

1628

Doc No. 1607/12

SCANNED 1702



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. **8633** Date: 30-03-2012, Rs.100/-
 Purchaser : CH. RAMESH S/O CH. NARSINGA RAO R/O HYD.
 For Whom : M/s. GREEN WOOD ESTATES

AS 884632
S. Poshetty
S. POSHETTY
 STAMP VENDOR BHONGIR
 L.No.23-01-003/2000
 R.No.23-01-011/2012
 H.No.1-7-771, R.B. Nagar, BHONGIR-5081
 Dist.Nalgonda, Cell:9806657260

SALE DEED

This Sale Deed is made and executed on this 9th day of April 2012 at SRO Vallabnagar, Hyderabad by:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad -500 003, represented by its Partners / Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi, aged about 42 years, Occupation: Business, resident of Plot No. 280, Jublee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

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, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A.Vittal, aged about 37 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 45 years, Occupation Business, Resident of H. No. 1-3-2/C/1, Kisan Nagar, Bhongir, Nalgonda Dist.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 42 years, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 years, the Managing Partners/ Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owners".

For Greenwood Estates For Greenwood Estates

[Signature]

Seddy

1వ వుద్దేశము 2012 సం/త. 6.19 24 (6.19) త.నంబు
 తప్పిపోతా నెం. 1607 మొత్తము లాగితముల నంబు
 (15) ఈ లాగితము తయార నంబు (1) 2

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 = 50.
- 2. in the shape of challan (u/S.41 of I.S.Act. 1899)..... Rs. 68500 = 50
- 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. 27440 = 50
- 2. in the shape of cash..... Rs. -

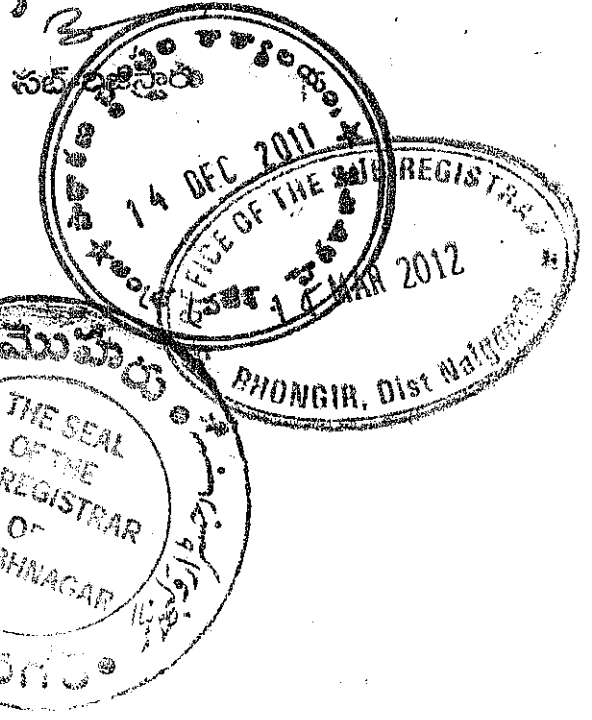
III. Registration fees:

- 1. in the shape of challan..... Rs. 6860 = 50
- 2. in the shape of cash..... Rs. -

User Charges.

- 1. in the shape of challan..... Rs. 100 = 50
- 2. in the shape of cash..... Rs. -

103000/-



2012 సం. 6.19 నం. 09 వ తేదీ
 1934 సం. 20 వ తేదీ
 మొత్తము 9
 కార్యదాసులకు కి. ప్రభాకర్ రెడ్డి
 రిజిస్ట్రేషన్ చార్జీలు 1903 లోని రిజిస్ట్రేషన్ చట్టం ను అనుసరించి
 సాక్షిగా ఉన్నట్లుగా నిజమే గావున మొత్తము వేలములలో నెట్టి
 దాఖలు చేసి రుసుము రూ. 6860 = 50 చట్టానుసారం
 వారి అధికారము లోపల ఉన్నట్లుగా
 ఎదమ బొంబ వేరెట్టి

K. Prabhakar Reddy
 K. Prabhakar Reddy

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA /SPA No. 87 BK 4/08
 dated 19.01.08 registerer at SRO, Vallabhnagar
 Ranga Reddy District.

ఎదమ బొంబ వేరెట్టి

Satyawan Pandey

Satyawan Pandey
 S/o Vinod Kumar, Service
 R/o. G. Renu Singh
 458/2, Allenby Line
 P.O. SecBad - 01.



IN FAVOUR OF

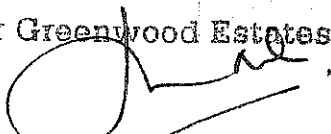
1. Mr. SATYAKAM PANDEY, SON OF Mr. VINOD KUMAR, aged about 32 years,
Occupation: Service
2. Mrs. NEEMA JHA, WIFE OF Mr. SATYAKAM PANDEY, aged about 31 years,
residing at C/o Renu Singh, 458/2, Allenby Lines, P. O. Secunderabad - 500 010.,
hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal
representatives, administrators, executors, successor in interest, assignee, etc).

