

C-528

H L-4989

DOUANO: 1536 of 2011 C. 528

582/11

SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

[Handwritten Signature]

U 977410
K. SANKH KUMAR
 Licensed Stamp Vendor
 LIC.No. 167/2013/2014
 R.R.P.O. VALLABHNAGAR
 H.No. 5-4-187/3 & 4,
 II floor, Soham Mansion,
 M.G. Road, Secunderabad-500 003

S.No. 3412 Date 05/05/2011
 Sold to Sentory
 S/o. S/o. Shankar
 For Vendor M/s Greenwood Estates

SALE DEED

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

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners / Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 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 41 years, Occupation Business, resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 18 years, Occupation Business, resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. Shri. A. Purushotham, S/o. Shri. A. Vittal aged about 41 years, Occupation Business, resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal aged about 33 years, Occupation Business, resident of H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiyah, aged about 40 years, Occupation Business, resident of H. No. 1-3-2/C/1, Kisan Nagar, Bhongir, Nalgonda Dist.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 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. Vallabh Nagar, hereinafter called the "Owners"

For Greenwood Estates For Greenwood Estates

[Handwritten Signature]

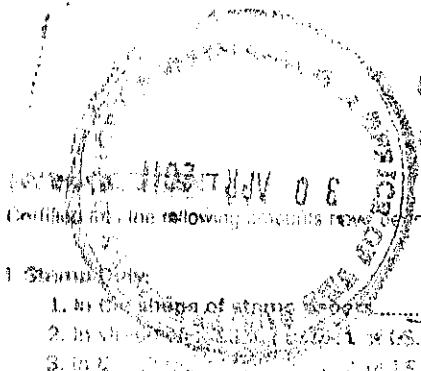
[Handwritten Signature]

Date: ---

1 వ పుస్తకము 2011 నం/ప.శ.1933 వ.నం. య

దస్తవీరు నెం. 1536 కు ప్రస్తుతము కారీతములు 45

ఈ కారీతము వరుస సంఖ్య 193



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

- I. Stamp duty:
- 1. In the shape of stamp duty Rs. 100/-
 - 2. In the shape of ... (S.No. Act, 1929) Rs. 70650/-
 - 3. In the shape of ... (S.No. Act, 1929) Rs. -
 - 4. In the shape of ... (S.No. Act, 1929) Rs. -
- II. Registration fee:
- 1. In the shape of Rs. 28300/-
 - 2. In the shape of Rs. -
- III. Registration tax:
- 1. In the shape of Rs. 7075/-
 - 2. In the shape of Rs. -
- V. User Charges:
- 1. In the shape of challan Rs. 100/-
 - 2. In the shape of cash Rs. -
- Total** Rs. 106225/-



2011 వ.నం. మే నెం. 18 వ తేదీ
 1933 వ.శ.నం. టెస్ట్ మాసము. 28 వ తేదీ వరకు
 12-నెలలకు 1 గంటల మధ్య వల్లభనగర్ నటి లిఖిత
 కార్యకర్తల ద్వారా కె. ప్రభాకర్ రెడ్డి
 గుర్తింపు తగ్గించు 1908 లోని సెక్షన్ 32వ ను అనుసరించి
 సాక్షాత్తు చేసిన ధారా వల్లభనగర్ జిల్లా కేంద్రంలో సాక్షా
 త్తుచేసి రుసుము ఈ 7075/-లు చెల్లించింది
 ప్రతి సాక్షాత్తు వివరములు
 క్రింది ఉంటాయి:

(Signature)
(Signature)

K. Prabhakar Reddy, S/o. K. Padma Reddy, Computer Service,
 (O) - 4-187/3 & 4, 2nd Floor, Sahay Mission, M.G. Road,
 Secunderabad-03, through attested GPA/GPA for presentation
 of documents, Vide GPA/GPA No. 8/1362/06
 dated 19.01.08 registerer at SRO,
 Ranga Reddy District, Vallabh Nagar

VENKAT RAMANA REDDY
 S/O. ANJI REDDY (LATE), OCC: SERVICE
 R/O. 11-187/2, ROAD NO. 2, GREENHILLS COLONY,
 SARODRANAGAR, HYDERABAD.

