

31/08/2011

Doc No: 3663 of 2011



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

AM 972191

67003 08/11/2011

[Signature]

[Signature]

For Whom Greenwood Estate DEED

[Signature]
E. SATISH KUMAR
 Licensed Stamp Vendor
 LIC.No.15-17-612/2000
 REG.No.15-17-010/2000
 H.No. 2-30, Purnachandrabhai (N),
 Rajendranagar Branch,
 Rangareddy District,
 Ph.No.9349335155

This Sale Deed is made and executed on this 18th day of November 2011 at SRO, Vallabhnagar, Hyderabad by:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, IInd 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 41 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 33 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 43 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 20 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 43 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 35 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiyah, aged about 42 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 41 years, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 33 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
[Signature]

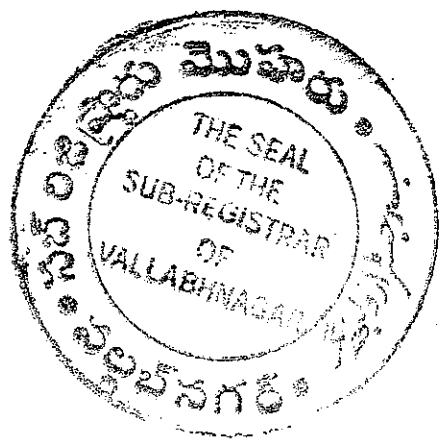
For Greenwood Estates
[Signature]
Reddy

1వ పుస్తకము 2011 సం/తా.నం 33 మొదల
 దస్తావేజు నెం. 3662 మొదలు కారితముల సంఖ్య
 (1) ఈ కారితము వరుస సంఖ్య (1)

ENDORSEMENT OF THE SUB-REGISTRAR
 Certified that the following amounts have been paid in respect of this document

I. Stamp		
1. In the shape of challan	Rs. 100	
2. In the shape of cash	Rs. 68500	
3. In the shape of ...	Rs. -	
4. In the shape of ...	Rs. -	
II. Transfer Duty		
1. In the shape of challan	Rs. 27440	
2. In the shape of cash	Rs. -	
III. Registration fees		
1. In the shape of challan	Rs. 6860	
2. In the shape of cash	Rs. -	
IV. User Charges		
1. In the shape of challan	Rs. 100	
2. In the shape of cash	Rs. -	

వబ్-రిజిస్ట్రారు



10/11 వ సం. 3662 నెం. 18 వ తేదీ వరకు 103000
 933 తా.నం 385 మాసము 27 వ తేదీ వరకు

గంపల ముచ్చ వల్లభనగరం సబ్ రిజిస్ట్రారు
 అధికారులలో శ్రీ శ్రీమతి K. Prabhakar Reddy
 జాస్టిఫైడ్ చార్జీలను 19/11/08 తేదీన సీల్ చేసి సు అనుసరించి
 సందించవలసిన విషయం గ్రాఫ్ లు వసతియు చేరవలసిందిగా సహా
 శాఖలు చేసి రుసుము రూ. 6860/- లు చెల్లించినట్లు
 అని ఆర్డరును ఉపయోగించి

Prabhakar
 K. Prabhakar Reddy s/o K. P. Reddy
 Occ. Service R/o 5-4-187 13 & 4, 2nd floor
 Sahammantham, M.G. Road, Sec 2nd, through
 S/o for presentation of document, vide
 S/o no. 8/BKV/08, dt. 19.11.08 at
 SRO, Vallabhnagar, R.R. Dist



సహాయక



సహాయక

Mohit Chaturvedi

Mohit Chaturvedi S/o. K. C. Chaturvedi
 Occ. Service R/o. E-5/903, Brahma Sun City,
 Wadgaon, Shen, Pune - 411 014

① Ramesh

Nagula Naresan Kumar S/o. N. Lakshmi narasiah
 Occ. Service, Adhys: 1-6-1054, Musheerabad, Hyd-48

② B. Raj Kumar

B. Raj Kumar S/o. Rajkumar Rao, Occ. Service
 R/o. 17/1, Bollaram, Sec 2nd.

20/11 వ సం. 3662 నెం. 18 వ తేదీ
 19/33 వ తా.నం 385 మాసము 27 వ తేదీ

B. Bhagavantha Reddy
 సబ్-రిజిస్ట్రారు
 వల్లభనగరం

IN FAVOUR OF

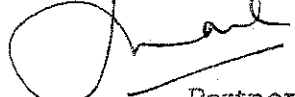
1. Mr. MOHIT CHATURVEDI, SON OF Mr. K. C. CHATURVEDI, aged about 38 years, Occupation: Service
2. Mrs. KAVITA CHATURVEDI, WIFE OF Mr. MOHIT CHATURVEDI, aged about 34 years, both are residing at E - 5/903, Brahma Sun City, Wadgoan, Sheri, Pune - 411 014., hereinafter referred to as the Buyer. The expression Builder and Buyer shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

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

For Greenwood Estates


Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2011 సం/సా.శ.1933 వ సం||
 దస్తావేజు నెం. 3663 మొదటగా కారితముల సంఖ్య
 (1) ఈ కారితము వరుస సంఖ్య (2)

సబ్-రిజిస్ట్రారు

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

No. 3663/2011 Date 18/11/11

I hereby Certify that the deficit Stamp duty
 68500/- (Rs. Sixty Eight Thousand
 Five hundred Only

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

Market Value of Rs. 1372000/-
 been higher than the consideration.