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

WHEREAS:

- A. The Vendor is the absolute owner, possessor and in peaceful enjoyment of land forming a
part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal,
R.R. District, admeasuring Ac. 3-00 Gts. by virtue of registered sale deed dated 8.02.2007,
bearing document no.741/2007 and, Sale Deed dated 5.01.2007 bearing document
no. 64/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R.
District.
- B. The Vendor has purchased a portion of the land admeasuring about Ac. 1-00 Gts., from its
previous owner Shri. Bhaker K. Bhatt vide doc no. 741/2007 referred to above.
Shri. Bhasker K Bhatt became the owner of the said Ac. 1-00 Gts., of land in Sy. Nos.
202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District
by virtue of registered sale deed dated 5.01.2007 bearing document no. 62/2007 and duly
registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- C. The Owners were the absolute owners, possessors and in peaceful enjoyment of land
forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village,
Malkajgiri Mandal, R. R. District, admeasuring Ac. 3-05 Gts. by virtue of registered sale
deed dated 5.01.2007, bearing document no. 63/2007 duly registered at the office of the
Sub-Registrar, Vallab Nagar, R. R. District.
- D. The Vendors Land along with the Owners Land totally admeasuring Ac. 6-05 Gts.,
in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal,
R. R. District is hereinafter the referred to as the SCHEDULED LAND and is more
particularly described at the foot of the document.
- E. The Vendor and the Owners have purchased the SCHEDULED LAND for a consideration
from its previous owners and pattedars namely:
 - Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
 - Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
 - Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
 - Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy

For Greenwood Estates

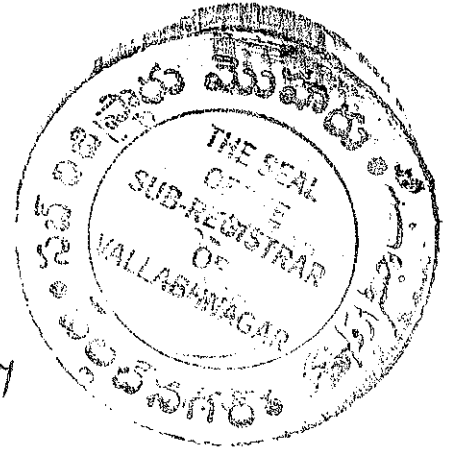

Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2012 సం/అ.శ.19 37... వి.సం. 1602
 దస్తావేజు నెం. 1602 చుట్టూ కాగితముల సంఖ్య
 450 ఈ కాగితము చేయని సంఖ్య (2)

సబ్-రిజిస్ట్రారు



ఎటవూ బొటన వ్రేళ్లు

(Handwritten signature)

Neema Jha

W/o. Satyakam Pandey

R/o. - 40. Renu singh

458/2, Allenby Lines, P.O, SecBad - 010.

① Parankus

Parankumar S/o. D. Anjanayulu
 Service - R/o. 2-653/2, Parratapuram
 Uppal, Hyderabad

② K. Laxmi

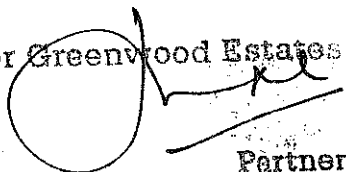
K. Raj Kumar S/o. Ankur Reddy, Service
 1-S/o. M. Bollaram, SecBad

20.12 వ.సం. వి.సం. నెం. 09 క.సం.
 1924 ద.సం. క్ర.సం. మొ.సం. 20 వ.సం.

(Handwritten signature)
 B. Bhagavantha Rao
 సబ్-రిజిస్ట్రారు
 కల్లంకవాయి

- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no. 4100/07, dated 13.09.2007.
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq yds of undivided share of land in the SCHEDULED LAND. The Vendor shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,749 sq yds of undivided share of land in the SCHEDULED LAND.
- I. The Vendor has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 119 on the first floor, in block no. 'A' having a super built-up area of 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with undivided share in the scheduled land to the extent of 89.18 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft in the building known as GREENWOOD RESIDENCY and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

For Greenwood Estates


Partner

For Greenwood Estates


Partner

1వ వుస్తుకము 2012 సం/శా.స.19 34 వ.నం.లి
 దస్తావేజు నెం. 1607 మొత్తము కారితముల సంఖ్య
 45) ఈ కారితము వరుస నంబర్లు (3)

[Signature]
 సబ్-రిజిస్ట్రారు

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

No. 1607/12 Date 9/4/12

I hereby Certify that the deficit Stamp duty

68500/- (Rs. Sixty Eight Thousand
Five Hundred only)

has been levied in respect of the document from
 Executant of the document as stated

Market Value of Rs. 1372000/-

been higher than the consideration.

