

A 315

23/12/12

DOCT No. 252/2012



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 218 Date 23/12/11 ₹ 100/-

Sold to B. Bhaskar Reddy S/o K.P. Reddy, Mys

For whom M/s. Greenwood Estates, SRO
SALE DEED

[Signature] AT 217301
V. LAKSHMI PRASAD
 LICENSED STAMP VENDOR
 License No. 15-26-028/2011
 # 1-2-45/30, C.S.Nagar, Yellareddyguda,
 Kapra, R.R.Dist-500 062. Cell: 9849001153

This Sale Deed is made and executed on this 18th day of January 2012 at SRO, Vallabh Nagar, Hyderabad by:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad -500 003, represented by its Partners / Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 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, 1st 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, 1st floor, Jayamansion, Kavadi guda, 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, 1st floor, Jayamansion, Kavadi guda, 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

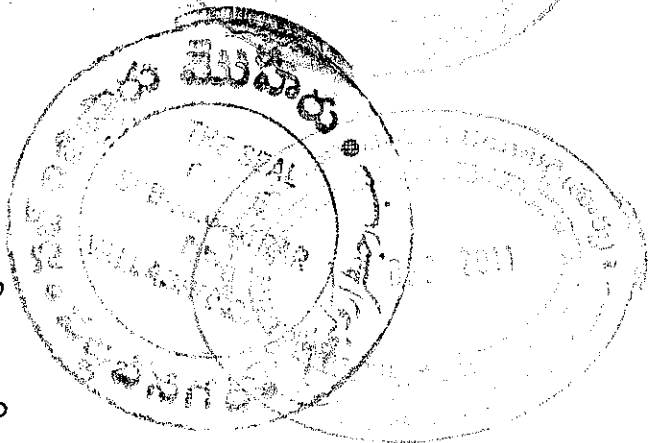
[Signature]

For Greenwood Estates

[Signature]

1వ పుస్తకము 20/2 సం/కా.శ.19-33 వ.సంపు
 దస్తావేజు సం.2522 షాస్త్రము కారితముల సంఖ్య
 (15 ఈ కారితము వరుస సంఖ్య 1)

సభ-రిజిస్ట్రారు



DORSEMENT

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

Stamp Duty.	
1. in the shape of stamp papers.....	Rs. 100 200
2. in shape of challan (u/s.42 of I.S.Act.1899).....	Rs. 68500 200
3. in the shape of cash (u/s.41 of I.S.Act.1899)	Rs. =
4. adjustment of stamp duty u/s.16 of I.S.Act.1899, if any	Rs. =
Transfer Duty.	
1. in the shape of challan	Rs. 27440 200
2. in the shape of cash	Rs. =
Registration fees:	
1. in the shape of challan	Rs. 6860 200
2. in the shape of cash	Rs. =
Other Charges.	
1. in the shape of challan	Rs. 100 200
2. in the shape of cash	Rs. =
Total	Rs. 103000/-

012 వ.సం. కె.పాదమ సం. 19 వ.సంపు
 033 కాశ సం. 429 మాసము 29 వ. తేదీ నుండి
 వరకు 4 గంటల పాటు పట్టణంలో సభ రిజిస్ట్రారు
 కార్యాలయంలో కి క్రింది K. Prabhakar Reddy.

బట్టివేసే చట్టము 1908 లోని నిబంధనలను ను అనుసరించి
 నిర్దేశించబడిన ఫిజిల్ డ్రాఫ్టును మామూలు నిబంధనలలో నుండి
 తప్పించి చేసి రు. 6860 200 ను చెల్లించాడు

K. Prabhakar Reddy

K. Prabhakar Reddy



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-1873 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 8/BK/08
 dated 9.01.08 registered at SRO
 Ranga Reddy District. Vallabh Nagar

మేజర్ క్లింటన్ రిబెన్

Clinton Reuben



Major Clinton Reuben
 S/o. Lt. Col (Retd.,) L.H. Reuben
 ex-Servic, No. flat No. 503,
 Block-'B', Meghadai Heights, Yeprol,
 J.J. Nagar Post., Sec'bad.

