

Doc No: 1990 of 2012

A-319

SCANNED

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2020



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 151659

Sl.No. 16049 Date 19-04-2012 Rupees 100/-

Sold to : C. Ramesh, S/o. C. Narsing Rao, R/o. Hyd.

For whom: Green Wood Estates.

S. ANJAMMA S. ANJAMMA
Licensed Stamp Vendor Lic No.9/94/R 16/7/005-2012

H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,
Hyderabad-29. Cell: 9394086136, 9866378260

SALE DEED

This Sale Deed is made and executed on this 1st day of May 2012 at SRO, Vallabhnagar, 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 Shri. Meet B. Mehta, Son of Late Bharat U. Mehta, aged about 35 years, Occupation: Business, residing at Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad, 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. Eashwaraiyah, 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 Shri. Meet B. Mehta, Son of Late Bharat U. Mehta, aged about 35 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

Partner

For Greenwood Estates

Partner

15 జులై 2012 నెంబర్/పేజీ 351 కనంపా
 తప్పిదాల నెం. 1990
 (10) ఆ ఆగినము చట్టాల నెంబర్ (1)

2
 వందలరూపాయలు

ENDORSEMENT

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

I. Stamp Duty:

- 1. In the shape of stamp papers: Rs. 100 200
- 2. In shape of challan (u/s. 11 of L.S. Act, 1890): Rs. 68500 200
- 3. In the shape of cash (u/s. 13 & 14 of L.S. Act, 1890): Rs. -
- 4. adjustment of stamp duty u/s. 16 of L.S. Act, 1890, if any: Rs. -

II. Transfer Duty:

- 1. In the shape of challan: Rs. 27440 200
- 2. In the shape of cash: Rs. -

III. Registration fees:

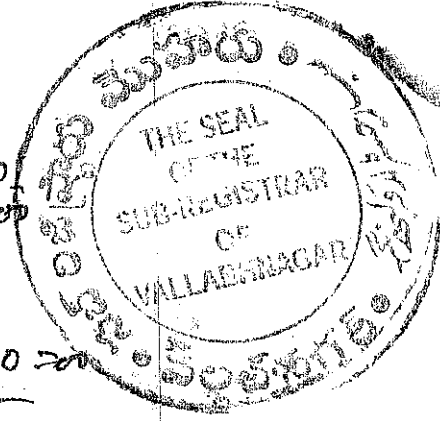
- 1. In the shape of challan: Rs. 6860 200
- 2. In the shape of cash: Rs. -

IV. User Charges:

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

total

103000/-



20/12 కనం. 02 నెం. 02

1994 లా. నెం. 12 మూలము 12 వ కేసు నెంబర్

3 కనం. 4 గంటల మార్కెట్ వద్ద నెంబర్ 326 ను అనుగుణించి

కనం. 4 గంటల మార్కెట్ వద్ద నెంబర్ 326 ను అనుగుణించి

నెంబర్ 326 ను అనుగుణించి

నెంబర్ 326 ను అనుగుణించి

నెంబర్ 326 ను అనుగుణించి

నెంబర్ 326 ను అనుగుణించి

నెంబర్ 326 ను అనుగుణించి

Prashakar

Prashakar

K. Prashakar Reddy S/o. K.P. Reddy, Bennis
 o/o. S-66 187/3 & 4, 2nd floor, Solam mansion, M.G. Road

Secbad, Through SPA for presentation of documents, vide

SPA no. of BK 1/08, dt. 19/01/08 at SRO,

Vallabhnagar, R.K. Oiff

Bingh

G. Col. Ram Bali Singh

S/o. Late Rameshwar Singh

o/o. EST officer, H.Q. Andhra Pub Are,

Bollaram, Secbad - 010.

2


IN FAVOUR OF

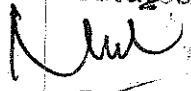
1. Lt. Col. RAM BALI SINGH, SON OF LATE KAMESHWAR SINGH, aged about 45 years, Occupation: Service
2. Mrs. RENU SINGH, WIFE OF Lt. Col. RAM BALI SINGH, aged about 43 years, both are residing at # EST Officer, H.Q, Andhra Sub Area, Bollaram, Secunderabad - 500 010., hereinafter called the "Buyer" (which 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 2016/త.శ.19 34 వసం
 దస్తవేజు నెం. 1990 మొత్తము కాగితముల సంఖ్య
 (19) ఈ కాగితము వరుస సంఖ్య (2)


 సచి-లజ్జయ్య

అనుబంధాలు

Renusingh

Mrs. Renu Singh
 W/o. Lt Col. Ram Ball Singh
 R/o. 7 EST OFFICER, H.Q. Andhra Sub Area
 Bollaram, Sec'Bad - 010.

