

CSRO 1121 1096 of 2010

1184

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 001602

No. 1813 Date 16/01/2010  
Sold to Venkatesh  
S/o, D/o, W/o C.A. Reddy  
For whom Green Wood Estates

*[Signature]*  
**K. SATISH KUMAR**  
S.V.L. No. 13/2000, R.No. 16/2009  
5-2-30, Premavathipet (VIII),  
Rajendra Nagar (Midl), R.R. Dist

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 22<sup>nd</sup> day of March 2010 at SRO, Vallabh Nagar, Hyderabad by and between:

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 39 years, Occupation: Business, resident of Plot No. 280, Jublee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 32 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

AND

MR. BISHNU PADA BAKSHI, SON OF LATE A. K. BAKSHI, aged about 64 years, Occupation: Retd., residing at #003, Apurva Residency, Prasanth Nagar, Kapra, Hyderabad - 500 062, hereinafter referred to as the Buyer.

The expression Builder and Buyer shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

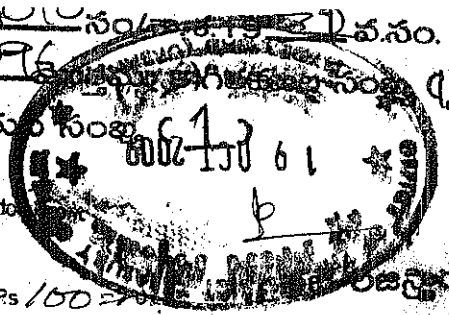
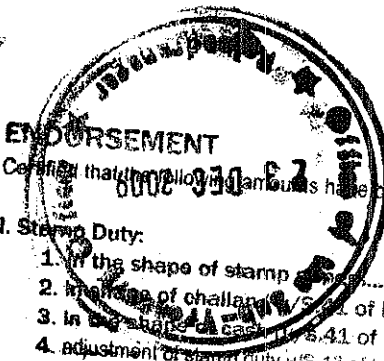
For Greenwood Estates  
*[Signature]*  
Partner

For Greenwood Estates  
*[Signature]*  
Partner

*[Signature]*

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15000

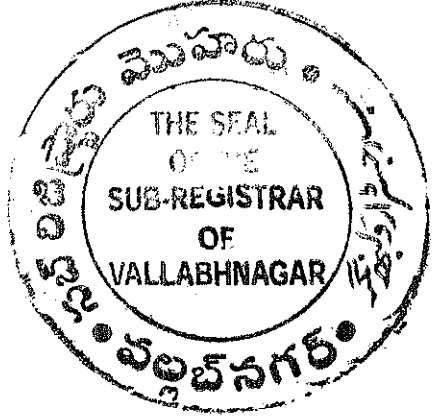
1 వ పుస్తకమునకు సంఖ్య 12 వ.సం. పా  
 దస్తావేజు నెం. 1096  
 ఈ కారితము వరుస సంఖ్య 12



**ENDORSEMENT**

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

- I. Stamp Duty:
  - 1. in the shape of stamp Rs. 150
  - 2. in the shape of challan (S. 41 of I.S. Act, 1999) Rs. 22970
  - 3. in the shape of cash Rs.
  - 4. adjustment of stamp duty u/s. 18 of I.S. Act, 1999, if any Rs.
- II. Transfer Duty:
  - 1. in the shape of challan Rs.
  - 2. in the shape of cash Rs.
- III. Registration fees:
  - 1. in the shape of challan Rs. 1000
  - 2. in the shape of cash Rs.
- J. User Charges:
  - 1. in the shape of challan Rs. 100
  - 2. in the shape of cash Rs.



Total 2010 వ.సం. ఏప్రిల్ నెల 07 వ తేదీ  
 1932 వ.త.శ. సం. ఏప్రిల్ మాసం 17 వ తేదీ వరకు

2 మరియు గంటల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రార్  
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ ను అనుసరించి  
 సందర్భించవలసిన ఫోటో గ్రాఫులు మరియు వేలముద్దలతో సహా  
 దాఖలు చేసి రుసుము రూ. 1000/- లు చెల్లించినది  
 వారి ఇచ్చినట్లు టిప్స్ కోర్సులు

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. 8/12/08,  
 dated 19.01.08 registerer at SRO, Vallabh Nagar,  
 Ranga Reddy District.

Banshi

(Bishnu Pada Bakshi)  
 Bishnu padabakshi S/o. Late A.K. Bakshi  
 Occ: Retired; R/o. # 003, Apurva Residency,  
 Prasanth Nagar, Kepra, Hyderabad - 500 062.

P. Raghuvver; S/o. P. Samesh; occ: Service  
 12-1-87, Lalapet, Secbad-1A

B. Raj kumar S/o. Sruvand Rao, occ: Service.  
 R/o. Atwal, Secbad.

V. RAMESH

2010 వ సం. ఏప్రిల్ నెల 07 వ తేదీ  
 1932 వ.త.శ. సం. ఏప్రిల్ మాసం 17 వ తేదీ

సబ్-రిజిస్ట్రారు  
 వల్లభనగర్

**WHEREAS:**

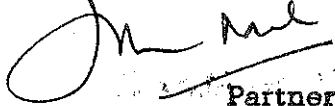
- A. The Buyer under a Sale Deed dated 22.03.2010 has purchased a semi-finished, deluxe apartment bearing flat no. 211 on the second floor in block no. 'A', admeasuring 1665 sft., of super built up area in residential apartments styled as 'Greenwood Residency' forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District (hereinafter after referred to as the Scheduled Apartment). This Sale Deed is registered as document no. 1095/10, in the office of the Sub-Registrar, Vallabhnagar, Hyderabad. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the Scheduled Apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing flat no. 211 on the second floor in block no. 'A' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Apartment and are desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

1. The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing flat no. 211 on the second floor in block no. 'A', admeasuring 1665 sft. of super built-up area and undivided share of land to the extent of 89.18 sq. yds, and a reserved parking space for one car on the stilt floor admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 23,07,000/- (Rupees Twenty Three Lakhs and Seven Thousand Only).
2. The Buyer already paid an amount of Rs. 2,25,000/-(Rupees Two Lakhs Twenty Five Thousand Only) before entering this agreement which is admitted and acknowledged by the builder.
3. The Buyer shall pay the builder the above said amount of Rs. 20,82,000/- (Rupees Twenty Lakhs Eighty Two Thousand Only) in the following manner:

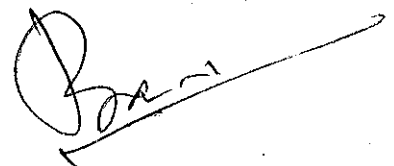
Installment	Amount	Due Date of Payment
Installment I	7,62,000/-	02..01.2010
Installment II	4,20,000/-	02.02.2010
Installment III	7,00,000/-	On completion of flooring, bathroom tiles, doors, windows & 1 <sup>st</sup> coat of paint
Installment IV	2,00,000/-	On Completion

For Greenwood Estates

  
Partner

For Greenwood Estates

  
Partner



1 వ పుస్తకము 2010 సం/శా.శ. 1932 వ.సం. వు  
 దస్తావేజు నెం 1096 మొత్తము కాగితముల సంఖ్య ( 2 )  
 ఈ కాగితము వరుస సంఖ్య ( 2 )

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

No. 1096/10 Date 07-04-10

నల్-రిజిస్ట్రారు

I hereby Certify that the deficit Stamp duty

22970/- (Two Twenty Two Thousand  
 Nine Hundred and Seventy only)

has been levied in respect of the instrument from  
 Executant of this deed on the basis of agreed