3

IN FAVOUR OF

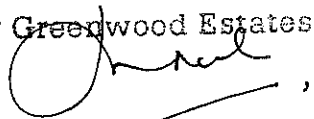
1. Major CLINTON REUBEN, SON OF Lt. Col. (Retd.) L. H. REUBEN, aged about 37 years, Occupation: Service.
2. Mrs. PHURPA LHAMU REUBEN, WIFE OF Major CLINTON REUBEN, aged about 33 years, Occupation: Housewife, both are residing at Flat No. 503, Block - 'B', Meghadri Heights, Yapral, J. J. Nagar Post, Secunderabad., 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 2012 నం/డా. 10 33 వసంపు
 దస్తావేజు నెం. 252 మొత్తము క-సంఖ్యల సంఖ్య
 15 ఈ కారితము కరుణ సంఖ్య 12


 సచి-లజస్థారు

అక్షయ కౌటప్ప

Lhamu




నిరూపించినది

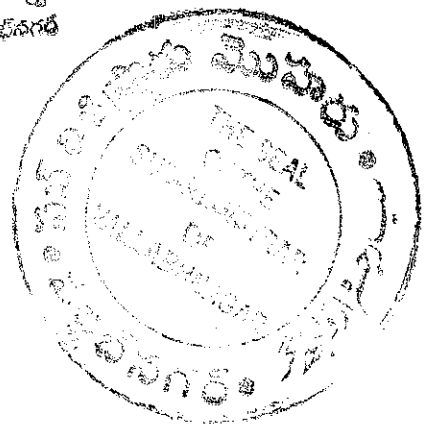
Phurpa Lhamu Reuben
 W/o. Major Clinton Reuben
 R/o. # 503, Block-B', Meghadon Heights,
 Yapral, J.J Nagar Post, SecBad:

CH. Venkateswara Reddy
 S/o. Late Anji Reddy, occ: Service
 R/o. 11-187/2, Rd no. 2, Green Hills Colony
 Hyderabad

B. Rajkumar S/o. Mukund Rao,
 occ: Business R/o. 1st fl. m. Bollaram,
 SecBad,

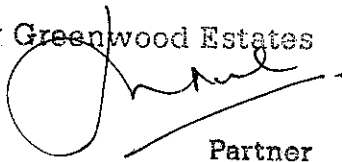
2012 వ.సం. 25వది 19 వ తేది
 1933 వ.సం. 29వది 29 వ తేది


 B. Bhagavantha Rao
 సచి-లజస్థారు
 వజ్రవనం



- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no: 4100/07, dated 13.09.2007.
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq. yds of undivided share of land in the SCHEDULED LAND. The Vendor shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,749 sq. yds of undivided share of land in the SCHEDULED LAND.
- I. The Vendor has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 315 on the third floor, in block no. 'A' admeasuring 1665 sft. of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft., in the 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 2012 నం/త.శ.19 33 వ సంవత్సరం
 పన్నువేణ నెం. 252 వ్యాజ్యము కారితముల సంఖ్య
 (19 ఈ కారితము వదున సంఖ్య (2)

సబ్-రిజిస్ట్రారు

ENFORCEMENT WS 41 & 42 OF I.S. ACT

No. 252/12 Date 19/1/12

I hereby Certify that the dollar Stamp duty
 68500/ (Rs. Sixty Eight thousand
 five Hundred only)

has been levied in respect of the instrument from
 Executant of this doc on the date aforesaid.

Market Value of Rs. 1372000/

been higher than the consideration.

Collector of Regional
 Valabhnagar
 (Under the Indian Stamp Act)

68500/

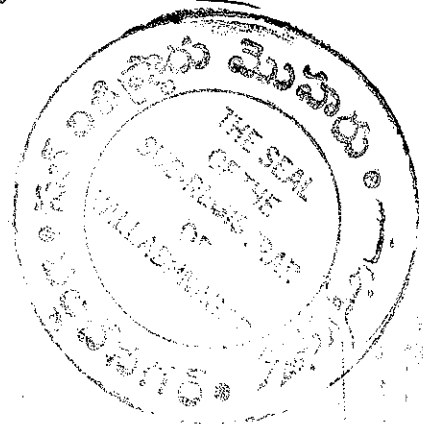
An amount of Rs. 27440/ towards Stamp Duty
 including Transfer Duty and Rs. 6860/ towards
 Registration Fee was paid by the party through
 challan Receipt Number 87/239 Dated
 19/1/12 at SBH Begumpet at Grand (20)

Dt. 19/1/12.
 St. SRO Valabhnagar
 Sub-Registrar
 Valabhnagar

1వ పుస్తకము 2012 నం/ త.శ. 19 33 వ సంవత్సరం
 252 నెంబరు కారితము వదున సంఖ్య (2)
 నిమిత్తం గుర్తింపు నెంబరు 252 2012

తేదీ. 19/1/12.

