

POST No. 1909/12

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 151647

SL.No. 16037 Date 19-04-2012 Rupees 100/-

Sold to : C. Ramesh, S/o. C. Narsing Rao, R/o. Hyd.

For whom: Green Wood Estates.

S. ANJAMMA S. A. S.

Licensed Stamp Vendor Lic No: 9/94/ R/ 16/7/005-2012

H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,

Hyderabad-29. Cell: 9394086136, 9866378260

SALE DEED

This Sale Deed is made and executed on this 26th 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. Eashwaraiyah, 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

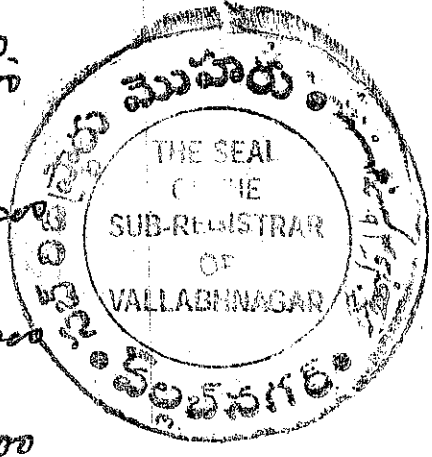
1వ పుస్తకము 2012 నం/క.శ.19 34 వనాం
 దస్తావేజు నెం. 1909 మొత్తము రూ. 300000
 () ఈ తాగితము మూల సొంత ()

3
 సబ్-రెజిస్ట్రారు

ENDORSEMENT

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

I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100 200
2. in shape of challan (u/s.41 of I.S.Act.,1899).....	Rs. 51150 200
3. in the shape of cash (u/s.41 of I.S.Act.,1899)	Rs. =
4. adjustment of stamp duty u/s. 16 of I.S.Act., 1908, if any	Rs. =
II. Transfer Duty:	
1. in the shape of challan	Rs. 20500 200
2. in the shape of cash	Rs. =
III. Registration fees:	
1. in the shape of challan	Rs. 512500
2. in the shape of cash	Rs. =
User Charges:	
1. in the shape of challan	Rs. 100 200
2. in the shape of cash	Rs. =
Total	769 950



2012లో వెంట నెం. 26 వ తేదీ
 1974లో నం. క్రి 77 మాసము 06 వ తేదీ వగలు
 మరయు 12 గంటల మధ్య పల్లభిసగర్ సబ్ రిజిస్ట్రార్
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 33వ సు అనుసరించి
 ముద్దించిన ఫోటో గ్రాఫులు మరియు ఫోటోస్టాంప్ సహా
 దాఖలు చేసి రుసుము రూ. 512500 లు చెల్లించినది
 దాని ఆధారము పుస్తకాన్ని
 రిజిస్ట్రేషన్ చేసినది

Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy
 R/o. 5-H-127/3 & 4,
 M.G. Road, Secunder,
 Documents.

S/o. K.P. Reddy OCS Service
 and A/cy, Bohem mansion,
 through SPA at presentation of
 via SPA no. 8/BK/108,
 dt. 19/01/08 at SEO,
 Vallabhnagar, R.R.O.

Sameer

Cdr. Sameer Swarup.
 S/o. Late Dr. B. S. Bhatnagar, Service
 R/o. INAS 312, INS Rajali, Arakkonam - 63100



రెజిస్ట్రారు కార్యాలయము



IN FAVOUR OF

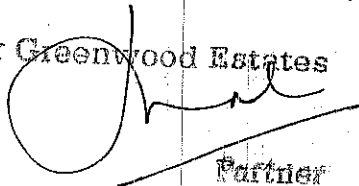
1. Cdr. SAMEER SWARUP, SON OF LATE Dr. B. S. BHATNAGAR, aged about 38 years
Occupation: Service.
2. Mrs. PAYAL SWARUP, WIFE OF Cdr. SAMEER SWARUP, aged about 36 years
both are residing at INAS 312, INS Rajali, Arakkonam - 631 006., hereinafter called the
"Buyer" (which term shall mean and include his / 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 8.02.2007, bearing document no. 741/2007 and, Sale Deed dated 5.01.2007 bearing document no. 64/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- B. The Vendor has purchased a portion of the land admeasuring about Ac. 1-00 Gts., from its previous owner Shri. Bhaker K. Bhatt vide doc no. 741/2007 referred to above. Shri. 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:
 - a. Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
 - b. Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
 - c. Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
 - d. Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy

