

649

DOGT No. 646/2012

A1302

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE  
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

SCANNED

674

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 1106 Date 25/01/2012 Rs. 100

Sold to Panath

R/o. D/o. W/o. Reddy

For Whom. A. Reddy, Uppala, Hyderabad

SALE DEED

K. SRINIVAS AS 855424  
 Licenced Stamp Vendor  
 Lic. 16-05-26/1998  
 RL No. 16-05-26/2011,  
 City Civil Court, Sec'bad,  
 Mobile No. 9246378945

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

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

AND

1. SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA, aged about 43 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 20 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 43 years, Occupation Business, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, Hyderabad.
4. SHRI. A. SRINIVAS, S/O. SHRI. A. VITTAL, aged about 35 years, Occupation Business, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, Hyderabad.
5. SHRI. BELIDE VENKATESH, S/O. SHRI. EASHWARAIAH, aged about 42 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 42 years, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 years, the Managing Partners / Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owners".

For Greenwood Estates For Greenwood Estates

ఈ ప్రస్తుతము 2012 వ సంవత్సరం 33 వ నంబరు  
 దస్తావేజు నెం. 646... ద్వారాము కారితముల ద్వారా  
 ప్రభుత్వ కారితముల జరుగున నంబు (1)

ENDORSEMENT  
 Certified that the following has been paid in respect of this document:

I. Stamp Duty  
 Rs. 100  
 Rs. 51150  
 Rs. -  
 Rs. -

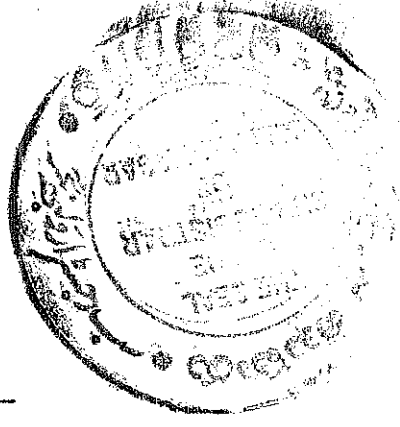
II. Transfer Fee  
 1. In the shape of challan  
 2. In the shape of cash  
 Rs. 20500  
 Rs. -

III. Registration Fee  
 1. In the shape of challan  
 2. In the shape of cash  
 Rs. 5125  
 Rs. -

IV. User Charges  
 1. In the shape of challan  
 2. In the shape of cash  
 Rs. 100  
 Rs. -

2012 వ సం. 33 నంబరు నెం. 09 వ తేదీ 76975/-  
 1983 వ సం. 20 నంబరు 20 వ తేదీ వరకు

2 మూలములు  
 కాపీలు  
 K. Prabhakar Reddy  
 సహాయక కమిషనరులు  
 సుబ్బరాయం  
 దాఖలు చేసే రుసుము రూ. 5125/- లు చెల్లించినది  
 వాసి అచ్చవట్టు టిప్పణి  
 ఎడమ దోటవేళ్లు



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. 8/2K14/08  
 dated 19-01-08 registerer at SRO, Vallabh Nagar  
 Ranga Reddy District.

ఎడమ దోటవేళ్లు

[Signature]

Major M. Das Gupta, -S/o. Bhaskar Das Gupta, Occ: Serv  
 P.O. 37, RR Butheon, P.O. 56, APO, Punjab - 934527.  
 Permanent Address:- # 683, Vivekananda Road, Nandipara  
 Hooghly - 712103, West Bengal, India.

CH. Venkateswara Reddy S/o. Late Anji Reddy, Occ: Service  
 P.O. 11-187/2, Road No. 2, Green Hills Colony, Hyderabad.

Ch. Raj Kumar S/o. munda Reddy, Occ: Business  
 P.O. 1-5/1, M. Bollaram. SecBad.