Madhab Pramanik
 S/o. Kanailal Pramanik
 Occ: Service
 R/o. 7 Head Qtrs, Andhra Sub Area
 P.O. Bollaram, Sec'Bad - 10.


① Madhab Pramanik

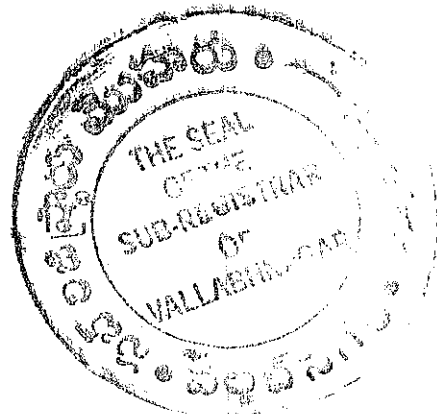
②



CH. Venkat Ramana Reddy S/o. Late Anji Reddy
 R/o. 11-157/2, Rd No. 2, Green Hills colony,
 Hyderabad.

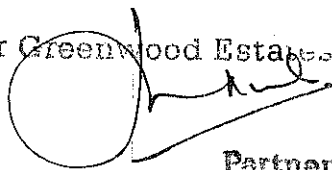
20 12 వ.నెం. 02 వ.నెం.
 19 34 వ.నెం. 12 వ.నెం.


 B. Bhagavantha Reddy
 సచి-లజ్జయ్య
 తల్లిదండ్రులు



- 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. 319 on the third 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 పుస్తకము 2012 సం/శా.శ.19 వ సంపు
 దస్తావేజు నెం. 1990 మొత్తము కారితముల సంఖ్య
 (19) ఈ కారితము వరుస సంఖ్య (3)

సబ్-రిజిస్ట్రారు

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

No. 1990/12 Date 2/5/12

I hereby Certify that the deficit Stamp Duty
 68500/- (Rs. Sixty Eight thousand
 five hundred only)

has been levied in respect of the movement from
 Executant or his agent on the basis of agreed

Market Value of Rs. 1372000/-

been higher than the consideration.

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

ENDORSEMENT

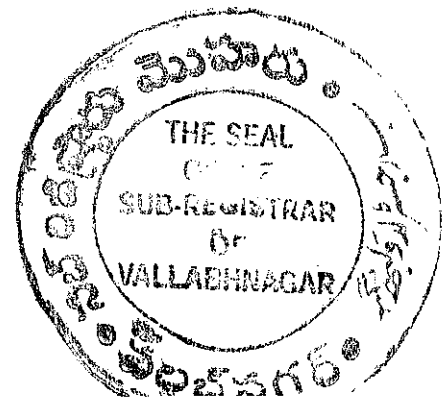
Certified that the following amount has been paid in respect of this documents.

Sl. No.	Description of Payment	In the Name of				Total
		Sl. No.	Amount	Date	DD/DCI/ Fee Order	
1	Stamp Duty	100	68500	P.O.No. 169493,	68600/-	
2	Registration Fee	-	27440	169494	27440/-	
3	Registration Fee	-	6860	Date 2/5/12	6860/-	
4	User Charge	-	100	HDFC Bank,	100/-	
	Total	100	102900	Secunderabad	103000/-	

1వ పుస్తకము 2012 సం/ శాశ 1934వ సంపు
 1990 నెంబరుగా రిజిస్టరు చేయబడినది న్యూనియన్
 నిమిత్తం గుర్తింపు నెంబరు 1508-1/1990-2012.

తేదీ: 2/5/12.

[Signature]
 సబ్ రిజిస్ట్రారు
 వల్లభనగర్

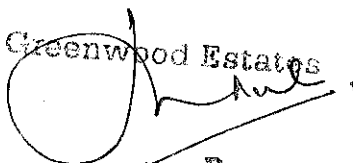


- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and 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-finished, semi-deluxe apartment bearing flat no. 319 on the third 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