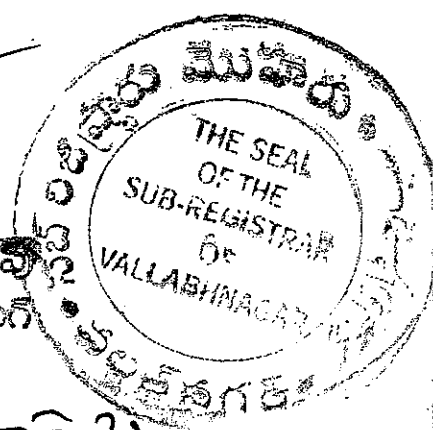
Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

68500
 29440 towards Stamp Duty
 6860 towards
 Registration Fee was paid by the party through
 challan Receipt number 298120 Dated
 18/11/11 at SBH Begunpet at Branch (299)
 Dt. 18/11/11
 St. SRO Vallabhnagar
 Sub-Registrar
 Vallabhnagar

~~ENDORSEMENT U/S 41 & 42 OF I.S. ACT~~
~~No. Date~~
~~I hereby Certify that the deficit Stamp duty~~
~~(Rs.)~~
~~has been levied in respect of the movement from~~
~~Executant of this deed on the basis of agreed~~
~~Market Value of Rs.~~
~~been higher than the consideration.~~
~~Collector & Sub-Registrar~~
~~Vallabh Nagar~~
~~(Under the Indian Stamp Act)~~


1వ పుస్తకము 2011 సం/ సా.శ 1933 వ సం||
 3663 నెంబరుగా రిజిస్ట్రారు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1508-1 3663 2011
 తేదీ: 18/11/11

సబ్ రిజిస్ట్రారు
 వల్లభనగర్



- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no. 4100/07, dated 13.09.2007.
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq. yds of undivided share of land in the SCHEDULED LAND. The Vendor shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,749 sq. yds of undivided share of land in the SCHEDULED LAND.
- I. The Vendor has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing semi-finished, deluxe apartment bearing flat no. 506 on the fifth floor, in block no. 'A' admeasuring 1665 sft. of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft., in the 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. 13,72,000/-(Rupees Thirteen Lakhs Seventy Two Thousand Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates

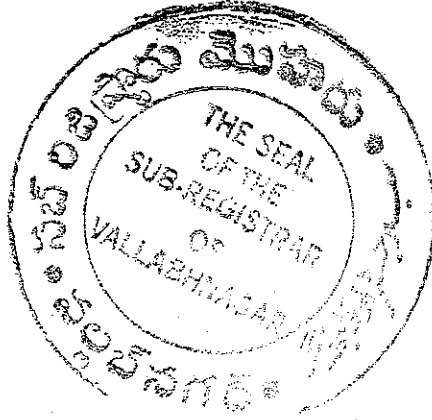

Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2011 సం/భా.శ.19 కు. పాఠశాల
దస్తావేజు నెం. 363 మొట్టమొదటి కారితముల సంఖ్య
ఈ కారితము వరుస సంఖ్య 12

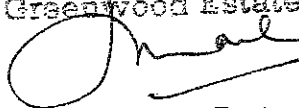
సబ్-రిజిస్ట్రారు



- 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 FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 506 on the fifth floor, in block no. 'A', having a super built-up area of 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) in building known as Greenwood Residency together with:
 - a) An undivided share in the Schedule Land to the extent of 89.18 sq. yds.
 - b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft. situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only) paid by way of D. D. No. 958146, dated 15.11.2011, drawn on HDFC Bank Ltd., Hyderabad. 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.

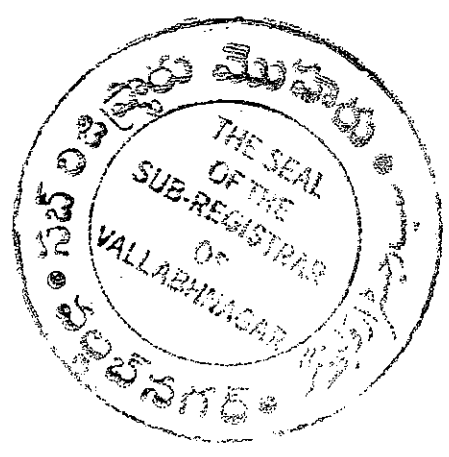
For Greenwood Estates

Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2011 సం/కా.జి.19 క్క బహుంపు
దస్తావేజు నెం. 3667 మొత్తము కారితముల సంఖ్య
(15) ఈ కారితము పుస్తక సంఖ్య (4)


సబ్-రిజిస్ట్రారు



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.