Market Value of Rs. 2307000/-  
 been higher than the consideration

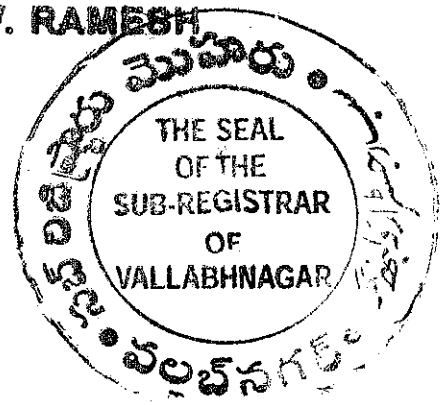
*[Signature]*  
 Collector & Sub-Registrar  
 Vallabh Nagar  
 Under the Indian Stamp Act

22970/-  
 An amount of Rs. — towards Stamp Duty  
 including Transfer Duty and Rs 1000/- towards  
 Registration Fee was paid by the party through challan  
 Receipt Number 091795 Dated 7/4/10  
 at SBH Begumpet Branch (299)  
 Dt. 07-04-10  
 St. SRO Vallabh Nagar  
*[Signature]*  
 Sub-Registrar  
 Vallabh Nagar

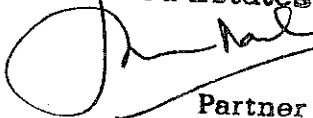
1 వ పుస్తకము 2010 సం. / శా.శ. 1932 వ సంఖ్య  
 1096 నెంబరుగా రిజిస్ట్రారు చేయబడినది. స్కానుగ్  
 రిమిత్తు గుర్తింపు నెంబరు 1508-1-1096-2010.

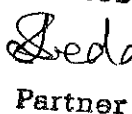
తేది, 07/4/10.

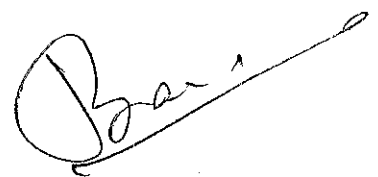
*[Signature]*  
 నల్-రిజిస్ట్రారు  
 వల్లభ నగర్.  
 V. RAMESH



4. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 3 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
5. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing flat no. 211 on the second floor in block no. 'A' to the Builder for the purposes of completion of construction of the apartment.
8. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
9. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
10. The Builder shall complete the construction of the Apartment and handover possession of the same by 1<sup>st</sup> October 2010, with a further grace period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

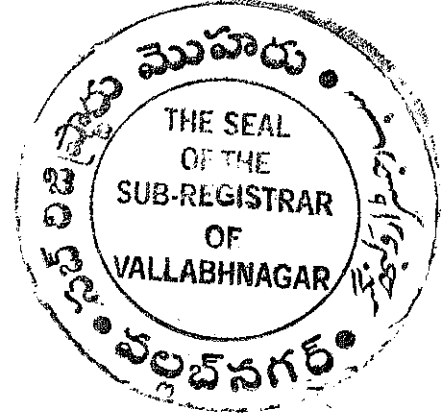
For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner



1 వ పుస్తకము 2010 సం/శా.శ. 1922 వ.నం. పు  
దస్తావేజు నెం. 1096 మొత్తము కాగితముల సంఖ్య (12)  
ఈ కాగితము వరుస సంఖ్య (2)

సబ్-రిజిస్ట్రారు

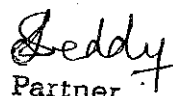


11. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
12. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
13. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
14. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Greenwood Residency project.
16. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Greenwood Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
17. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
18. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

For Greenwood Estates

  
Partner

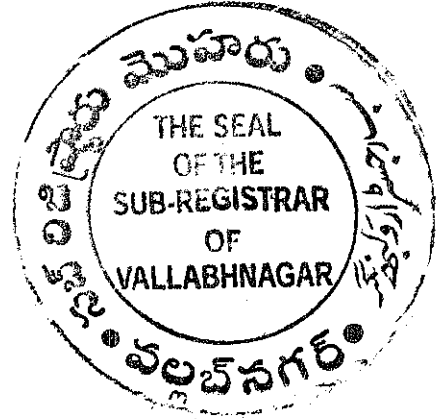
For Greenwood Estates

  
Partner



1 వ పుస్తకము 2010 సం/శా.శ.1932 చ.నం. 1096  
దస్తావేజు నెం. 1096 మొత్తము కాగితముల సంఖ్య (12)  
ఈ కాగితము పరుస సంఖ్య (4)

  
నంద-లడస్టారు





19. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
20. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
21. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
22. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
23. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
24. Stamp duty and Registration amount of Rs. 24,070/- is paid by way of challan no. 091795, dated 7.4.10, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs.23,070/- paid by the way of pay order No. 154933 dated 23.3.10, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates



Partner

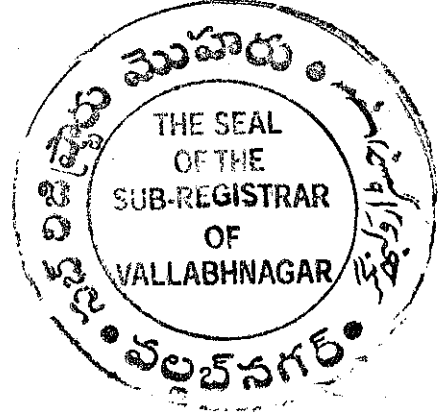
For Greenwood Estates



Partner

1 బ పుస్తకము 2010 నం/శా.శ.19 29 వ.సం. పు  
దస్తావేజు నెం. 1096 మొత్తము కాగితముల సంఖ్య 12  
ఈ కాగితము వరుస సంఖ్య ( 5 )

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 deluxe apartment bearing flat no. 211 on the second 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 one 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

WITNESSES:

1.



2.



For Greenwood Estates

  
Partner

For Greenwood Estates

  
Partner

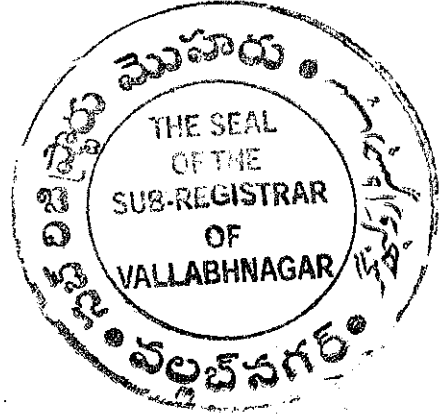
VENDOR



BUYER

1 వ పుస్తకము 2010 నం/శా.శ.1922 వ.సం. షి  
దస్తావేజు నెం 1096 మొత్తము కాగితముల సంఖ్య (12  
ఈ కాగితము వరుస సంఖ్య ( 6 )

సబ్-రిజిస్ట్రారు



SCHEDULE OF SPECIFICATION FOR  
COMPLETION OF CONSTRUCTION

Item	Semi-Deluxe Flat	Deluxe Flat
Structure	RCC	
Walls	4"/6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Ceramic tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Flush doors with branded hardware Panel main door - polished. Other doors - enamel	Panel doors with branded hardware Panel main door - polished. Other doors - enamel
Electrical	Copper wiring with modular switches	
Windows	Aluminum sliding windows with grills	
Bathroom	Ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado with bathtub in one bathroom.
Utility room	Separate utility area in each flat	
Sanitary	Branded sanitary ware	
C P fittings	Branded CP Fittings	Superior Branded CP Fittings
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft granite tiles dado, SS sink with drain board.
Plumbing	GI & PVC pipes	
Lofts	Lofts in each bedroom & kitchen	

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

WITNESS:

1. 

2. 

For Greenwood Estates

  
Partner

For Greenwood Estates

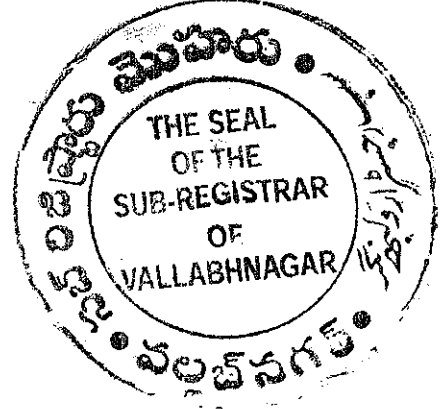
  
B U I L D E R



BUYER.