B. Rajkumar S/o. mugund Rao, OCC: Business
 R/O. 1-5/1, Alwal Secbad,

2011 వ.నం. మే నెం. 18 వ తేదీ
 1933 వ.శ.నం. టెస్ట్ మాసము. 28 వ తేదీ

(Signature)
 పల్లభనగర్
 B. BHAGAVANTHA RAO

IN FAVOUR OF

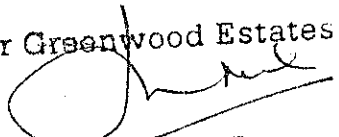
1. Lt. Cdr. B. MADHU KIRAN, SON OF Mr. B. RANGANADHAM, aged 28 years, Occupation: Service
2. Mrs. NEELIE MOUZA WIFE OF Lt. Cdr. B. MADHU KIRAN, aged 27 years, Occupation: SERVICE, both are residing at Flat No. 203, Sri Durga Vihar Apartment, H. No. 7-1-413/1/A, Srinivas Nagar East, Ameerpet, Hyderabad - 500 016, hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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

WHEREAS:

- A. The Vendor is the absolute owner, possessor and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, admeasuring Ac. 3-00 Gts. by virtue of registered sale deed dated 8.2.2007, bearing doc. No. 741/2007 and, Sale Deed dated 5.01.2007 bearing document no. 64/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- B. The Vendor has purchased a portion of the land admeasuring about Ac. 1-00 Gts., from its previous owner Shri. Bhaker K. Bhatt vide doc no. 741/2007 referred to above. Shri. Bhasker K Bhatt became the owner of the said Ac. 1-00 Gts., of land in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District by virtue of registered sale deed dated 5.01.2007 bearing document no. 62/2007 and duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- C. The Owners were the absolute owners, possessors and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, admeasuring Ac. 3-05 Gts. by virtue of registered sale deed dated 5.01.2007, bearing document no. 63/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- D. The Vendors Land along with the Owners Land totally admeasuring Ac. 6-05 Gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District is hereinafter the referred to as the SCHEDULED LAND and is more particularly described at the foot of the document.
- E. The Vendor and the Owners have purchased the SCHEDULED LAND for a consideration from its previous owners and pattedars namely:
 - Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
 - Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
 - Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
 - Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy

For Greenwood Estates


Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 2011 సం/శా.స. 1933 వ.నం. వా
 దస్తావేజు నెం. 1536 ముత్తము కారితముం సంఖ్య 15
 ఈ కారితము పరుస సంఖ్య (2)

సబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 1536/2011 Date 18/5/11

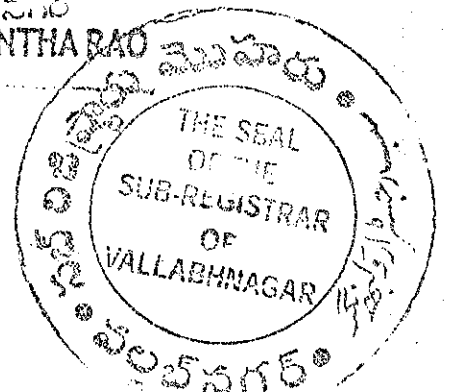
I hereby certify that the deficit Stamp duty
 Rs. 70,650/- (Seventy thousand
 Six Hundred and Fifty only)
 has been paid in respect of the said document from
 Excess amount of this bond on the basis of appraised
 Market Value of Rs. 14,50,000/-
 being higher than the consideration

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

An amount of Rs. 70,650/- towards Stamp Duty
 including Transfer Duty and Rs. 7075/- towards
 Registration Fee was paid by the party through challan
 Receipt Number 486768 Dated 18/5/11
 at SBH Begumpet Branch (299)
 dt. 18/5/11
 B. Bhagavantha Rao
 Sub-Registrar
 Vallabh Nagar

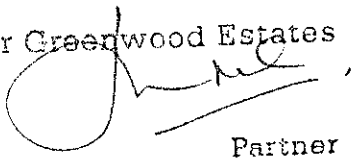
1 వ పుస్తకము 2011 సం. / శా.స. 1933 వే నెంబ్రా
 1536 నెంబరుగా రిజిస్ట్రారు చేయబడినది వాక్కుపేజీ
 వినియోగ గుర్తింపు నెంబరు 1908-1-1536-2011.
 తేదీ 18/5/11.

