

C-103

30/3, 20/4

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 4310
శ్రీమతి / శ్రీ. Johammedia & Akhara Nephya SPA H.P. Prathap Kumar
ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		
దస్తావేజు విలువ	10,25,000		
స్టాంపు విలువ రూ.	100/-		
దస్తావేజు నెంబరు	1809/12		
రిజిస్ట్రేషన్ రుసుము	5125	vide P.O no	
లోటు స్టాంపు (D.S.D.)	51150	169231	
GHMC (T.D.)	20500	dt 19/4/12	
యూజర్ ఛార్జీలు	100	vat g m 32238	
అదనపు షేట్లు	/	dt 19/4/12	
5 x	/	169232	
మొత్తం	76875		

(అక్షరాలకు) Seven thousand six hundred and eighty five only రూపాయలు మాత్రమే

తేది 20/4/2012
వాచను తేది _____

సహకార వ్యవస్థాపక పరిశ్రమల శాఖ
వరదినగర్

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

Prasad Arss 91 @ yehoo.com

Doc No: 1807 of 2012

CANNED

1846

954



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

Sl. No. 8643 Date: 30-03-2012, Rs.100/-

Purchaser : CH. RAMESH S/O CH. NARSINGA RAO R/O HYD.

For Whom : M/s. GREEN WOOD ESTATES

AS 884642

S. S. SHETTY

STAMP VENDOR BHONGIR

L.No.23-01-003/2000

R.No.23-01-011/2012

H.No.1-7-77/U.R.B.Nagar,BHONGIR-5001

Dist.Nalgonda, Cell:990955724

SALE DEED

This Sale Deed is made and executed on this 20th day of April 2012 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 42 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Shri. Meet B. Mehta, Son of Late Bharat U. Mehta, aged about 35 years, Occupation: Business, residing at Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad, hereinafter called the "Vendor".

AND

1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 45 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 22 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 45 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 37 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. Eashwaraiah, aged about 45 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 42 years, and Shri. Meet B. Mehta, Son of Late Bharat U. Mehta, aged about 35 years, the Managing Partners/ Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owners".

For Greenwood Estates

For Greenwood Estates

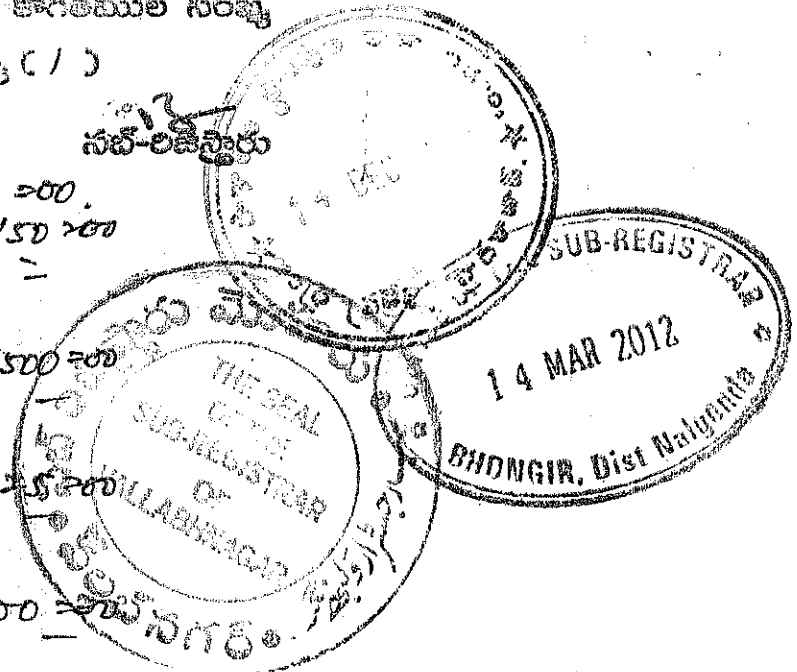
7వ పుస్తకము 2012 సం/చ.డి.19 34 ముద్రా
 చట్టము నెం. 1807 నిబంధనలు కారితముల సంఖ్య
 (16) ఈ కారితము యందు సంఖ్య (1)

ENDORSEMENT

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

- I. Stamp Duty.
 - 1. in the shape of stamp papers.....
 - 2. in shape of challan (u/s 16 of I.S.Act.,1899).....
 - 3. in the shape of challan (u/s 16 of I.S.Act.,1899).....
 - 4. adjustment of stamp duty (u/s. 16 of I.S.Act.,1899,if any)
- II. Transfer Duty.
 - 1. in the shape of challan
 - 2. in the shape of cash
- III. Registration fees:
 - 1. in the shape of challan
 - 2. in the shape of cash
- User Charges.
 - 1. in the shape of challan
 - 2. in the shape of cash