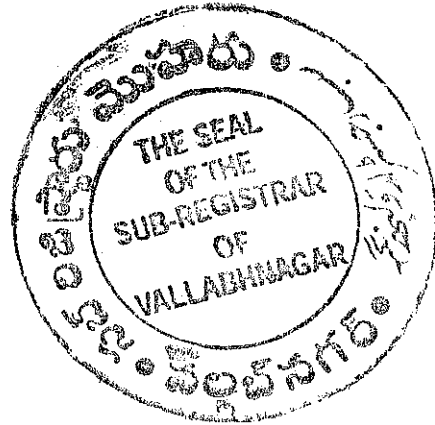

Partner

For Greenwood Estates


Partner

1వ ప్రకటన 2012 ఆంధ్రప్రదేశ్ 34 నంబరు
క్యాబ్ నం. 1990 మొదటి అధికారుల సర్కి
6/9 కే కే గోపాల్ కు బహుళ సహజ్య (4)

సహ-రజిస్ట్రార్



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 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

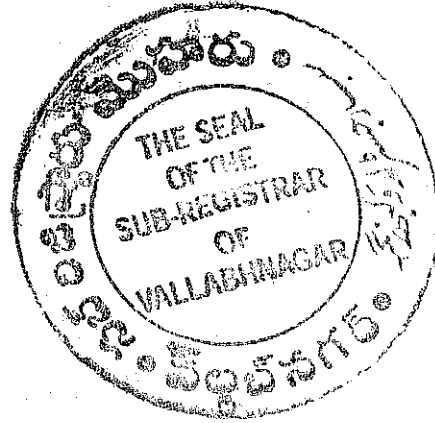
For Greenwood Estates



Partner

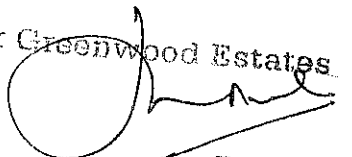
1st Quarter 2012 (1st Quarter) 34
1st Quarter 2012 (1st Quarter) 34
1st Quarter 2012 (1st Quarter) 34
1st Quarter 2012 (1st Quarter) 34


Sub-Registrar




- 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.

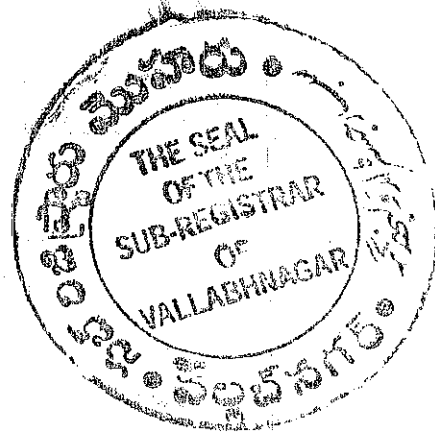
(1,00,000/- 2900)
10. Stamp duty and Registration amount of Rs.1,02,900/- is paid by way of pay order no. 169478, dated 02.05.2012 and VAT an amount of Rs.39,675/- paid by way of pay order no. 169477, dated 02.05.2012, both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates.

Partner

For Greenwood Estates

Partner

1వ పుస్తకము 2012 నం/కె.219 35 తనదలి
దస్తావేజు నం. 1990 మొట్టమొదటి కారితముల సంఖ్య
(19) తుల్య కారితము తీరుత సంఖ్య (6)


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'

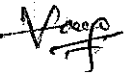
SCHEDULE OF APARTMENT

All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 319 on the third 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:

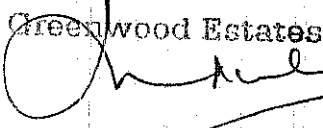
North By	Open to Sky
South By	Open to Sky
East By	7' wide corridor
West By	Open to Sky


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:

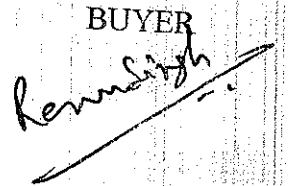
1. 

2. Madhab Pramanik

For Greenwood Estates

Partner

For Greenwood Estates

Partner

VENDOR


BUYER


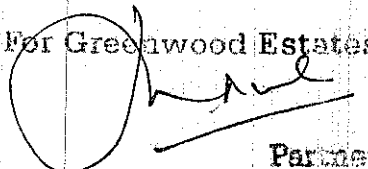
1వ పుస్తకము 2012 సం/త.త.19 ...34 వసం
తస్తావేణ నెం. 1990 మొట్టమొదటి భారతీయ సంస్థ
619 ఈ భారతీయ భద్రం సంస్థ (72)

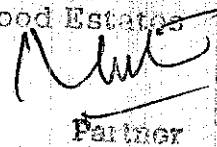
సచ-రిజిస్ట్రార్



ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no.319 on the third 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 / 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/-