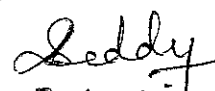
That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.

8. 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

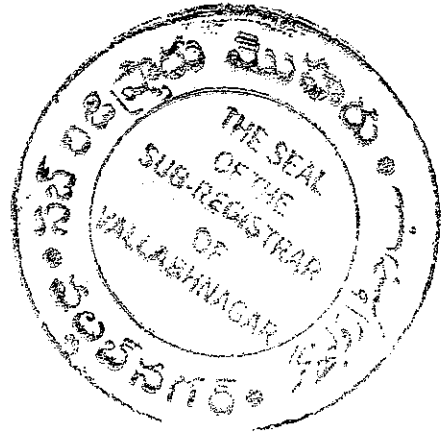

Partner

For Greenwood Estates


Partner

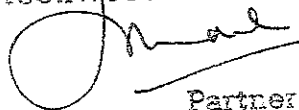
1వ పుస్తకము 2011 సం/శా.శ.19 వ సం.పు
దస్తావేజు నెం. 363 మొత్తము కారితముల సంఖ్య
15 ఈ కారితము వరుస సంఖ్య 15

సబ్-రిజిస్ట్రారు



- 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 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. 1,02,900/- is paid by way of challan No. 298120, dated 18.11.2011, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 33,400/- paid by way of Pay order No. 16543, dated 17.11.2011, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

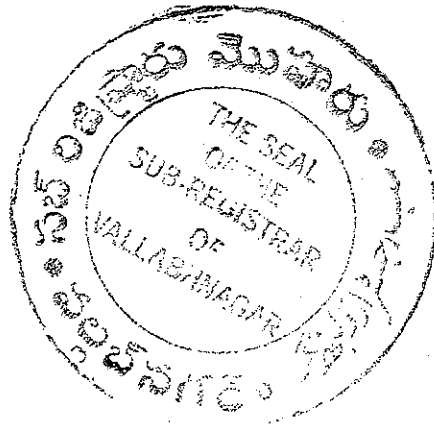

Partner

For Greenwood Estates


Partner

1వ కాగితము 20/6 సం/కా.19 వ సంవత్సరము
దస్తావజు నెం. 363 మొట్టమొదటి కారితముల సంఖ్య
(ఈ కాగితము పుస్తక సంఖ్య 6)

సభ-లెజిస్ట్రారు



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

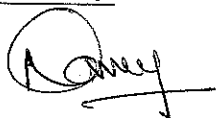
All that portion forming a semi-finished, deluxe apartment bearing flat no. 506 on the fifth floor, in block no. 'A' admeasuring 1665 sft. of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

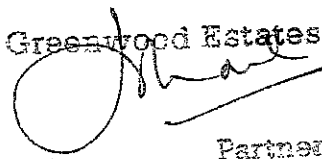
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	7' wide corridor

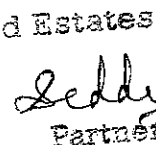
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.

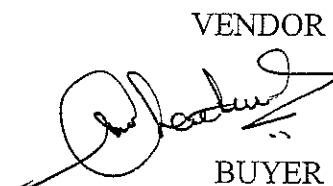


For Greenwood Estates

Partner

For Greenwood Estates

Partner

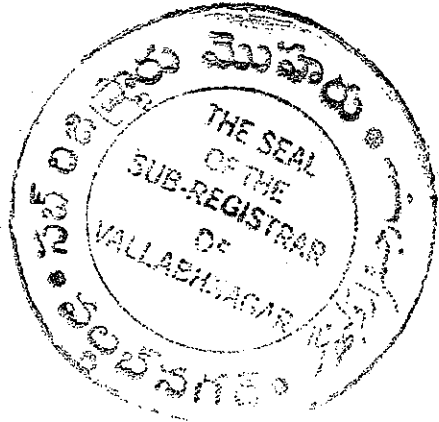
2.



VENDOR

BUYER

1వ పుస్తకము 2011 సం/చా.న.19 22 మరణము
దస్తావేజు నెం. 363 మొట్టమొదటి భాగములను
(19) ఈ తారితము ద్వారా నుంట్లు (7)

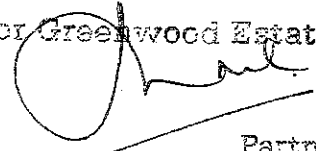

సబ్-రిజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 506 on the fifth 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 : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- (f) In the Fifth Floor : 1665 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 13,72,000/-

For Greenwood Estates



Partner

For Greenwood Estates



Partner

Date: 18.11.2011

Signature of the Executants

C E R T I F I C A T E

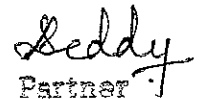
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Greenwood Estates