100 = 00
 51150 = 00
 =
 20500 = 00
 5125 = 00
 100 = 00
 76975/-



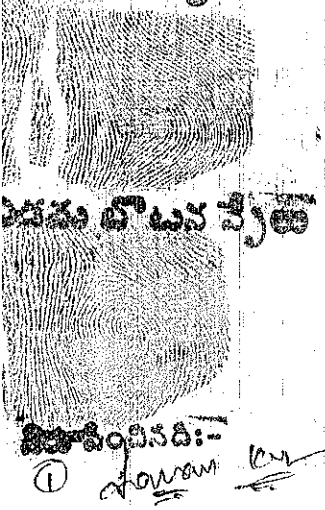
2012 వ సం. ఏప్రిల్ నెల 20 వ తేదీ
 1984 చట్ట సం. 1807 మూలం 31 వ తేదీ వరకు
 ముద్రాము 2
 కారితములు 2
 రుబంధన ముద్రా చట్టములలో సభ్యుల నిబంధనలను
 అనుసరించి
 5125 = 00 లు చెల్లించినది
 తన ఆధ్వర్యంలో ఉన్నది
 తనకు బాధ్యతలు

P. Prabhakar Reddy
 (K. Prabhakar Reddy, S/o. K. P. Reddy
 Off: Service - O/o. S-4-187/244, 2nd floor, 3rd floor, Mohanmansion,
 M.G. Road, Secbad, through SPA At presentation of document
 vide SPA no. 8/BK/08, Dt. 19/10/08
 at SRO, Vallabhnagar, R.R.D.

Mushfiq Ahmad Khan
 U. Col. Mushfiq Ahmad Khan S/o. Mr. S.A. Khan,
 Off: Service - R/o. S/o. Army Officers Quarters, Opp. R.S.O.
 Tirumalgaru, Secbad.

D. Parvan Kumar S/o D. Anjaneyulu
 A.No - 2-63/2, Parvathapuram, Uppal, Hyd.

B. Rajkumar S/o. M. Kund Rao, Off: Service
 R/o. 1st fl. M. Bollaram, Secbad.



విశ్రాంతి
 1
 2

2012 వ సం. ఏప్రిల్ నెల 20 వ తేదీ
 1984 చట్ట సం. 1807 మూలం 31 వ తేదీ
 B. Dinagavantha Rao
 సబ్-రెజిస్ట్రారు
 భద్రాచలం

IN FAVOUR OF

1. Lt. Col. MUSHFIQUE AHMAD KHAN, SON OF Mr. S. A. KHAN, aged about 38 years, Occupation: Service
2. Mrs. NIGAR KHAN, WIFE OF Lt. Col. MUSHFIQUE AHMAD KHAN, aged about 33 years, both are residing at 25/C, Army Officers Enclave, Opp R. T. O. Tirumalgiri Secunderabad, 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. Bhaker 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

1వ పుస్తకము 2012 సం/సా.శ.19 వ సంవత్సరం
 తప్పిపోయిన సం. 1807 నుండి కారితముల సంఖ్య
 (16) ఈ కారితము పనుల సంఖ్య (2)

సబ్ రిజిస్ట్రారు

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

No. 1807/12 Date 20/4/12

I hereby Certify that the deficit Stamp duty

51150 Rs. Fifty one thousand
One Hundred and Fifty only

has been paid in respect of the movement from
 Executant of the Court on the sale of goods

Market Value of Rs. 1025000

been higher than the consideration.

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

ENDORSEMENT

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

Sl. No.	Description of Fee-Duty	In the form of					Total
		Stamp	Oral/In kind of I.S. Act	Cash	Stamp Duty	DD/BCC/ Fee/ Court	
1		100	51150	D.D.no.	169231	51250	
2		-	20500	Date.	19/4/12.	20500	
3	Advertisement Fee	-	5125	HDFC Bank,		5125	
4	Less. Charge	-	100	Secunderabad,		100	
	Total	100	76875			76975	

B. Suresh
 సబ్ రిజిస్ట్రారు
 వల్లభనగర్

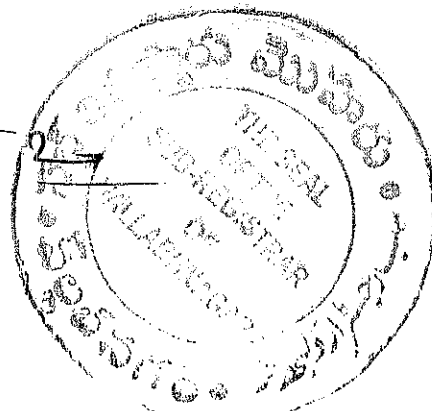
1వ పుస్తకము 2012 సం/ సాశ 1934 వ సంవత్సరం

1807 సంవత్సరం లెక్కలు చేయబడినది స్వాసింగ్

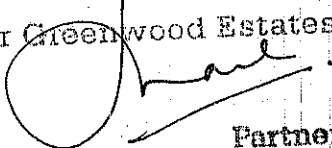
నిమిత్తం గుర్తింపు సంఖ్య 1808-1. 1807-2012.


తే. 20/4/12.

