

SCANNED

CS No 2025

DOGT NO. 1979/2010

A-203

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 709067

S.No. 1952 Date 04/05/2010 Rs. 100

Sold to Anil

S/o. D. N. Reddy

For Whom Greenwood Estates

K. SATISH KUMAR SVL.No.13/2000 R.No.16/2009 5-2-30, Premavathipet (V), Rajendranagar (M), R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this 14th day of June 2010 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 40 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, 1st lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

- 1. SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA, aged about 41 years, Occupation Business, R/o. 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, R/o. 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, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
4. SHRI. A. SRINIVAS, S/O. SHRI. A. VITTAL, aged about 33 years, Occupation Business, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
5. SHRI. BELIDE VENKATESH, S/O. SHRI. EASHWARAIAH, aged about 40 years, Occupation Business, R/o. H. No. 1-3-2, Kisan Nagar, Bhongir, Nalgonda Dist. being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 40 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"

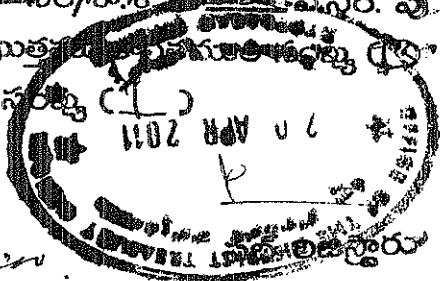
For Greenwood Estates

For Greenwood Estates

[Signature]

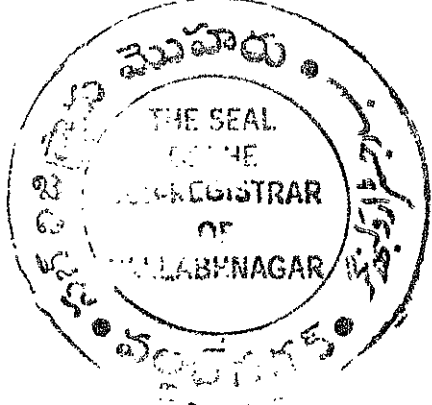
[Signatures: Reddy, Chandra]

1 వ పుస్తకము 2010 వ సం/శా.శ 1932 వ సం. పు
 దస్తావేజు నెం. 1979 మొత్తము 24 వ తేదీ
 ఈ కారితము వరుస నంబర్లు (1)



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

I. Stamp Duty	
1. In the shape of stamp papers	Rs. 100/-
2. In the shape of registration (U/S of I.S. Act, 1899)	Rs. 59760/-
3. In the shape of ... (U/S of I.S. Act, 1899)	Rs. -
4. Adjustment of stamp duty U/S. 26 of I.S. Act, 1899, if any	Rs. -
II. Registrar Duty	
1. In the shape of ...	Rs. 18000/-
2. In the shape of ...	Rs. -
III. Miscellaneous Duty	
1. In the shape of ...	Rs. 4500/-
2. In the shape of ...	Rs. -
IV. Provisional	
1. In the shape of ...	Rs. 100/-
2. In the shape of ...	Rs. -
Total	Rs. 82460/-



2010 వ సం. 2010 నెం. 14 వ తేదీ
 1932 వ.శా.శ సం. 1979 మొత్తము 24 వ తేదీ వరకు
 ముద్రలు 2 గంటల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రార్
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ బట్టెము 1908 లోని సెక్షన్ 32వ ను అనుసరించి
 సురక్షించవలసిన విధిలో గ్రాఫులు ముద్రలు వేరముద్రలతో సహా
 దాఖలు చేసి రుసుము రూ. 4500/- లు చెల్లించినది
 వారి అధికారులు దివ్యకోశ్మణి
 పదమూడునెలలు

Prabhakar Reddy
Prabhakar Reddy

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 8/3KIV/08
 dated 19-01-08 registerer at SRO, Ranga Reddy District.

Chaman

Christopher Pramenik s/o. Ajay Kumar Pramenik
 Occ: Seenie - R/o. No. 18, 2 Labs Colony, 4th floor
 D-Block, Madhapur, Hyderabad.

