

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, Sor of Shri. Satish Modi aged about 40 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 32 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, R/o. H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
- 2. SHRI. K. GOPINATH, S/O. SHRI. K. EHASKAR aged about 18 years, Occupation Business, R/6. H. No. 2-44/1, Sai Nagar, Chaitanya puri, Di shuknagar, Hyderabad.
- 3. SHRI. A. PURUSHOTHAM, S/O. SHRI. A. VITTAL, aged about 41 years, Occupation Business, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1⁵¹ floor, Jayamansion, Kavadiguda, Hyderabad.
- 4. SHRI. A. SRINIVAS, S/O. SHRI. A. VITTAL aged about 33 years, Occupation Business, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Javamansion, Kavadiguda, Hyderabad.
- 5. SHRI. BELIDE VENKATESH, S/O. SHRI. EASHWARAIAH, aged about 40 years, Occupation Business, R/o. H. No. 1-3-2, Kisan Nagar, Bhongir, Nalgonda Dist.

being prepresented by Shri. Soham Modi. Son of Shri. Satish Modi aged about 40 years, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 32 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

Partner

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Partner

1 \$\ding\frac{1}{2}\ding\frac{ దస్తావేజు నెం 30 కాస్త్రామ్లు చాగిత్మయుల సంఖ్య 🗘 ಈ ಕಾಗಿತಮು ವರುಸ್ ೧೦೩೩ (🖺)

ENDO-SSEMENT Cem Line kill? and have been paid in respect of this documents 1. Far - up 13 my: සක්-වසද්_{මි}රා Ps. CC 2.46 1. 2 80 2 6 7 🤼 🗗 1889).... 7900 -00 ... 2509) The N. Sémiany the market party RS. 24000 0 200 T. in Grash so 2. 12 103 Str. 21 III, Go Istration 1984 Align Programme in Rs. (000) 200 The share of con-1 Uses Charges. 1 ham consected from 2. In the share of Grati-19 J20 8 70 29 37 37 37 3 **- ములయు......**.గంటల మేష్క కల్లభేశగర్ శభ్ లిజ**్రెం**ర్ the most & Sans lake Beaghakar లజిస్టేవన్ చెట్టము 1903 రోజు 205 02వే ను అనుసలంచా ත්ත්වූලයක්ත්ත්වන එමකි ලංකුලා කි.වයකා සිටය**ාරු**ලණ **ත්ක**් ගතහා තීබ් රානාකා ල<u>ෙර්රටට විවත</u> හා ඔවුල ආ**නම** వాసీ అచ్చినట్లు ఓస్పెతోన్నం Grasianging ఎడమ బోటస**ెల**ు

K. Prabhakar Reddy, Sée. K. Padma Raddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Scham Mansion, M.G. Road, Secunderabad-03, through allested GPAISPA for presentation of documents, Vide GPA SPA No. 87 GKW | 08 and Reddy District.

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B. RAJ KUMAL JO. MUKUND RAD OCE: SERVICE RJO. ALWAL, SECBAD

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- 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 plar in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stlt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing semi-finished, semi-deluxe apartment bearing flat no. 206 on the second 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. 12,00,000/-(Rupees Twelve Lakhs Only) and the Buyer has agreed to purchase the same.

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- 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 rayour 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 FOLOWS:

- 1. In pursuance of the aforesaid agreemen: the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 206 on second 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 I and 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. 12,00,000/-(Rupees Twelve Lakhs 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 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 filly 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 Creenwood Estates

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- 6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/inutate 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 fcllows:
 - 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 titted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - 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 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 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 what soever.

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- 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. 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 cat, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall written permission of the Vendor cr 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 ary 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. 90,000/- is paid by way of challan No. 090392, dated 3.00.10, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 12,000/- paid by way of Pay order No. 157801, dated 01.09.10, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

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Partner

For Greenwood Estates

Partner

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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
0	Earld III 59. No. 202
South By	Village boundary of Yapral
Day D	- mage boundary of Yapral
East By	Land in Sy. No. 202
West By	
west by	Land in Sy. No. 207 & 212
	257.740.207 & 212

SCHEDULE 'B'

SCHEDULE OF APARTMENT

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

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	7' wide corridor
T) 1 ***	

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:

For Greenwood Estates

For Greenwood Estates

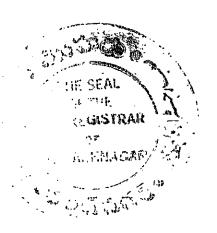
Partner

VENDOR

BÜYER

1 వ పుస్తకము 20 సం/లా.శ.19 32వు.సం. పు దస్తించేజు సెం 20 స్ట్రామ్లు కా కముల సంఖ్య (3) ఈ కాగితము వరుస సంఖ్య (3)