1 వ పుస్తకము 2010 సం/శా.శ.19 క్రి.వ.సం. 7  
దస్తావేజు నెం. 1096 మొత్తము కాగితముల సంఖ్య (12)  
ఈ కాగితము వరుస సంఖ్య (7)

నబ్-లిటస్టారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 211 IN BLOCK NO. 'A' ON SECOND FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

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

**BUILDER:**

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

**BUYER:**

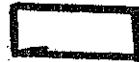
MR. BISHNU PADA BAKSHI, SON OF LATE A. K. BAKSHI

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

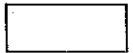
89.18

**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**

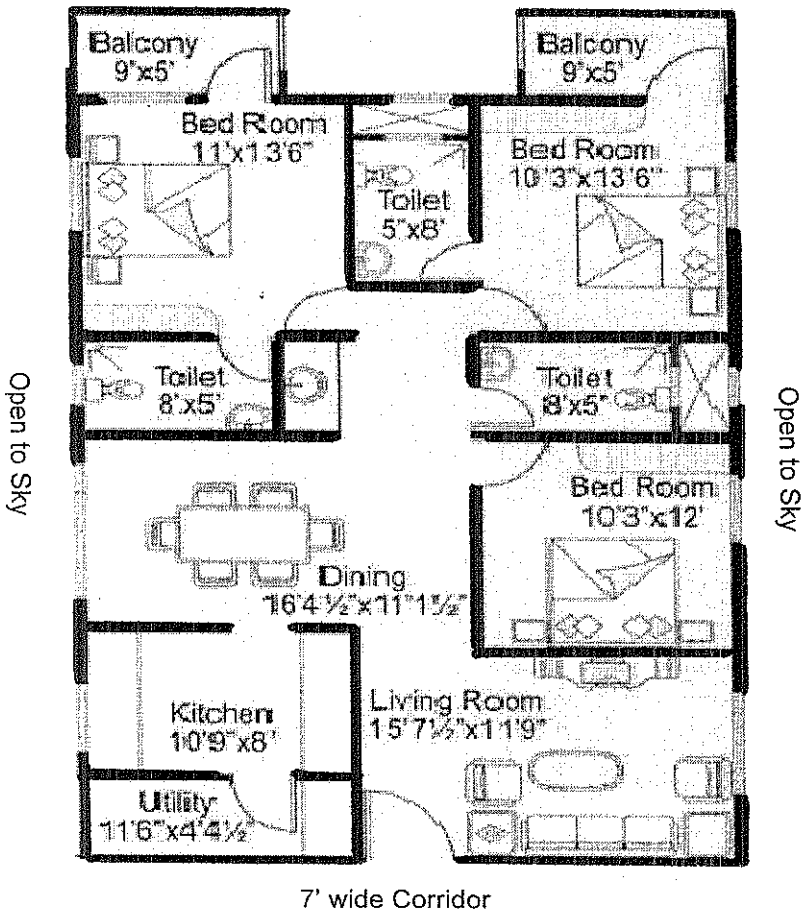


**EXCL:**

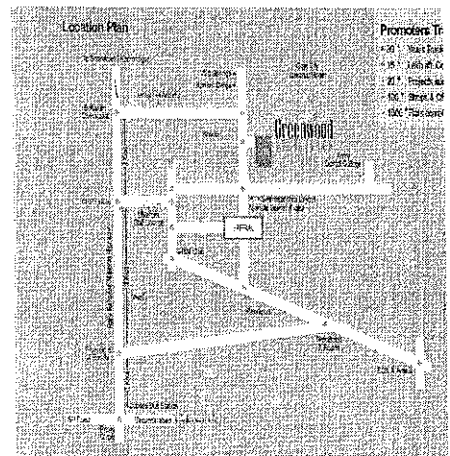


**U/S. OUT OF TOTAL:** Ac- 6-05Gts.  
**PLINTH AREA** : 1665 Sft.

Open to Sky



7' wide Corridor



**WITNESSES:**

- 1.
- 2.

For Greenwood Estates

Partner

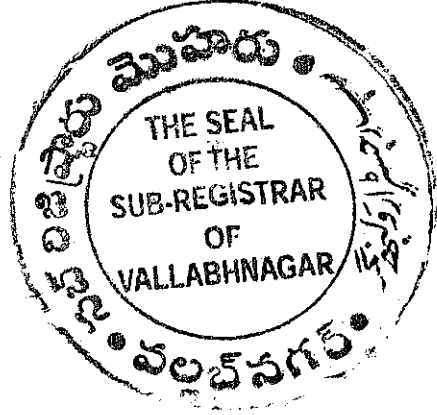
For Greenwood Estates

Partner  
SIG. OF THE BUILDER

SIG. OF THE BUYER

1 వ పుస్తకము 2010 సం/శా.శ.1932 వ.నం. వి  
దస్తావేజు నెం 1096 కుత్తము కాగితముల సంఖ్య (2)  
ఈ కాగితము వరుస సంఖ్య (8)

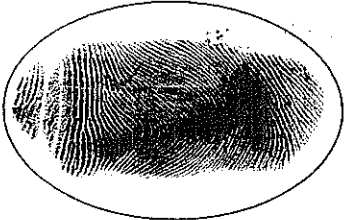
సబ్-రిజిస్ట్రారు





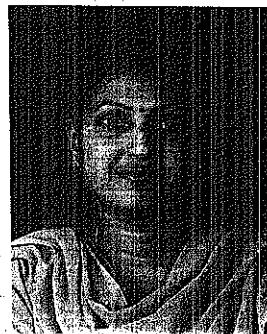
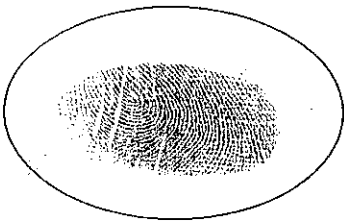
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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

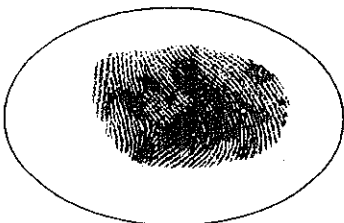


**BUILDER**

**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  
REP. BY ITS PARTNERS  
1. SHRI. SOHAM MODI  
S/O. SHRI. SATISH MODI

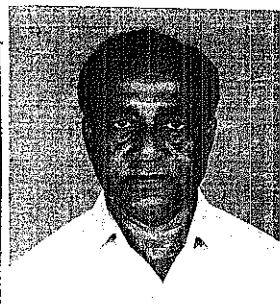
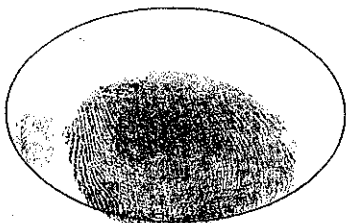


2. SMT. K. SRIDEVI  
W/O. SHRI. K. V.S. REDDY  
R/O. FLAT NO. 502  
VASAVI HOMES, UMA NAGAR  
1<sup>ST</sup> FLOOR, BEGUMPET  
HYDERABAD.