20 12 వ సం. 33 నంబరు నెం. 09 వ తేదీ  
 19 33 వ సం. 20 నంబరు 20 వ తేదీ

3 Super 2  
 B. Bhagavantha Rao  
 సహాయక కమిషనరులు  
 పల్లభనగర్

**IN FAVOUR OF**

Major M. DAS GUPTA, SON OF Mr. BHASKAR DAS GUPTA, aged about 35 years, Occupation: Service, residing at 37 Rashtriya Rifles (RR), Buttleon, C/o. 56 APO, Punjab - 934537., hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc) # 683, Vivekananda Road, Mandipara, Hooghly - 712103, West Bengal, India.

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

**WHEREAS:**

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

1వ పుస్తకము 2012 సం/ సాశ 1933 వ సం||పు||  
 646 నెంబరుగా నిజాద్దారు చేయబడినది. స్వాసింగ్  
 (14) ఈ తాకితము వదున సంఖ్య (2)

సచి-రిజిస్ట్రారు

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

No: 646/2012 ..... Date 09/2/2012

I hereby Certify that the deficit Stamp duty  
5150/- (Rs. Fifty One Thousand  
One hundred & 00 Pcs Only

has been levied in respect of the movement from  
 Executant of this deed on the sale of agreed

Market Value of Rs. 10,25,000/-

been higher than the consideration.

B. Supra  
 Collector & Sub-Registrar  
 Vallabh Nagar  
 (Under the Indian Stamp Act)

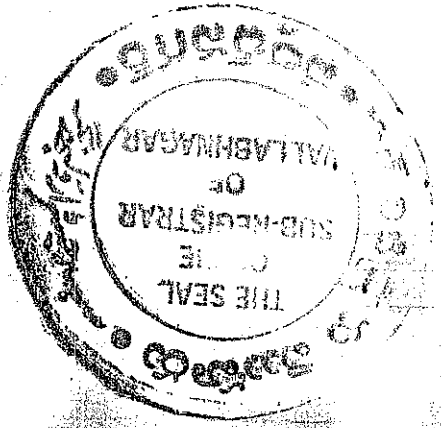
5150

An amount of Rs. 20,500..... towards Stamp Duty  
 including Transfer Duty and Rs. 5125..... towards  
 Registration Fee was paid by the party through  
 challan-Receipt Number 871641..... Dated  
8/2/12 at SDH-1 Begumpet at Branch (295)

Dt. 9/2/12 .....  
 Sub-Registrar  
 Vallabh Nagar

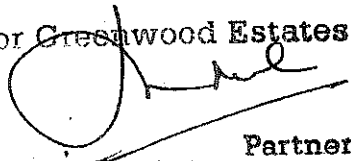
1వ పుస్తకము 2012 సం/ సాశ 1933 వ సం||పు||  
646 నెంబరుగా నిజాద్దారు చేయబడినది. స్వాసింగ్  
 నిమిత్తం గుర్తింపు నెంబరు 1503-1 646 2012  
 తే. 9/2/12

B. Supra  
 బి. భగవంతు రావు  
 సచి-రిజిస్ట్రారు  
 వల్లభనగరం



- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq. yds of undivided share of land in the SCHEDULED LAND. The Vendor shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,749 sq. yds of undivided share of land in the SCHEDULED LAND.
- I. The Vendor has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 302 on the third 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 a 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.10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has no share in the sale consideration agreed herein.

For Greenwood Estates

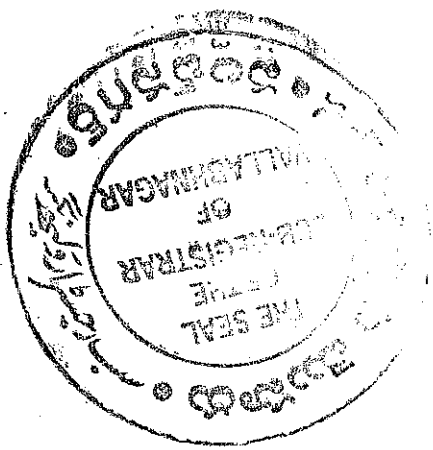
  
Partner

For Greenwood Estates

  
Partner

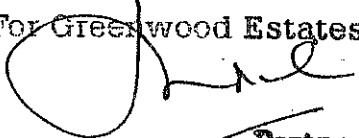
18 ಜುಲೈ 2012 ರಂದು 33 ನೇ ಪುಟ  
ಜಿಲ್ಲಾ ನಂ. 646 ನಲ್ಲಿ ನೋಂದಾಯಿಸಿದ  
114 ನೇ ಕಾನೂನು (3)

