONDA DIST.
			<u>SPA FOR PRESENTING DOCUMENTS</u> <u>VIDE SPA NO. 55/BK IV/ 2009, DL. 01.06.2009:</u>  MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003
			<u>BUYER CUM REPRESENTATIVE:</u>  1. LT. COL. JOYANTA SARKAR S/O. LATE TAPESH CHANDRA SARKAR R/O. # 509, ARMY BASE WORK SHOP BUNDU KATRA GWALIOR ROAD AGRA - 282 001.
			2. MRS. JAYATI SARKAR W/O. LT. COL. JOYANTA SARKAR E/O. # 509, ARMY BASE WORK SHOP BUNDU KATRA GWALIOR ROAD AGRA - 282 001.

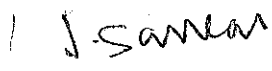
SIGNATURE OF WITNESSES:

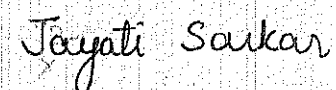
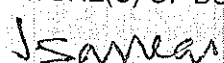
1.   
2. 

1.  2.   
 

SIGNATURE OF EXECUTANTS

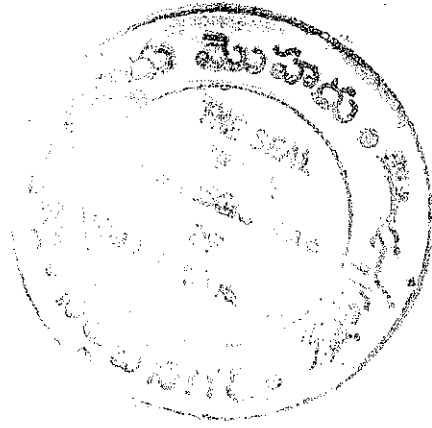
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Lt. Col. Joyanta Sarkar, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabh Nagar, Ranga Reddy District.

  
SIGNATURE OF THE REPRESENTATIVE

  
SIGNATURE(S) OF BUYER(S)  


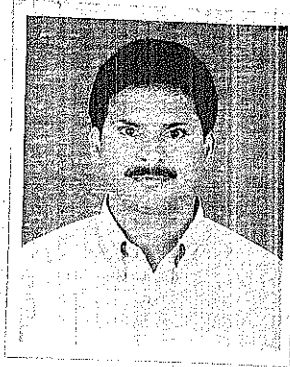
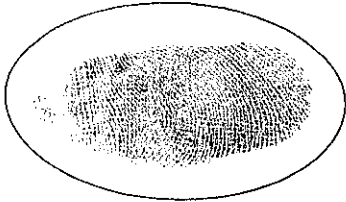
1వ ప్రకటన 2012 సం/పా.శ.19 ...వల్ల, వసూలు  
దస్తావజు నెం. 2562 మొదలు కారితముల సంఖ్య,  
(20) కి కారితము వసూలు సంఖ్య (13)

సహకారం



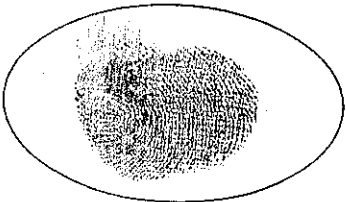
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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



**WITNESSES:**

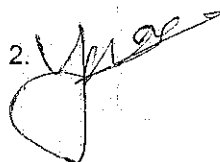
1. MR. CH. VENKATA RAMANA REDDY  
S/O. LATE ANJI REDDY  
R/O. H. NO: - 11-187/2  
ROAD NO. 2  
GREENHILLS COLONY  
SAROORNAGAR.  
HYDERABAD.



2. MR. M. SRINIVAS YADAV  
S/O. LATE M. LINGAIAH  
R/O. 12-11-365  
VARASIGUDA  
SECUNDERABAD - 500 065.

**SIGNATURE OF WITNESSES:**

1. 

2. 

1వ ప్రకటన 2012కి/అ.న.19 34 వసం  
విస్తరణ సెం. 2562 మొట్టమొదటి లాగి-అమల సంఖ్య  
420 ఈ లాగి-అమల విస్తరణ సంఖ్య (14)

3  
సబ్-లెటర్





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

C.S.No./Year: 2602/2012 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): **KARNATI BHASKAR(EX)**

Report Date: 11/06/2012 13:14:20

This report prints the Photos and FPs taken on 11/06/2012  
12:57:06

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2			(CL) LT COL.JOYANTA SARKAR 509,ARMY BASE WORK SHOP ,BUNDA KATRAGWALIOR ROAD,AGRA	<i>J Sarker</i>