B. Suresh
 అ. భగవంతుల రావు
 సబ్ రిజిస్ట్రారు
 వల్లభనగర్



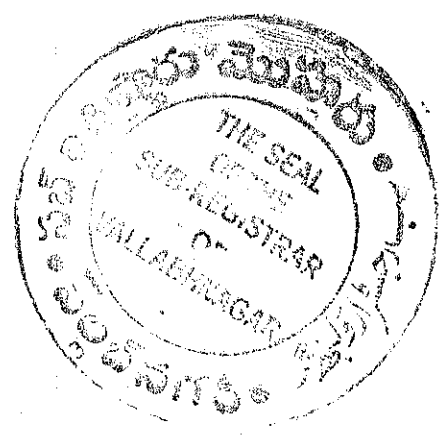
- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after 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 21,757 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 a semi-deluxe apartment bearing flat no. 103 on the first floor, in block no. 'C' having a super built-up area of 1230 sft., (i.e., 984 sft. of built-up area & 246 sft. of common area) together with undivided share in the scheduled land to the extent of 65.88 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 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.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.10,25,000/-(Rupees Ten Lakhs Twenty Five Thousand Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

1వ పుస్తకము 2012 సం/శా.శ.1934..... వ.నంబు
దస్తావేజు నెం. 1807 మొట్టమొదటి తారీఖముల సంఖ్య
(16) ఈ తారీఖము వరుస సంఖ్య (2)

సచి-అజినారు



- 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. 103 on the first floor, in block no. 'C', having a super built-up area of 1230 sft., in building known as Greenwood Residency together with:

- a) An undivided share in the Schedule Land to the extent of 65.88 Sq. yds.
- b) A reserved parking space for one car on the stilt floor, admeasuring about 100 sft.

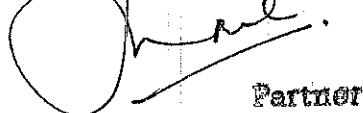
Situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- a) Rs.5,33,000/- (Rupees Five Lakhs Thirty Three Thousand Only) paid by way of cheque no.479714, dated 17.04.2012 drawn on State Bank of India, Patny Branch, Secunderabad issued by SBI, RACPC-1, Hyderabad.
- b) Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) paid by way of cheque no. 811572, dated 13.02.2012 drawn on ICICI, Varanasi Branch, U.P.,
- c) Rs.1,17,000/- (Rupees One Lakh Seventeen Thousand Only) paid by way of cheque no.022887, dated 19.04.2012 drawn on SBI, Sultanpur Branch, U.P.,
- d) Rs.1,00,000/- (Rupees One Lakh Only) paid by way of cheque no. 50910, dated 19.04.2012 drawn on Bank of Baroda, Varanasi Branch, U.P.,
- e) Rs.25,000/- (Rupees Twenty Five Thousand Only) paid by way of cheque no. 022881, dated 07.02.2012 drawn on SBI, Sultanpur Branch, U.P.,

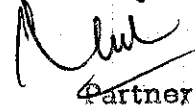
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.

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

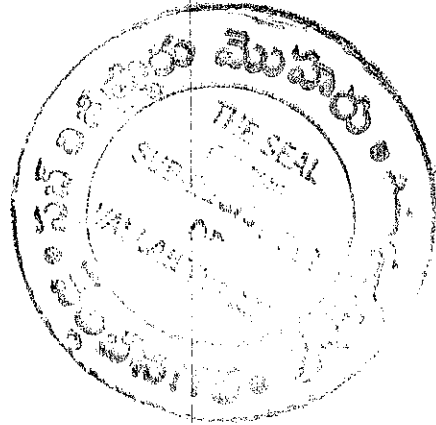

Partner

For Greenwood Estates

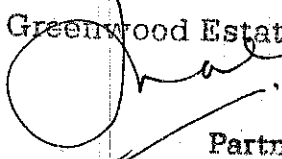
Partner

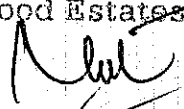
1వ పుస్తకము 2012 నం/కా.న:19 84 వ.గం.2
కట్టెనంబు నం: 1807 మొట్టమొదటి కాగితముల సంఖ్య
(16) ఈ కాగితము కట్టెనంబు (4)

సచి-రిజిస్ట్రారు




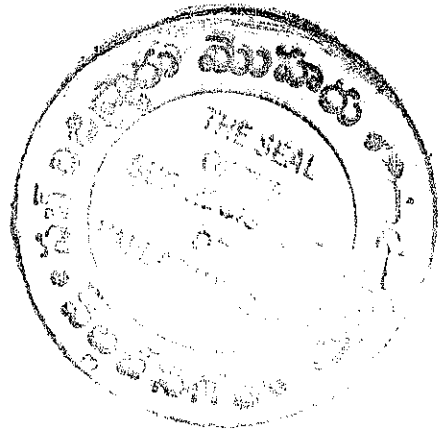
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone 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, the 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

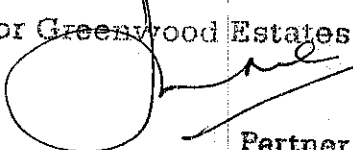
For Greenwood Estates

Partner

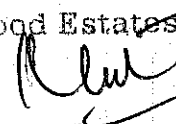
1వ పుస్తకము 2012 నం/త.వ.1924..... వ.నం.పు
దస్తావేజు నం. 1807 మొత్తము తారీఖునూల సంఖ్య
66) ఈ తారీఖునూ వదున సంఖ్య (5)