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ಪಂ-ಅಧ್ಯಕ್ಷರು

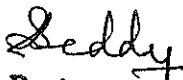


**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 302 on the third 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) An undivided share in the Schedule Land to the extent of 65.88 sq. yds.
  - b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft. situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
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.

For Greenwood Estates  
  
Partner

For Greenwood Estates

  
Partner

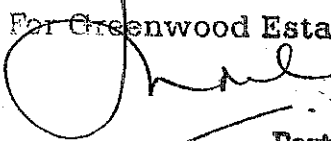
1st August 2012  
Page No. 646  
(U) or (A) or (B) or (C) or (D) or (E) or (F) or (G) or (H) or (I) or (J) or (K) or (L) or (M) or (N) or (O) or (P) or (Q) or (R) or (S) or (T) or (U) or (V) or (W) or (X) or (Y) or (Z)

2  
సర్-రిజిస్ట్రార్





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 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.
  - 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.

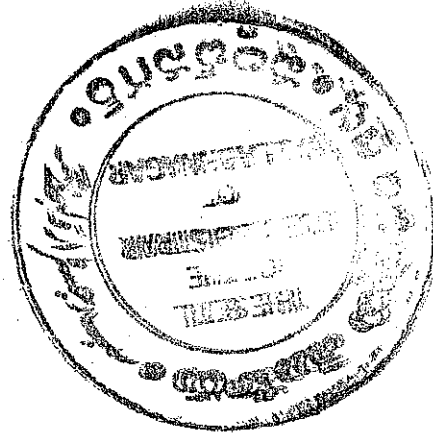
For Greenwood Estates  
  
Partner

For Greenwood Estates

  
Partner

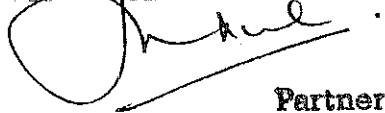
19 జనవరి 2012 సో/వె. 19 33 వనం  
దస్త్రావళి నెం. 646. సామాన్య కార్యదర్శి  
(14) ఈ కార్యదర్శి (5)

సచి-అజ్జురు



- 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 Building nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- 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. 76,875/- is paid by way of challan no. 87184, dated 8.02.2012, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 29,950/- paid by way of Pay order No. 166836, dated 6.2.12, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

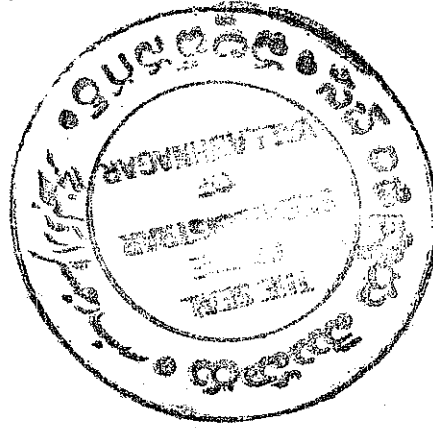
  
Partner

For Greenwood Estates

  
Partner

1వ భువ్వకము 2012 సంవత్సరం 33 వంతు  
అక్షరాల సం. 646  
సంఖ్య (6)

సభ-అధ్యక్షులు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

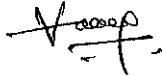
SCHEDULE OF APARTMENT

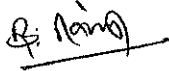
All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 302 on the third floor, in block no. 'A' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 264 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 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:

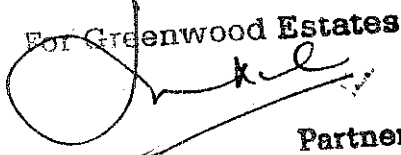
North By	Open to Sky & 7' wide corridor
South By	Flat No. 305
East By	Open to Sky
West By	Open to Sky


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

WITNESSES:

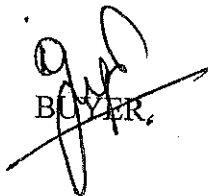
1. 