Partner

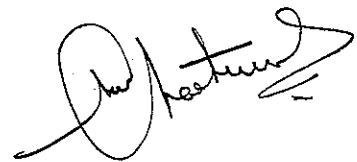
For Greenwood Estates



Partner

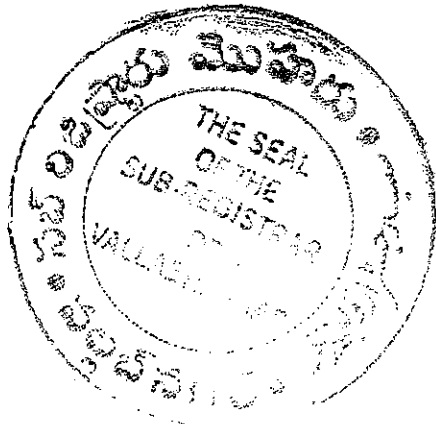
Date: 18.11.2011

Signature of the Executants



1వ పుస్తకము 2011 సం/రా.న.19 మ.న.ం.టి
దస్తావేజు నెం. 3663 గిరిజ్జువారి బంధముల గురించి
9 వ ఈ ఆగిరిజ్జువారి బంధము గురించి (ఆ)


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 506 IN BLOCK NO. 'A' ON FIFTH FLOOR

IN THE PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

ENDOR: 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: 1. MR. MOHIT CHATURVEDI, SON OF MR. K. C. CHATURVEDI

2. MRS. KAVITA CHATURVEDI, WIFE OF MR. MOHIT CHATURVEDI

REFERENCE:
AREA: 89.18

SCALE:
SQ. YDS. OR

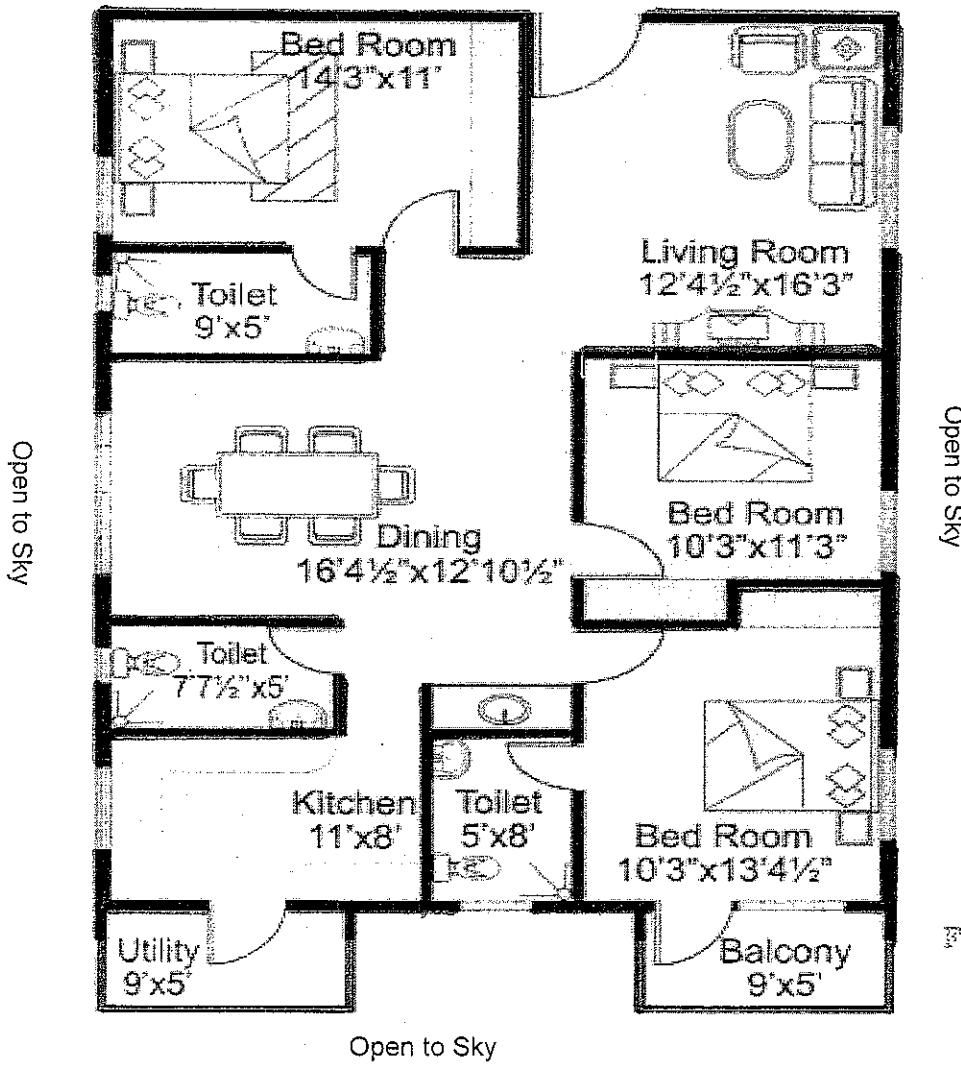
INCL: 
SQ. MTRS.