సబ్-రిజిస్ట్రారు



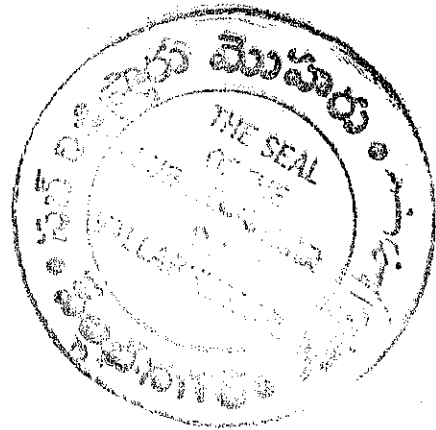
- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various 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 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.
- 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. 76,875/- is paid by way of pay order no. 169231, dated 19.04.2012 and VAT an amount of Rs.32,238/- paid by way of pay order no. 169232, dated 19.04.2012 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

1వ పుస్తకము 2012 నెం/కా.క.1934 వనం.నా
కన్యావేద సరి. 1807 వెయ్యియేడు అక్షరముల సంఖ్య
(16) ఈ కారితము దయన సంఖ్య 66)

సచ-లి.జన్మిరు



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. 103 on the first floor, in block no. 'C' admeasuring 1230 sft., of super built-up area (i.e., 984 sft., of built-up area & 246 sft., of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for one 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:

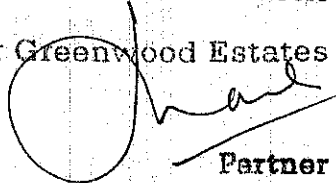
North By	Open to Sky & 7' wide corridor
South By	Flat No. 111
East By	Open to Sky
West By	Open to Sky

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

WITNESSES:

1. Abanav Kur
2. B. Govi

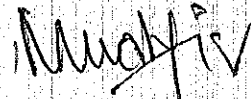
For Greenwood Estates


Partner

For Greenwood Estates


Partner

VENDOR

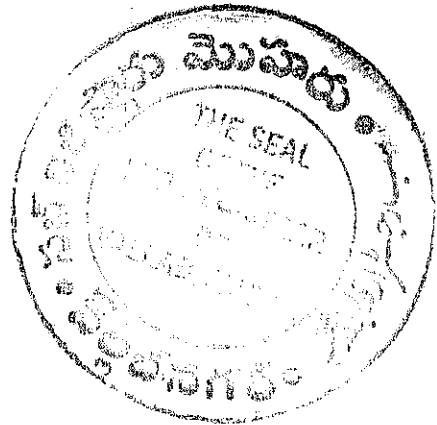


BUYER



1వ పేజీలకు 2012-సం/త.న.19 కి..... వనంపై
డస్ట్రబేట సెం. 1807 మొత్తము తాగితముల సంఖ్య
(16) ఈ తాగితము వరుస సంఖ్య (7)

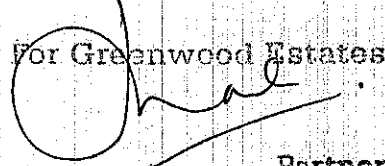
సబ్-రిజిస్ట్రారు



ANNEXURE-1-A

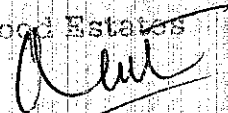
1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 103 on the first floor, in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 65.88 sq. yds., U/S Out of Ac. 6-05 Gts.,
4. **Built up area Particulars:**
- a) In the Ground / Stilt Floor : 100 Sft. Parking space for one car
- b) In the First Floor : 1230 Sft
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,25,000/-

For Greenwood Estates



Partner

For Greenwood Estates



Partner

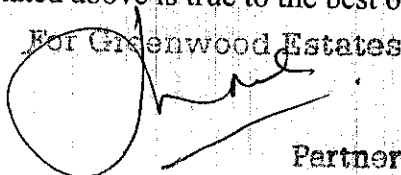
Signature of the Executants

Date: 20.04.2012

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

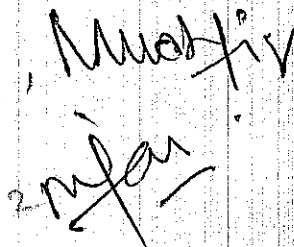
For Greenwood Estates



Partner

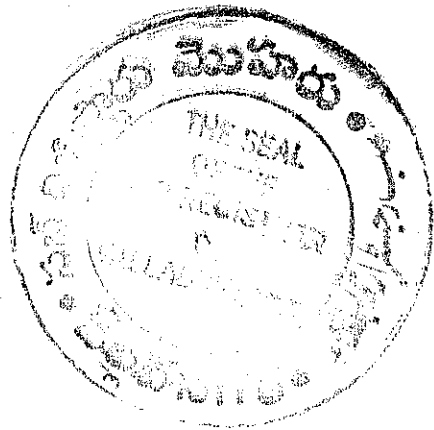
Signature of the Executants

Date: 20.04.2012



1వ పుస్తకము 2017 నెం/004.19 కి... తనంబ
దస్తావేజ్ నెం. 1807 పుస్తకము అగీతముల సంఖ్య
6160 ఈ కాగితము భరణ సంఖ్య (8)