**SPA FOR PRESENTING DOCUMENTS:**  
**VIDE DOC NO. 8/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.



**BUYER:**

MR. BISHNU PADA BAKSHI  
S/O. LATE A. K. BAKSHI  
R/O. #003, APURVA RESIDENCY  
PRASANTH NAGAR  
KAPRA  
YDERABAD - 500 062

**SIGNATURE OF WITNESSES:**

- 
- 

**For Greenwood Estates**

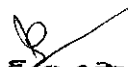
Partner

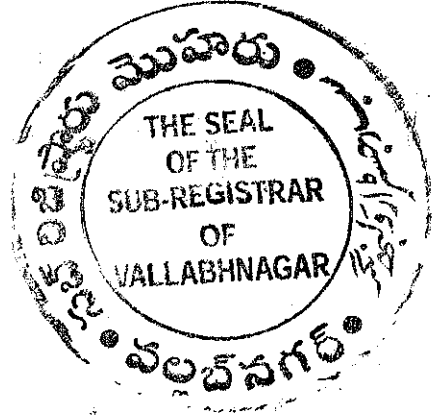
**For Greenwood Estates**

Partner  
**SIGNATURE OF EXECUTANTS**

**SIGNATURE OF BUYER**

1 వ పుస్తకము 2010 సం/శా.శ.1922 వ.సం. పు  
దస్తావేజు నెం. 1096 మొత్తము కాగితముల సంఖ్య ( 2 )  
ఈ కాగితము వరుస సంఖ్య ( 9 )

  
సబ్-రిజిస్ట్రారు






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

C.S.No./Year: 001121/2010 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 07/04/2010 12:53:51

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) BISHNU PADA BAKSHI #003 APURVA RESIDENCY PRASANTH NAGAR KAPRA HYD	

Identified by

Witness 1

Witness 2

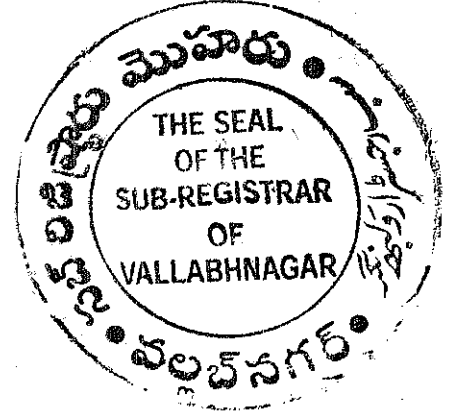
Photos and TIs  
captured by me

Capture of Photos and TIs  
done in my presence




1 వ పుస్తకము 2010 సం/రా.శ. 1972 త.నం. వై  
దస్తావేజు నెం. 1096 మొత్తము కారితముల సంఖ్య (12)  
ఈ కారితము వరుస సంఖ్య (10)

సబ్-రిజిస్ట్రారు




स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AIYPK2089F**



नाम /NAME  
**SRIDEVI KALICHETI**

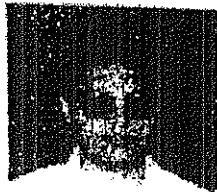
पिता का नाम /FATHER'S NAME  
**VENKATA RAMI REDDY NARALA**

जन्म तिथि /DATE OF BIRTH  
**19-04-1977**

हस्ताक्षर /SIGNATURE  


*Sridevi*  
 मुख्य आयकर आयुक्त, आन्ध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

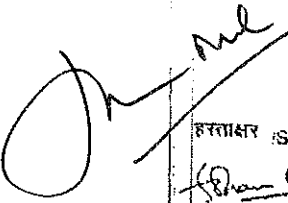
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**



नाम /NAME  
**SOHAM SATISH MODI**

पिता का नाम /FATHER'S NAME  
**SATISH MANILAL MODI**

जन्म तिथि /DATE OF BIRTH  
**18-10-1969**

हस्ताक्षर /SIGNATURE  
  
*Soham Modi*


मुख्य आयकर आयुक्त, आन्ध्र 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**

*Prabha...*  
 Signature

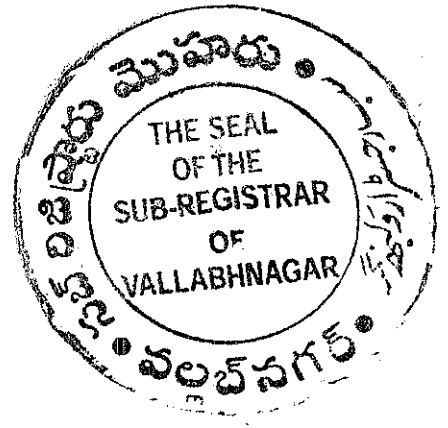


10062009

*Prabha...*

1 వ పుస్తకము 2010 సం/శా.శ.1932 వ.సం. వి  
దస్తావేజా నెం 1096 మొత్తము కాగితముల సంఖ్య (2  
ఈ కాగితము వరుస సంఖ్య (11)

సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH

DRIVING LICENCE  
15287/RRD/2000



BAKSHI A.K.  
A.K. BAKSHI (A.S.)  
FLAT NO.003, APOORVA RESIDENCE  
PRASHANTH NAGAR,  
KAPRA,  
RR DIST.

Licensing Authority  
RTA-RANGA REDDY(E)

Signature  
Issued on 25/11/2005

725238/05	Class Of Vehicle	Validity
<u>Non-Transport</u>	LMV	17/11/2010
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLRAP029375712005	
<u>Original LA.</u>	RTA RANGAREDDY EAST	
<u>DOB</u>	03/03/1946	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	18/11/2000	

*Bakshi*

ANDHRA PRADESH TRANSPORT DEPARTMENT  
CERTIFICATE OF REGISTRATION

Registration No AP28R3027  
Regd Owner BISHNU PADA BAKSHI  
S/D/W/R/G of A.K. BAKSHI LATE  
Address 19-27/5/2003 A R RESIDENCY  
PRASHANTH NAGAR  
KAPRA  
RR DIST  
RR DIST  
MOTOR CAR  
SALOON  
Class of Vehicle 09/2000  
Type of Body  
Month & Yr of Mfr  
Chassis No SB308IN2363411  
Engine No SR308IN3312294  
Fuel Used PETROL

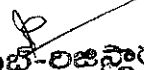
EO/8+80101

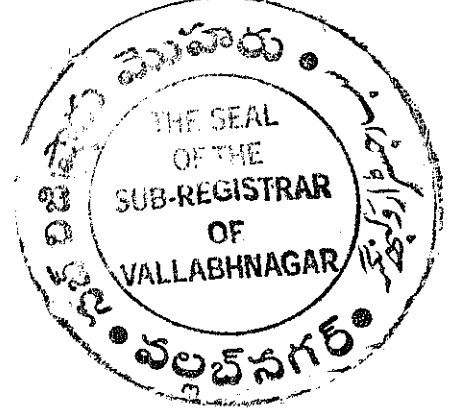
Cubic Capacity	796
Maker's Classification	MARUTI 800 STD E-I
Wheel Base	2335
Seating Capacity	4 In all
Unladen Weight	640
Color	WHITE
	Self Owned
No. of current transfers	1
Regn. Valid Upto	09/10/2015
Tax	Rs.14644(Life Time)
Date of Registration	10/10/2000

*Bakshi*  
Signature of the Owner

Addl. Registering Authority  
RTA-RANGAREDDY

1 వ పుస్తకము 2010 సం/శా.శ.19 32 వ.సం. పు  
దస్తావేజు నెం 1096 మొత్తము కాగితముల సంఖ్య (12)  
ఈ కాగితము వరుస సంఖ్య (12)

  
సబ్-రిజిస్ట్రారు





120

1095 of 2010

A 211

SCANNED/83



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 001601

No. 181 Date 16/03/2010

Sold to Venkatesh

W/o. D/o. W/o. G.A. Reddy

For whom C. Venkatesh & S. Venkatesh

**K. SATISH KUMAR**  
 S.V.L. No. 13/2000, P.No. 16/2009  
 S-2-30, Premavathipet (VIII),  
 Rajendra Nagar (Mdl), R.R. Dist

**SALE DEED**

This Sale Deed is made and executed on this 22<sup>nd</sup> day of March 2010 at SRO, Vallabh Nagar, Hyderabad by:

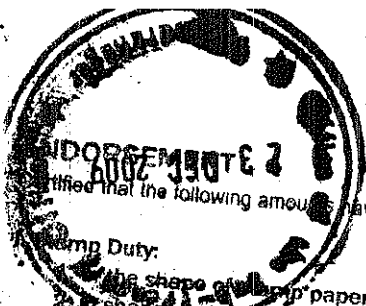
M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad -500 003, represented by its Partners / Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 39 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 32 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

**AND**

1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 41 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 18 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. Shri. A. Purushotham, S/o. Shri. A. Vittal aged about 41 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadi guda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal aged about 33 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadi guda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 40 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 39 years, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 32 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".