2. 

For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

VENDOR

  
BUYER

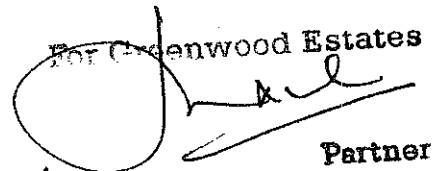
1వ పేజీలకు 2012సం/తా.న.19 33 వాడుక  
దస్తావేజులు 666... మొత్తము తారీఖముల ను  
614 ఈ ఒక... సంఖ్య (7)

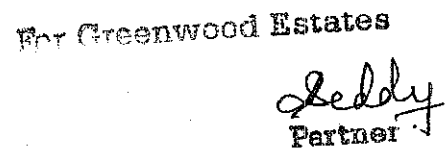
సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 302 on the third floor, in block no. 'A' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, 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 : -
- d) In the Third Floor : 1230 Sft
- e) In the Fourth Floor : -
- (f) In the Fifth Floor : -
5. Annual Rental Value : -
6. Municipal Taxes per Annum : -
7. Executant's Estimate of the MV of the Building : Rs. 10,25,000/-

For Greenwood Estates  
  
Partner

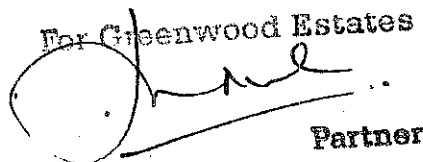
For Greenwood Estates  
  
Partner

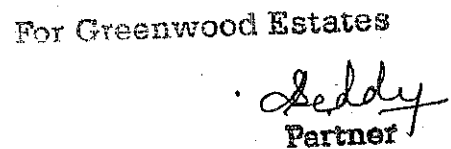
Signature of the Executants

Date: 08.02.2012

C E R T I F I C A T E

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

For Greenwood Estates  
  
Partner

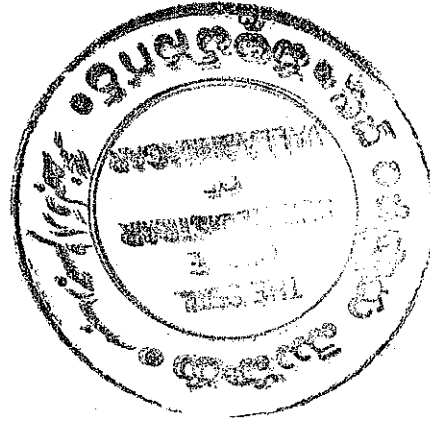
For Greenwood Estates  
  
Partner

Signature of the Executants

Date: 08.02.2012

1వ పుస్తకము 2012-13 33 వేసంపు  
దస్తావేజు నెం. 646  
(14) ఈ కారణము వల్ల (8)

సచి-లిటిస్టారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 302 IN BLOCK NO. 'A' ON THIRD FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

**Situated at**

KOWKUR VILLAGE,

MALKAJGIRI

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

**VENDOR:** 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:** MAJOR M. DAS GUPTA, SON OF MR. BHASKAR DAS GUPTA

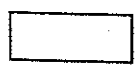
**REFERENCE:**  
**AREA:** 65.88

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.