సభ-లిజ్టరు



REGISTRATION PLAN SHOWING

FLAT NO. 103 IN BLOCK NO. 'C' ON FIRST FLOOR

IN THE PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

Situated at

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR:

M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

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

2. MR. MEET B. MEHTA, SON OF LATE BHARAT U. MEHTA

BUYER:

1. Lt. Col. MUSHFIQUE AHMAD KHAN, SON OF MR. S. A. KHAN

2. MRS. NIGAR KHAN, WIFE OF Lt. Col. MUSHFIQUE AHMAD KHAN

REFERENCE:
AREA:

65.88

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

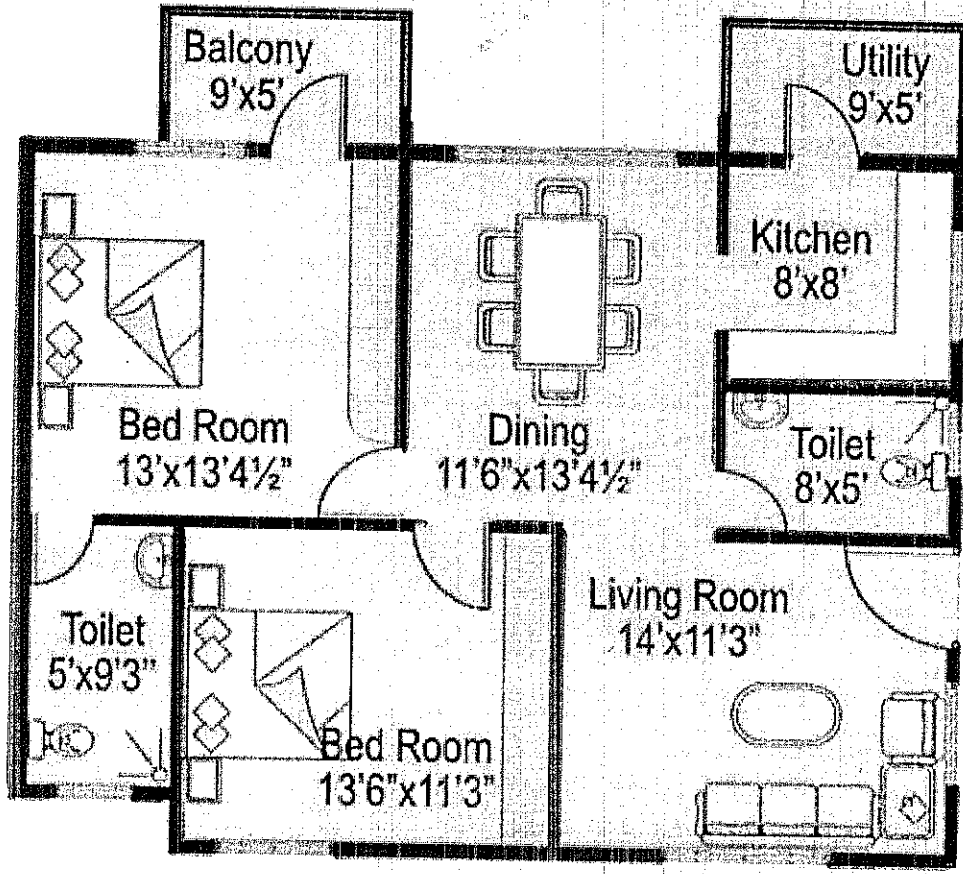


U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1230 Sft.

Open to Sky



Flat No. 111



Open to Sky & 7' wide corridor

For Greenwood Estates

Partner

For Greenwood Estates

Partner

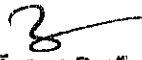
SIG. OF THE VENDOR

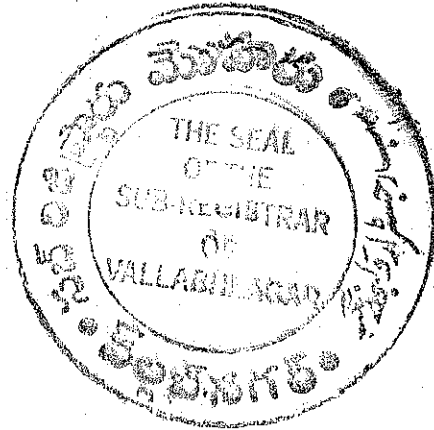
SIG. OF THE BUYER

WITNESSES:

-
-

1వ పేజీ నెంబర్ 2017 నం/నా.క.19 కె.ఎ. పనులు
దిస్తావట్ల నం. 1807 వస్తువుల తనిఖీల సంఖ్య
(16) ఈ తనిఖీలను తయారు సంఖ్య (9)