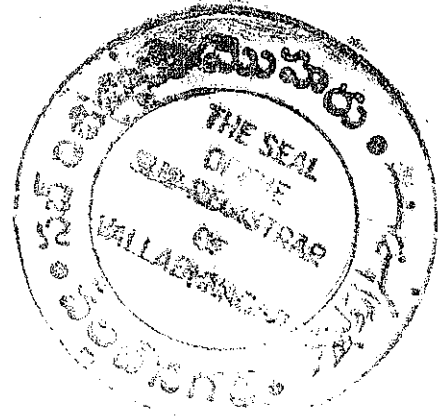
Identified by  
Witness 1 *[Signature]*  
Witness 2 *[Signature]*

Photos and TIs  
captured by me

*[Signature]*  
Capture of Photos and TIs  
done in my presence

1వ పుస్తకము 2012సం/అ.న.19 34. చదువు  
దస్తావేజు నెం. 2562 మొట్టమొదటి కాగితముల సంఖ్య  
40 ఈ కాగితము చదువ సంఖ్య 950

  
సచి-అధ్యక్షులు





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  
 కర్నూలు పంచాయతీ/తాలూకా పరిషత్తు తరఫున ఎ.వి.ఎస్.ఎ.

HOUSEHOLD CARD

Card No : AP1682141D0155  
 F.P. Shop No :  
 పేరు : కర్నూలు భాస్కర్  
 Name of Head of Household : Karnan Bhaskar  
 తండ్రి/భర్త పేరు : సరసింహు  
 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. : 24/4/ Ward-4  
 Municipality : / Gaddiannaram  
 జిల్లా /District : హైదరాబాద్ / Hyderabad  
 Annual Income (Rs.) : 125,000  
 LPG Consumer No. : 18625/( Double )  
 LPG Dealer Name : Samatha Shiva Shak , HPC

Address / చిరునామా:

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

*[Signature]*

Elector's Registration Officer

అధికారి

Bhuvanagiri

భువనగిరి

Assembly Constituency

సభా నియోజకవర్గం

Place/ స్థలం : Bhongir/భువనగిరి

Date/ తేదీ : 15.12.1995

This card may be used as an Identity Card under different Government Schemes.

MPIC No: 23/16/01/021/00574/01

Election Commission Of India

భారత ఎన్నికల సంఘము

IDENTITY CARD

సంఘము కార్డు

AP/41/292/180497



Elector's Name : B.Venkateswar

తండ్రి పేరు : బి.వెంకటేశ్వర్లు

Father's/Mother's

Husband's Name : eeswarniah

భార్య/భర్త పేరు : లక్ష్మణదేవయ్య

Sex : M

Age as on 1.1.1995

1.1.1995 వయస్సు : 27

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

1st Budgetary 2012-13/2010-11 34. 1st  
Budgetary No. 2562 Budgetary Allocation  
(20) 1st Budgetary Allocation (18)

సచి-అధ్య.






**HOUSEHOLD CARD**


Name of Head of Household : Addagatla Srinivas  
 పేరు : అద్దాగట్ల సేతు  
 Father/ Husband name : Vittal  
 పుట్టిన తేదీ/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

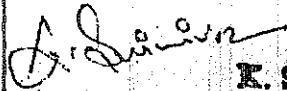
Annual Income (Rs.) : 150,000  
 LPG Consumer No. (1) : 39979/(Double)  
 LPG Dealer Name (1) : Apscc Corpn Ltd,IOC  
 LPG Consumer No. (2) : /  
 LPG Dealer Name (2) : /



**Family Members Details**



S.No	Name	Relation	Date of Birth	Age
2	Uma Rani	Wife	29/06/75	31
3	Pranitha	Daughter	27/10/98	8
4	Varun	Son	29/04/02	4
5	Vittal	Father	18/11/39	67

  
**K. SUDARSHAN REDDY**  
 DT(ENTR), CHD Unit, Hyd  
 No DPL No.122


3 A. Mohan

**HOUSEHOLD CARD**


Name of Head of Household : Addagatla Purnabhawan  
 పేరు : అద్దాగట్ల పునభావన్  
 Father/ Husband name : Vittal  
 పుట్టిన తేదీ/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

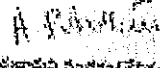
Annual Income (Rs.) : 350,000  
 LPG Consumer No. (1) : 40157/(Double)  
 LPG Dealer Name (1) : Apscc Corpn Ltd,IOC  
 LPG Consumer No. (2) : /  
 LPG Dealer Name (2) : /



**Family Members Details**




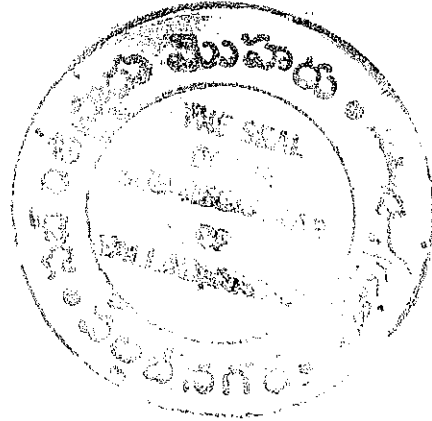
S.No	Name	Relation	Date of Birth	Age
2	Padma	Wife	23/06/68	38
3	Pranjwala	Daughter	22/09/88	18
4	Varshi Krishna	Son	16/10/91	15
5	Vittal	Father	18/11/39	67