**EXCL:**

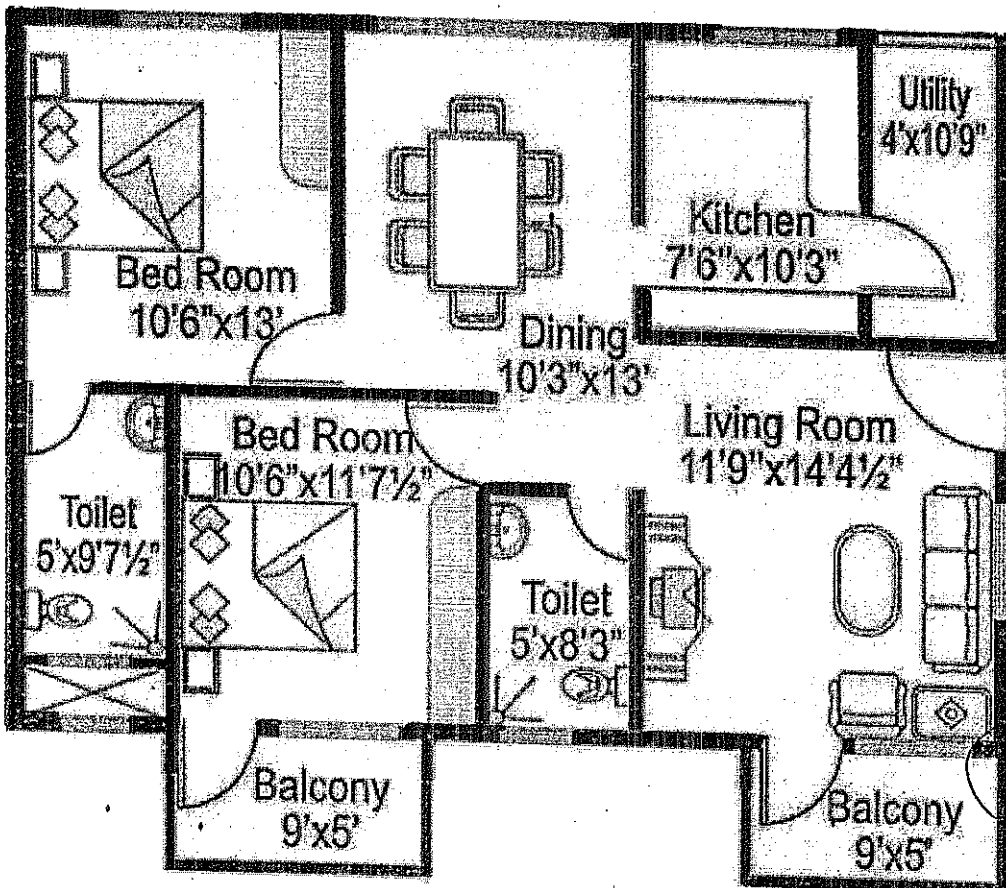


**U/S. OUT OF TOTAL:** Ac- 6-05Gts.  
**PLINTH AREA** : 1230 Sft.

Open to Sky



Flat No.305



Open to Sky & 7' wide corridor

Open to Sky

For Greenwood Estates  
*[Signature]*  
Partner

For Greenwood Estates

*[Signature]*  
Partner

SIG. OF THE VENDOR

*[Signature]*  
SIG. OF THE BUYER

**WITNESSES:**

- [Signature]*
- [Signature]*

1వ పుస్తకము 2012 సం/త.శ.19 33 వ  
దస్తావేజు నెం. 6446 మొదలకు అనుబంధముల నంబు  
614) ఈ తాగితము జరుగు సంఖ్య (9)