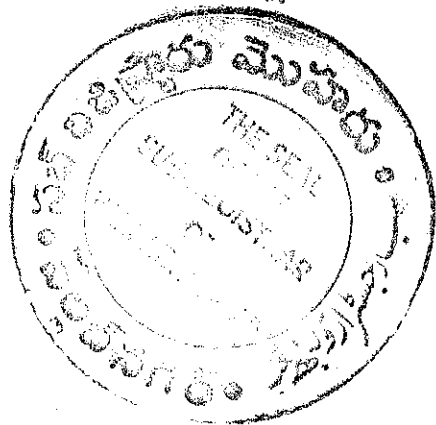

సబ్-రిజిస్ట్రారు





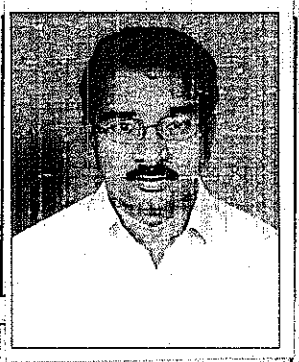
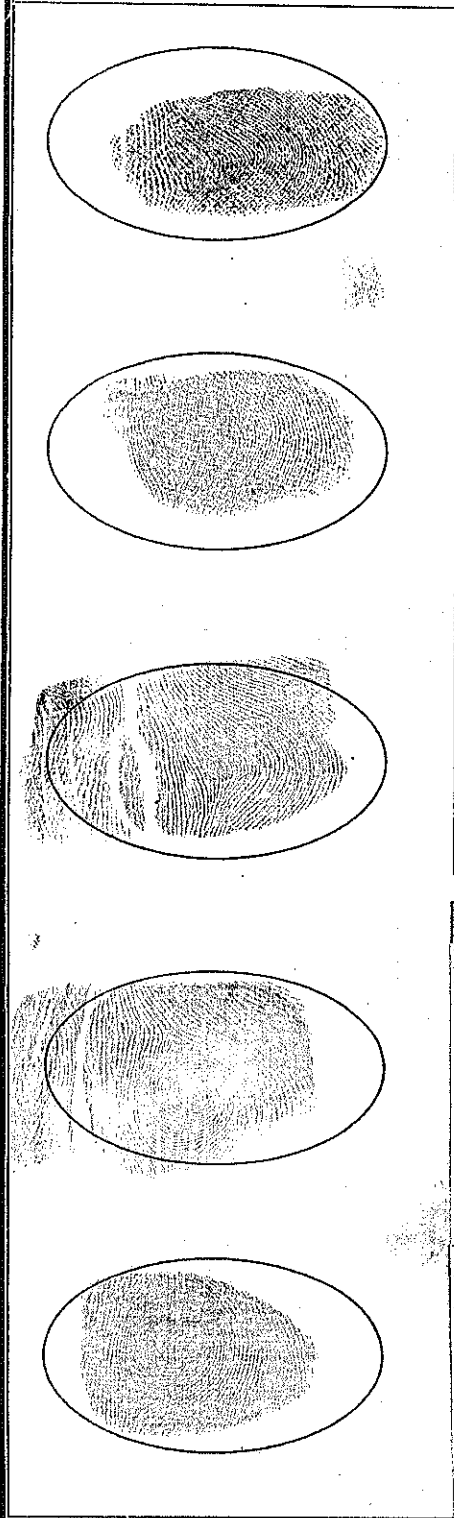
15 మార్చి 2012 నెం/కె.419 జి. వనంశి
దస్తావేజు నెం. 1807 మార్చి 2012 తారీఖున
(18) కి కేసును జరపి నెంబు (10)

సర్-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
REP. BY ITS PARTNERS
1. SHRI. SOHAM MODI
 S/O. SHRI. SATISH MODI

2. SHRI. MEET B. MEHTA
 S/O. LATE BHARAT U. MEHTA
 R/O. PLOT NO. 21
 BAPUBAGH COLONY
 P. G. ROAD, SECUNDERABAD - 500 003

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:

Lt. Col. MUSHFIQUE AHMAD KHAN
S/O. MR. S. A. KHAN
R/O. 25/C, ARMY OFFICERS ENCLAVE
OPP R. T. O. TIRUMALGIRI
SECUNDERABAD

BUYER NO. 2:

MRS. NIGAR KHAN
W/O. Lt. Col. MUSHFIQUE AHMAD KHAN
R/O. 25/C, ARMY OFFICERS ENCLAVE
OPP R. T. O. TIRUMALGIRI
SECUNDERABAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

Partner

Partner

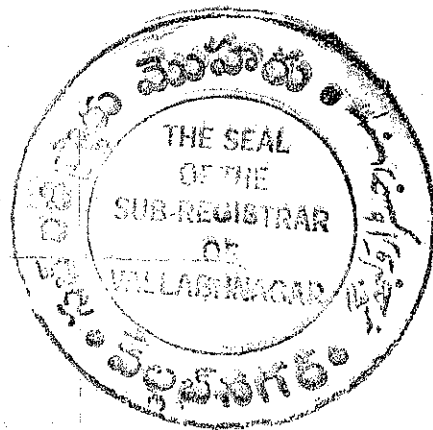
SIGNATURE OF THE EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Lt. Col. Mushfique Ahmad Khan, 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