P. Raghavendra S/o. A. Somanna; Occ: Seenie; H.No. 12-1-87,
 Lalapet, Sec-bad-12

Venkatesh Reddy s/o. Anji Reddy Occ: Seenie
 R/o. 11-187/2, Rd no. 2, Green Hills Colony, Secunderabad.
 Hyderabad

V. Ramesh

V. RAMESH
 సబ్-రిజిస్ట్రారు
 వల్లభనగర్

2010 వ సం. 2010 నెం. 14 వ తేదీ
 1932 వ.శా.శ సం. 1979 మొత్తము 24 వ తేదీ

IN FAVOUR OF

MR. CHRISTOPHER PRAMANIK, SON OF MR. AJAY KUMAR PRAMANIK, aged about 50 years, Occupation: Service, residing at No. 18, I Labs Centre, 4th Floor, D-Block, Madhapur, Hyderabad - 500 081, 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:
- a. Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
 - b. Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
 - c. Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
 - d. Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy
- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no. 4100/07, dated 13.09.2007.

For Greenwood Estates


Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 2010 సం/శ.శ.1932 వ.నం. వా
 దస్తావేజు నెం 1979 మొత్తము కాగితముల సంఖ్య 12
 ఈ కాగితము వరుస సంఖ్య (2)

P
 సబ్-రిజిస్ట్రారు

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

No. 1979/10 Date 14/6/10

I hereby Certify that the deficit Stamp duty
44900/- (Rs. Forty Four Thousand
Nine Hundred only)
 has been levied in respect of the instrument from
 Execution of this deed on the basis of agreed
 Market Value of Rs. 900000/-
 been higher than the consideration

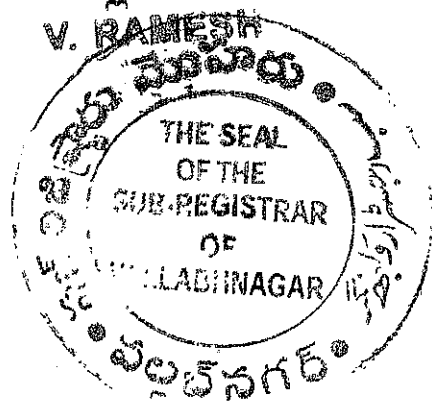
[Signature]
 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

59760/-
 An amount of Rs. 18000/- towards Stamp Duty
 including Transfer Duty and Rs. 4500/- towards
 Registration Fee was paid by the party through challan
 Receipt Number 091769 Dated 14/6/10
 at SBH Begumpet Branch (299)
 Dt. 14/6/10.
 St. SRO Vallabh Nagar
[Signature]
 Sub-Registrar
 Vallabh Nagar

1 వ పుస్తకము 2010 సం. / శా.శ. 1932 వ సంఖ్య
 1979 నెంబరుగా రిజిస్ట్రారు చేయబడినది. నాకొసగ్గ
 విమిత్తం గుర్తింపు నెంబరు 1968-1-1979-2010.

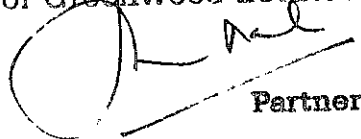
తేదీ - 14/6/10.

[Signature]
 సబ్-రిజిస్ట్రారు
 వల్లభ నగర్
 V. RAMESH

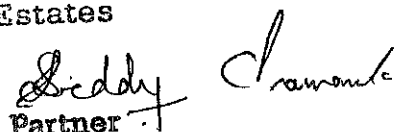


- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 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 semi-finished, semi-deluxe apartment bearing flat no. 203 on the second floor in block no. 'A' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and reserved parking space for single car on the stilt floor, admeasuring about 100 sft., in the proposed group housing scheme 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.
- 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. 9,00,000/- (Rupees Nine 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.

For Greenwood Estates

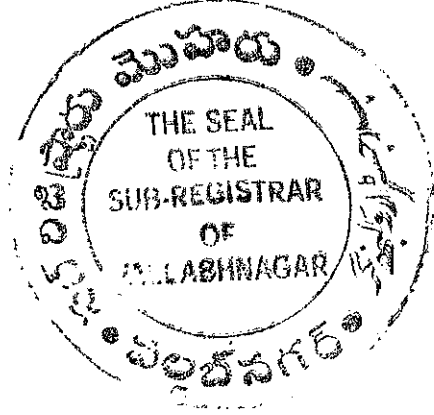

Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 2010 సం/శా.శ. 19 32 వ.నం. పు
దస్తావేజు నెం 179 మొత్తము కాగితముల సంఖ్య (3)
ఈ కాగితము వరుస సంఖ్య (3)