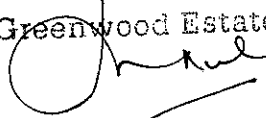
సబ్-రిజిస్ట్రారు
 వాలాబ్ నగర్



- 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, semi-deluxe apartment bearing flat no. 315 on the third floor, in block no. 'A', having a super built-up area of 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) in building known as Greenwood Residency together with:
 - a) An undivided share in the Schedule Land to the extent of 89.18 sq. yds.
 - b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
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.

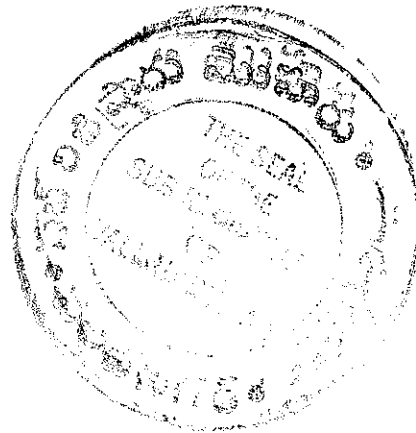
For Greenwood Estates

Partner

For Greenwood Estates


Partner

18 వ పుస్తకము 2012 సం/త.న.10 వ సంపు
దస్తావేజు నెం. 259 వేదపుస్తకము కార్యకర్తల సంఖ్య
19 ఈ కార్యకర్తల పేర్లు సంఖ్య (4)

సచి-విజయవారి

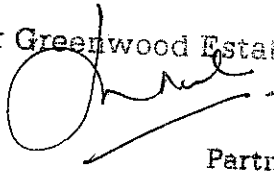


6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, 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

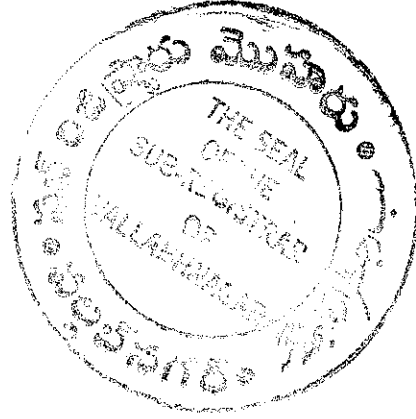
For Greenwood Estates



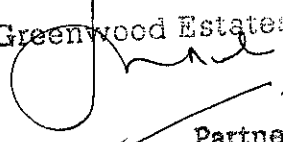
Partner

1వ పుస్తకము 2019 సం. 19 వ సం. 25
దస్తావేజు నెం. 252 మొట్టమొదటి కాగితముల సంఖ్య
(1) ఇతర కాగితము వరుస సంఖ్య (2)

సచి-రాజస్థాను



- 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. 871239, dated 19.01.2012, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs.40,713/- paid by way of Pay order No. 166448, dated 16.01.2012, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

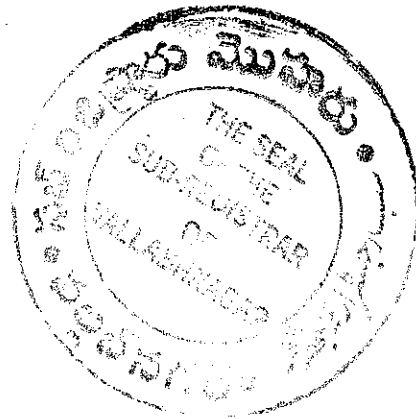
For Greenwood Estates

Partner

For Greenwood Estates


Partner

1వ స్టంప్ కమా 2012 / 2012 33 వసం
దస్త్రీకం నం. 259 మొదటి అనుబంధ సంఖ్య
615 ఈ ఆగోతము వంటి సంఖ్య (6)

సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PORTION OF THE LAND AREA to the extent of Ac. 6-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajiri 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. 315 on the third floor, in block no. 'A' admeasuring 1665 sft. of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajiri 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

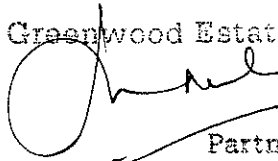
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

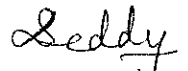
1. 

2. 