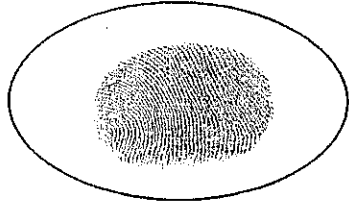

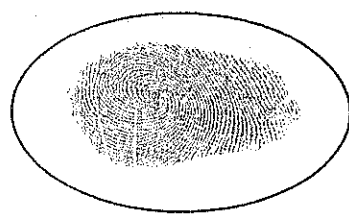

SIGNATURE OF BUYER NO. 2

1st Floor No. 2012, No. 10, 2nd Floor, Khammam
District Office No. 1807, Khammam District Office
(16) Khammam District Office (11)
Sub-Registrar

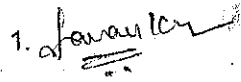



1802/13

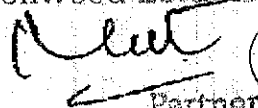
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

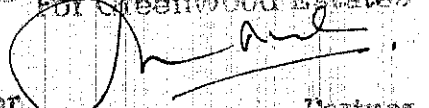
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>WITNESSES:</p> <p>1. MR. D. PAVAN KUMAR S/O. MR. D. ANJANEYULU R/O. H. NO: - 2-63/2 PARVATAPURAM UPPAL HYDERABAD.</p>
			<p>2. MR. B. M. RAJ KUMAR S/O. MR. B. MUKUND RAO R/O. H. NO: - 1-5/1 MACHABOLLARAM SECUNDERABAD.</p>

SIGNATURE OF WITNESSES:

- 
- 

For Greenwood Estates For Greenwood Estates

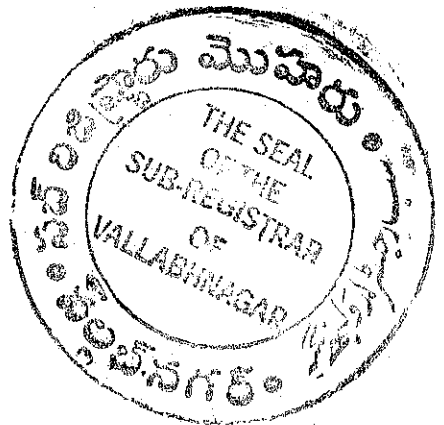
 Partner

 Partner

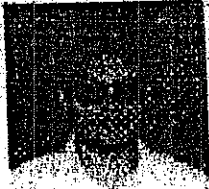
SIGNATURE OF EXECUTANTS

1వ పుస్తకము 2002 సం/తా.19 కృ. వ.నం.11
దస్తావేజు నెం. 187 మొత్తము కారితముల సంఖ్య
0.6 ఈ కారితము వరుస నంబు (12)

సబ్-రెజిస్ట్రారు



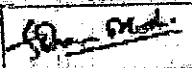
स्थायी लेखा संख्या / **PERMANENT ACCOUNT NUMBER**
AEIMP16725H



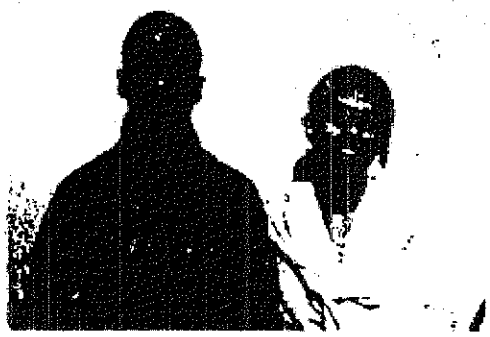
नाम / **NAME**
SATISH SATISH MODI

पिता का नाम / **FATHER'S NAME**
SATISH MANLAL MODI

जन्म तिथि / **DATE OF BIRTH**
18-10-1969

हस्ताक्षर / **SIGNATURE**


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



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Monali	Wife	26/07/79	27
3	Hriday	Son	14/02/03	3
4	Dhriti	Daughter	16/11/04	2

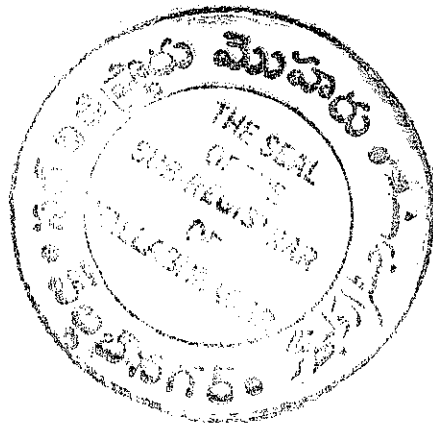
D.P.L. No.114
BHARAT SCOUTS & GUIDES-IT
PARADISE, SEC'BAD
 16/02/2009

HOUSEHOLD CARD

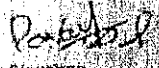
Card No : **PAP167831500828**
 F.P Shop No : **815**
 पद : **शु. 28 406**
 Name of Head of Household : **Meetha, Mest Bharat**
 पति/पति का नाम : **406**
 Father/ Husband name : **Bharat**
 जन्म तिथि / Date of Birth : **03/07/1976**
 आयु / Age : **30**
 व्यवसाय / Occupation : **Own Business**
 गृह सं. / House No. : **2-3-577E-401**
 रस्ता / Street : **MINISTER ROAD**
 Colony : **D V COLONY**
 वार्ड : **2**
 Circle : **Circle VIII**
 जिला / District : **Hyderabad**
 Annual Income (Rs.) : **100,000**
 LPG Consumer No. (1) : **453394(Single)**
 LPG Dealer Name (1) : **Navratri Enterprises,IOC**
 LPG Consumer No. (2) : **/**
 LPG Dealer Name (2) : **/**