EXCL: 

PLS. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1665 SFT.



7' wide corridor



For Greenwood Estates

[Signature]

Partner

For Greenwood Estates

[Signature]

Partner

WITNESSES:

[Signature]
[Signature]

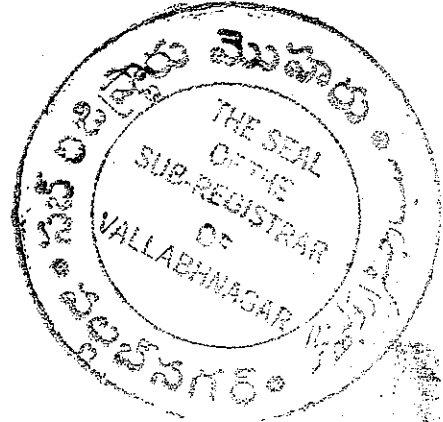
SIG. OF THE VENDOR

[Signature]

SIG. OF THE BUYER

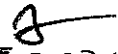
1వ పుస్తకము 2014 సం/తా.శ.19 ముసంబు
దస్తావేజు నెం. 3663 మొత్తము లాటియముల సంబు
(19 ఈ తాగితము వరుస సంబు (9)

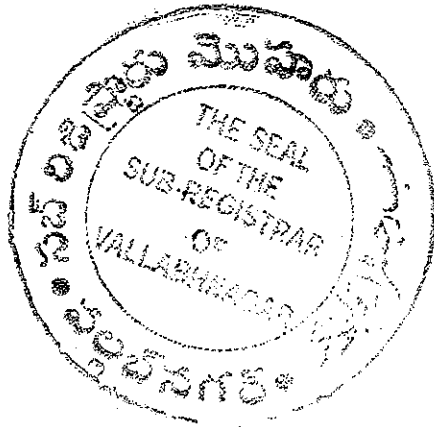
సర్-రిజిస్ట్రారు






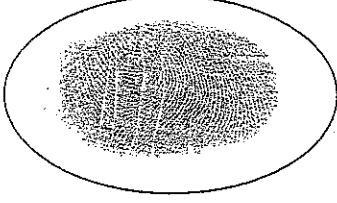

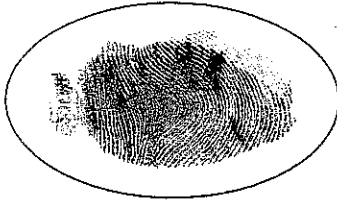
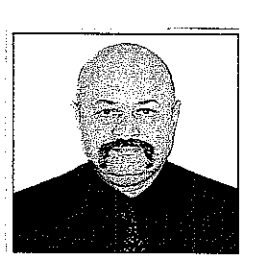
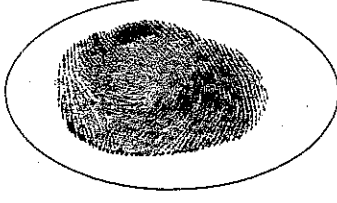

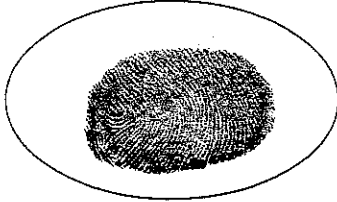



1వ పుస్తకము 2011 సం/నం. 19 బనంబు
దస్తావేజు నెం. 3663 ముఖ్యము జానకీయల సుబ్బా
ఈ కారితము ద్వారా సంఖ్య 10

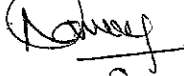


సబ్-రిజిస్ట్రారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. GREENWOOD ESTATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003 REPRESENTED BY ITS PARTNERS 1. SHRI. SOHAM MODI S/O. SHRI. SATISH MODI
			2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES, UMA NAGAR 1 ST LANE, BEGUMPET HYDERABAD
			SPA FOR PRESENTING DOCUMENTS: VIDE DOC NO. 8/BK-IV/ 2008 Dt. 19/01/08 MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD –500 003.
			BUYER CUM REPRESENTATIVE: MR. MOHIT CHATURVEDI S/O. MR. K. C. CHATURVEDI R/O. E - 5/903, BRAHMA SUN CITY WADGOAN, SHERI PUNE - 411 014
			BUYER NO. 2: MRS. KAVITA CHATURVEDI, W/O. MR. MOHIT CHATURVEDI R/O. E - 5/903, BRAHMA SUN CITY WADGOAN, SHERI PUNE - 411 014

SIGNATURE OF WITNESSES:

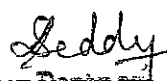
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- 