For Greenwood Estates


Partner

For Greenwood Estates


Partner

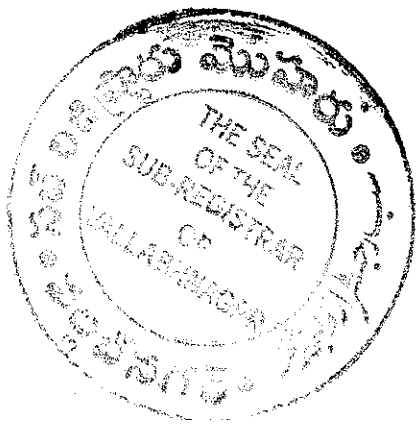
VENDOR




BUYER

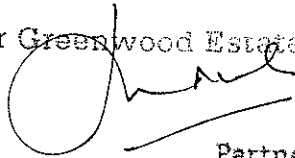
1వ పుస్తకము 2019 సం/అ.స.1933 తదింట్లో
దస్తావేజు సెం. 252 దేవుళ్ళేమీ లాగితముల సంఖ్య
619 ఈ లాగితము తమిళ సంఖ్య 67

సబ్-రెజిస్ట్రారు

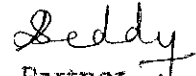


ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 315 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 : 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 : 1665 Sft
- e) In the Fourth Floor : -
- (f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 13,72,000/-

For Greenwood Estates

Partner

For Greenwood Estates

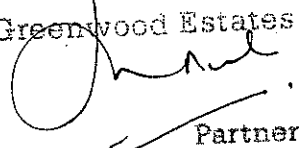

Partner

Signature of the Executants

Date: 18.01.2012

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.


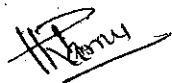
For Greenwood Estates

Partner

For Greenwood Estates


Partner

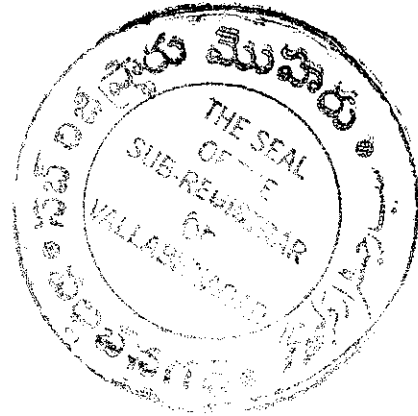
Signature of the Executants

Date: 18.01.2012

1వ పుస్తకము 20/2 సం/తా.న.19 23 ముద్రా
దస్తావేజు నెం. 259 మొట్టమొదటి తాగితముల సంఖ్య
619 ఈ తాగితము వదున సంఖ్య 68


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 315 IN BLOCK NO. 'A' ON THIRD FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR: M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF MR. SATISH MODI

2. MRS. K. SRIDEVI, WIFE OF MR. K. V. S. REDDY

BUYERS: 1. MAJOR CLINTON REUBEN, SON OF LT. COL. (RETD.,) L. H. REUBEN

2. MRS. PHURPA LHAMU REUBEN, WIFE OF MAJOR CLINTON REUBEN

REFERENCE:
AREA:

89.18

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

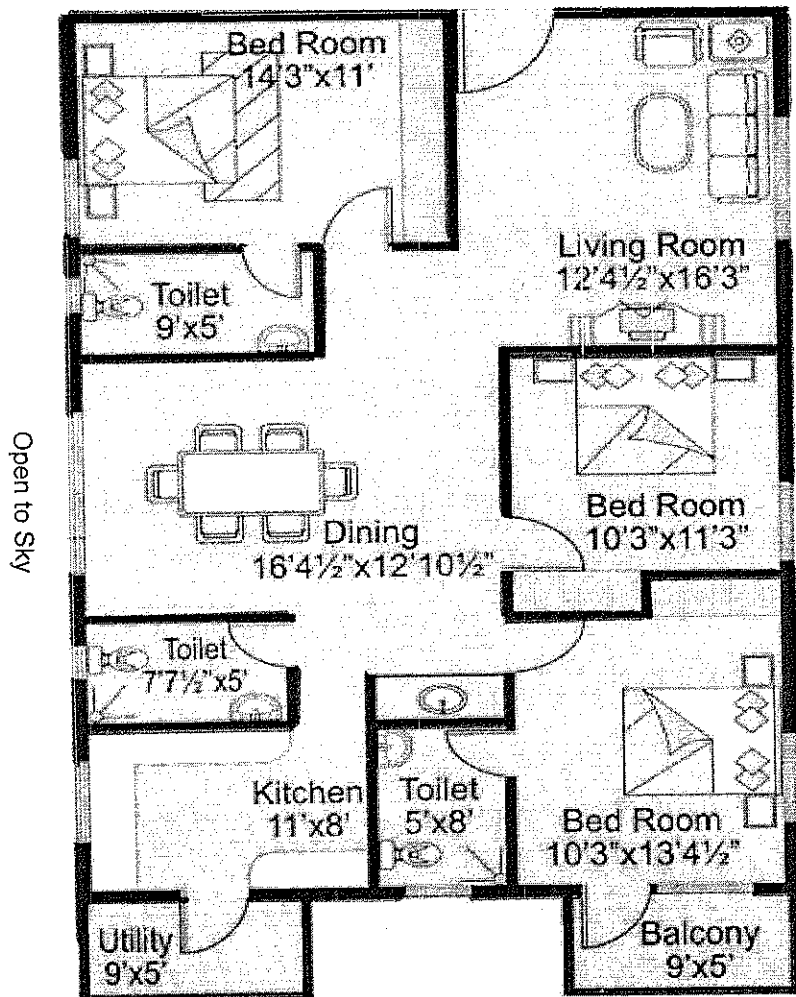


U/S. OUT OF TOTAL: Ac- 6-05Gts.

PLINTH AREA : 1665 SFT.



7' wide corridor



For Greenwood Estates

Partner

For Greenwood Estates

Partner

WITNESSES:

1.

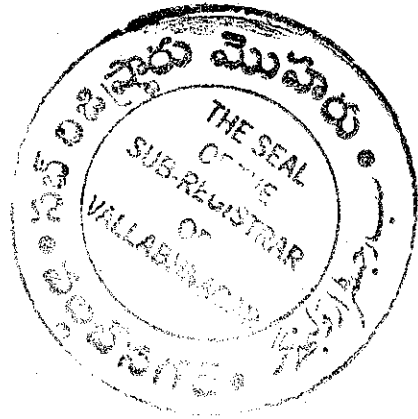
2.

SIG. OF THE VENDOR

SIG. OF THE BUYER

1వ పుస్తకము 2012 సం/నా. 19 క్క వనంపు
దస్తావేజు నెం. 252 మొట్టమొదటి రికార్డుల సంఖ్య
61 క్క ఈ కారితము చరణ సంఖ్య 69

సబ్-రిజిస్ట్రారు





For Greenwood Estates

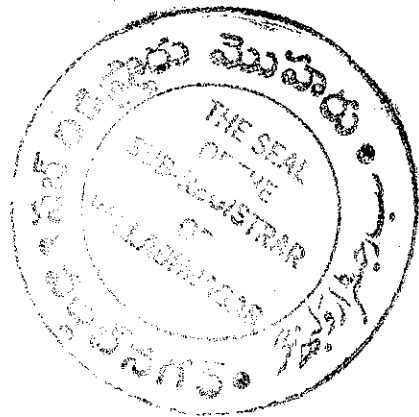
John
Partner

For Greenwood Estates

Seddy
Partner

1వ పుస్తకము 2012 సం/క.శ.10 క ప.గం.వి
దస్తావేజు నెం. 252 మొట్టమొదటి భాగముల సంఖ్య
19 ఈ భాగము చదువ సంఖ్య 10

సచి-అజినాధు

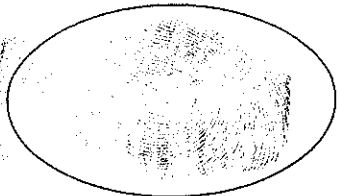
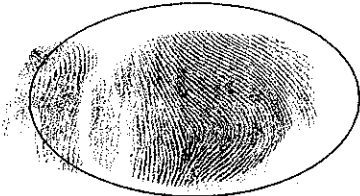
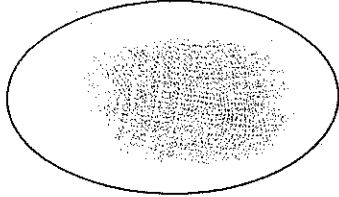
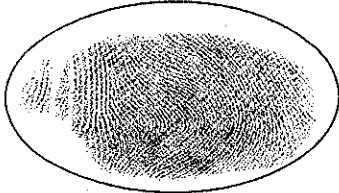


PHOTOGRAPHS AND

INTS AS PER SECTION 32A OF 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
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, 1ST LANE
BEGUMPET
HYDERABAD

**SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 08/BKIV/2008 DT: 09.01.2008:**

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4. II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD -500 003.