15 జనవరి 2012 నంబర్/2012/19 34 వనంబు
విస్తారం నం. 1807 మొదటి అధికారుల సంఖ్య
(16) 11 కార్యదర్శి ఉపాధి సంఖ్య (13)

సచి-అధికారులు



WITNESSES NO. 1


आयकर विभाग
INCOME TAX DEPARTMENT
DOKUPARTHY PAVANKUMAR
ANJANEYULU DOKUPARTHY
14/03/1990
Permanent Account Number
BCUPD8249M

Signature

भारत सरकार
GOVT. OF INDIA



Anjaneyulu

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT
B M RAJ KUMAR
MUKUND RAO
03/01/1978
Permanent Account Number
AIOPR9833L

Signature



भारत सरकार
GOVT. OF INDIA

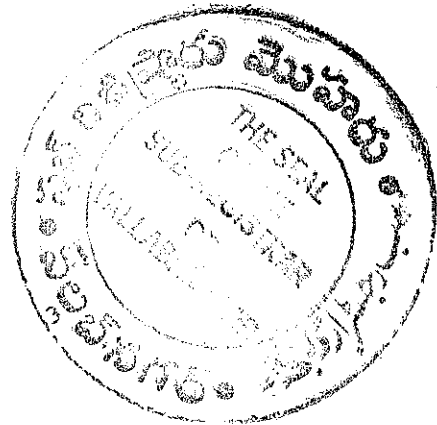


इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटाये
आयकर सेवा विभाग, एन एस डी यू
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर फोरल, मुंबई - 400 013.

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 Forel, Mumbai - 400 013.
Tel: 91-22-2499 4650; Fax: 91-22-2495 0664.
email: timinfu@nsdl.co.in

1807 నంబరులోని 1034 వ.నం.నా
తప్పిపోయినది. 1807 వ.నం.నా
616 వ.నం.నా తప్పిపోయినది. (14)

న.నం.నా



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AIPPK5482P

नाम / NAME
MUSHFIQUE AHMAD KHAN

पिता का नाम / FATHER'S NAME
SHAFIQUE AHMAD KHAN

जन्म तिथि / DATE OF BIRTH
10-01-1973

हस्ताक्षर / SIGNATURE
Mushfiq

आयकर अधिकारी (कंप्यूटर क्षेत्र)
 Commissioner of Income-tax (Computer Operations)
P.R. Sharma

Mushfiq

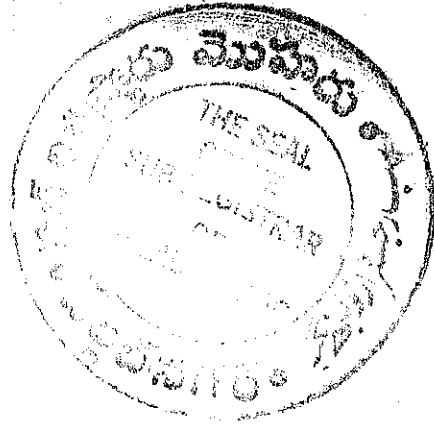
इस कार्ड को खोने / गिरा जाने पर तुरंत जारी करने
 वाले अधिकारी को सूचित / सूचना देना है
 आयकर अधिकारी (कंप्यूटर क्षेत्र),
 आयकर भवन,
 12, साहू वासवाली चौक,
 पुणे - 411 001.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Commissioner of Income Tax (Computer Operations),
 Ayaskar Bhavan,
 12, Sahu Vaswani Chowk,
 Pune - 411 001.

Mushfiq

1వ పుస్తకము 2012 సంవత్సరము 19 కె. కనంబె
దస్తవేజు సం. 1807 సంవత్సరము అగ్రముల నంబు
(16) ఈ కాగితము పలుకు నంబు (15)

సభ-లెజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIGAR KHANAM

PARVEZ KHAN

26/12/1978

Permanent Account Number

APOPK2110G

Signature



24122005

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
प्रत्यापूर्ति करें / लौटाएं :
आयकर धन सेवा केंद्र, एन एन डी एन
कीमती मंदिर, ट्रेड वर्ल्ड ए विंग, कान्हा मिल्स कंपाउंड
एन बी मार्ग, लोवर पैरल, मुंबई - 400 013.

*This card is lost / someone's lost card is found,
please inform / return to :*
Income Tax TAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamla Mills Compound,
S. B. Marg, Lower Parol, Mumbai - 400 013.
Tel: 91-22-2499 4630; Fax: 91-22-2495 0664,
email: tanhb@nsdl.co.in

15 ఫిబ్రవరి 2012 నెం/కె.ఆ.19 34 హనుమా
 దస్తావీజు నెం. 1807 ముక్తమల కాలనీయాల నంబు
 (16) కి కలిపించు తీమా నంబు (16)



సబ్-రిజిస్ట్రారు