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

ENDORSEMENT

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

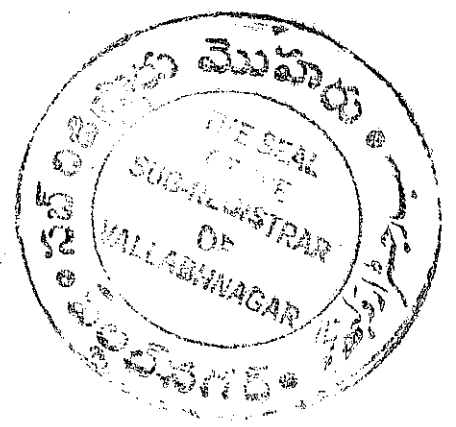
Sl. No.	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Chellan U/s 41 of I.S. Act	Cash	Stamp duty U/s 16 of I.S. Act	DD/B/C/ Pay Order	
1	Stamp Duty	100	68500	0-0-00	168054		68600/-
2	Transfer Duty	-	27440	Date: 9/4/12			27440/-
3	Registration Fee	-	6860	H.D.F.C-Bank,			6860/-
4	User Charge	-	100	Sec'bad.			100/-
	Total	100	102900				103000/-

[Signature]
 సబ్ రిజిస్ట్రారు
 వల్లభనగర్

1వ వుస్తుకము 2012 సం/ శా.స. 1934 వ నంబర్
1607 నెంబరుగా రిజిస్ట్రారు చేయుబడినది స్కానింగ్
 నిబంధనం గుర్తింపు నెంబరు 1508-1/1607-2012.

తేదీ: 9/4/12.

[Signature]
 సబ్ రిజిస్ట్రారు
 వల్లభనగర్



- 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 no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 119 on the first floor, in block no. 'A', 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 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.13,72,000/- (Rupees Thirteen Lakhs Seventy Two 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.

For Greenwood Estates



Partner

For Greenwood Estates



Partner

1వ దఫా 2012 సం/కా.నె.19 34 వసం
దస్తావజ సెం. 1609 మొత్తము కాగితముల సంఖ్య
45 ఈ కాగితము వరుస సంఖ్య (4)

సచ-అజినారు



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.
 - 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.

For Greenwood Estates



Partner

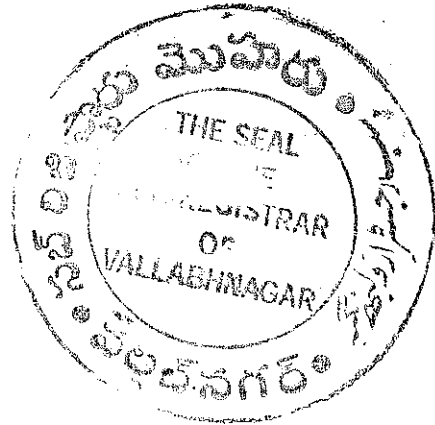
For Greenwood Estates



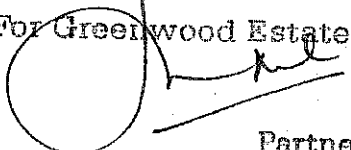
Partner

1వ భుక్తికము 2011-12/సా.శ.19 34 వి.సంఖ్య
దస్తావేజు నెం. 1607 మొత్తము తాగితముల సంఖ్య
(15) తు తాగితము వరుస సంఖ్య (5)

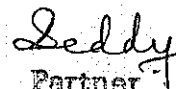

సబ్-రిజిస్ట్రారు



- 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.
- 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 building 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. 168054, dated 09.04.2012, and VAT an amount of Rs.41,750/- paid by way of Payorder no. 167990, dated 04.04.2012 both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

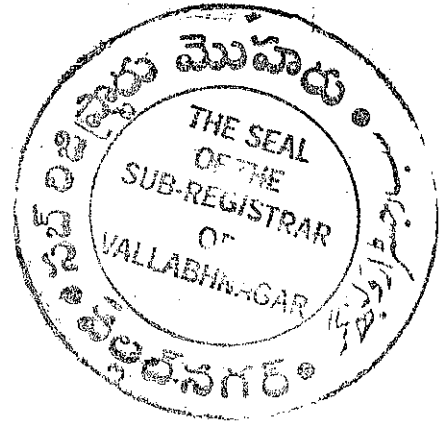
For Greenwood Estates

Partner

For Greenwood Estates


Partner

18 వ దినపత్రము 2012 సం/చా.వ.19 34 వ.సం.ల
తస్తావతా నెం. 1602 మొదలము తాగితముల సంఖ్య
(15) ఈ తాగితము కరుణ సంఖ్య (6)

సబ్-రజిస్ట్రారు



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'

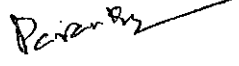

SCHEDULE OF APARTMENT

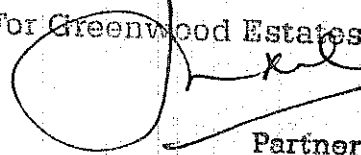
All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 119 on the first floor, in block no. 'A' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 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