For Greenwood Estates

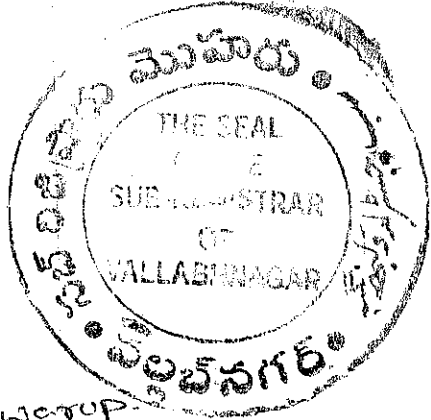

Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2012వం/సా.శ.19 34వం
 దస్తావేజు నెం. 1909 మొట్టమొదటి కారితముల
 (1) ఈ కారితము ఎరుస సంఖ్య (2)

సబ్-రిజిస్ట్రారు



అనుబంధము

Payal Swamp

Payal Swamp
 W/o. Cdr. Sameer Swamp
 R/o. INAS 312, INS Rajali
 Arakkonam - 631006.



నిరూపించినది:

① Bhatnagar

RISHI RAJ BHATNAGAR
 SON OF LATE Shri H.O.D. Bhatnagar
 Aparna Cyber Commune
 Block-C, Flat-No. 80 A
 Mallagandla
 Hyderabad-500019 (A.P.)

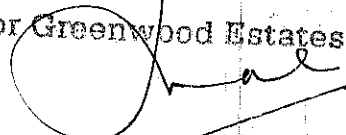
② [Signature]

Ch. Venkat Ramana Reddy
 S/o Late Anji Reddy
 R/o 11-18/2, Paravatepuram, Uppal, R.R. Dist.

2012 వ సం. వ.ద.ల నెం. 26 వ తేది
 1934 వ.సా.శ. క్ర.స. 7 మూలం 06 వ తేది

[Signature]
 B. Bhagavanth Rao
 సబ్-రిజిస్ట్రారు
 వల్లభనగర్

- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no. 4100/07, dated 13.09.2007.
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq. yds of undivided share of land in the SCHEDULED LAND. The Vendor shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,749 sq. yds of undivided share of land in the SCHEDULED LAND.
- I. The Vendor has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 205 on the second floor, in block no. 'A' 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 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.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/అ.శ.10 మేల్కొలిపే గుంటూరు జిల్లా
 దస్తావేజు నెం. 1909 మొత్తము ఈ గ్రామము సంఖ్య
 (3) ఈ లాగితము వరుస సంఖ్య (3)

సబ్-రిజిస్ట్రారు

ENDORSEMENT 41 & 42 OF I.S. ACT

No. 1909/12 Date 26/4/12

I hereby Certify that the deficit Stamp duty

Rs. 51150 (Rs. Fifty one thousand
 One Hundred and Fifty only)

has been levied in respect of the movement from
 Executant of this Court and also of agreed

Market Value of Rs. 1025000/-
 been higher than the consideration.

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

ENDORSEMENT

Wherein the following amounts have been paid in respect of this documents

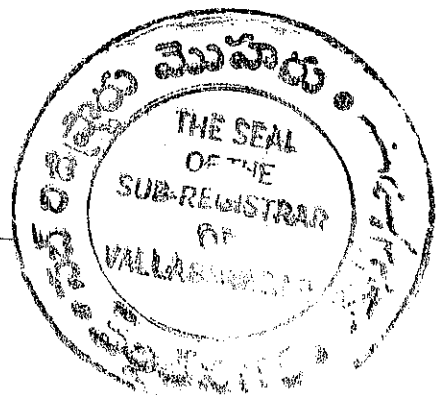
Sl. No.	Description of Fees	In the form of					Total
		Stamp duty	Challan	Cash	Stamp duty (5% of 1956)	DD/BO/ Pay Order	
1	Stamp duty	100	51150	D.D. No. 169334		51250/-	
2	Challan	-	20500	Date 24/4/12		20500/-	
3	Transfer Fee	-	5125	HDFC Bank		5125/-	
4	User Charge	-	100	Secunderabad		100/-	
	Total	100	76875			76975/-	

సబ్ రిజిస్ట్రారు
 గుంటూరు

1వ పుస్తకము 2012 సం/ అ.శ. 1934 వ నెంబర్
 1909 నెంబరుగా ప్రామాణికం చేసిన గుంటూరు జిల్లా
 నియంత్రణ కమిషన్ నెంబర్ 1909-2012