For Greenwood Estates

Partner

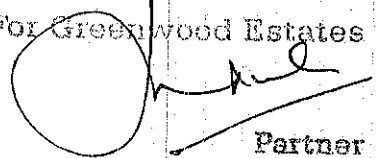
For Greenwood Estates

Partner

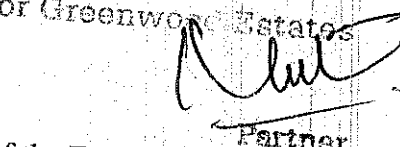
Signature of the Executants

Date: 01.05.2012

C E R T I F I C A T E

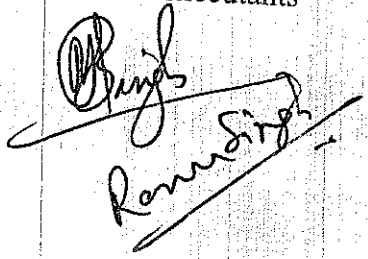
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Greenwood Estates

Partner


For Greenwood Estates

Partner

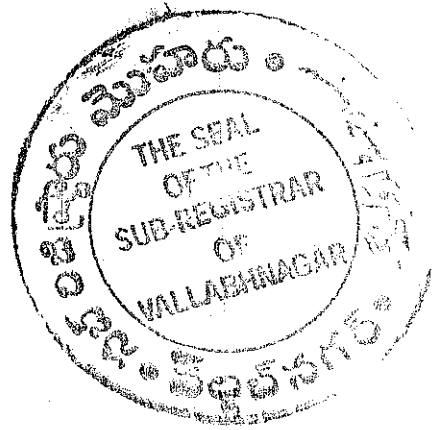
Signature of the Executants

Date: 01.05.2012


Partner

18 వృత్తము 2012-10/నా.న.10 34 చ. అ. .
దస్తావజ్జ నెం. 1990 వృత్తము కాళిఘటం నంబు
6190 త్తం కాళిఘటం తరూణ నంబు (8)


నల్-బజనాల్



REGISTRATION PLAN SHOWING

FLAT NO. 319 IN BLOCK NO. 'A' ON THIRD 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. MR. MEET B. MEHTA, SON OF LATE BHARAT U. MEHTA

BUYERS:

1. LT. COL. RAM BALI SINGH, SON OF LATE KAMESHWAR SINGH

2. MRS. RENU SINGH, WIFE OF LT. COL. RAM BALI SINGH

REFERENCE:
AREA:

89.18

SCALE:
SQ. YDS. OR

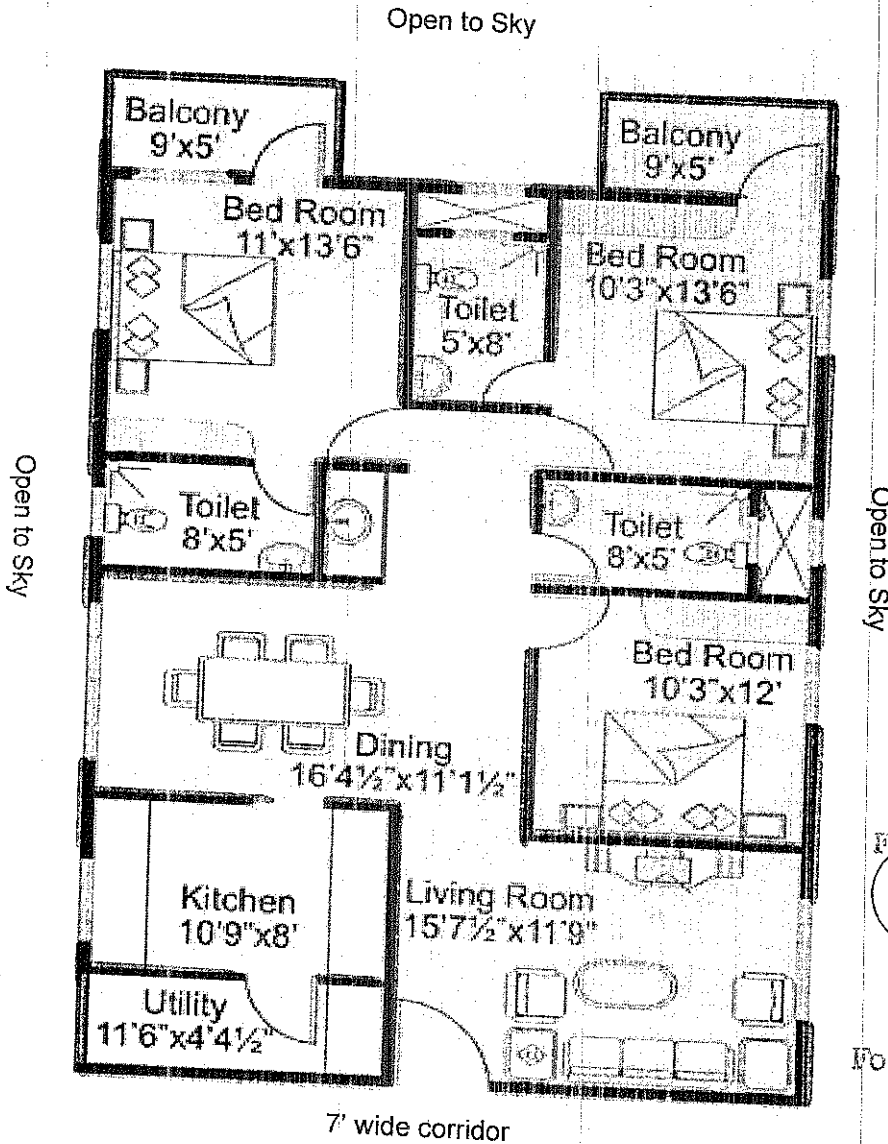
INCL:
SQ. MTRS.



