

23/12/22/14

3912 Jotham modi and another Reg by SPATHOLDER

శ్రీమతి / శ్రీ G. Parthasarathy Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము వుప్పుకోవడమైనది.

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|-----------------------|----------|--|--------------|--|
| దస్తావేజు స్వభావము | Sale | | | |
| దస్తావేజు విలువ | 3126,000 | | | |
| స్టాంపు విలువ రూ. | 100 | | | |
| దస్తావేజు నెంబరు | 1653/15 | | | |
| రిజిస్ట్రేషన్ రుసుము | 15630 | | vide D.O. NO | |
| లోటు స్టాంపు (D.S.D.) | 124940 | | 180912 | |
| GHMC (T.D.) | 46890 | | dt 22/4/15 | |
| యూజర్ ఛార్జీలు | 100 | | vat M. 39025 | |
| అదనపు షీట్లు | | | 404487 | |
| 5 x | | | dt 9/10/14 | |
| మొత్తం | 187560 | | | |

(అక్షరాల) Rupees one lakh eighty seven thousand Five hundred and sixty only

తేది 22/4/15

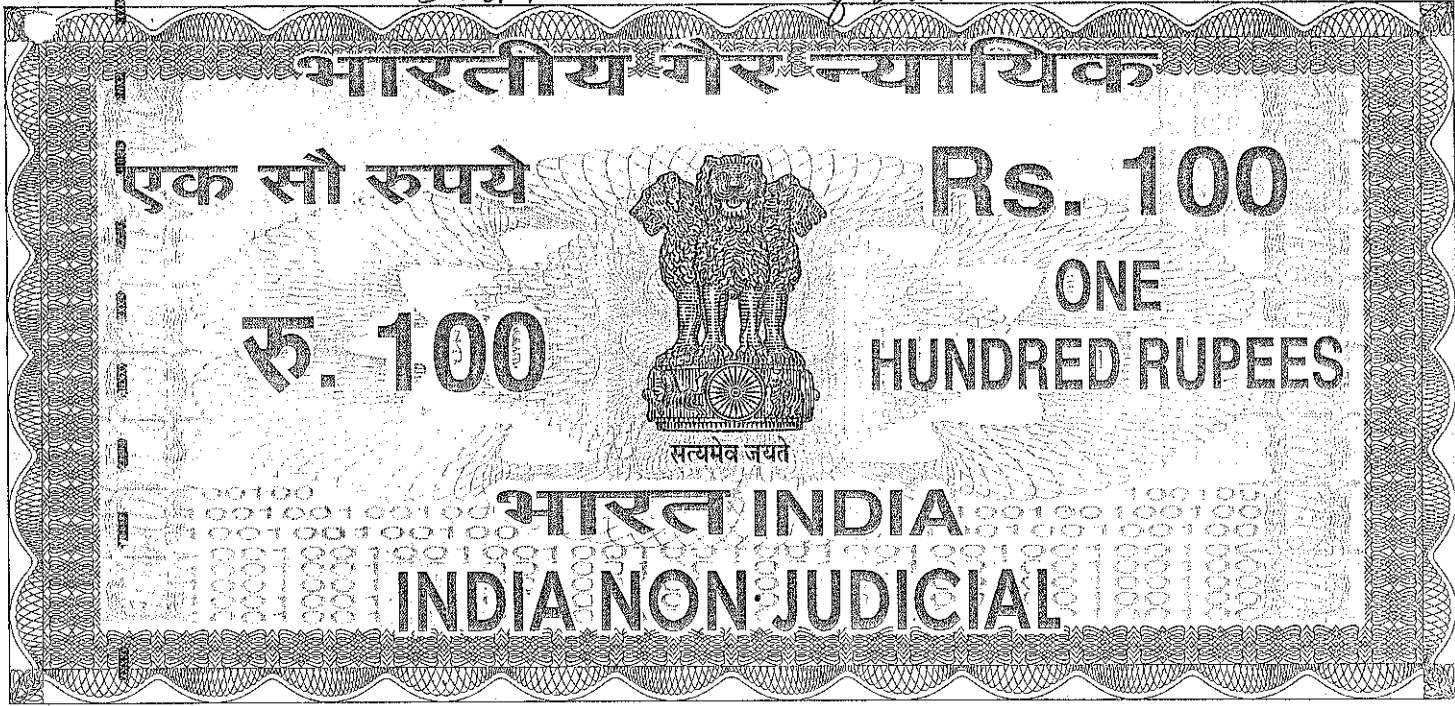
వాపసు తేది

రాష్ట్రములు (అను) జాయింట్ సబ్ రిజిస్ట్రారు-15 వల్లభవగర్ సబ్ రిజిస్ట్రారు

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.

1667

Doc No: 1653 of 2015



తెలంగాణ తేలంగానా TELANGANA

B 075286

S.No. 191 Date: 23-01-2015

CH. SHRAVANI

Sold to: MAHENDER

LICENSED STAMP VENDOR

S/o. MALLESH

LIC.No.15-31-029/2013,
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

For Whom: GREEN WOOD ESTATES

SALE DEED

This Sale Deed is made and executed on this 22nd day of April 2015 at SRO, Vallabhnagar, Ranga Reddy District 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 44 years; Occupation: Business, resident of Plot No.280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, Wife of Shri. K. V. S. Reddy aged about 34 years, Occupation: Business, resident of 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 48 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 23 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 48 years, Occupation Business, resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadi guda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 38 years, Occupation Business, resident of H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadi guda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 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 44 years, and Smt. K. Sridevi, Wife of Shri. K. V. S. Reddy, aged about 34 years, the Managing Partners / Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owners".