తేదీ 26/4/12

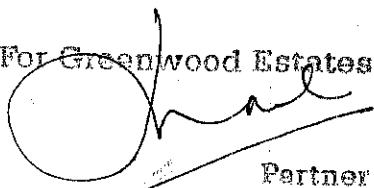
సబ్ రిజిస్ట్రారు
 గుంటూరు




- 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:

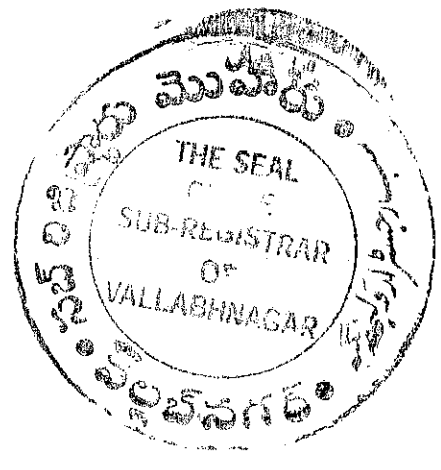
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 205 on the second floor, in block no. 'A', having a super built-up area of 1230 sft., (i.e., 984 sft. of built-up area & 246 sft. of common area) in building 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 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.10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

1వ పుస్తకము 2017వం/శా.శ.19 34 కె.నం.వి
దస్తావేజు నెం. 1909 మొత్తము ఆగితము సంఖ్య
(17) ఈ ఆగితము వరుస సంఖ్య (4)


సబ్-రిజిస్ట్రారు



6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
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:-
 - i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
 - ii. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - iii. That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

For Greenwood Estates

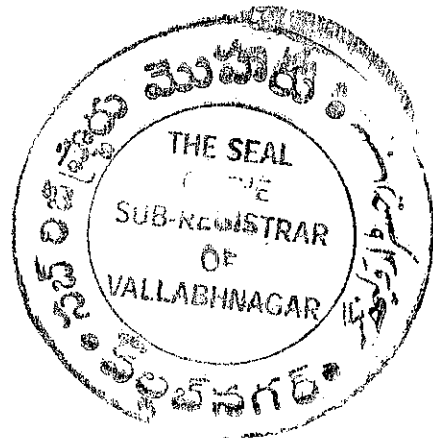

Partner

For Greenwood Estates


Partner

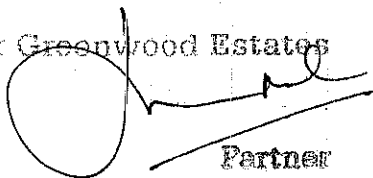
1వ పుస్తకము 2012 సం/శా.శ.19 34 దినములు
దస్తావేజు నెం. 1909 మొత్తము తాగితముల సంఖ్య
672 ఈ తాగితము వదున సంఖ్య (5)

సబ్-రెజిస్ట్రారు



- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- vii. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- viii. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled 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.
- ix. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs.76,875/- is paid by way of pay order no. 169334, dated 24.04.2012, and VAT an amount of Rs.32,238/- paid by way of Pay order no. 169333, dated 24.04.2012, both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

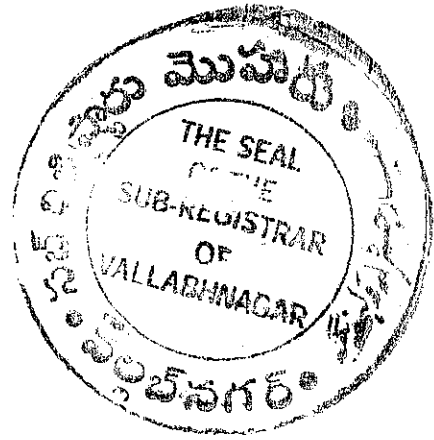

Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2012లో/స.క.19 34 వసంపు
దస్తావేజు నెం. 1949 మొత్తము తాగితముల సంఖ్య
67) ఈ తాగితము వీరుస సంఖ్య (6)

సర్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PORTION OF THE LAND AREA to the extent of Ac. 6-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, 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. 205 on the second floor, in block no. 'A' admeasuring 1230 sft., of super built-up area (i.e., 984 sft., of built-up area & 264 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 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	Flat No. 202
South By	Open to Sky & 7' wide corridor
East By	Open to Sky
West By	Open to Sky & 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.