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సబ్-రిజిస్ట్రారు

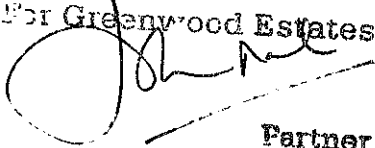


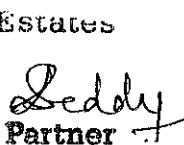
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 203 on second floor in block no. 'A', having a super built-up area of 1230 sft. (i.e., 984 sft. of built-up area & 246 sft. of common area) in building known as Greenwood Residency together with:
 - a) Semi-deluxe apartment bearing flat no. 203 on second floor in block no. 'A', admeasuring 1230 sft of super built up area.
 - b) An undivided share in the Schedule Land to the extent of 65.88 sq. yds.
 - c) 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. 9,00,000/- (Rupees Nine Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

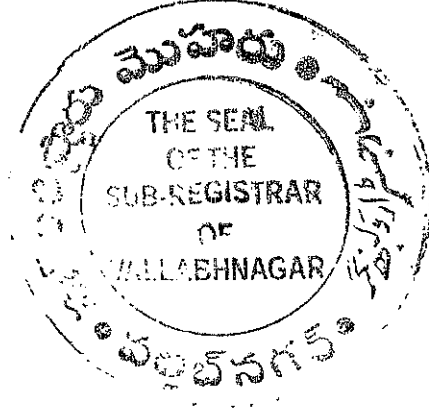
- i. Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only) paid by way of Cheque no. 885046, dated 03.06.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd.,
 - ii. Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) (Part Payment) paid by way of Cheque No. 189189, dated 15.05.2010 drawn on Citi Bank.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

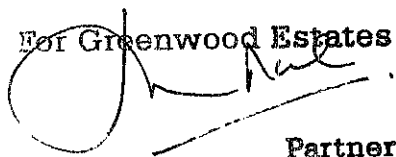

1 వ పుస్తకము 2010 నం/శా.శ.1920 వ.సం. పై
దస్తావేజు నెం L979 మొత్తము కాగితముల సంఖ్య (12)
ఈ కాగితము వరుస సంఖ్య (4)

సబ్-రిజిస్ట్రారు

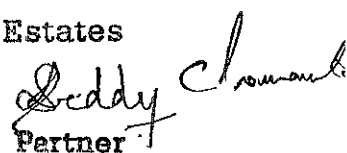


7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor 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:-
- i. 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.
 - ii. 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.
 - iii. 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.
 - iv. 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.

For Greenwood Estates

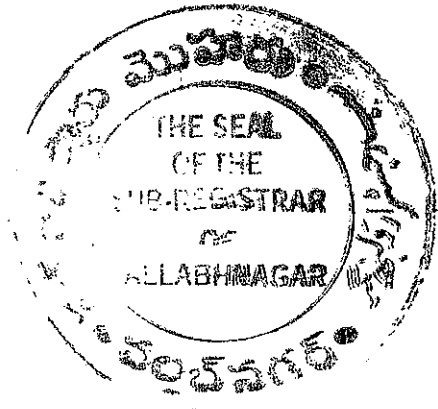

Partner

For Greenwood Estates


Partner


1. అ. శా. ప్ర. 2010
చె. ప్ర. శా. 1979
అ. ప్ర. శా. 5

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స. ప్ర. శా. 5



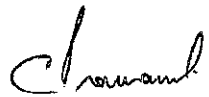
- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- vi. 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.
- vii. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- viii. 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.
- ix. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs. 67,500/- is paid by way of challan no. 091169, dated 14.06.2010, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 9,000/- paid by way of Pay order No. 156377, dated 14.6.10, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates



Partner

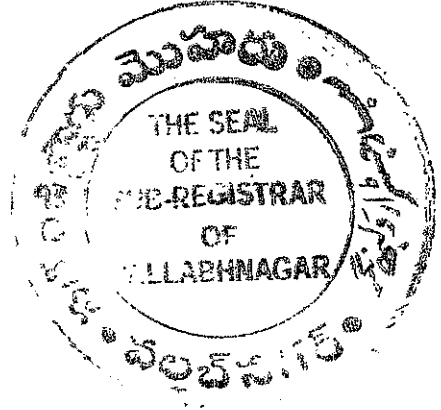
For Greenwood Estates


Partner



1 వ పుస్తకము 2010 సం/శా.శ.19 32 వ.సం. ష
దస్తావేజు నెం. 1979 మొదటి భాగం కారితముల సంఖ్య (13)
ఈ కారితము వరుస సంఖ్య (6)


నట-లజస్థాయి



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'


All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 203 on the second floor in block no. 'A' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 264 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for single car 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 & 7' wide coridor
South By	Flat No. 212
East By	Open to Sky
West By	Open to Sky

WITNESSES:

1. 