EXCL:



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



For Greenwood Estates

Partner

For Greenwood Estates

Partner

WITNESSES:

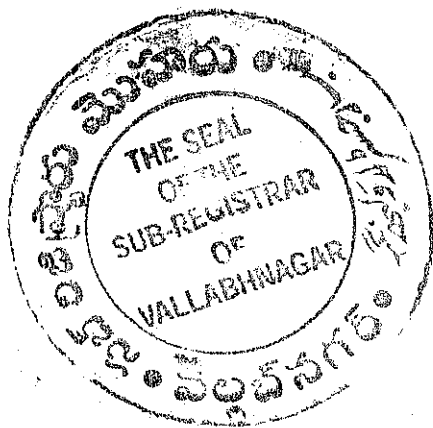
-
- 2.

SIG. OF THE VENDOR

SIG. OF THE BUYER

1st Supplement 2012 No. 19 34
దస్తవేజు నెం. 1990 మొట్టమొదటి అసలు నంబరు
(19) కి కారితము బహుశ నంబరు (9)

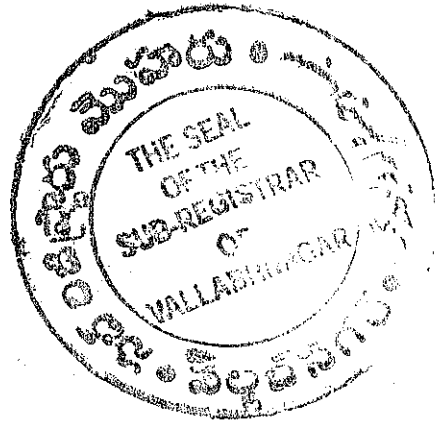
←
సబ్-రజిస్ట్రార్





1వ పుస్తకము 2012 కం/కా.శ.19 ...24. చ.సం.పు
కస్తావీణ నెం. 1990 మొట్టమొదటి కాగితముల సంఖ్య
(9) ఈ కాగితము తరుగు సంఖ్య (10)

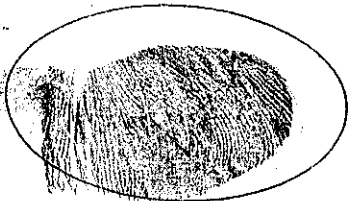
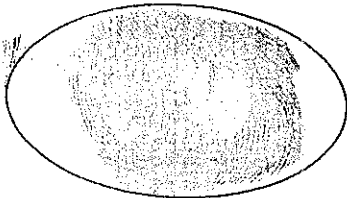
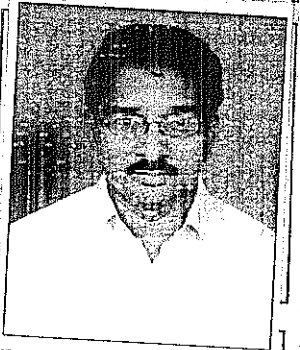
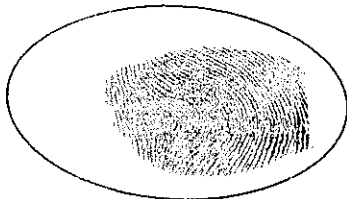
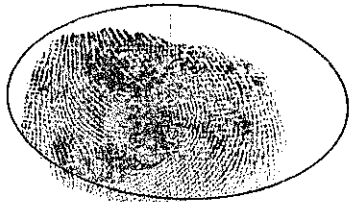
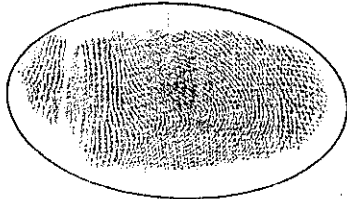
సబ్-రెజిస్ట్రారు