Bhatnagar

For Greenwood Estates

Mut
Partner

For Greenwood Estates

Ohal
Partner

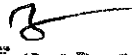
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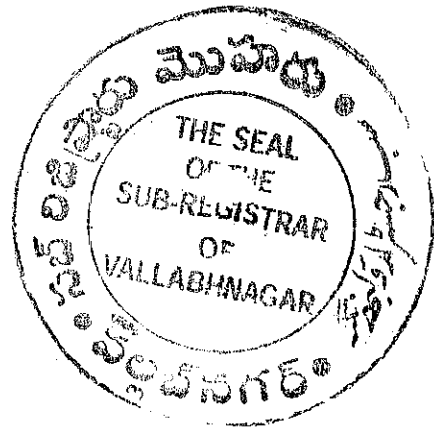
Swamy

VENDOR

Sameer
Pooja Swamy
BUYER

1వ పుస్తకము 2012వం/కా.శ.19 224 న.నం.ను
దస్తావేజు నం. 1929 మొత్తము తాగుముద్ర సంఖ్య
(17) ఈ తాగుముద్ర వరుస సంఖ్య (7)

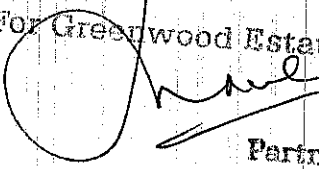

సబ్-రిజిస్ట్రారు

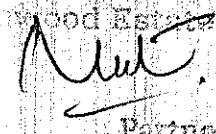


ANNEXURE-1+A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 205 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 : 65.88 sq. yds, U/S Out of Ac. 6-05 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor : 100 Sft. Parking space for One Car
- b) In the First Floor : -
- c) In the Second Floor : 1230 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. 10,25,000/-

Date: 26.04.2012

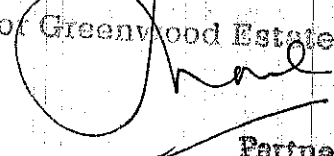
For Greenwood Estates

Partner


For Greenwood Estates

Partner

Signature of the Executants

C E R T I F I C A T E

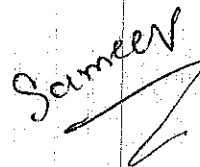
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

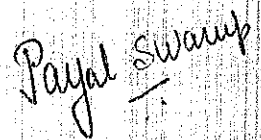
For Greenwood Estates

Partner

For Greenwood Estates

Partner

Date: 26.04.2012

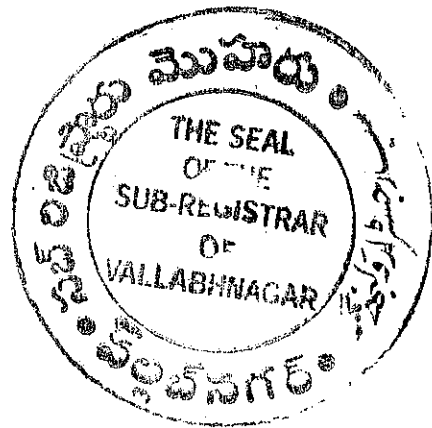
Signature of the Executants


Sameer


Payal Swamy

1వ పుస్తకము 2012 సం/శా.న.19 క్రి.ఎ. వసంబు
దస్తావేజు నెం. 1909 మొత్తము తాగితముల సంఖ్య
672 ఈ తాగితము వదున సంఖ్య (8)

2
సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 205 IN BLOCK NO. 'A' ON SECOND 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. CDR. SAMEER SWARUP, SON OF LATE DR. B. S. BHATNAGAR

2. MRS. PAYAL SWARUP, WIFE OF CDR. SAMEER SWARUP

REFERENCE:
AREA:

65.88

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

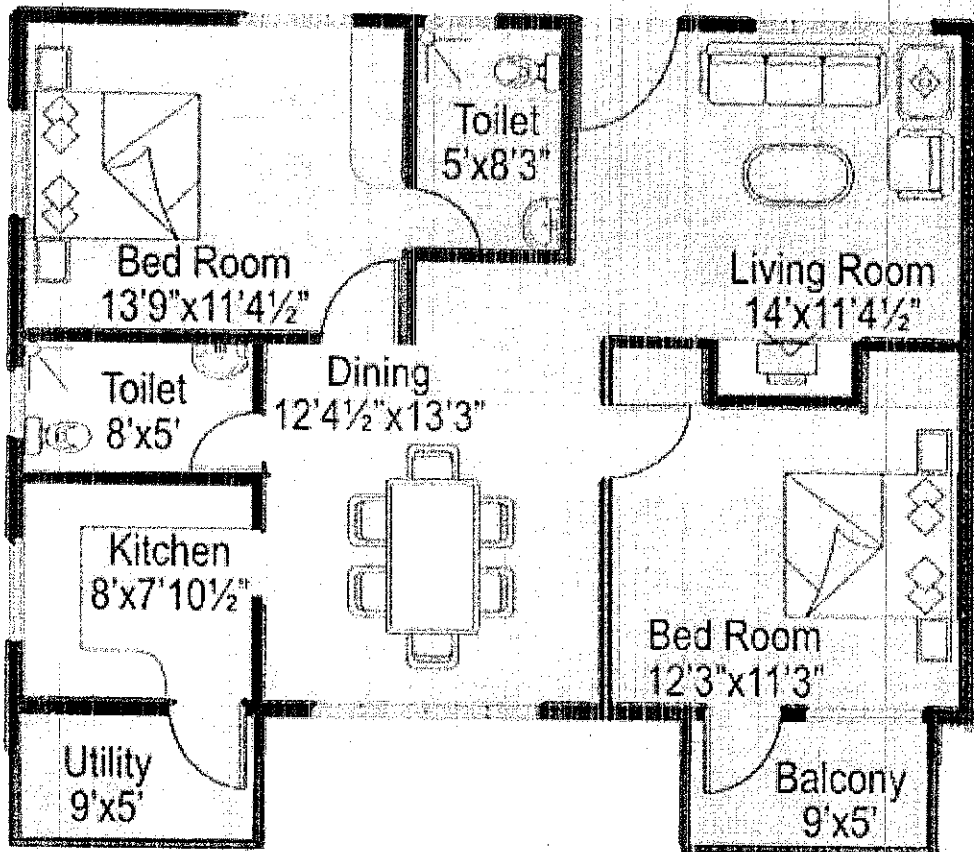


U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1230 Sft.

Open to Sky & 7' wide corridor



Open to Sky & 7' wide corridor



Flat No. 202

Open to Sky

For Greenwood Estates

WITNESSES:

- 1.
- 2.

For Greenwood Estates

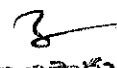
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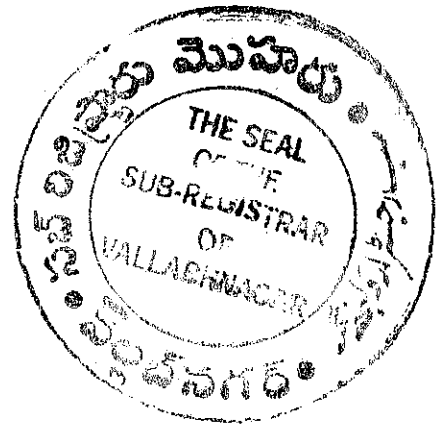
Partner

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

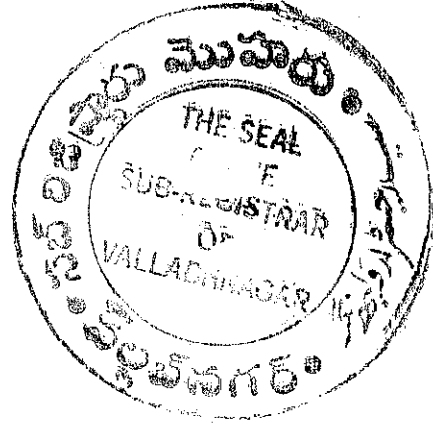
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దస్తావేజు నెం. 1909 మొట్టమొదటి తాగితముల సంఖ్య
(17) ఈ తాగితము పరుస సంఖ్య (9) 
సబ్-రిజిస్ట్రారు




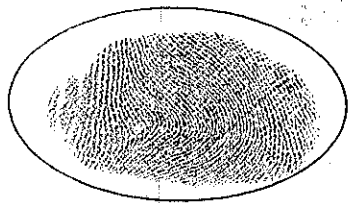

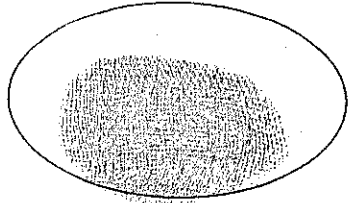
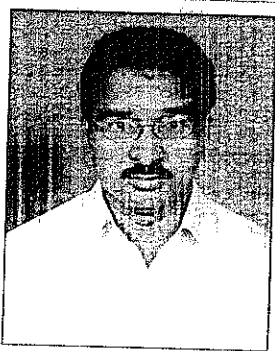
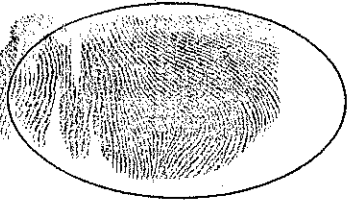