సబ్-రిజిస్ట్రార్




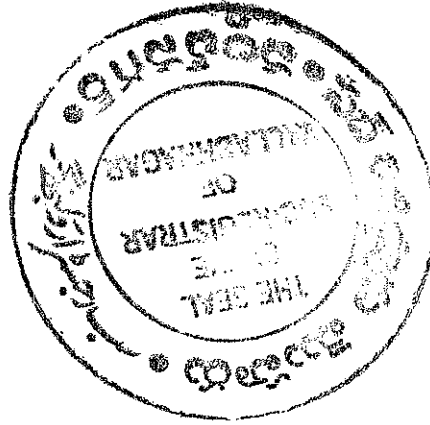


For Greenwood Estates  
*[Signature]*  
Partner



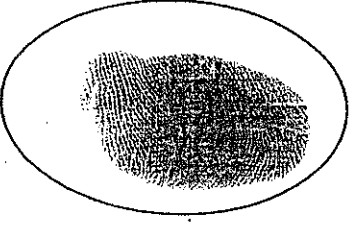



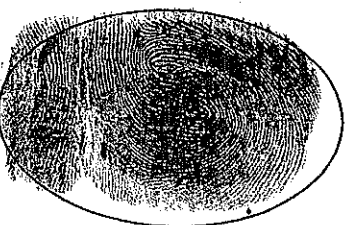

For Greenwood Estates  
*[Signature]*  
Partner

1వ పుస్తకము 2012-13-14 33 వ-వ  
దస్తావేజు నెం. 646. పుస్తకము కాపీలును సంఖ్య  
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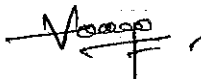
  
సచి-రజస్థారు

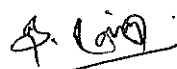


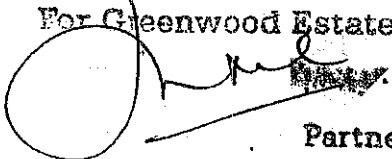
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

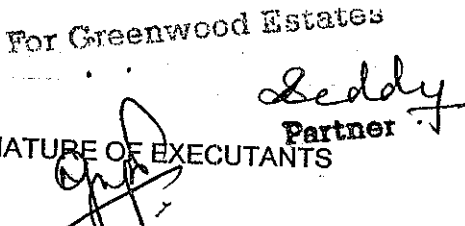
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>VENDOR:</b>  <b>M/S. GREENWOOD ESTATES</b> A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROA, SECUNDERABAD -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.
			<b>SPA FOR PRESENTING DOCUMENTS:</b> <b>VIDE DOC NO. 8/IV/ 2008 Dt. 19/01/08</b>  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.
			<b>BUYER:</b>  MAJOR M. DAS GUPTA S/O. MR. BHASKAR DAS GUPTA, R/O. # 37 RASHTRIYA RIFLES (RR) BUTLEON C/O. 56 APO PUNJAB - 934537., Permanent Address: # 683, Vivekananda Road, Nandipara, Hooghly -712103, West Bengal, India..

**SIGNATURE OF WITNESSES:**

1. 

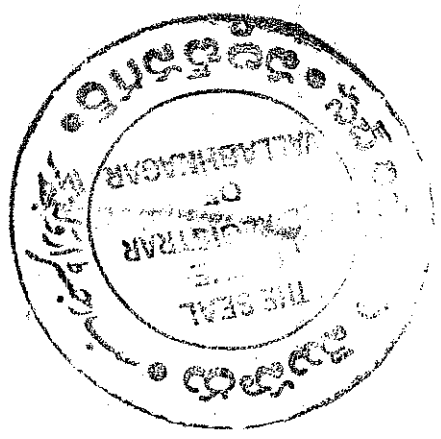
2. 

For Greenwood Estates  



For Greenwood Estates  
  
 Partner  
**SIGNATURE OF EXECUTANTS**

1వ పుస్తకము 2012 సం/తా.నె.10 33 వ.సంఖ్య  
దస్తావేజు నెం. 646 వెళ్ళుము తుది... సంఖ్య  
(14) ఈ కారితము వరకు సంఖ్య (11)

సర్-రిజిస్ట్రారు



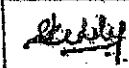
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AIYPK2089F**



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 जायक, आन्ध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

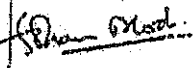
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**



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 जायक, 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  
**AWSPP8104E**