For Greenwood Estates



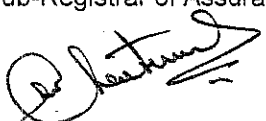
Partner

For Greenwood Estates



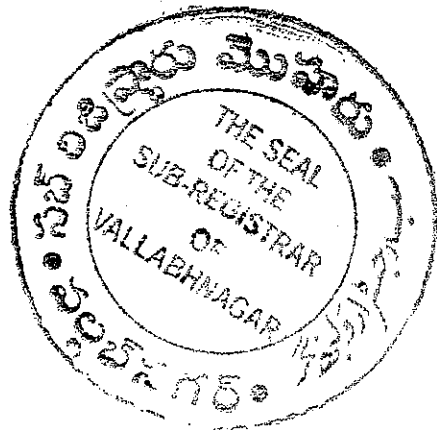
SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, **Mr. Mohit Chaturvedi**, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabhnagar, Ranga Reddy District.





1వ పుస్తకము 2011 సం/కా.నె.19 # సం.వి
దస్తావేజు నెం. 363 మొత్తము లాగిరిముం సం.వి
(15) ఈ కారితము ఎరుస సం.వి (11)

సచి-లక్ష్మణం



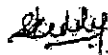
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F



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

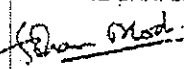
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ABMPM6725H



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 कायदा, 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

Signature


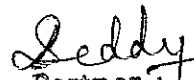


80026000
 10062000

For Greenwood Estates

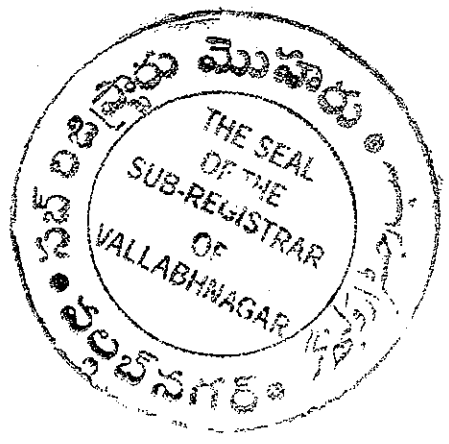

 Partner

For Greenwood Estates


 Partner

1st Sub-Registrar No. 2011 dated 10/10/2011
Registered No. 2662 Muzaffarabad District
1st Sub-Registrar No. 12

Sub-Registrar





India (Living Person - (continued))

Page 1

DOI: 2008001

Roll No: FTN001005998/2001
Name: MOHIT K. CHATURVEDI
Address: CHATURVEDI K.
107, GENGU KRODY ROAD
BOMBAY



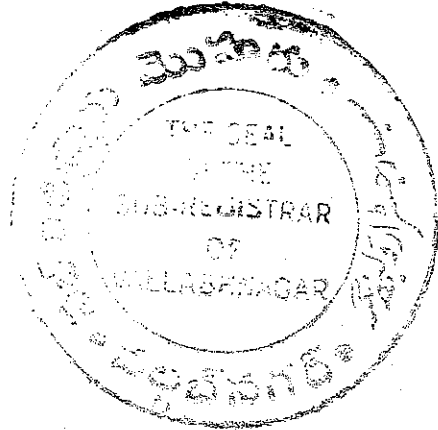
CHENNAI-60008
4000 17001971 RA BLUE



4

1వ పుస్తకము 2011 సం/చా.4.19 వ.నం.బి
దస్తావేజు నం. 263 మొత్తము తాగితముల సంఖ్య
69 ఈ తాగితము చరుస సంఖ్య 615

సబ్-రెజిస్ట్రారు

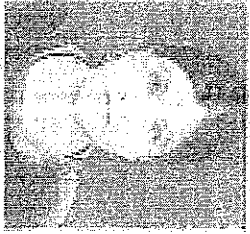




Ministry of External Affairs
New Delhi



U. K. Gokhale
Secretary
Ministry of External Affairs
New Delhi



CHANDRA CHATURVEDI

CHAIRMAN
KARNATA
JALPUR

25/09/1978

RECEIVED
10/09/2011
19883124K2INP7609251F2101093

...

...

...

...

PROTESTATION

...

CAUTION

...

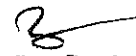
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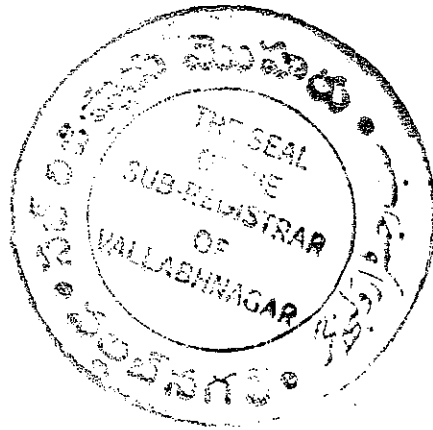
...

...