B. Bhagavantha Rao
 సబ్-రిజిస్ట్రారు
 వల్లభ నగర్
 B. BHAGAVANTHA RAO



- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no. 4100/07, dated 13.09.2007.
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq yds of undivided share of land in the SCHEDULED LAND. The Vendor shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,757 sq yds of undivided share of land in the SCHEDULED LAND.
- I. The Vendor has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing semi-deluxe apartment bearing flat no. 528 on the fifth floor, in block no. 'C' having a super built-up area of 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with undivided share in the scheduled land to the extent of 89.18 sq. yds., and a reserved parking space for two cars on the stilt floor admeasuring about 200 sft in the building known as GREENWOOD RESIDENCY and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

For Greenwood Estates



Partner

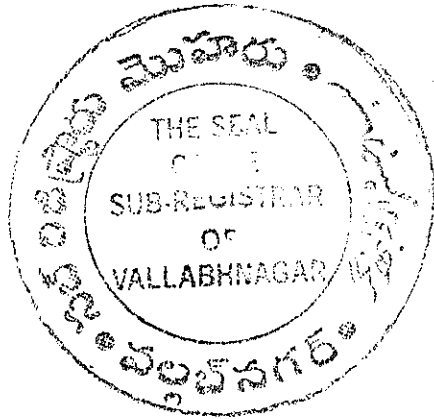
For Greenwood Estates



Partner

1 వ పుస్తకము 2011 సం/తా.శ.1922 వ.సం. 3
దస్తావేజు నెం. 1536 యొక్కము కారితముల సంఖ్య 15
ఈ కారితము వరుస సంఖ్య 12

సబ్-రిజిస్ట్రారు



- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 14,15,000/- (Rupees Fourteen Lakhs Fifteen 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.

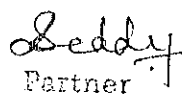
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 528 on the fifth floor, in block no. 'C', having a super built-up area of 1665 sft., 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 doublecar(s) on the stilt floor, admeasuring about 200 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. 14,15,000/- (Rupees Fourteen Lakhs Fifteen Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
- a) Rs. 10,82,000/- (Rupees Ten Lakhs Eighty Two Thousand Only) paid by way of cheque no. 124473, dated 14.05.2011, issued by State Bank of Hyderabad, RACPC, Hyderabad.
- b) Rs. 3,33,000/- (Rupees Three Lakhs Thirty Three Thousand Only) paid by way of cheque no. 637991, dated 18.05.2011 drawn on SBI, Balapur Branch, Hyderabad.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.

For Greenwood Estates


Partner

For Greenwood Estates

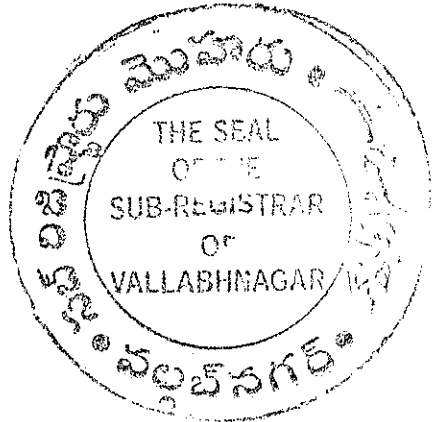

Partner

Partner

Partner

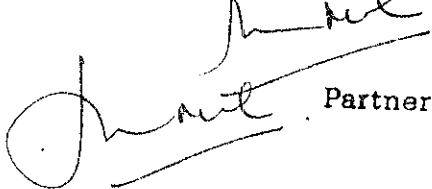
1 బి సుప్రకము 2011 సం/ఆ.న. 1933 వ.సం. 9
దస్త్రావళి నెం. 1536 క్షుణ్ణము అవతరణము తేదీ 15
ఈ అవతరణము వరుస నంబర్లు (4)

2
న.అ.అ.అ.



4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:-
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment. he association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

For Greenwood Estates

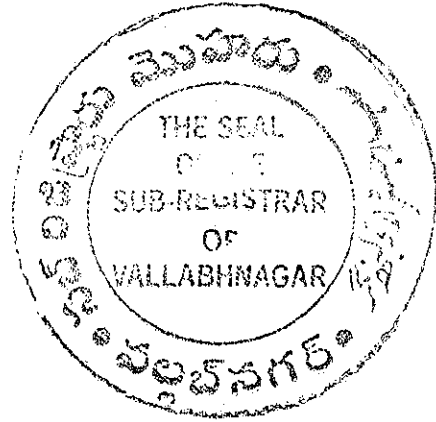

Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 2011 నం/త.శ.1933 వ.నం. 2
దస్త్రవేణ నెం. 276 మొత్తము కారితముల సంఖ్య 15
ఈ కారితము పరుస సంఖ్య (5

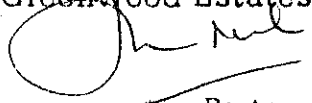
పట్-లిజిస్ట్రారు



- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.