BUYERS:

1. MAJOR CLINTON REUBEN
S/O. LT. COL. (RETD.) L. H. REUBEN
R/O. FLAT NO. 503, BLOCK - 'B'
MEGHADRI HEIGHTS, YAPRAL
J. J. NAGAR POST, SECUNDERABAD

2. MRS. PHURPA LHAMU REUBEN
W/O. MAJOR CLINTON REUBEN
R/O. FLAT NO. 503, BLOCK - 'B',
MEGHADRI HEIGHTS, YAPRAL
J. J. NAGAR POST, SECUNDERABAD

SIGNATURE OF WITNESSES:

- 1.
- 2.

ood Estates

For Greenwood Estates

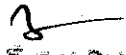
Partner

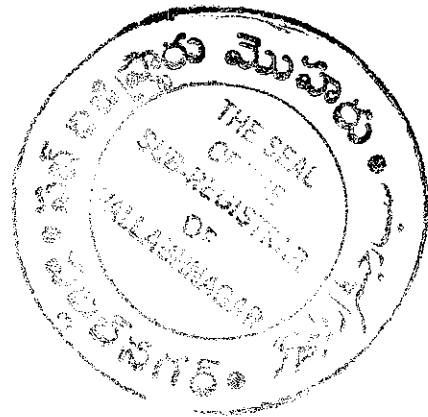
Partner

SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)

18 ఏప్రిల్ 2012 నా/కా.న.19 వ.సం.వి
దస్తావేజు నెం. 252 మొత్తము తాగిపోయిన సంఖ్య
619 ఈ తాగిపోయిన వరుస సంఖ్య 610


సబ్-రిజిస్ట్రారు




स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F



नाम /NAME
SRIDEVI KALICHETI


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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

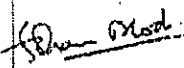
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H



नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969


हस्ताक्षर /SIGNATURE



मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

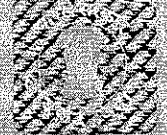

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA


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

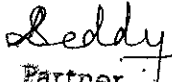


Signature


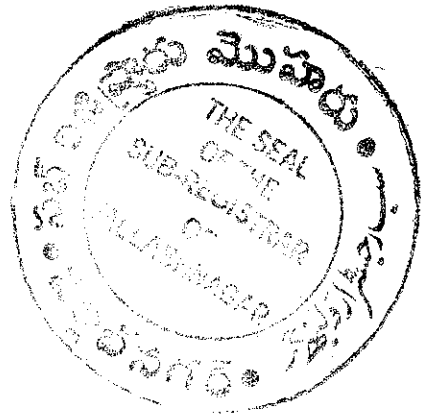
10062008

For Greenwood Estates

 Partner

For Greenwood Estates

 Partner

1వ ప్రకటన 2012 సం/అ.న.19 క్క ప.నం.పు
దస్తావేజు నెం. 252 మొదటి భాగముల సంఖ్య
15 ఈ భాగము తరుస సంఖ్య 12

సబ్-రజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

REUBEN PHURPA LHAMU
DORJEE NORBU

12/09/1978
Permanent Account Number

AYGPR8971R

HP
Signature

19112010

HP

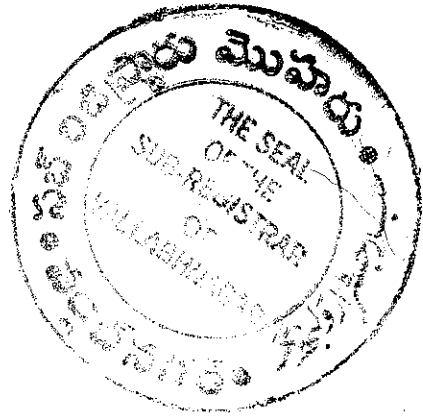
इस कार्ड के खोने / पाते हुए का पता सूचित करें / जेकार्ड
 आयकर पत्र सेवाएं कार्ड, एनएसडीएन
 चौकरी, बंगलूर, सकारियर, बंगलूर
 बंगलूर टेलिफोन एक्सचेंज के समीप
 बंगलूर पिन - 411 045