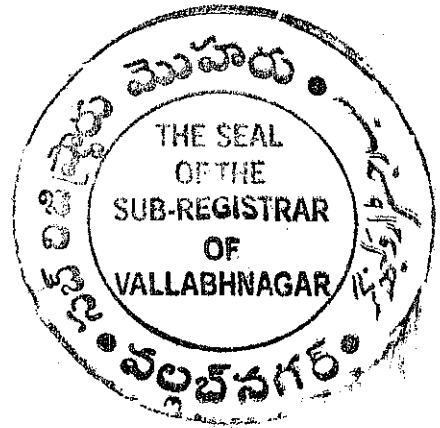
For Greenwood Estates  
 For Greenwood Estates



1 వ పుస్తకం నం. 22 వ.నం. 19  
 దస్తావేజు నం. 109 కు  
 ఈ ఆస్తు వరుస సంఖ్య 10

certified that the following amount have been paid in respect of this document

<b>I. Stamp Duty:</b>	
1. In the shape of stamp papers	Rs. 16000/-
2. In the shape of challan (u/s.41 of I.S.Act, 1899)	Rs. 59900/-
3. In the shape of cash (u/s.41 of I.S.Act, 1899)	Rs. -
4. Adjustment of stamp duty u/s. 18 of I.S.Act, 1899, if any	Rs. -
<b>II. Transfer Duty:</b>	
1. In the shape of challan	Rs. 24000/-
2. In the shape of cash	Rs. -
<b>III. Registration fees:</b>	
1. In the shape of challan	Rs. 6000/-
2. In the shape of cash	Rs. -
<b>IV. User Charges:</b>	
1. In the shape of challan	Rs. 100/-
2. In the shape of cash	Rs. -
<b>Total</b>	<b>Rs. 90100/-</b>



2010 వ.నం. విశాల్ నెం. 07 వ తేది  
 1932 వ.శా.సం. శ్రీ మాసం 17 వ తేది

1. మరియు గంటల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రార్ కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy లాస్టేషన్ చట్టము 1908 లోని సెక్షన్ 32వ ను అనుసరించి సందర్భించవలసిన ఫోటో గ్రాఫులు మరియు వేరముద్రలతో సహా దాఖలు చేసి రుసుము రూ. 6000/- లు చెల్లించినది

P. Raghavan

P. Raghavan

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. 2/32/108 dated 19.01.08 registerer at SRO, Vallabh Nagar, Range Reddy District.

రూపొందినది

P. Raghavan

P. Raghavan S/o. P. Somiah Occ. Service  
 12-1-87, Lalapet, Secbad-12

B. Raj Kumar

B. Raj Kumar S/o. Anurudh Rao Occ. Service  
 R/o. Atwal, Secbad.

V. RAMESH

2010 వ.నం. విశాల్ నెం. 07 వ తేది  
 1932 వ.శా.సం. శ్రీ మాసం 17 వ తేది

సబ్-రిజిస్ట్రారు  
 వల్లభనగర్

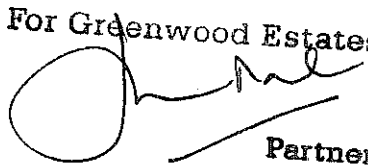
**IN FAVOUR OF**


MR. BISHNU PADA BAKSHI, SON OF LATE A. K. BAKSHI, aged about 64 years, Occupation: Retd., residing at #003, Apurva Residency, Prasanth Nagar, Kapra, Hyderabad - 500.062, 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 8.2.2007, 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, 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

1 వ పుస్తకము 20/0 నం/శా.శ.1922 వ.నం. పు  
 దస్తావేజు నం 1095 మొత్తము కాగితముల సంఖ్య 10  
 ఈ కాగితము పరుస సంఖ్య (2)

సబ్-రిజిస్ట్రారు

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

No. 1095/10 Date 07-04-10

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

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

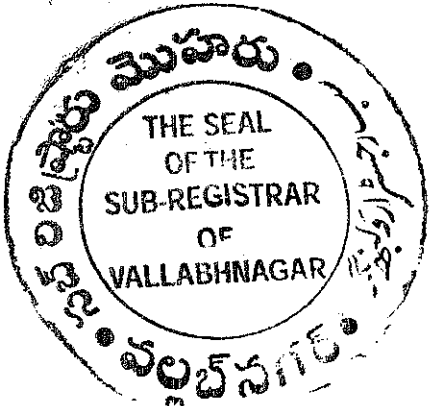
An amount of Rs. 31485/- towards Stamp Duty  
 including transfer Duty and Rs.        towards  
 Registration Fee was paid by the party through challan  
 Receipt Number 091183 Dated 23/3/10  
 at SBH Begumpet Branch (299)  
 Dt. 07/04/10.  
*[Signature]*  
 St. SRO Vallabh Nagar  
 Sub-Registrar  
 Vallabh Nagar

An amount of Rs. 24000/- towards Stamp Duty  
 including transfer Duty and Rs. 6000/- towards  
 Registration Fee was paid by the party through challan  
 Receipt Number 091796 Dated 7/4/10  
 at SBH Begumpet Branch (299)  
 Dt. 07-04-10  
*[Signature]*  
 St. SRO Vallabh Nagar  
 Sub-Registrar  
 Vallabh Nagar

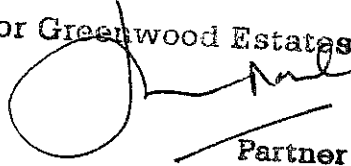
1 వ పుస్తకము 20/0 నం. / శా.శ. 1922 వ సంఖ్య  
 1095 నెబరుగా రిజిస్టరు చేయబడినది స్కానుగ్  
 విమిత్తం గుర్తింపు నెబరు 1568-1-1095-20/0.

తేదీ 07-04-10.

*[Signature]*  
 సబ్-రిజిస్ట్రారు  
 వల్లభ్ నగర్.  
**V. RAMESH**



- 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 21,757 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 deluxe apartment bearing flat no. 211 on the second 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.

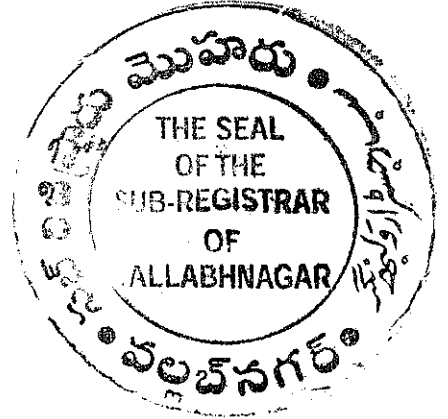
For Greenwood Estates  
  
Partner

For Greenwood Estates

  
Partner

1 వ పుస్తకము 2010 సం/శా.శ.19 22 వ.నం. పు  
దస్తావేజు నెం 1095 మొత్తము కాగితముల సంఖ్య 44  
ఈ కాగితము వరుస సంఖ్య (2)

p  
సబ్-రిజిస్ట్రారు



- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has no share in the sale consideration agreed herein.

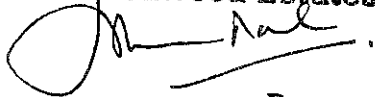
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished deluxe apartment bearing flat no. 211 on second floor in block no. 'A', having a super built-up area of 1665 sft., in building known as Greenwood Residency together with:
- Deluxe apartment bearing flat no. 211 on the second floor in block no. 'A' admeasuring 1665 sft of super built-up area.
  - An undivided share in the Schedule Land to the extent of 89.18 Sq. Yds.
  - A reserved parking space for one car on the stilt floor, admeasuring about 100 sft.