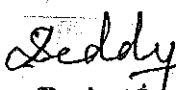


Signature  




*Prabhaakar*

For Greenwood Estates  
  
Partner

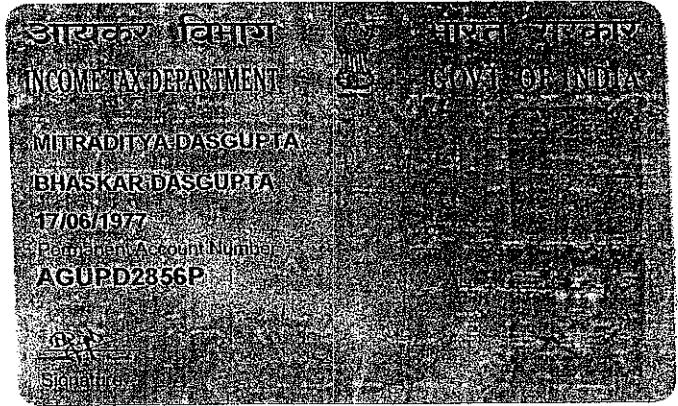
For Greenwood Estates  
  
Partner

1వ విస్తరణ 2012 లో/నా 19 33... కనంఠి  
దస్తావజా నెం. 64.6... పాల్వంచు లాసామల నంబ్రి  
64) ఈ కారితము వయస నంబ్రి (12)

సత్-అజస్థారు



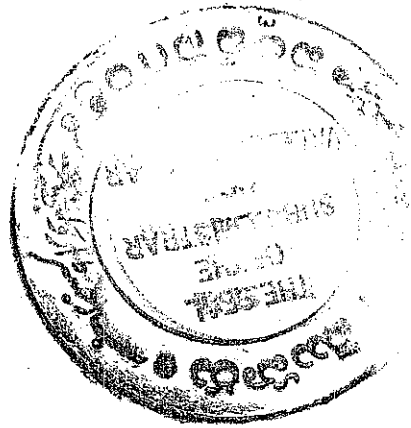




*Handwritten signature*

1వ పుస్తకము 2012 సం/చ.10 33... వనంపు  
ఉన్నావేళ నెం. 65.6... మొత్తము కారితముం సంఖ్య  
(14) ఈ కారితము వరుస సంఖ్య (19)


2  
సచి-రిజిస్ట్రారు





**WITNESSES NO. 1**

Customer Relations Division

**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : Ch. Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature :   
Valid upto : 30 April 2009  
Issuing Authority :   
Blood Group : O +ve  
Address:  
5-4-187/3&4, IIInd Floor,  
M.G. Road, Secunderabad-500003.  
Ph:040-66335551, 040-27544058  
www.modiproperties.com

Resi. Add.:  
# 11-187/2, Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin. Div. Immediately


**WITNESSES NO. 2**

आयकर विभाग  
INCOME TAX DEPARTMENT


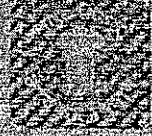

भारत सरकार  
GOVT. OF INDIA

B. M. RAJ KUMAR  
MUKUND RAO

03/01/1978  
Permanent Account Number  
AIOPR9833L



Signature



22022008

यदि कार्ड के लोस्ट होने पर / खोया हुआ कार्ड मिलने पर  
इसकी सूचना कर / सूचना  
आयकर विभाग के कार्ड सेनियर ऑफिसर को देना  
वैधानिक अधिकार, नई दिल्ली, ए.पी.ए. कॉम्पाउंड, कान्हा मिल्स कॉम्पाउंड  
एस.ए. मार्ग, लोवस पैरल, मुंबई - 400 013

If this card is lost / someone's lost card is found  
please inform / return to  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Trade World, A Wing,  
Kanala Mills Compound,  
S. H. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-24994630 Fax: 91-22-24950664  
email: uminfo@nsdl.co.in

1వ విస్తరణ 2012-13 సంవత్సరం 33 వసం.పు  
దస్తావేజు నెం. 6.4.6. మొత్తం పనుల సంఖ్య  
(14) ఈ కార్యక్రమం పూర్తి సంఖ్య (14)

3  
సబ్-రిజిస్ట్రారు