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. SHRI. MEET B. MEHTA
S/O. LATE BHARAT U. MEHTA
R/O. PLOT NO. 21
BAPUBAGH COLONY
P. G. ROAD, SECUNDERABAD - 500 003

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. LT. COL. RAM BALI SINGH
S/O. LATE KAMESHWAR SINGH
R/O. EST OFFICER, H.Q, ANDHRA SUB AREA
BOLLARUM, SECUNDERABAD - 500 010

2. MRS. RENU SINGH
W/O. LT. COL. RAM BALI SINGH
R/O. EST OFFICER, H.Q, ANDHRA SUB AREA
BOLLARUM, SECUNDERABAD - 500 010

SIGNATURE OF WITNESSES:

-
- Mathab Ramana

ood Estates

Partner

For Greenwood Estates

Partner

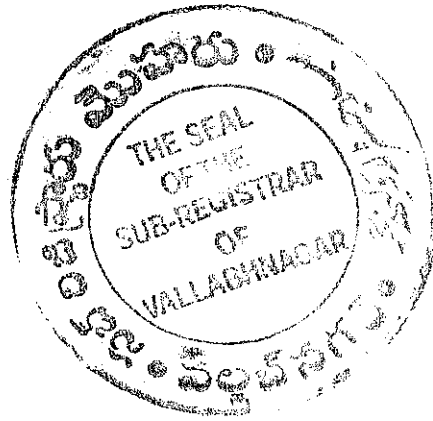
SIGNATURE OF THE EXECUTANTS

1.

2.
SIGNATURE OF THE BUYER

7వ ప్రాంతము 2012 సం/కా.న.19 34 వాంట్
దస్తావజ్జ నెం: 1992 మొట్టమొదటి తాగితముల సంఖ్య
093 తొలి తాగితము తయారీ సంఖ్య (110)


సబ్-రిజిస్ట్రారు



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

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



WITNESSES:

1. MR. CH. VENKAT RAMANA REDDY
S/O. LATE ANJI REDDY
R/O. 11-187/2, ROAD NO.2
GREENHILLS COLONY
HYDERABAD.



2.. MR. MADHAB PRAMANIK
S/O. MR. KANAILAL PRAMANIK
R/O. H.A., ANDHRA SUB-AREA
P.O., BOLLARAM,
SEC-BAD-010.

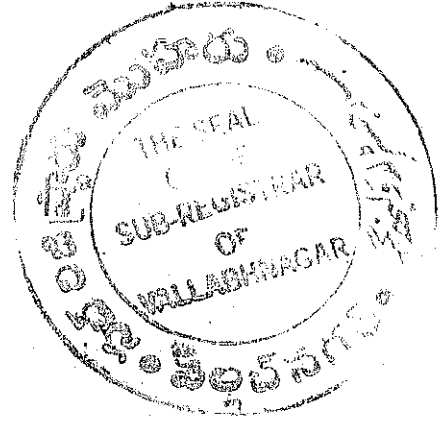
SIGNATURE OF WITNESSES:

1.

2.

1వ పుస్తకము 2012/కా.శ.19 34 వ.సం.పు
దస్తావేజు నెం. 1990 మొదలైన కారితముల సంఖ్య
(19) ఈ కారితము వరుస సంఖ్య (12)

సబ్-రిజిస్ట్రారు



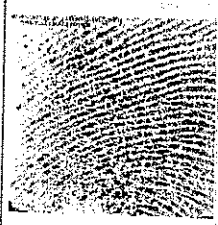




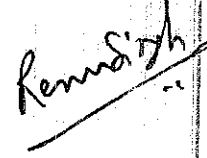
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002024/2012 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 02/05/2012 15:45:52


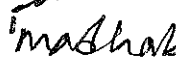
This report prints the Photos and FPs taken on 02/05/2012
15:44:26