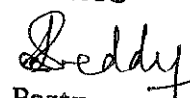
Situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) paid by way of cheque no. 444954, dated 19.03.2010 drawn on SBH, Moulali Branch, NFC Main Road, Hyderabad for being Housing Loan issued by State Bank of Hyderabad, RACPC(SEC). 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.

For Greenwood Estates

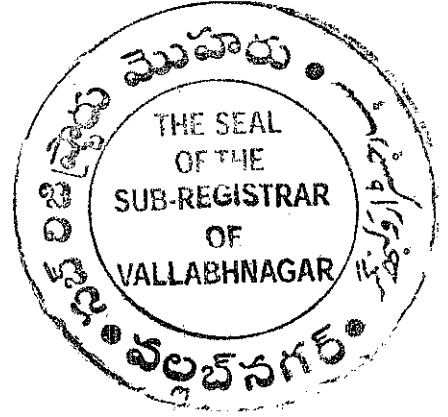
  
Partner

For Greenwood Estates

  
Partner

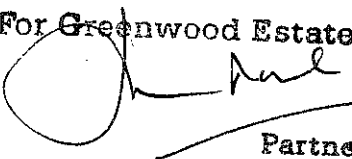
1 కు ప్రస్తావన 2010 సం/శా.శ. 19 22 చ.సం. పై  
దస్తావేజు సం. 1095 మొత్తము కారితముల సంఖ్య 49  
ఈ కారితము పరుస సంఖ్య 4)


b  
సబ్-రిజిస్ట్రారు



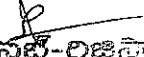


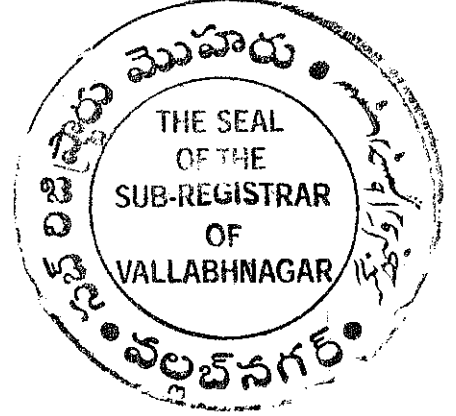
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
  - 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

1 వ పుస్తకపరిశోధనా సం/శా.శ.1932 వ.నం. పు  
దస్తావేజు సం. 1095 మొత్తము కారితముల సంఖ్య (14)  
ఈ కారితము వరుస సంఖ్య (5)

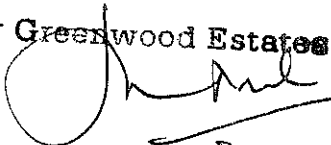
  
నట-రిజిస్ట్రారు




- 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 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.

(31485 + 58515)

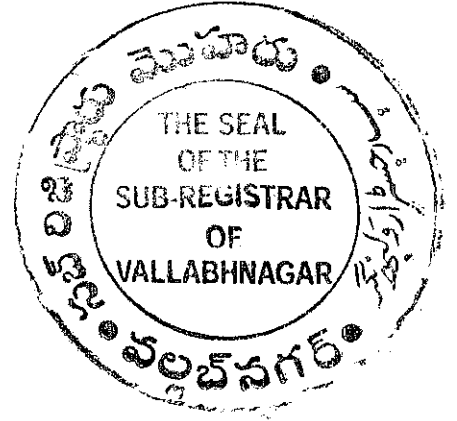
10. Stamp duty and Registration amount of Rs. 90,000/- is paid by way of challan no. 090183 dated 23.3.10 + 07.4.10, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs.12,000/- paid by way of Pay order No. 154932, dated 23.3.10, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates  
  
 Partner

For Greenwood Estates  
  
 Partner

1 వ పుస్తకప 2010 సం/శా.శ. 19 32 వ.సం. పు  
దస్తావేజు నెం. 1095 మొత్తము కాగితముల సంఖ్య 14  
ఈ కాగితము వరుస సంఖ్య (6)

6  
నల్-లకష్టారు



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, deluxe apartment bearing flat no. 211 on the second 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 one 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:

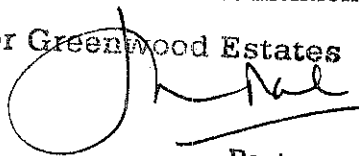
1.



2.



For Greenwood Estates



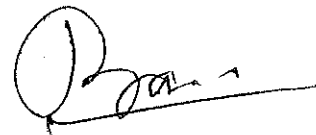
Partner

For Greenwood Estates



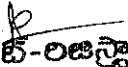
Partner

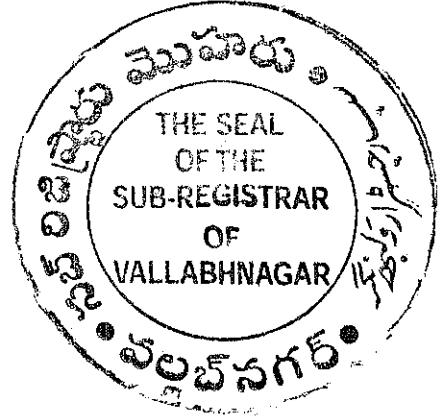
VENDOR



BUYER

1 వ పుస్తకము 2010 సం/శా.శ.1932 వ.సం. పౌ  
దస్తావేజు నెం-1095 మొత్తము కారితముల సంఖ్య (14)  
ఈ కారితము వరుస సంఖ్య (7)

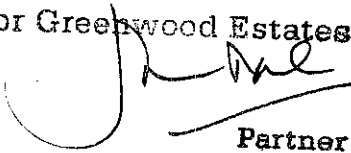
  
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**ANNEXURE-1-A**

1. Description of the Building : Deluxe apartment bearing flat no. 211 on the second 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, 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 Stilt Floor : 100 sft. Parking space for one car
- b) In the First Floor :
- c) In the Second Floor : 1665 sft
- d) In the Third Floor :
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 12,00,000/-

Date: 22.03.2010

For Greenwood Estates  
  
Partner

For Greenwood Estates

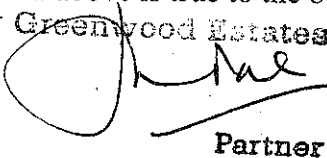
  
Partner

Signature of the Executants

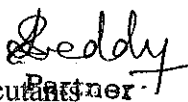
**C E R T I F I C A T E**

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

Date: 22.03.2010

For Greenwood Estates  
  
Partner

For Greenwood Estates

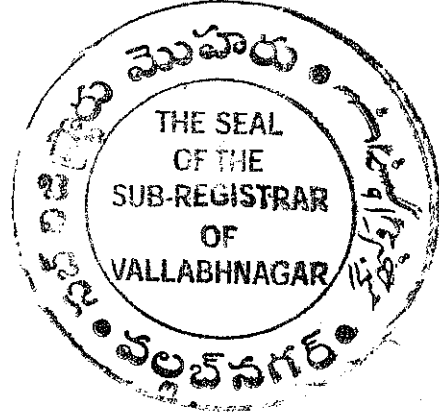
  
Partner

Signature of the Executants



1 వ పుస్తకము 2010 సం/శా.శ. 1932 వ.సం. పు  
దస్తావేజు నెం. 1095 మొత్తము కాగితముల సంఖ్య (10)  
ఈ కాగితము వరుస సంఖ్య ( 8 )

నబ-లజస్థారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 211 IN BLOCK NO. 'A' ON SECOND FLOOR