10. Stamp duty and Registration amount of Rs. 1,06,125/- is paid by way of challan no. 486766, dated 18.5.11, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 14,150/- paid by way of Payorder No. 162212, dated 14.5.11, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.


For Greenwood Estates

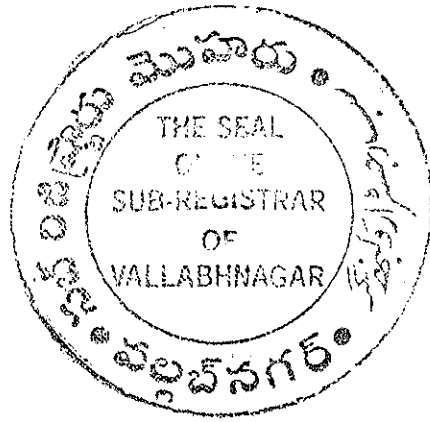

Partner

For Greenwood Estates


Partner

1 వ పుస్తకపత్రం 2011 సం/త.న. 1933 బ.నం. 2
దస్తావేజు నెం. 1536 మొత్తము అధికారులు క. అం. 15
ఈ అధికారులు వరుస సంఖ్య (6)


సర్-అధికారులు



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. 528 on the fifth floor, in block no. 'C' 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 two cars admeasuring about 200 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 & Lift
East By	Open to Sky
West By	7' wide corridor

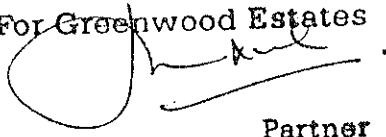
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.



For Greenwood Estates



Partner

For Greenwood Estates




Partner

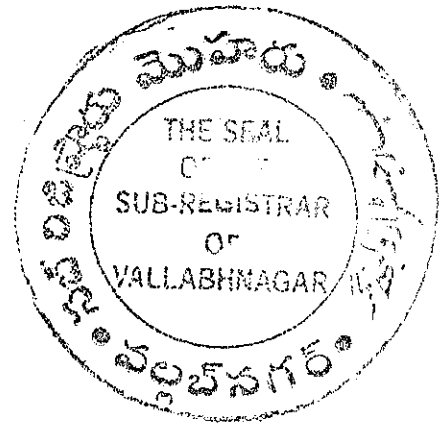
VENDOR

2.



1 వ పుస్తకము 2011 సం/త.శ.1922. పేరుం. ఇ
దస్తావేజు నెం. 1526 ను జ్ఞాపము కారితము కంబ్యు 19
ఈ కారితము పరుస సంఖ్య (7)


నల్-రిజిస్ట్రారు

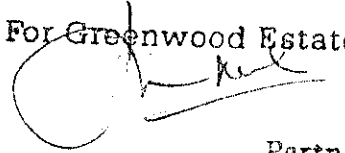


ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 528 on the fifth floor, in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. No. 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 : 200 sft. Parking space for two cars
- 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. 14,15,000/-

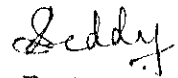
Date: 18.05.2011

For Greenwood Estates



Partner

For Greenwood Estates



Partner

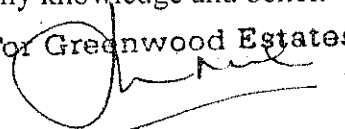
Signature of the Executants

C E R T I F I C A T E

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

Date: 18.05.2011

For Greenwood Estates



Signature of the Executants

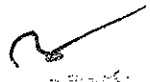
For Greenwood Estates



Partner



1 వ పుస్తకము 2011 సం/త.న.1933 వ.సం. 2
దస్తావేజు నెం. 136 బక్రము అధికముల సంఖ్య (15
ఈ అధికముల చదున సంఖ్య (8)


స.న. అధికారులు



REGISTRATION PLAN SHOWING

FLAT NO. 528 IN BLOCK NO. 'C' ON FIFTH FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

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

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

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

BUYER: 1. Lt. Cdr. B. MADHU KIRAN, SON OF MR. B. RANGANADHAM

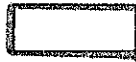
2. MRS. NEELIE MOUZA WIFE OF Lt. Cdr. B. MADHU KIRAN

REFERENCE:
AREA:

89.18

SCALE:
SQ. YDS. OR

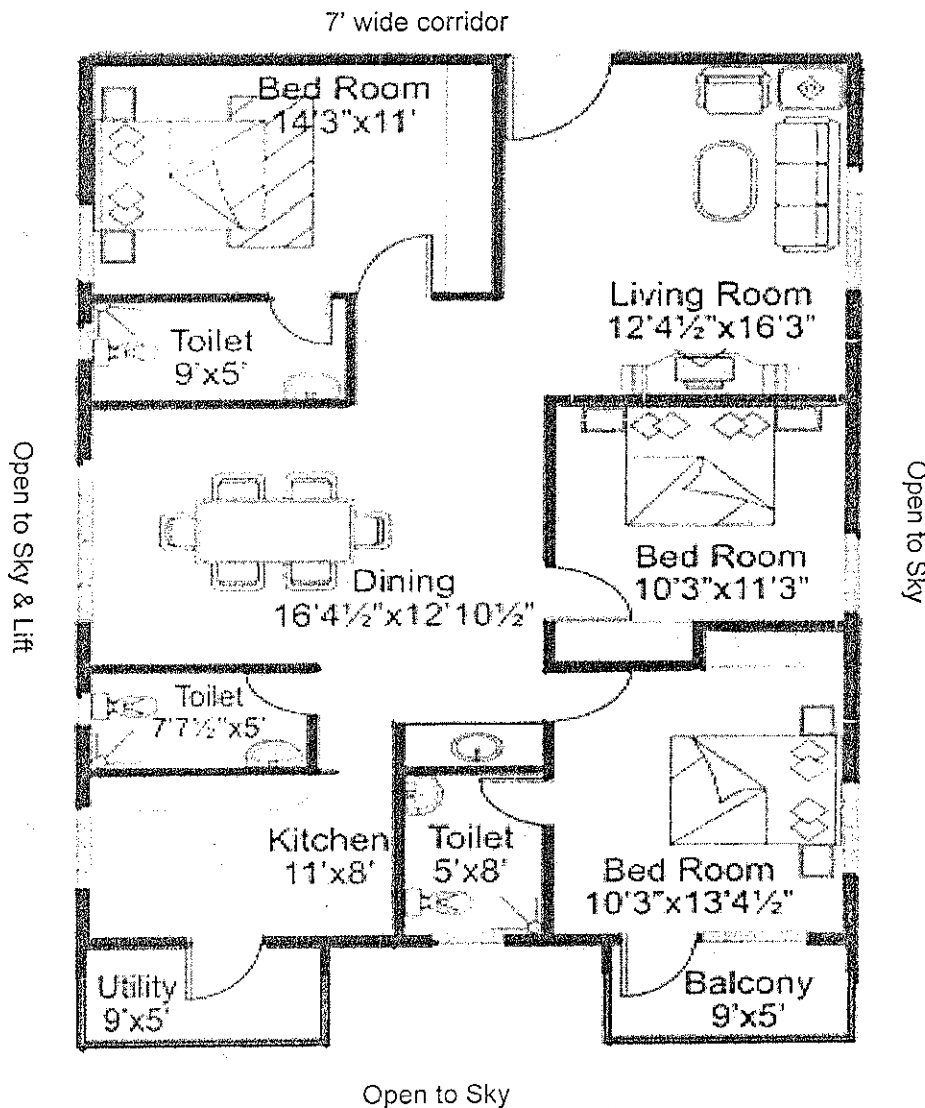
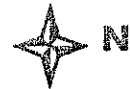
INCL:
SQ. MTRS.

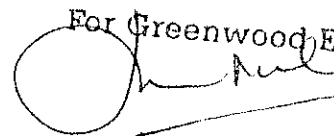


EXCL:


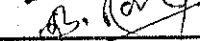


U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1665 SFT.


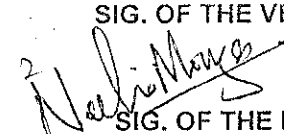


For Greenwood Estates

 Partner
 For Greenwood Estates

WITNESSES:

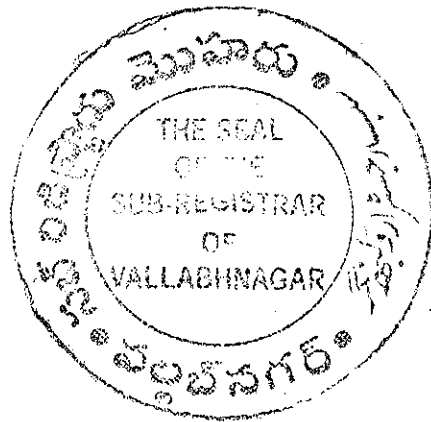
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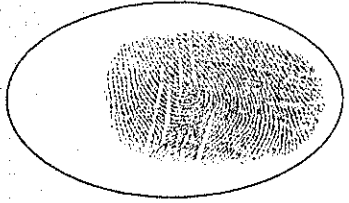