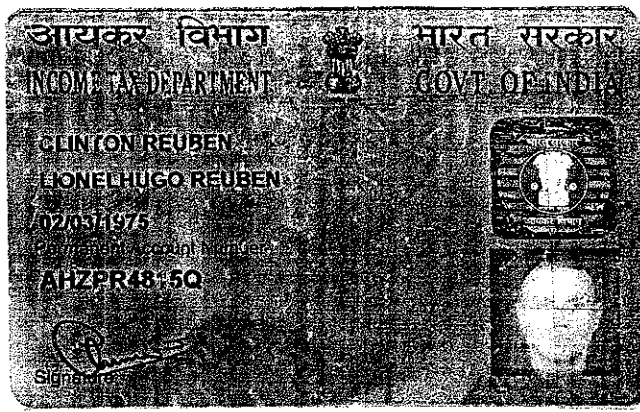
*(If this card is lost / someone's lost card is found,
 please inform / return to
 Income Tax PAN Services Unit, NSDI,
 3rd Floor, Sapphire Chambers,
 Near Baner Telephone Exchange,
 Bangur, Pune - 411 045)*

Tel: 91-20-27218080, Fax: 91-20-27218081
 e-mail: nmno@nsdi.co.in

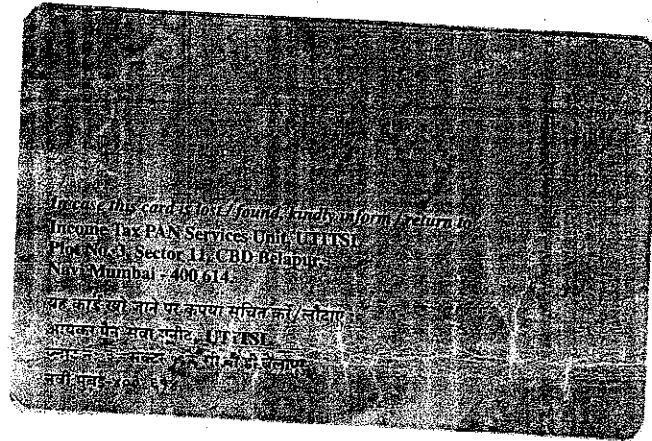
1st Part No. 20/24/19-25
2nd Part No. 259
3rd Part No. 13

Sub-Registrar

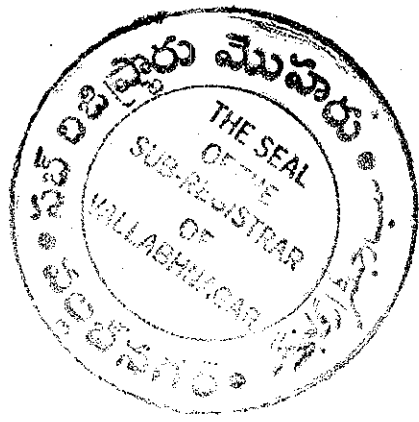




Clinton Reuben




1వ పుస్తకము 20/2 సం/త.శ.19 33 తరం
దస్తావేజు నెం: 959 మొత్తము కారణము సంఖ్య
619 ఈ కారణము పేరు సంఖ్య 619
సబ్-రిజిస్ట్రారు



WITNESSES NO. 1

Customer Relations Division

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch. Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : *[Signature]*
Valid upto : 30 April 2009
Issuing Authority : *[Signature]*
Blood Group : O +ve
Address:
5-4-187/3&4, 11th Floor,
M.G. Road, Secunderabad-501003.
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
AIOPR9833E

[Signature]
Signature



इस कार्ड के खो जाने पर, कृपया इस कार्ड मिलने पर
तुरन्त सार्वजनिक रूप से खोजें।
आयकर विभाग के कार्ड, खोए जाने पर
तुरन्त मिलान करके जल्द से जल्द कम्प्लेक्स कार्ड
एवं बी.बी.सी. कार्ड परत मुंबई - 400 013

If this card is lost, someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDI,
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650; Fax: 01-22-2495 0664;
email: tininfo@nsdi.gov.in

దే. పుస్తకము 2012 నవంబరు 13 వక-3
దస్తవేజు నెం. 252 గుర్తించి దానివయల నుండి
45 లా తాకితము చదువ నుండి 45
పవ-లిజిస్ట్రారు