IN 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

**BUYER:** MR. BISHNU PADA BAKSHI, SON OF LATE A. K. BAKSHI

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

**SCALE:**  
SQ. YDS. OR

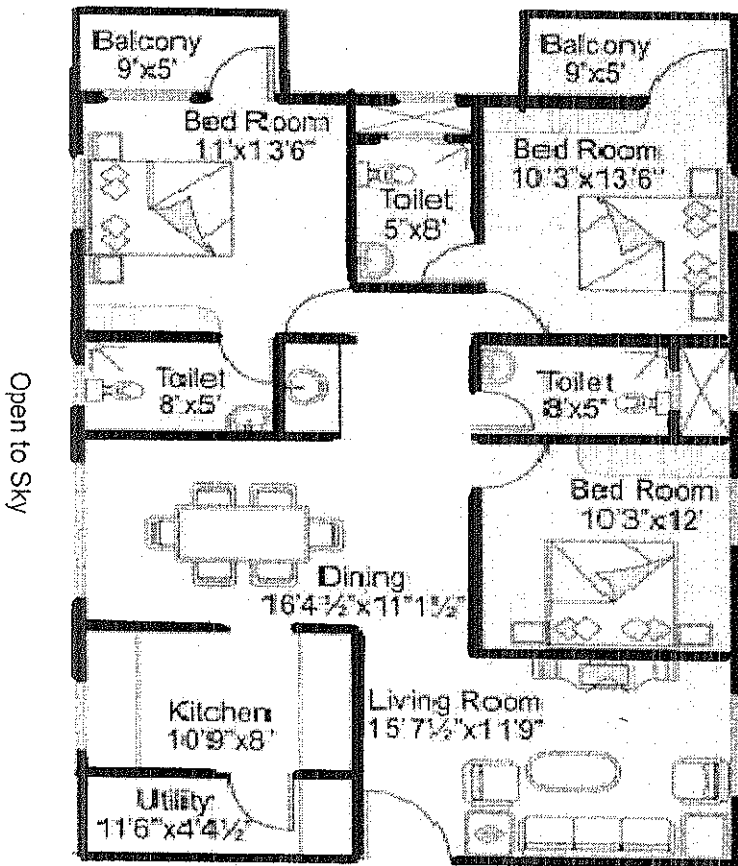
**INCL:**  
SQ. MTRS.



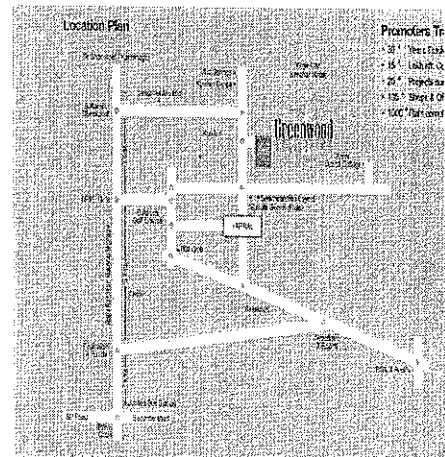
**EXCL:**

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

Open to Sky



7' wide Corridor



For Greenwood Estates

*[Signature]*

Partner

For Greenwood Estates

*[Signature]*  
Partner

SIG. OF THE VENDOR

**WITNESSES:**

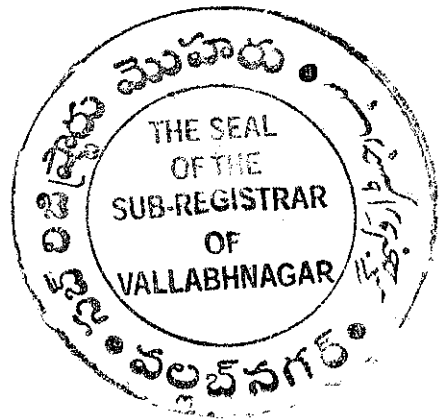
1. *[Signature]*
2. *[Signature]*

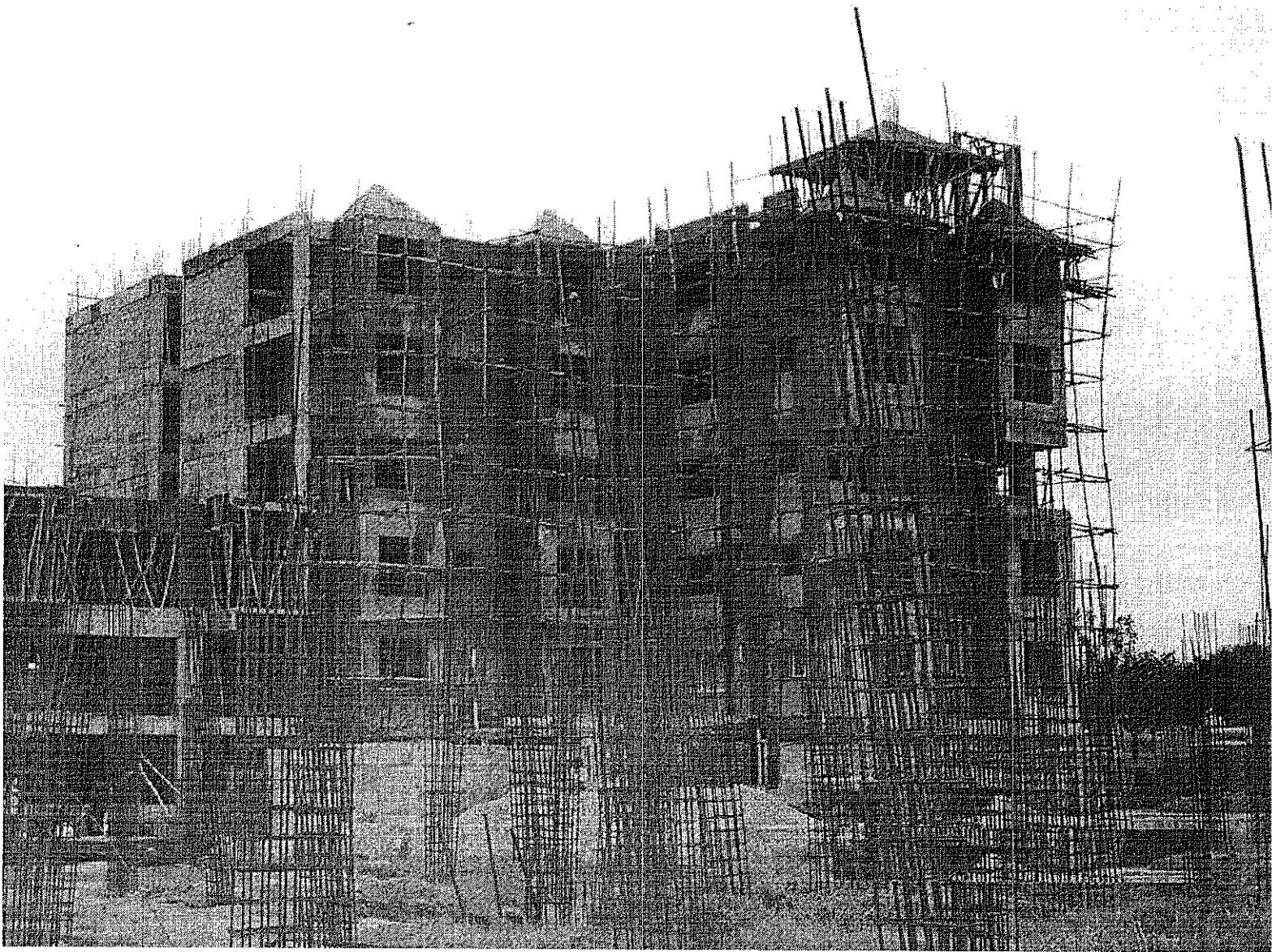
*[Signature]*

SIG. OF THE BUYER

1 వ పుస్తకము 2010 సం/తా.శ.1932 వ.సం. షి  
దస్తావేజి నెం. 1095 ముత్తము కాగితముల సంఖ్య 44  
ఈ కాగితము వరుస సంఖ్య (9)