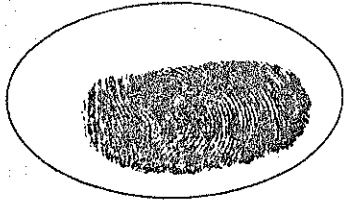

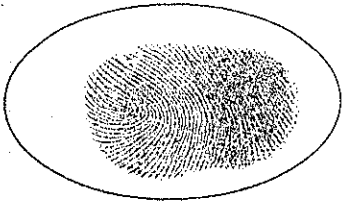

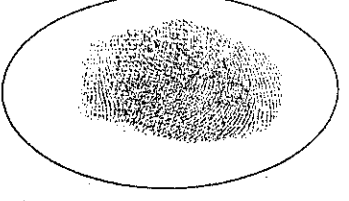


 Partner
 SIG. OF THE VENDOR

 SIG. OF THE BUYER

1 ద పుస్తకము 2011 సం/శా.శ. 1933 వ.నం. వ
దస్తావేజు నెం 136 మొత్తము కారితముల సంఖ్య (15
ఈ కారితము వరుస సంఖ్య (9)



సబ్-రిజిస్ట్రారు




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

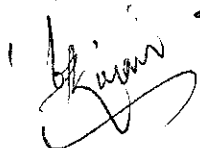
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>M/S. GREENWOOD ESTATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD, SECUNDERABAD - 500 003 REP. BY ITS PARTNERS</p> <p>1. SHRI. SOHAM MODI SON OF SHRI. SATISH MODI</p> <p>2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES, UMA NAGAR 1ST LANE, BEGUMPET HYDERABAD</p> <p>SPA FOR PRESENTING DOCUMENTS: <u>VIDE DOC NO. 8/IV/ 2008 Dt. 19/01/08</u></p> <p>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.</p> <p>BUYER CUM REPRESENTATIVE:</p> <p>1. Lt. Cdr. B. MADHU KIRAN S/O. MR. B. RANGANADHAM R/O. FLAT NO. 203, SRI DURGA VIHAR APARTMENT H. NO. 7-1-413/1/A, SRINIVAS NAGAR EAST AMEERPET, HYDERABAD - 500 016</p> <p>BUYER:</p> <p>2. MRS. NEELIE MOUZA W/O. Lt. Cdr. B. MADHU KIRAN R/O. FLAT NO. 203 SRI DURGA VIHAR APARTMENT H. NO. 7-1-413/1/A, SRINIVAS NAGAR EAST AMEERPET, HYDERABAD - 500 016</p>
			
			
			
			

SIGNATURE OF WITNESSES:

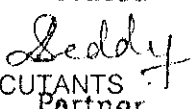
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- 


For Greenwood Estates


Partner



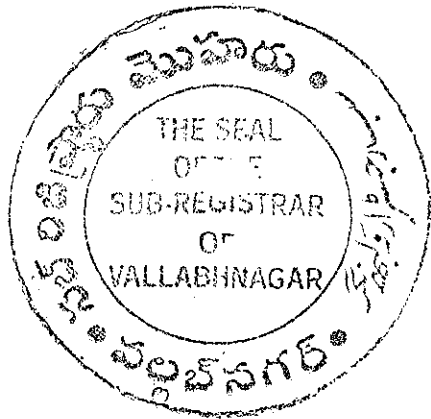
For Greenwood Estates


SIGNATURE OF THE EXECUTANTS
Partner

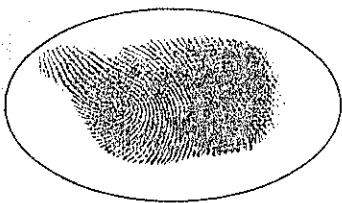

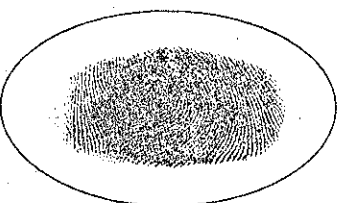

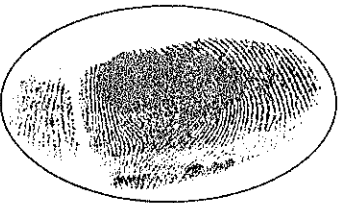


SIGNATURE(S) OF THE BUYER(S)