2. 

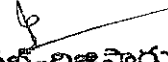
For Greenwood Estates

Partner

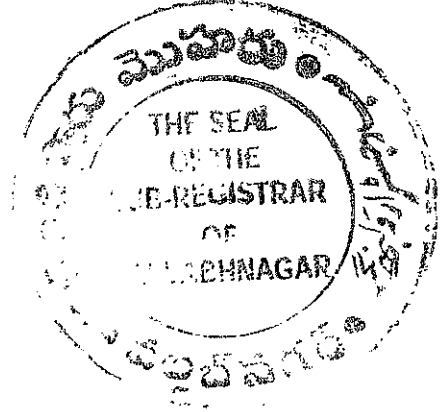
For Greenwood Estates

Partner

VENDOR


BUYER

1 వ పుస్తకము 2010 సం/శా.శ.1972 చ.సం. పు
దస్తావేజు నెం 199 మొత్తము కారితముల సంఖ్య 43
ఈ కారితము వరుస సంఖ్య 7

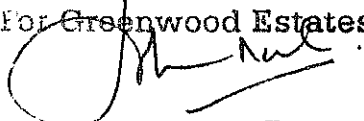

నబ్-రిజిస్ట్రారు




ANNEXURE - 1 - A

1. Description of the Building : Semi-deluxe apartment bearing flat no. 203 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 : 65.88 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 : 1230 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. 9,00,000/-

Date: 14.06.2010

For Greenwood Estates

Partner

For Greenwood Estates

Signature of the Executants
Partner

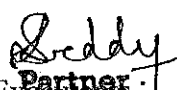
C E R T I F I C A T E

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

Date: 14.06.2010


For Greenwood Estates

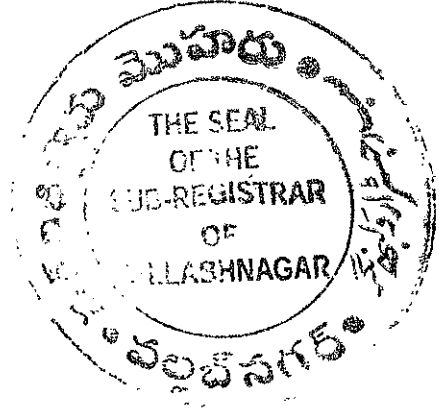
Partner

For Greenwood Estates

Signature of the Executants
Partner



1 వ పుస్తకము 2010 సం/త.నం. 19 32 వ.నం. పొ
దస్తావేజు నం. 1979 మి.పు.సం. కారితముల సంఖ్య 42
ఈ కారితము పరుస సంఖ్య (8)


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 203 IN BLOCK NO. 'A' ON SECOND FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

Situated at

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR: 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. CHRISTOPHER PRAMANIK, SON OF MR. AJAY KUMAR PRAMANIK