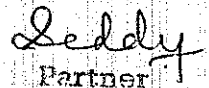
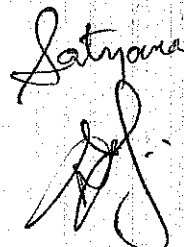
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

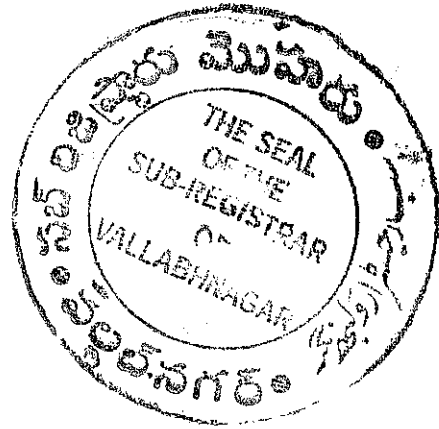
For Greenwood Estates

Partner

For Greenwood Estates


Partner
VENDOR

BUYER

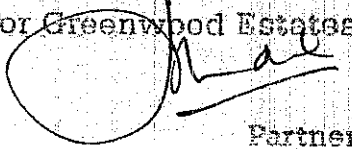
1వ పుస్తకము 2012 నం/కా.క.19 25 వ.నం.నా
దస్తావేజు నెం. 1607 మొత్తము తాగితముల సంఖ్య
15 ఈ తాగితము వరుస సంఖ్య (7)

సచి-రిజిస్ట్రారు

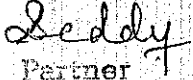


ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no.119 on the first floor, in block no. 'A' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 89.18 sq. yds, U/S Out of Ac. 6-05 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor : 100 sft. Parking space for One Car
- b) In the First Floor : 1665 sft.
- c) In the Second Floor : -
- 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. 13,72,000/-

For Greenwood Estates

Partner

For Greenwood Estates

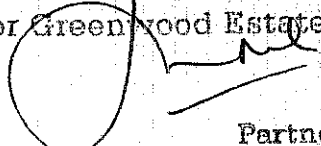

Partner

Signature of the Executants

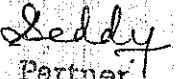
Date: 09.04.2012

C E R T I F I C A T E

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

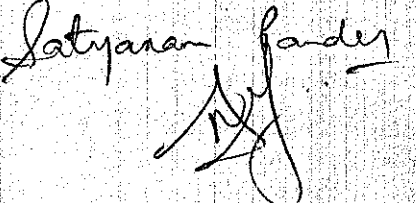

For Greenwood Estates

Partner

For Greenwood Estates


Partner

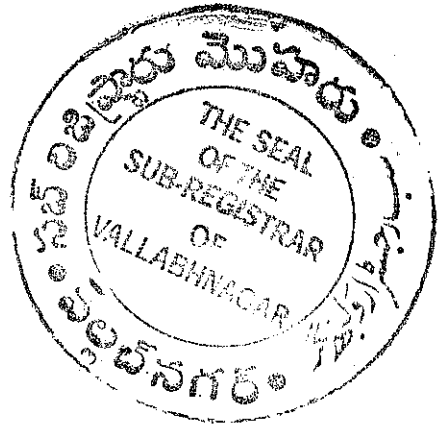
Signature of the Executants

Date: 09.04.2012

1వ పుస్తకము 2012-సం/త.క.19 34 వ.నం.పు
దస్తావేజు నెం. 1607 మొత్తము కారితముల సంఖ్య
౪౨౫ కు కారితము వరుస సంఖ్య (౮)


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 119, IN BLOCK NO. 'A' ON FIRST FLOOR

IN THE PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR:

M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

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

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

BUYERS:

1. MR. SATYAKAM PANDEY, SON OF MR. VINOD KUMAR

2. MRS. NEEMA JHA, WIFE OF MR. SATYAKAM PANDEY

REFERENCE:

AREA:

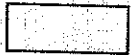
89.18

SCALE:
SQ. YDS. OR

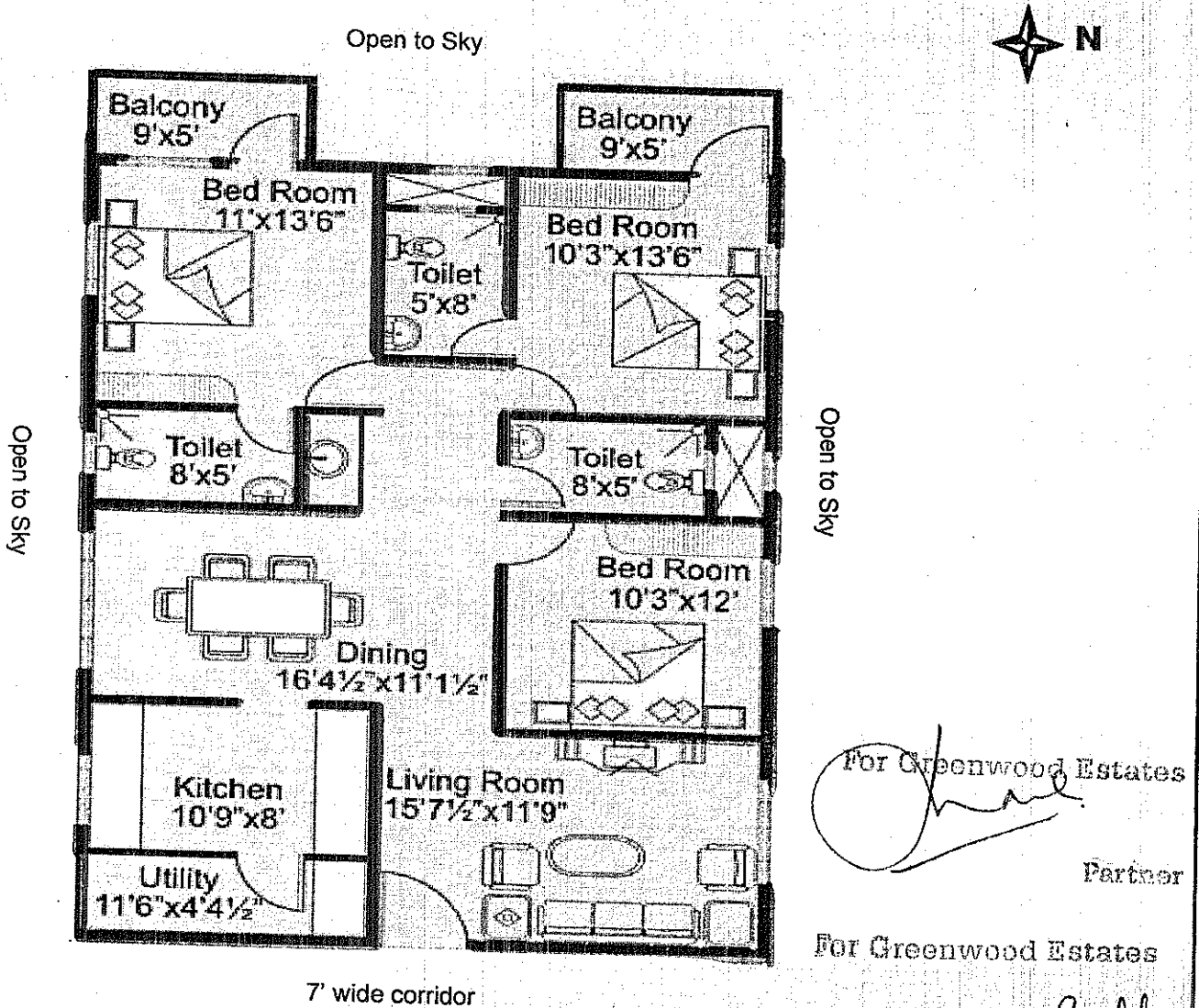
INCL:
SQ. MTRS.



EXCL:



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



For Greenwood Estates
[Signature]
Partner

For Greenwood Estates
[Signature]
Partner


WITNESSES:

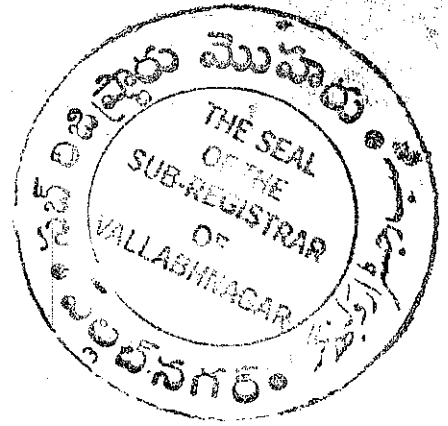
- [Signature]*
- [Signature]*

SIG. OF THE VENDOR

[Signature]
SIG. OF THE BUYER

1వ పుస్తకము 2012 సం/తా.శ.19 24 వ.నం.వి
తస్తావేళ నెం. 1607 మొత్తము తాగితముల సంఖ్య
(15) ఈ తాగితము పరుస సంఖ్య (9)

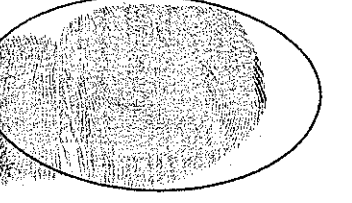
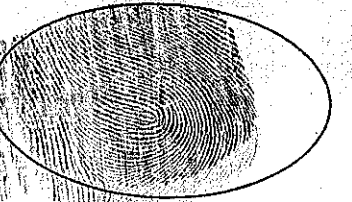
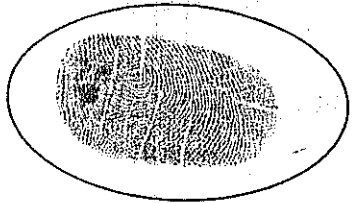