1 వ పుస్తకము 2011 సం/శా.స. 1923 వ సం. ఇ
దస్తావేజు నెం. 36 క్రొత్తము తారీఖముల సంఖ్య 15
ఈ తారీఖము వరుస సంఖ్య 10


సచివ కార్యదర్శి




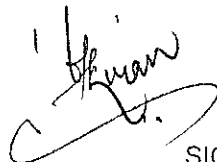
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**


SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POS AL ADDRESS OF PRESENT NT / SELLER / BUYER
			<p>BUYERS:</p> <p>1. Lt. Cdr. B. MADHU KIRAN S/O. MR. B. RANGANADHAM R/O. FLAT NO. 203, SRI DURGA VIHAR APARTMENT H. NO. 7-1-413/1/A, SRINIVAS NAGAR EAST AMEERPET, HYDERABAD - 500 016</p>
			<p>2. MRS. NEELIE MOUZA W/O. Lt. Cdr. B. MADHU KIRAN R/O. FLAT NO. 203 SRI DURGA VIHAR APARTMENT H. NO. 7-1-413/1/A, SRINIVAS NAGAR EAST AMEERPET, HYDERABAD - 500 016</p>
			<p>REPRESENTATIVE:</p> <p>MR. B. RANGANADHAM S/O. LATE. B. RAMAIAH R/O. FLAT NO. 203 SRI DURGA VIHAR APARTMENT H. NO. 7-1-413/1/A SRINIVAS NAGAR EAST AMEERPET, HYDERABAD - 500 016</p>

SIGNATURE OF WITNESSES:

1. 

2. 

1. 

2. 

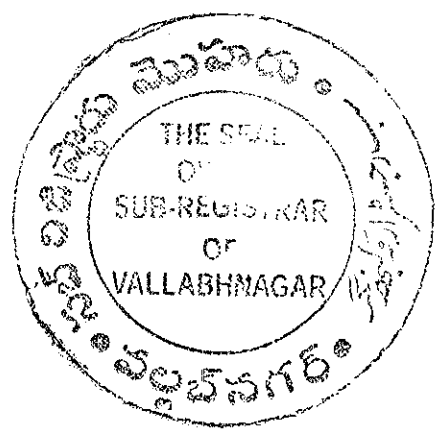
SIGNATURE(S) OF THE BUYER(S)

We Stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. B. Ranganadham, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabh Nagar, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE

1 వ పుస్తకము 2011 సం/శా.శ.1922 వ.సం. ఐ
దస్తావేజు నెం. 1536 ముల్తము తాగితముల సంఖ్య (5
ఈ తాగితము వరుస సంఖ్య (11)

✓
నల్ల-రెక్కెము





For Greenwood Estates

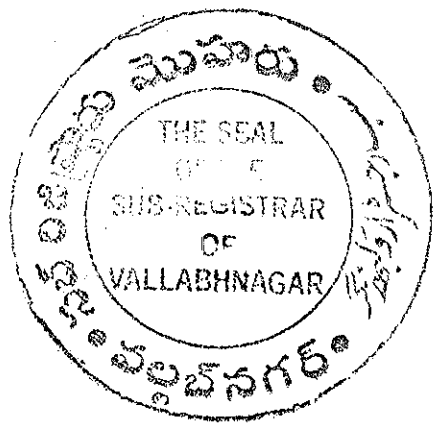
Partner

For Greenwood Estates

Partner

1 వ పుస్తకము 2011 నం/తా.శ. 192 వ.నం. 2
వస్త్రాణుల నెం. 153 మొత్తము కారణముల సంఖ్య 15
ఈ కారణము వరుస సంఖ్య 12

సబ్-రిజిస్ట్రారు

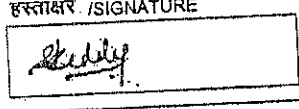


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F

नाम /NAME
SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE


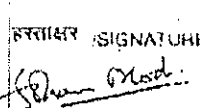
मुख्य आयकर कार्यालय, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

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


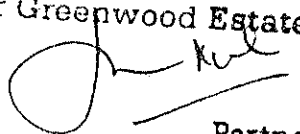
मुख्य आयकर कार्यालय, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh


आयकर विभाग INCOME TAX DEPARTMENT
 भारत सरकार GOVT. OF INDIA

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


Signature


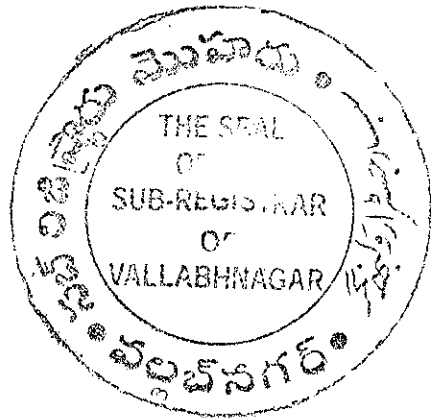
8002008


For Greenwood Estates

 Partner

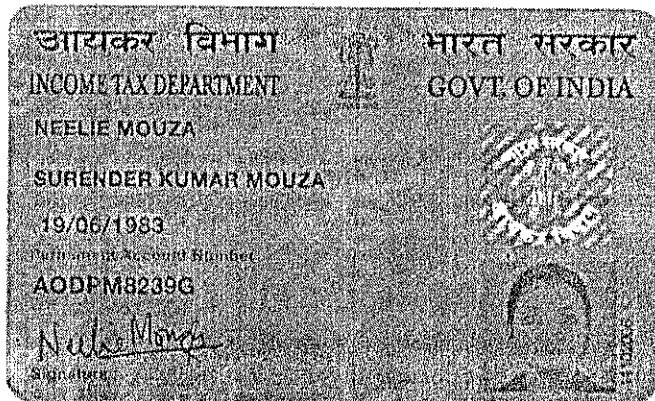
For Greenwood Estates

 Partner

1 వ భువ్వకము 2011 నం/తా.శ.15 క.సం. 2
దస్తావేజ సం. 1536 తులతము తారితముల కంఖ్య (15
తం తారితము కరుస సంఖ్య (12)


సబ్-రజిస్ట్రారు

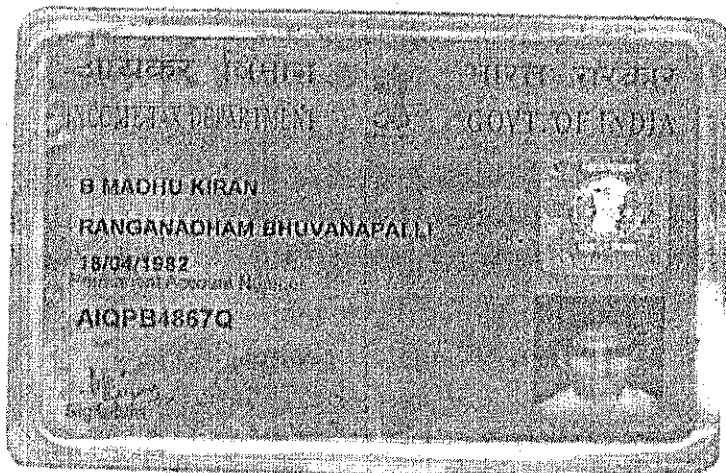


PURCHASER:



Neelie Mouza

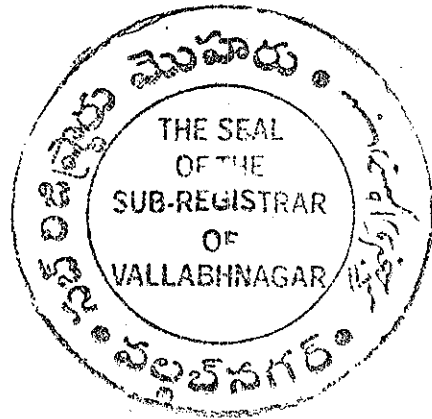
PURCHASER:




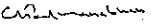
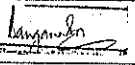
B Madhu Kiran

1 క పుస్తకము 2011 నం/త.శ. 1923 బ.శ.ం. ఖ
దస్తావేజు నెం 1236 ముఖ్యము తాగితముల సంఖ్య (12)
ఈ తాగితము వరుస సంఖ్య (14)

సబ్-రిజిస్ట్రారు



REPRESENTATIVE:

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACEPB3582A	
नाम / NAME	RANGANADHAM BHUVANAPALLI	
पिता का नाम / FATHER'S NAME	RAMAIAH BHUVANAPALLI	
जन्म तिथि / DATE OF BIRTH	04-06-1959	
हस्ताक्षर / SIGNATURE		
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

Ranganadham