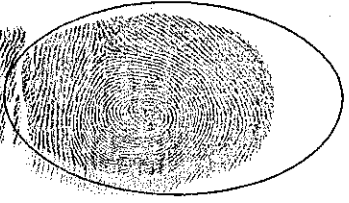

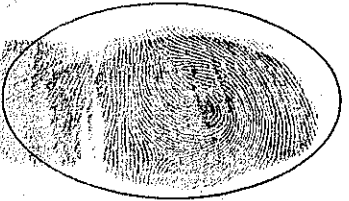


1వ పుస్తకము 2012సం/క.శ.19 34 కాకినాడ
దస్తావేజు నెం. 1909 మొత్తము కాకినాడ సంఖ్య
(17) ఈ కాకినాడ వరుస సంఖ్య (10)

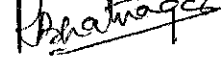
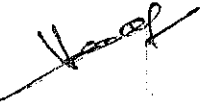
సబ్-రిజిస్ట్రారు



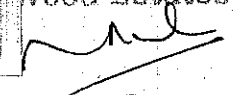
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

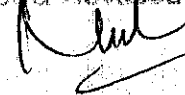
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S GREENWOOD ESTATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD, SECUNDERABAD - 500 003 REPRESENTED BY ITS PARTNERS 1. SHRI. SOHAM MODI S/O. SHRI. SATISH MODI 2. 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 NO. 1: CDR SAMEER SWARUP S/O. LATE DR. B. S. BHATNAGAR R/O. # INAS 312 INS RAJALI ARAKKONAM - 631 006 TAMILNADU. BUYER NO. 2: MRS. PAYAL SWARUP W/O. CDR SAMEER SWARUP R/O. # INAS 312 INS RAJALI ARAKKONAM - 631 006 TAMILNADU.
			
			
			
			

SIGNATURE OF WITNESSES:

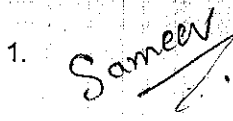
1. 
2. 

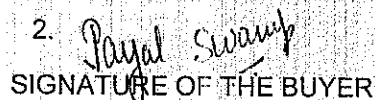
wood Estates For Greenwood Estates


Partner


Partner

SIGNATURE OF THE EXECUTANTS

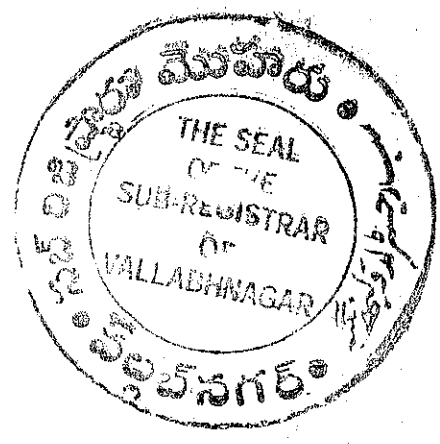
1. 
Sameer

2. 
Payal Swarup

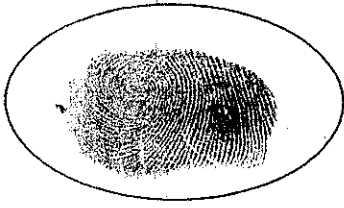

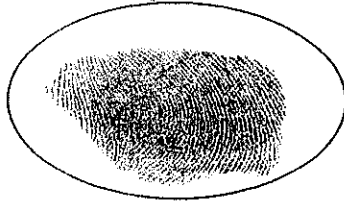
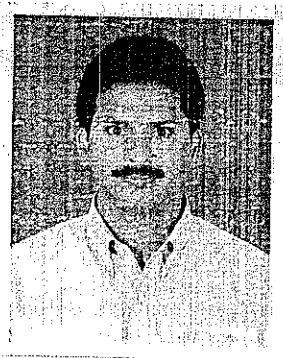
SIGNATURE OF THE BUYER

18 పుస్తకము 2012 సం/తా.శ.19 వ. సం.పు
దస్తావేజు నెం. 1909 మొత్తము తాగితముల సంఖ్య
(17) ఈ తాగితము పరుస సంఖ్య (1/)