సబ్-రిజిస్ట్రారు



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

SL.NO. FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. GREENWOOD ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD, SECUNDERABAD - 500 003
REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI

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

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

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

BUYERS:

1. MR. SATYAKAM PANDEY
S/O.MR. VINOD KUMAR
R/O. - C/O. RENU SINGH, 458/2
ALLENBY LINES
P. O. SECUNDERABAD - 500 010

2. MRS. NEEMA JHA
W/O. MR. SATYAKAM PANDEY
R/O. - C/O. RENU SINGH, 458/2
ALLENBY LINES
P. O. SECUNDERABAD - 500 010.

SIGNATURE OF WITNESSES:

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

Greenwood Estates
[Signature]
Partner

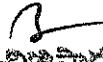
For Greenwood Estates

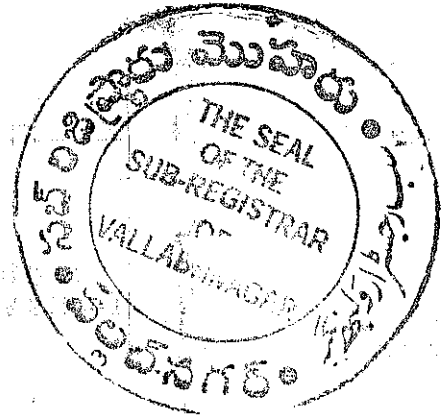
[Signature]
Partner
SIGNATURE OF THE EXECUTANTS

[Signature]
SIGNATURE OF THE BUYER


SIGNATURE OF THE BUYER

1వ పుస్తకము 2012-సం/జా.శ.19 24 వ.నం.చి
కస్తావేది నెం. 1607 మొత్తము కారితముల సంఖ్య
(15) ఈ కారితము పదున సంఖ్య (10)


సబ్-రిజిస్ట్రారు



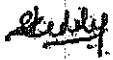
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F



नाम /NAME
SRIDEVI KALICHETI


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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE


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


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H



नाम /NAME
SOHAM SATISH MODI


पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE



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


आयकर विभाग
 INCOME TAX DEPARTMENT



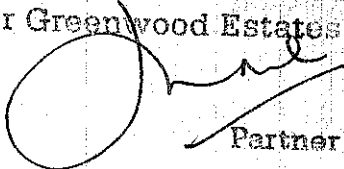
भारत सरकार
 GOVT. OF INDIA

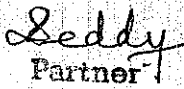
PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

Signature




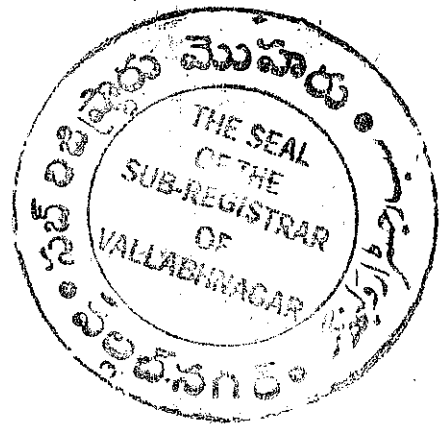
10082008

For Greenwood Estates

 Partner

For Greenwood Estates

 Partner

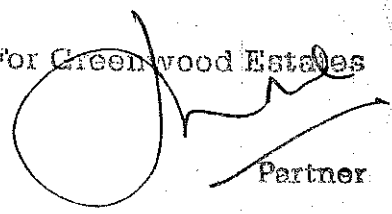
1వ పుస్తకము 2012 సం/నా.త.19 24 వ.నం.న
దస్తావేజు నెం. 1607 మొత్తము కారితముల సంఖ్య
(15) ఈ కారితము చరుస సంఖ్య (11)

సబ్-రెజిస్ట్రారు





For Greenwood Estates



Partner

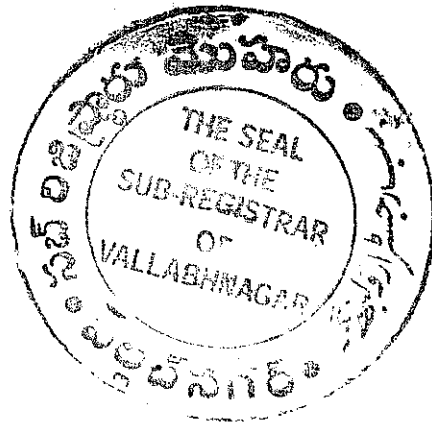
For Greenwood Estates



Partner

1వ పుస్తకము 2012 సం/రా.స.1934 వ.నం.చె
దస్తావేజు నం. 1607 మొత్తము తాగితముల సంఖ్య
(15) ఈ కారితము తరహా సంఖ్య (12)