  
**K. SUDARSHAN REDDY**  
 DT(ENTR), CHD Unit, Hyd  
 No DPL No.122

7. A. Srinivas

1వ పుస్తకము 2012 సం/త.4.10 34 పేజీలు  
దస్తావేజు నెం. 2562 మొత్తము తారీఖముల నుంబు  
(20) ఈ తారీఖము నుంబు (17)

  
సాధ-త.4.10



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JOYANTA SARKAR

TAPESH CHANDRA SARKAR

17/06/1969

Permanent Account Number

AVQPS0275C

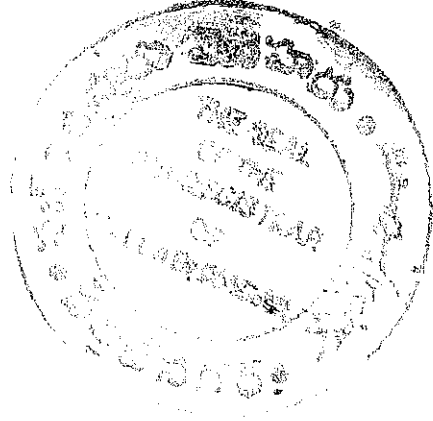
*Joyanta*  
Signature

*J. Sarkar*




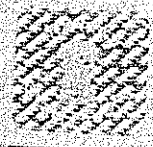

1వ పుస్తకము 2012సం/అ.419 34 వసంపు  
జిల్లాలో నెం. 2567 మొత్తము లాభముల సంఖ్య  
(20) ఈ తారీఖును తరువాతి సంఖ్య (18)

సబ్-~~18~~



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**JAYATI SARKAR**  
**GOPAL CHANDRA PAUL**  
**20/06/1976**  
 Permanent Account Number  
**BOCPS9992A**  
*Jayati Sarkar*  
 Signature

**भारत सरकार**  
**GOVT OF INDIA**

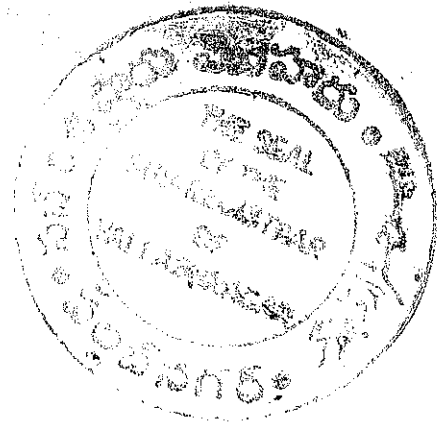
10112008

If this card is lost / someone's lost and is found  
 please inform / return to :  
 Income Tax PAN Service Unit, NSDL  
 3rd Floor, Sapphire Chambers,  
 Near Baner Telephone Exchange,  
 Baner, Pune - 411 045.  
 भारत, पुणे - 411 045.  
 आयकर पत्र खोया है, या किसी के हाथ में  
 आया है तो कृपया वापस आने / सूचना देना।  
 आयकर पत्र सेवा इकाई, एनएसडीएल,  
 3rd फ्लोर, सफ़ायर चैम्बर,  
 बानेर, पुणे - 411 045।


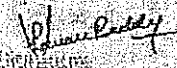
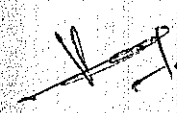
*Jayati Sarkar*

18 వేలకు 2012 80/10 34 వేలకు  
అంకం నెం. 2562-2012 అంకం నెం. 2012  
420 తి. అంకం నెం. 19




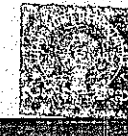
18  
సె. 2012



Witness No. 1 :

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
V RAMANA REDDY CHEERUKA ANJI REDDY CHEERUKA 05/03/1972 Partner/Account Officer AHNPC8363Q		
 Signature		

WITNESS NO. 2 :

	<b>INDIAN UNION DRIVING LICENCE</b> <b>ANDHRA PRADESH</b>		
	Number	DL/AP010413402001	
	Name	SRINIVAS M	
	S/D/W of	M LINGAIAH	
	Address	12-11-364/6 W/RSIGUDA SECUNDERABAD	
	PIN		
	DOB	06-06-1971	
	Blood Gr.		
Signature			
Dt. Of Issue: 09-10-2001		Addl. Licencing Authority Secunderabad	

1వ పుస్తకము 2012-సం/కా.శ.19 ...36 వ.సం.పు  
దస్తావేజు నెం. 2562 మొక్కము కారితముల సంఖ్య  
(20) ఈ కారితము వరుస సంఖ్య (20)

  
నబ్-లిజిస్ట్రారు