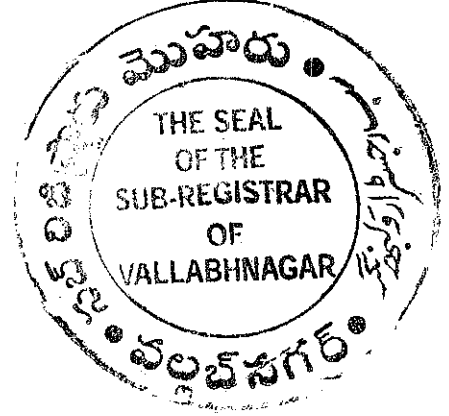
నవ-రిజిస్ట్రారు





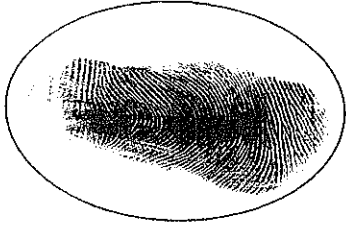
1 వ పుస్తకము 2010 సం/శా.శ. 1932 వ.సం. పు  
దస్తావేజు సం. 1095 మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 10

సబ్-రిజిస్ట్రారు



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

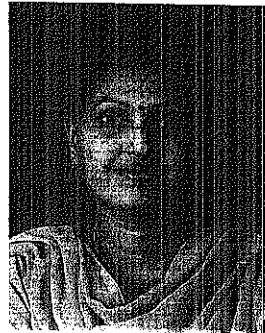
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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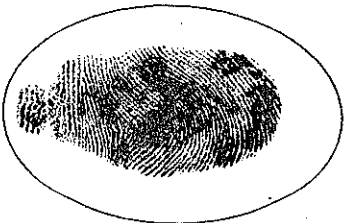
**VENDOR**

**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  
REP. 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  
1<sup>ST</sup> FLOOR, BEGUMPET  
HYDERABAD.



**SPA FOR PRESENTING DOCUMENTS:**  
VIDE DOC NO. 8/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.



**BUYER:**

MR. BISHNU PADA BAKSHI  
S/O. LATE A. K. BAKSHI  
R/O. #003, APURVA RESIDENCY  
PRASANATH NAGAR  
KAPRA  
YDERABAD - 500 062

**SIGNATURE OF WITNESSES:**

- 
- 

For Greenwood Estates

Partner

For Greenwood Estates

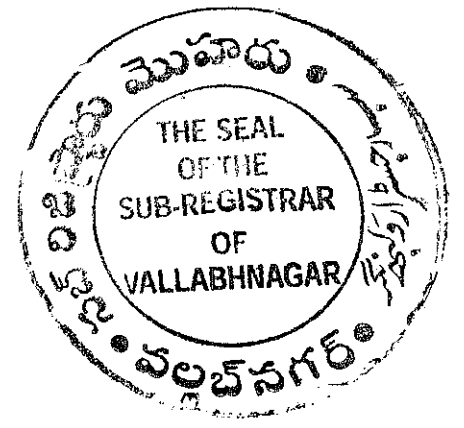
Partner

**SIGNATURE OF EXECUTANTS**

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 2010 సం/తా.శ.1932 చ.సం. పొ  
దస్తావేజు నెం. 1095 ముత్తము కాగితముల సంఖ్య (10)  
ఈ కాగితము వరుస సంఖ్య (11)

1  
సబ్-రిజిస్ట్రారు






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

C.S.No./Year: 001120/2010 of SRO: 1508(VALLABNAGAR)  
Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 07/04/2010 12:52:49

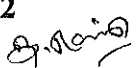
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) BISHNU PADA BAKSHI #003 APURVA RESIDENCY PRASANTH NAGAR KAPRA HYD	

Identified by

Witness 1

Witness 2



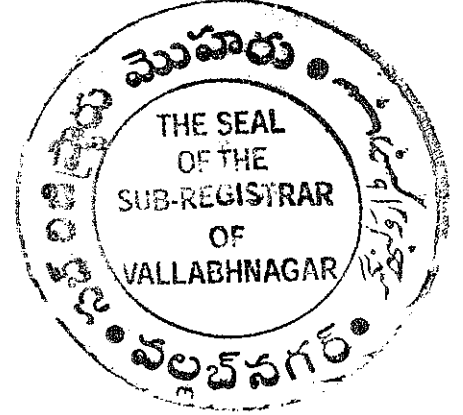
Photos and TIs  
captured by me

Capture of Photos and TIs  
done in my presence



1 వ పుస్తకము 2010 సం/శ.శ.19 22 చ.సం. పే  
దస్తావేజు సం. 1095 ముక్తమా కారితముల సంఖ్య 14  
ఈ కారితము పరుస సంఖ్య 12

సబ్-రిజిస్ట్రారు



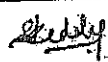


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AIYPK2089F**

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  
**AWSPP8104E**

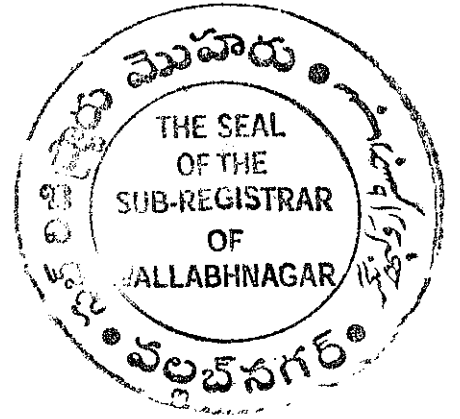
Signature  


10062008



1 వ పుస్తకము 2010 సం/శా.శ.1922 వ.నం. పు  
దస్తావేజు నెం. 1095 మొత్తము కాగితముల సంఖ్య 46  
ఈ కాగితము వరుస సంఖ్య 12

  
సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH



DRIVING LICENCE  
15287/RRD/2000

BAKSHI, B. B.  
A.K. BAKSHI  
FLAT NO.003, APOORVA RESIDENCE  
PRASHANTH NAGAR,  
KAPRA,  
RR DIST

Signature  
Issued on 25/11/2005

Licensing Authority  
RTA-RANGA REDDY(E)

725238/05	Class Of Vehicle	Validity
<u>Non-Transport</u>	LMV	17/11/2010
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLRAP029375712005	
<u>Original LA.</u>	RTA RANGAREDDY EAST	
<u>DOB</u>	03/03/1946	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	18/11/2000	

ANDHRA PRADESH TRANSPORT DEPARTMENT  
CERTIFICATE OF REGISTRATION

Registration No AP28R3027  
 Regd. Owner BISHNU PADA BAKSHI  
 S/D/W/R/G of A. K. BAKSHI LATE  
 Address 19-77/87003 A R RESIDENCY  
 PRASHANTH NAGAR  
 KAPRA  
 RR DIST  
 MOTOR CAR  
 SALOON  
 Class of Vehicle 09/2000  
 Type of Body SB308IN25634T1  
 Month & Yr of Mfr SB308IN3312294  
 Chassis No  
 Engine No  
 Fuel Type PETROL

1010848/03

*Bakshi*

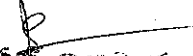
Cubic Capacity 796  
 Maker's Classification MARUTI 800 STD E-I  
 Wheel Base 2335  
 Seating Capacity 4 in all  
 Unladen Weight 640  
 Color WHITE  
 Self Owned

No. of current transfers 1  
 Regn. Valid Upto 09/10/2015  
 Tax Rs.14644(Life Time)  
 Date of Registration 10/10/2000

Signature of the Owner

Addl. Registering Authority  
RTA-RANGAREDDY

1 వ పుస్తకము 2010 నం/శా.న. 1932 క.నం. పు  
దస్తావేజా నం. 1095 ముత్తము కారితముల సంఖ్య 144  
ఈ కారితము వరుస సంఖ్య 144

  
నబ-లజ్జారు