సహాయక



WITNESSES NO. 1

आयकर विभाग
INCOME TAX DEPARTMENT
DOKUPARTHY PAVANKUMAR
ANJANEYULU DOKUPARTHY
14/03/1990
Permanent Account Number
BCUPDB249M
Signature
भारत सरकार
GOVT. OF INDIA

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT
B M RAJ KUMAR
MUKUND RAO
03/01/1978
Permanent Account Number
AIOPR9833L
Signature
भारत सरकार
GOVT. OF INDIA

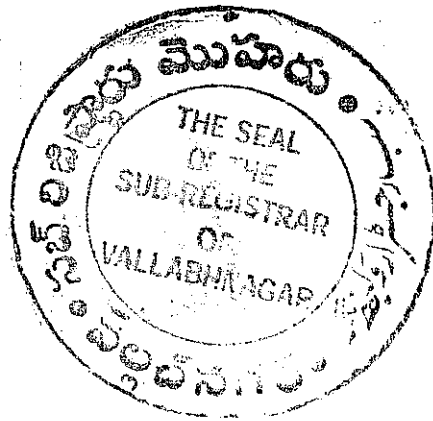
यह कार्ड केवल आयकर विभाग के अधिकारियों द्वारा ही प्रयोग किया जा सकता है।
अन्य किसी भी व्यक्ति द्वारा इस कार्ड का उपयोग करना गैर कानूनी है।
यदि आपको इस कार्ड का उपयोग करने में कोई समस्या हो तो, कृपया आयकर विभाग से संपर्क करें।
पता: आयकर विभाग, नई दिल्ली - 110 011

If this card is ever misused or lost card is found,
please inform: when to
Income Tax PAN Services Unit, MSDI,
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Park, Mumbai - 400 011.

Tel: 31-22-34-29-46-50, Fax: 31-22-34-92-0624,
www.income.gov.in

1వ పుస్తకము 2012 సం/తా.స.19 24 వ.సం.పు
దస్తావేజు సెరి. 1607 మొత్తము కాగితముల సంఖ్య
6/5) ఈ కాగితము తరుస సంఖ్య (13)

సబ్-రిజిస్ట్రారు

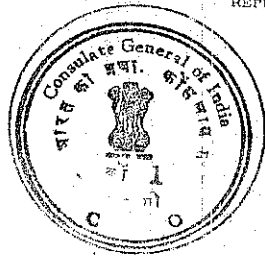




इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से निवेदन है कि वे सहमत हों, यह प्रमाण एवं अपेक्षा की जाती है कि वे याहके को बिना रोका-टोका अडाली से अपने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

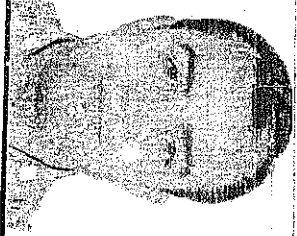
THESE ARREST WARRANTS AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDERANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



Aloli
(AMRITA KOHLI)
Assistant Consular Officer
Consulate General of India
Chicago, U.S.A.

भारत गणराज्य
REPUBLIC OF INDIA



Satyan Pandey

श्रेणी/Type: **IND**
राष्ट्रिय कोड/Country Code: **IND**
प्राप्त नं./Passport No.: **F4924179**
परिवार/Surname: **PANDEY**
पूरा नाम/Given Names: **SATYAKAM**
राष्ट्रियता/Nationality: **INDIAN**
उम्र/Sex: **M.**
जन्म तिथि/Date of Birth: **DEC. 26. 1979**
जन्म स्थान/Place of Birth: **MUZAFFARPUR - BIHAR**

आवक तिथि/Date of Issue: **11/17/2008**
आवक स्थान/Place of Issue: **CHICAGO**
आवक अधिकारी/Authority: **USA 10-2016**

Satyan Pandey

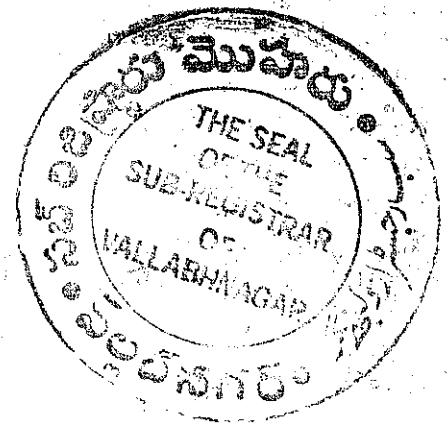
पंजीकरण
यह पत्र उन सब भारतीय नागरिकों को संलग्न की जाती है कि वे अपने को निम्नलिखित भारतीय नागरिकों के रूप में पहचान कर सकें।
चेतारें
यह पत्र उन सब भारतीय नागरिकों को संबोधित है। भारतीय नागरिकों से इस पत्र के अंतर्गत कोई भी अपराध करने से बचना चाहिए। इसका मुख्य उद्देश्य सुरक्षा प्रदान करना है।
यह पत्र उन सब भारतीय नागरिकों को संबोधित है जो भारत के विदेश में हैं।
यह पत्र, गोपी की सेवा या सहायता के लिए या किसी भी अन्य कारणों से भारत में निवास करने वाले भारतीय नागरिकों को संबोधित है। निम्नलिखित भारतीय नागरिकों को संबोधित है जो भारत के विदेश में हैं।
यह पत्र उन सब भारतीय नागरिकों को संबोधित है जो भारत के विदेश में हैं।