MINISTER CHANDRA CHATURVEDI
KARNATA CHATURVEDI
RASHI KUMAR CHATURVEDI
E-5, 803, BRAMA, SURESHJI,
MADHON SHRI, PUNE-411004,
MUMBAI
10/09/2000
JALPUR
PUNORIPT780 F OLD PPS CAP & RETURNED

1వ పుస్తకము 2011 సం/త.న.19 వ.నం.11
దస్తావేజు నెం. 363 మొత్తము కారితముల సంఖ్య
12 ఈ కారితము చిరున సంఖ్య 14


సబ్-రిజిస్ట్రార్



WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

B M RAJ KUMAR
MUKUND RAO



22022006

03/01/1978
Permanent Account Number
AIOPR9833L

B M Raj Kumar
Signature

इस कार्ड के खो जाने पर / जोया हुआ कार्ड मिलने पर
व्यक्ति सूचित करे / लौटावे।
आयकर सेवा सेंटर, एन एस डी एल
तीरती मण्डल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पार्क, 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,
Kamala Mills Compound,
S. B. Marg, Lower Park, Mumbai - 400 013
Tel: 91-22-2497 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

Witness 1

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NAGULA NAVEEN KUMAR YADAV
LAXMINARSAIAH NAGULA

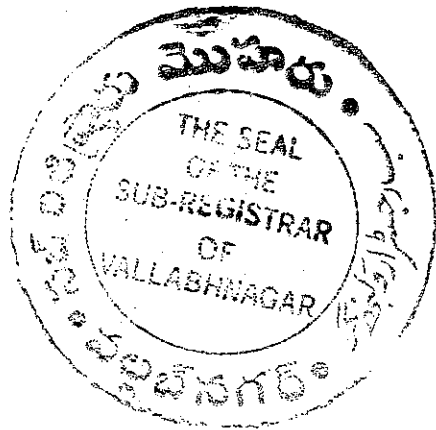


07062007

04/07/1981
Permanent Account Number
AFOPN4161N

Naveen
Signature

1వ పుస్తకము 2011 నం/క/4.19 కు వసం.వు
దస్తావేజ్ నం. 263 మొత్తము కొగిలముల సంఖ్య
6 | శ్రీ ఈ కొగిలము దరుసే సంఖ్య 15
సబ్-రిజిస్ట్రారు





Government Of Andhra Pradesh Registration And Stamps Department

Certificate of Encumbrance on Property

Certificate No. 13063

Application No. 19027

12307/11

SRO Name: 1508 VALLABNAGAR

Dist Name: Ranga Reddy

Page 1 Of 3

Sri/Smt. G.PRABHAKAR REDDY having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.

VILL/COL : KOWKURKOWKUR SURVEY: ,202,203,204,205,206, House: FLATNO506,BLOCKNOA
APARTMENT: GREENWOOD RESIDENCY FLAT: 506 NORTH: OPEN TO SKY SOUTH: OPEN TO SKY
EAST: OPEN TO SKY WEST: 7' WIDE CORRIDOR
DATE & TIME of Application of EC: 25/11/2011, 12:00 AM

I hereby certify that a search has been made in Book I and in the indexes of S.R.O.VALLABNAG
Years from 01/10/2007 to 24/11/2011. For acts and encumbrances affecting the said property,
and that on such search the following acts and encumbrances appear.

Sl. No.	(a) Description of Property	Date of (E)xecution (R)egistration	(b) Nature & Value of Document	Names of Parties Executants (Ex) and Claimants(CI)	Vol.No /CD.No /Doct.No/Year
1	VILL/COL: KOWKUR KOWKOOR VILLAGE@Rs3000 W-B: 4-1 SURVEY: 202 203 204 205 206 HOUSE: FLATNO506 BLOCKNOA FLOOR:#05,PA,# FLAT: 506 APARTMENT: GREENWOOD RESIDENCY EXTENT: 89.18 SQ.Yds BUILT: 1765 Sq.ft Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 7' WIDE CORRIDOR LINK DOCT: 1508,62/2007# 1508,63/2007# 1508,64/2007# 1508,741/2007# 1508,4100/2007# 1508,4101/2007#	(R) 18-11-2011 (P) 18-11-2011 (E) 18-11-2011	0101 Sale Cons.Value:Rs. 1372000 Mkt.Value:Rs. 929150	11(EX)M/S GREEN WOOD ESTATES REP BY SOHAM MODI 12(EX)REP BY K.SRIDEVI 23(EX)KARNATI BHASKAR 24(EX)K.GOPINATH 25(EX)A.PURUSHOTHA M 26(EX)A.SRINIVAS 27(EX)BELIDE VENKATESH 28(EX)REP BY DAGPA M/S GREENWOOD ESTATES REP BY SOHAM MODI 29(EX)REP BY K.SRIDEVI 53(CL)MOHIT CHATURVEDI 54(CL)KAVITA CHATURVEDI	0/0 3663 2011 of SRO ALLABNAGA 1

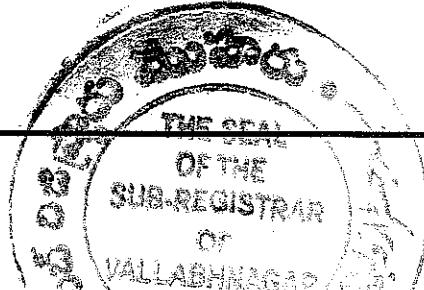
I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting he said property have been found in Search made and certified prepared byRAJ
Received Rs. 100 + 20 towards EC-Fee against Cash Receipt No. 17636

Result: '4 out of 218 are selected.'