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			LT (CL) COL RAM BALI SINGH EST OFFIDER, HQ ANDHRA SUG AREABOLLARUM,SEC- BAD	
2			(CL) RENU SINGH EST OFFIDER, HQ ANDHRA SUG AREABOLLARUM,SEC- BAD	

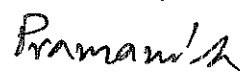
Identified by


Witness 1

Witness 2

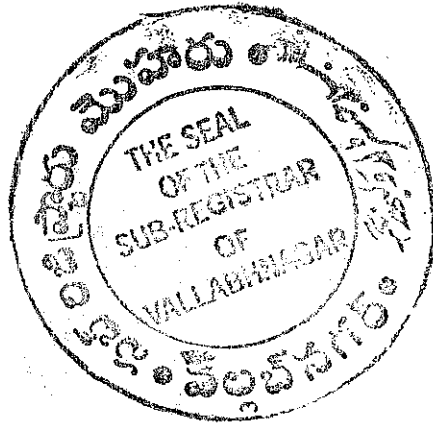
Photos and TIs
captured by me




Capture of Photos and TIs
done in my presence

1వ పుస్తకము 201400/రా.జ.10 344 ప.నం.పి
దస్తావేజు నం. 1990 మొదటి భాగముల సంఖ్య
(19) ఈ కారితము చేయబడినది (13)

సబ్-రిజిస్ట్రారు

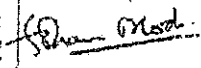


पनाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

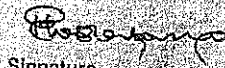
हस्ताक्षर / SIGNATURE



मुख्य आयकर अधिकारी / 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
AWSPP8104E

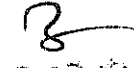
हस्ताक्षर / Signature


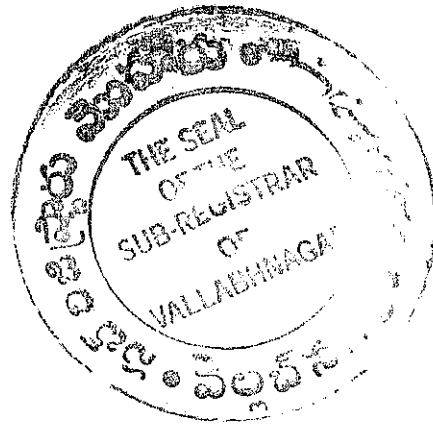


10062005

Prabha Rao

1వ పుస్తకము 2012సం/కా.శ.19 34 వసంపా
దస్తావేజు నెం. 1990 మొదలము తాగితముల సంఖ్య
99) ఈ తాగితము పరమ సంఖ్య 04


సచి-అధికారి





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Monali	Wife	26/07/79	27
3	Hriday	Son	14/02/03	3
4	Dhriti	Daughter	16/11/04	2

Meetha
 D.P.L. No.114
BHARAT SCOUTS & GUIDES-II
PARADISE, SEC'BAD
 16/02/2008
 నామినేట్ చేసిన వ్యక్తి / నామినేట్ చేసిన తేదీ

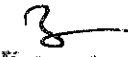
HOUSEHOLD CARD

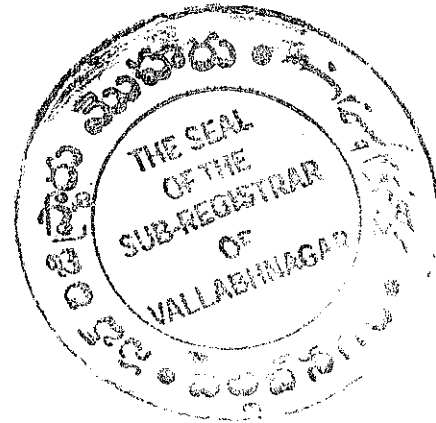
Card No : PAPI67881500828
 F.P Shop No : 815
 పేరు : మేథా. మేత భారత్
 Name of Head of Household : Meetha, Meet Bharat
 తండ్రి/భర్త పేరు : భారత్
 Father/ Husband name : Bharat
 పుట్టిన తేదీ/Date of Birth : 03/07/1976
 వయస్సు/Age : 30
 వృత్తి/Occupation : Own Business
 వా.సం./House No. : 2-3-577/F-401
 రోడ్/Street : MINISTER ROAD
 కాలనీ : D V COLONY
 వార్డు : వార్డు - 2
 Circle : Circle VIII
 జిల్లా/District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 100,000
 LPG Consumer No. (1) : 45339/(Single)
 LPG Dealer Name (1) : Navrains Enterprises,IOC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) : /