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ANNEXURE-1-A

1. Description of the Building

: SEMI-DELUXE apartment bearing flat no. 206 on the second 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 S.t. Parking space for One Car

b) In the First Floor

c) In the Second Floor

: 1665 Sft

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. 17,00,000 -

To: Greek good Estates

Tartner

For Greenwood Estates

Signature of the Executants

Date: 03.09.2010

Date: 03.09.2010

CERTIFICATE

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

Pertner

Signature of the Executants

1 න් නුරුපකාම 2010 තිරුම ජ.19 <u>දිව</u>ත් න්ට නී ක්කුබ්ස බවේ 20 7 කිරුණු ක්ට ත්රාව හිරඹු (1) ජා පැරිණිකා හිරාහි හිරුණු (18)

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REGISTRATION P	LAN SHUWING		6 IN BLOCK NO. 'A	<u></u>				
1		IN PROJEC	KNOWN AS "GRE	ENWOOD RES	SIDENCY"			
IN SURVEY NOS.	202, 203, 204, 2	05 & 206	- (•			
	KOWKUR VILL	AGE,	MAL	KAJGIRI .	Mandal, R.R. Dist.			
VENDOR:	M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS							
	1. MR. SOHAM	MODI, SON OF M	R. SATISH MODI					
	2. MRS. K. SRIE	DEVI, WIFE OF M	R. K. V. S. REDDY					
BUYER:	MR VIKRANT F	PATNAIK, SON OF	MR. GRP. CAPT. E	BICHITRANAND	PATNAIK			
REFERENCE: AREA:	89.18	SCALE: SQ. YDS. OR	INCL: SQ. MTRS.		EXCL:			
U/S. OUT OF TOT PLINTH AREA	: 1665 SFT.	de corridor			♣ N			
Open to Sky	Toilet	-	ving Room 24½'x15'3" Bed Room 10'3"x11'3"	Open to Sky				
Utili 9 x	ly -	5'x8' 6	led Room '3'x13'4'/2" Balcony 9'x5'		Greenwood Estates Partner Chemwood Estates Chedda			
WITHESSES:	\	Open to Sky			Partner SIG. OF THE VENDO			
	6			•	SIG. OF THE BUY			

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

SIL,NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE**

NAME & PERMANENT **POSTAL ADDRESS OF** PRESENTANT / SELLER / BUYER

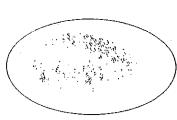








M/S. GREENWOOD ESTATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187'3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD, SECUNDERABAD -500 003 REP. BY ITS PARTNERS 1. SHRI. SOHAM MODI S/O. SHRI, SATISH MODI





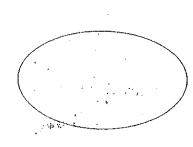
2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1ST LANE BEGUMPET **HYDERABAD**

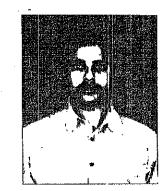




SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 08/BKIV/2008 Dt: 09.01.2008:

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.





BUYER:

MR. VIKRANT PATNAIK S/O.MR. GRP. CAPT. BICHITRANAND PATNAIK R/O. H. NO. 1A, AIR FORCE ENCLAVE OLD RACE COURSE MUDFORT SECUNDERABAD - 500003.

SIGNATURE OF WITNESSES:

For Gree. on Estação Partner For Groomwet d Estates

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

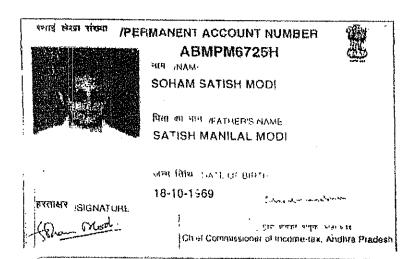
1 కు పుస్తకము <u>ఏం సం</u>గం/శా.శ.19 <u>22 న.సం. ప</u> దస్తావేజు సెం<u>కింట్ ము</u> కాంత మం సంఖ్య () క్ర ఈ కాంగితము వరున సంఖ్య () ()

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प्रधाई 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



आयकर विभाग INCOMETAX DEPARTMENT

PRABHAKAR REDDY K PADMA REDDY KANDI 15/01/1974 Permanant/Account Number AWSPP8104E

Continue Signature

Partner

HITA TEANT



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SUCI ALGISTRAN

OF

ASSINAGARAN

VIKRANT PÄTUMIK BICHITRANAND PATHAIK

26/07/1984 Permanent Account Number
AWZPP0166F

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