REGISTRATION
INDIANS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION POST.
CAUTION
THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. NO COMMUNICATION RECEIVED BY HOLDER FROM THE MISSION AT ANY TIME REGARDING THIS PASSPORT, INCLUDING ITS THEFT OR DESTRUCTION, SHOULD BE CONTAINED WITH THE MISSION.
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पिता का नाम/Father's Name: **VINOD KUMAR PANDEY**
माता का नाम/Mother's Name: **MEERA PANDEY**
पता/Address: **IND: KASHIAPAYAN, GANESH DUTTA NAGAR, MUZAFFARPUR, BIHAR, USA 903, S. ASHLAND AVE # 712, CHICAGO, IL 60607**
जन्म तिथि/Date of Birth: **26/12/1979**
जन्म स्थान/Place of Birth: **MUZAFFARPUR, BIHAR, INDIA**
पत्र नं./File No.: **701106**

1వ పుస్తకము 2012 నం/శా.క.19 34 వసం.పు
దస్తావేజు నెం. 1607 మొత్తము తాగితముల సంఖ్య
155 ఈ తాగితము వరుస సంఖ్య 14

సబ్-రిజిస్ట్రారు



राहदानी वाहकलाई रोकटोक नगरी सरासर जान दिन तथा परिआएको बेलामा चाहिंदो मद्दत र संरक्षण प्रदान गरिदिन सरोकारवालाहरूसँग श्री ५ को सरकारको नाममा परराष्ट्र मन्त्रालय अनुरोध गर्दछ ।

The Ministry of Foreign Affairs request and require in the name of His Majesty's Government of Nepal all those whom it may concern to allow the bearer to pass freely without let or hindrance, and to afford him or her every assistance and protection of which he or she may stand in need of.

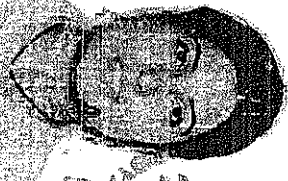
2518075

गणतन्त्र नेपाल / KINGDOM OF NEPAL
साधारण नेपाली नागरिक / ORDINARY NEPALESE PASSPORT

नाम / Full Name
MISS NEEMA THA

पता / Address
KATHMANDU - 9, SINDHYANGALI
NEPAL
F. STUDENT

जन्म तिथि / Date of Birth
SEP. 05, 1979
जन्म स्थान / Place of Birth
WASHINGTON, D.C.



SEAL
FIRST SECRETARY
Ministry of Foreign Affairs
Nepal

वैधता मिति / Validity
JUNE 12, 2015
वैधता मिति / Validity
JUNE 13, 2015

Notice

1. This passport is valid for the period specified on photo page.
2. This passport cannot be revalidated beyond ten years from the original date of issue.
3. The possession of this passport does not exempt the holder from compliance with immigration regulations in force in Nepal or foreign countries or from the necessity of obtaining a visa where required.
4. It is important that Nepalese subjects residing abroad register their names and addresses at the nearest Nepalese Diplomatic or Consular Establishment at the earliest. Failure to register may, in a period of emergency, result in difficulty or delay in according them the protection which they are entitled. Change of address or the departure from the country should also be notified to the Diplomatic or Consular Establishment.
5. A person to whom this passport has been issued, if he/she uses or attempts to use in violation of the conditions or restrictions contained therein may have the protection of His Majesty's Government withdrawn from him/her while he/she continues to reside abroad and may be liable for prosecution in Nepal. This passport can be impounded in case of unlawful use or for conducting activities prejudicial to the safety and interests of the State.
6. If this passport is lost or destroyed, the fact and circumstances of the loss or destruction should be immediately reported to the Passport Section, Ministry of Foreign Affairs, Nepal, or to the nearest Nepalese Diplomatic or Consular Establishment and to the local police authorities. New passport can be issued in such cases only after exhaustive investigations.
7. This passport must not be altered or mutilated in any way. No stamp, statement, notation or other addition should be placed or made in the passport other than by the officials of Nepal or foreign countries who are authorised to do so in connection with official matters. Any unauthorised alteration in this passport shall render them INVALID.



1వ పుస్తకము 2012 సం/రా.క.19 కే. ప.నం.వి
రిస్ట్రావేజ్ నం. 1602 ముద్దుటూరి తాగితముల సంఖ్య
ఁ/క కే తాగితము తరహా తలపు 157
నట్-లిశ్చారు