For Greenwood Estates

Meetha
 Partner

1వ దృశ్యకము 2012-13/కా.క.19 31 వ.నం.పు.
కన్యవేళ నెం. 1990 మొత్తము కారితముల సంఖ్య
(19) ఈ కారితము వరుస సంఖ్య (19)


సచి-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADLPS4345J



नाम /NAME

RAM BALI SINGH

पिता का नाम /FATHER'S NAME

KAMESHWAR SINGH

जन्म तिथि /DATE OF BIRTH

27-01-1966

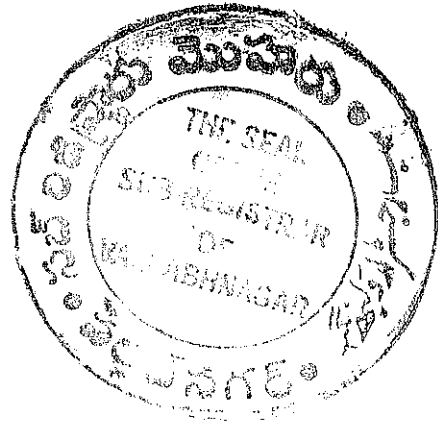
हस्ताक्षर /SIGNATURE

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune

Lt. Col
OIC Legal Cell
HQ Andhra Sub Area

1వ పుస్తకము 2012-13/క.డి.19 34. చనంపు
దస్తావేజు నెం. 1990 హైదరాబాద్ లా. కమిషన్ సంచా
రింగు ఈ లా. కమిషన్ వారు (16)

సీ-ఆఫీసరు




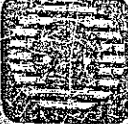

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RENU SINGH
SHARMA

17/03/1968
Permanent Account Number
BCXPS2344M

Renu Singh
Signature



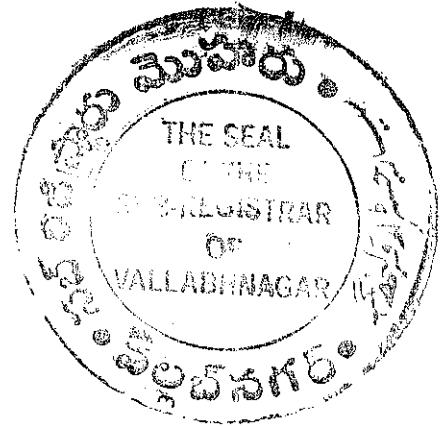
In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाना
आयकर पैन सेवा यूनिट, UTISI,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४




Renu Singh

1వ పుస్తకము 2012సం/స.క.19 34 వ.సం.నె
తస్తవేత నెం. 1990 మొత్తము లాగితముల సంఖ్య
(19) ఈ లాగితము వరుస సంఖ్య (18)

సచి-లిజిస్ట్రారు

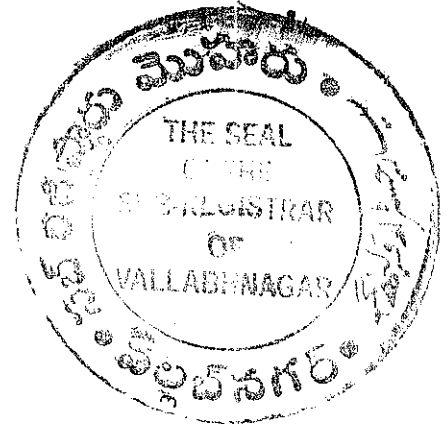


Witness. J

ఆంధ్రప్రదేశ్ పోషా INCOME TAX DEPARTMENT	ఆంధ్ర ప్రదేశ్ GOVT. OF INDIA
BY RAMANA REDDY CHEERUKA	
ANJI REDDY CHEERUKA	
05/03/1972	
AHNPC8363Q	
 Sd/-	

1వ పుస్తకము 2012-13/19.19 ... 34 వసం.ని
తస్తవేతి నెం. 1990 మొత్తము భారతముల సంఖ్య
69) ఈ కాగితము మరల సంఖ్య 68)

సబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MADHAB

KANAILAL PRAMANIK

14/02/1986

Permanent Account Number

ANLPP6215A

Madhab Pramanik
Signature



WITNESS-2

Madhab Pramanik

16 వ పుస్తకము 2012/19/19 364 చ.నంబు
దస్తావేజు నం. 1990 మొదటి భాగముల సంఖ్య
(19) ఈ భాగముల పేజీల సంఖ్య 090

3
సహ-విజిస్ట్రారు