Office Seal

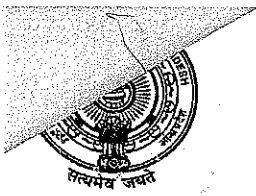
Date: 25/11/2011, 02:55 PM

సబ్-రిజిస్ట్రారు కార్యాలయము
వల్లభనగర్, రంగారెడ్డి జిల్లా



Signature of Registering Officer

Source: CARD



Government Of Andhra Pradesh Registration And Stamps Department

Certificate of Encumbrance on Property

Certificate No. 13063

Application No. 19027

SRO Name: 1508 VALLABNAGAR

Dist Name: Ranga Reddy

Page 2 Of 3

Sri/Smt. G.PRABHAKAR REDDY having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.
VILL/COL : KOWKURKOWKUR SURVEY: ,202,203,204,205,206, House: FLATNO506,BLOCKNOA
APARTMENT: GREENWOOD RESIDENCY FLAT: 506 NORTH: OPEN TO SKY SOUTH: OPEN TO SKY
EAST: OPEN TO SKY WEST: 7' WIDE CORRIDOR
DATE & TIME of Application of EC: 25/11/2011, 12:00 AM

I hereby certify that a search has been made in Book I and in the indexes of S.R.O.VALLABNAG
Years from 01/10/2007 to 24/11/2011 For acts and encumbrances affecting the said property,
and that on such search the following acts and encumbrances appear.

Sl. No.	(a) Description of Property	Date of (E)xecution (R)egistration	(b) Nature & Value of Document	Names of Parties Executants (Ex) and Claimants(CI)	Vol.No /CD.No /Doct.No/Year
2	VILL/COL: KOWKUR KOWKUR W-B: 0-0 SURVEY: 202 203 204 205 206 PLOT: 0 HOUSE: EXTENT: 80 G Boundires: [N]: LAND BELONGING TO BHASKAR K.BHATT [S] VILLAGE BOUNDARY OF YAPRAL [E]: SY.NO.202 (PART) [W]: SY.NO.207 & 212 This Document is Ratified by 181/2007 of SRO 1508 :: For Details Refer to CC	(R) 05-01-2007 (P) 05-01-2007 (E) 05-01-2007	0101 Sale Cons.Value:Rs. 7000000 Mkt.Value:Rs. 7000000	1(CL)M/S.GREENWOOD ESTATES REP BY ITS(PARTNER) MEET B.MEHTA 1(EX)M.JAGAN MOHAN REDDY 2(EX)M.MADHU MOHAN REDDY 3(EX)M.SUDHIR REDDY 4(EX)M.SUSHANTH REDDY 5(EX)SUNITHA 6(EX)M.INDRAMMA	0/0 CD_Volume 142 64 2007 of SRO ALLABNAGA 1
3	VILL/COL: KOWKUR KOWKUR W-B: 0-0 SURVEY: 202 203 204 205 206 PLOT: 0 HOUSE: EXTENT: 125 G Boundires: [N]: LAND BELONGING TO THE VENDORS [S] LAND BELONGING TO BHASKAR K.BHATT [E]: SY.NO.202 (PART) [W]: SY.NO.207 &	(R) 05-01-2007 (P) 05-01-2007 (E) 05-01-2007	0101 Sale Cons.Value:Rs. 11000000 Mkt.Value:Rs. 10937500	1(CL)KARNATI BHASKAR 1(EX)M.JAGAN MOHAN REDDY 2(CL)K.GOPINATH 2(EX)M.MADHU MOHAN REDDY 3(CL)A.PURUSHOTHAM 3(EX)M.SUDHIR REDDY 4(CL)A.SRINIVAS	0/0 CD_Volume 142 63 2007 of SRO ALLABNAGA 1

also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found in Search made and certified prepared by RAJ
received Rs. 100 + 20 towards EC-Fee against Cash Receipt No. 17636

Result: '4 out of 218 are selected.'

B. Srinivas
సీ-రిజిస్ట్రారు
వల్లభనగర్

Office Seal

Signature of Registering Officer

Date: 25/11/2011, 02:55 PM

Source: CARD

సీ-రిజిస్ట్రారు కార్యాలయము
వల్లభనగర్, రంగారెడ్డి జిల్లా