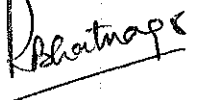
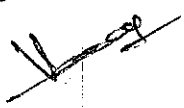

సబ్-రిజిస్ట్రారు

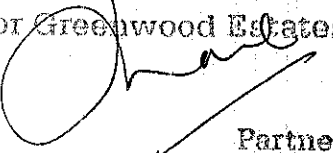



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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. RISHI RAJ BHATNAGAR S/O. LATE H.O.D. BHATNAGAR R/O. APARNA CYBER COMMUNE BLOCK - C, FLAT NO. 504 NALLAGANDLA HYDERABAD - 019.</p>
			<p>2. MR. CH VENKAT RAMANA REDDY S/O. MR. ANJI REDDY (LATE) R/O. H. NO. - 11187/2 PARVATAPURAM UPPAL HYDERABAD.</p>

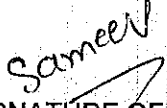
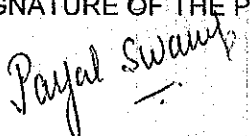
SIGNATURE OF WITNESSES:

1. 
2. 

For Greenwood Estates

Partner

For Greenwood Estates

Partner

SIGNATURE OF THE EXECUTANT


SIGNATURE OF THE PURCHASER


1వ పుస్తకము 2012 సం/శా.శ.19 34... గ.నం.పు
దస్తావేజు నెం. 1909... మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము వరుస సంఖ్య (12)

సబ్-రిజిస్ట్రారు

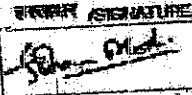


PERMANENT ACCOUNT NUMBER
ABMFM5725H

नाम / NAME
SOMIA SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

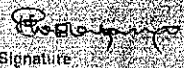
हस्ताक्षर / SIGNATURE



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

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

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

हस्ताक्षर / SIGNATURE




Prabhaakar Reddy K

For Greenwood Estates

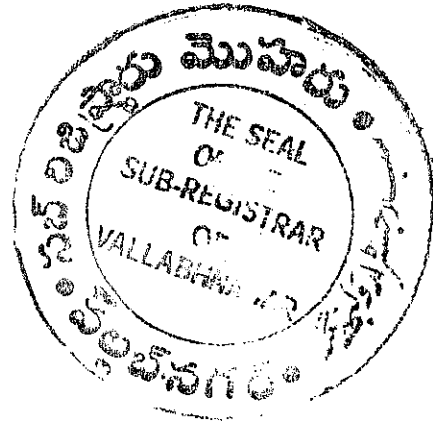
[Signature]
Partner

For Greenwood Estates

[Signature]
Partner

1వ పుస్తకము 2012సం/శా.శ.19 34 వసంపు
దస్తావేజు నెం. 1919 మొత్తము తారితముల సంఖ్య
(1) ఈ తారితము పరుస సంఖ్య (3)


సబ్-రిజిస్ట్రారు





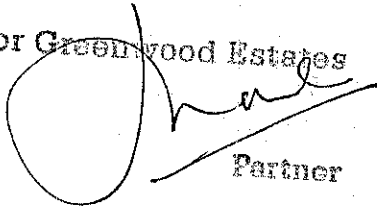
Family Members Details

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-T
PARADISE, SEC'BAD
 16/02/2000
 నామినేట్ చేసిన వ్యక్తి / నామినేట్ చేసిన వ్యక్తి

HOUSEHOLD CARD	
Card No	: PAPI6788150628
F.P Shop No	: 815
పేరు	: మేథా, మేక భారత్
Name of Head of Household	: Metha, Meek Bharat
తండ్రి/భర్త పేరు	: భారత్
Father/ Husband name	: Bharat
పుట్టిన తేదీ/Date of Birth	: 03/07/1976
వయస్సు/Age	: 30
వృత్తి/Occupation	: Own Business
గృహం.నెం./House No.	: 2-3-577/T-401
రోడ్ /Street	: MINISTER ROAD
Colony	: D V COLONY
Ward	: 52
Circle	: Circle VIII
జిల్లా /District	: Hyderabad
Annual Income (Rs.)	: 100,000
L.P.G. Consumer No. (1)	: 45339/(Single)
L.P.G. Dealer Name (1)	: Navrama Enterprises,IOC
L.P.G. Consumer No. (2)	: /
L.P.G. Dealer Name (2)	: /