REFERENCE:
AREA: 65.88

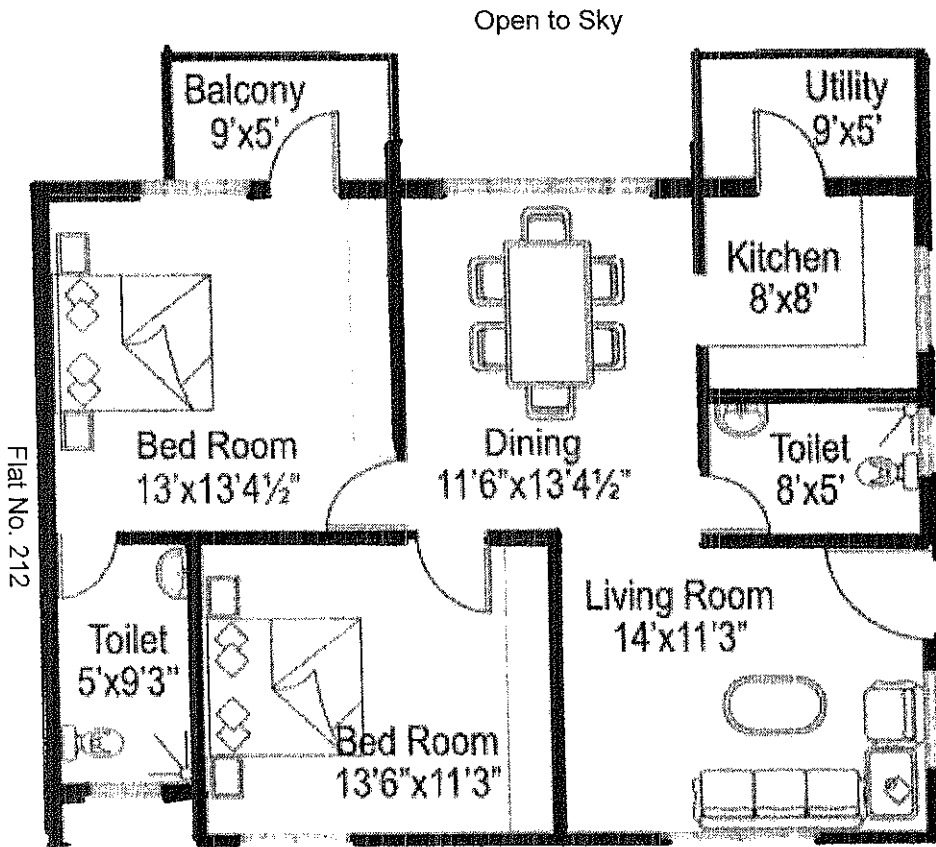
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

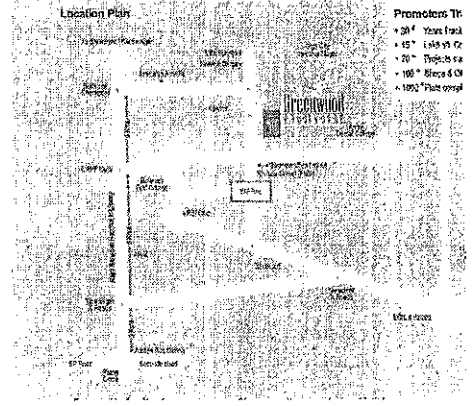


EXCL:

U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1230 Sft.



Open to Sky & 7' wide corridor



Open to Sky

For Greenwood Estates

For Greenwood Estates

John Reddy
Partner

Reddy
Partner

WITNESSES:

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

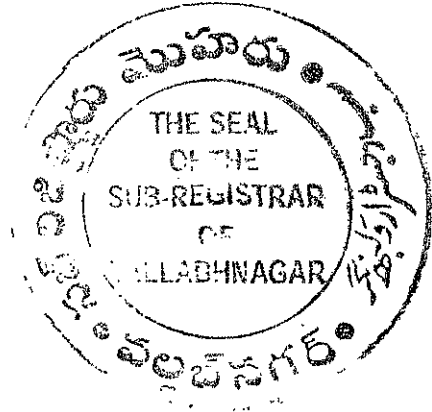
SIG. OF THE VENDOR

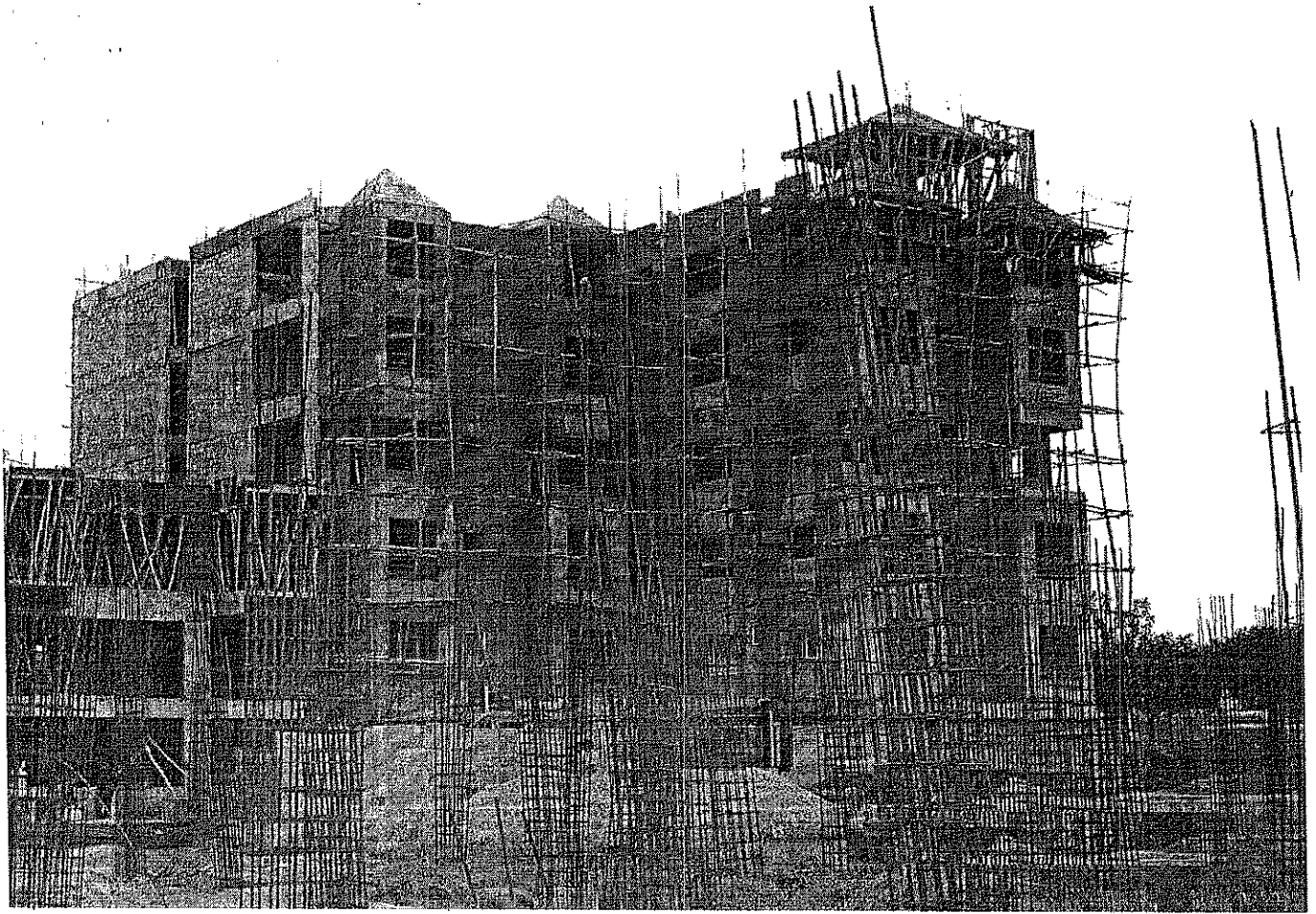
Christopher Pramanik

SIG. OF THE BUYER

1 వ పుస్తకము 2010 సం/శా.స.1929 వ.సం. పు
దస్తావేజు నెం 199 మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితము వరుస సంఖ్య (9)


సబ్-రిజిస్ట్రారు





For Greenwood Estates

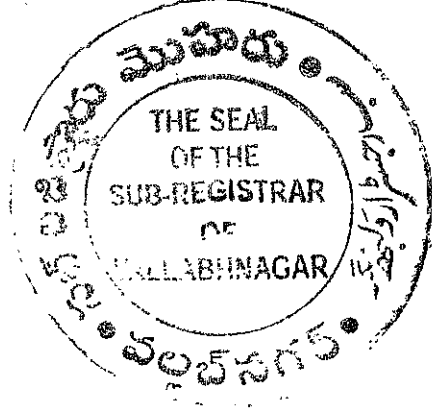
[Handwritten Signature]
Partner

For Greenwood Estates

[Handwritten Signature]
Partner

1 వ పుస్తకము 2010 సం/శా.శ.1932 వ.సం. పా
దస్తావేజు నెం. 199 మొత్తము కాగితముల సంఖ్య (12)
ఈ కాగితము వరుస సంఖ్య (10)

నబో-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

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
SON OF SHRI. SATISH MODI

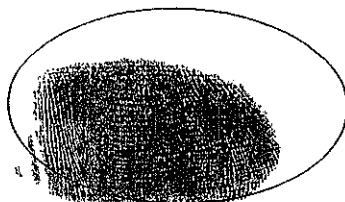
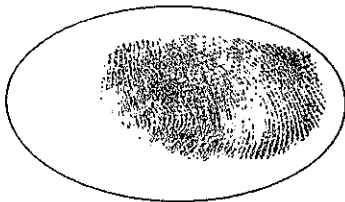
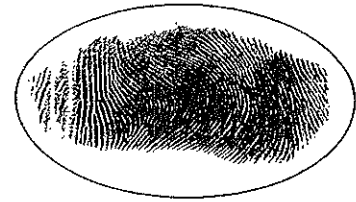
2. SMT. K. SRIDEVI
W/O. SHRI. K.V.S. REDDY
R/O. FLAT NO. 502
VASAVI HOMES, UMA NAGAR
1ST LANE, BEGUMPET
HYDERABAD

**SPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 8/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. CHRISTOPHER PRAMANIK
S/O. MR. AJAY KUMAR PRAMANIK
R/O.NO. 18, I LABS CENTRE
4TH FLOOR, D-BLOCK
MADHAPUR
HYDERABAD - 500 081.



SIGNATURE OF WITNESSES:

1.

2.

For Greenwood Estates

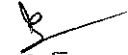
Partner

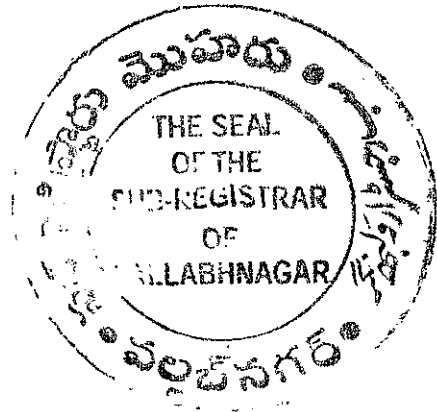
For Greenwood Estates

SIGNATURE OF EXECUTANTS
Partner

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకం 2010 వ సం. 22 వ సం. పు.
దస్తావేజు సం. 1979 వ సం. పుస్తకం సంఖ్య 12
ఈ కాగితము వలన సంఖ్య 11


సచివ




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 आयुक्त, 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 आयुक्त, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

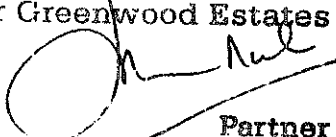
आयकर विभाग
INCOME TAX DEPARTMENT

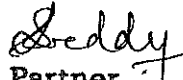
भारत सरकार
GOVT. OF INDIA

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


Signature


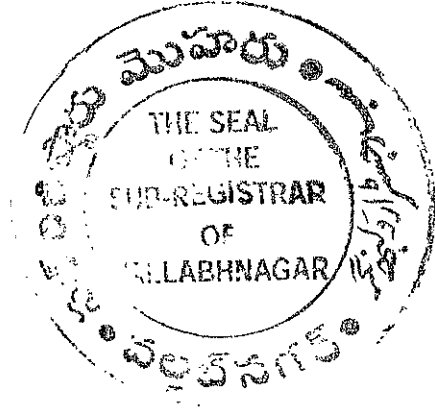


For Greenwood Estates

Partner

For Greenwood Estates

Partner

1 వ పుస్తక సంఖ్య 2010 సం/కా నె.1932 వ.సం. పు
దస్తావేజి నెం 1919 మొత్తము. కాగితముల సంఖ్య (12)
ఈ కాగితము పదున సంఖ్య (12)


సబ్-రిజిస్ట్రార్



भारतीय न्याय / संख्या / PERMANENT ACCOUNT NUMBER
 ABOPP5485F

नाम / NAME
 CHRISTOPHER PRAMANIK

पिता का नाम / FATHER'S NAME
 AJAY PRAMANIK

जन्म तिथि / DATE OF BIRTH
 13-12-1989

हस्ताक्षर / SIGNATURE

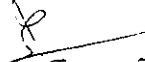
आम्न आम्न आम्न
 COMMISSIONER OF INCOME TAX RANCHI

इस कार्ड के खो / गिर जाने पर कृपया खरीद करने
 वाले अधिकारी को सूचित / बयान करना है
 आपका आयुक्त,
 केन्द्रीय राजस्व भवन,
 मेन रोड,
 रांची - 834001.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Commissioner of Income-tax,
 Central Revenue Building,
 Main Road,
 Ranchi - 834001.

Chaman

1 వ పుస్తకము 2010 సం/శా.శ.1922 క.సం. పు.
దస్తావేజు నెం 1919 మొత్తము లాగితముల సంఖ్య (12)
ఈ లాగితము పరుస సంఖ్య (12)


సబ్-రిజిస్ట్రారు