For Greenwood Estates

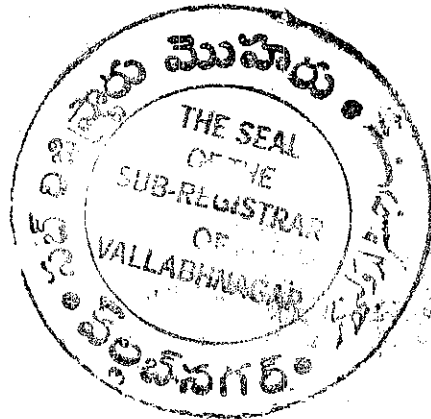

 Partner

For Greenwood Estates


 Partner

1వ పుస్తకము 2012 సం/అ.న.19 ... 3rd. ప.నం.అ
వస్తావేల నెంబ్ర. 1909... మొత్తము లాభితముల సంఖ్య
677 ఈ లాభితము పరిపాస సంఖ్య (1/4)


సబ్-రిజిస్ట్రారు



आयकर विभाग
INCOMETAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PAYAL SWARUP BHATNAGAR
RISHI RAJ BHATNAGAR

24/09/1975
Permanent Account Number
ASRPB1659F

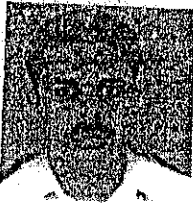


Signature

Payal Swarup

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ANYPS6184L



नाम / NAME
SAMEER B SWARUP

पिता का नाम / FATHER'S NAME
B S BHATNAGAR

जन्म तिथि / DATE OF BIRTH
05-12-1973

हस्ताक्षर / SIGNATURE

Sameer B Swarup

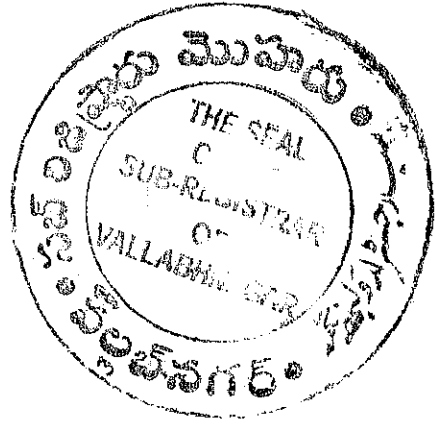
PSG

आयकर आयुक्त (कम्प्यूटर ऑपरेशन्स)
Commissioner of Income-tax (Computer Operations)

Sameer

1వ పుస్తకము 2012 సం/శా.శ.19 ... 224 న.నం.పు
దస్తావేజు నెం. 1989 మొక్కము రాగితముల సంఖ్య
070 ఈ కాగితము పుస్తక సంఖ్య (19)
17

సబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA
ANJI REDDY CHEERUKA
05/03/1972

Permanent/Account Number

AHNPC8363Q

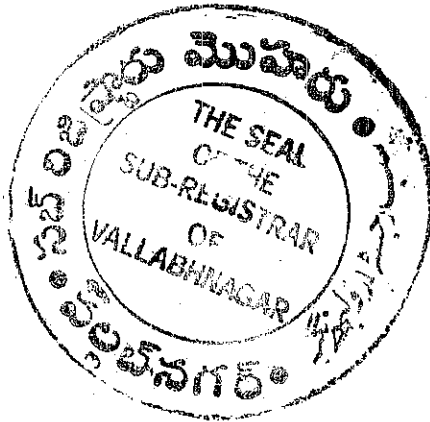
V. Ramana Reddy



[Handwritten signature]

1వ పుస్తకము 2012 సం/అ.స.19 34 వ.సంఖ్య
తస్మాదేత నెం. 1909 మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము వరుస సంఖ్య (16)

సచి-అజిమ్మ



R

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AA TPB6474C



नाम / NAME
RISHI RAJ BHATNAGAR

पिता का नाम / FATHER'S NAME
HARIOM DAYAL BHATNAGAR

जन्म तिथि / DATE OF BIRTH
20-06-1943

हस्ताक्षर / SIGNATURE

आयकर आयुक्त, कानपुर
COMMISSIONER OF INCOME-TAX, KANPUR

R. Bhatnagar

1వ పుస్తకము 2017 సం/శా.శ.19 మొదటి ప్ర.సంఖ్య
దస్తావేజు సం. 1909 మొదటి భాగము లాగితముల సంఖ్య
(17) ఈ లాగితము చురుకు సంఖ్య (17)

సచి-కె.జి.స్థాయి