For Greenwood Estates

For Greenwood Estates

SCANNED

1766





Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15630/- paid between the hours of 12 and 1 on the 22nd day of APR, 2015 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec-32A):

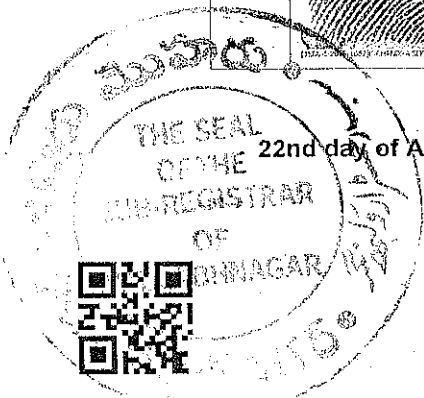
| SI No | Code | Thumb Impression | Photo | Address | Signature/Ink Thumb Impression |
|-------|------|--|---|--|--------------------------------|
| 1 | CL |  |  KASA SIVARANJANI: [1508-1-2015-1667] | KASA SIVARANJANI W/O MACHANI RAGHAVENDRA H.NO. 40-421-9, BHASKAR NAGAR, NEAR OLD AYYAPPA SWAMY TEMPLE, KURNOOL-518004, A.P. | <i>K. Sivaranjani</i> |
| 2 | CL |  |  MACHANI RAGHAVEN [1508-1-2015-1667] | MACHANI RAGHAVENDRA S/O. MACHANI SANKARAIAH H.NO.40-421-9, BHASKAR NAGAR, NEAR OLD AYYAPPA SWAMY TEMPLE, KURNOOL-518004, A.P. | <i>Machani</i> |
| 3 | EX |  |  IV/2008, DT19/01/20 [1508-1-2015-1667] | ALL ARE REP BY K.PRABHAKAR REDDY VIDE DOC.NO.8/BK- IV/2008, DT19/01/2008 S/O. K.PADMA REDDY H.NO.5-4-187/3,4,2 FLOOR,, SOHAM MANSION, M.G. ROAD, SEC- BAD-500003 | <i>Prabhakar</i> |

Identified by Witness:

| SI No | Thumb Impression | Photo | Name & Address | Signature |
|-------|---|---|---|--------------------------|
| 1 |  |  P. RAGHU::22/04/20 [1508-1-2015-1667] | P. RAGHU H.NO.3-2-63/2/96, BHAVANI NAGAR, MALLEPUR, NACHA RAM, HYD | <i>P. Raghu</i> |
| 2 |  |  K. CHANDRA SEKHAR [1508-1-2015-1667] | K. CHANDRA SEKHAR 2/96, CHITYALA, KRISHNAGI RI, KURNOOL DIST | <i>K. Chandra Sekhar</i> |

R. Subramanian
Signature of Joint SubRegistrar15

22nd day of April, 2015



Bk - 1, CS No 1667/2015 & Doct No 1653/2015. Sheet 1 of 10 Joint SubRegistrar15 Vallabh Nagar

IN FAVOUR OF

1. Mr. Machani Raghavendra, Son of Mr. Machani Sankaraiah, aged about 40 years, Occupation: Service and
2. Mrs. Kasa Sivaranjani, Wife of Mr. Machani Raghavendra, aged about 35 years, both are residing at H. No. 40-421-9, Bhaskar Nagar, Near Old Ayyappa Swamy Temple, Kurnool - 518 004, Andhra Pradesh., 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. Bhasker K. Bhatt became the owner of the said Ac.1-00 Gts, of land in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District by virtue of registered sale deed dated 5.01.2007 bearing document no.62/2007 and duly registered at the office of the Sub-Registrar, Vallabnagar, 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

Reddy

Partner

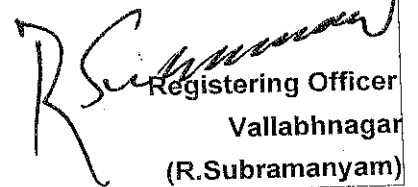
| Endorsement: | | | | | | |
|-------------------------|----------------|-----------------------------|----------|--------------------------------|---------------------|---------------|
| Description of Fee/Duty | In the Form of | | | | | |
| | Stamp Papers | Challan u/s 41 of IS Act | Cash | Stamp Duty u/s 16 of IS act | DD/BC/ Pay Order | Total |
| Stamp Duty | 100 | 0 | 0 | | 124940 | 125040 |
| Transfer Duty | NA | 0 | 0 | | 46890 | 46890 |
| Reg. Fee | NA | 0 | 0 | | 15630 | 15630 |
| User Charges | NA | 0 | 0 | | 100 | 100 |
| Total | 100 | 0 | 0 | | 187560 | 187660 |

Rs. 171830/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15630/- towards Registration Fees on the chargeable value of Rs. 3126000/- was paid by the party through DD No ,180912 dated ,22-APR-15 of ,HDFC BANK/SEC-BAD

Date Signature of Registering Officer
Vallabh Nagar
22nd day of April,2015

Certificate of Registration

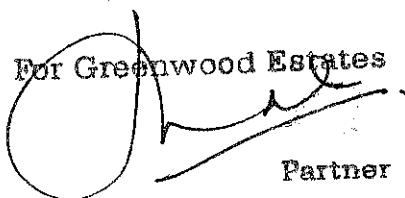
Registered as document no. 1653 of 2015 of Book-1 and assigned the identification number 1 - 1508 - 1653 - 2015 for Scanning on 22-APR-15 .


 Registering Officer
 Vallabh Nagar
 (R.Subramanyam)



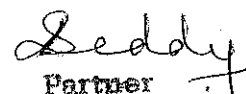
- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos.202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after 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.320 on the third 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. 31,26,000/- (Rupees Thirty One Lakhs Twenty Six Thousand Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates



Partner

For Greenwood Estates



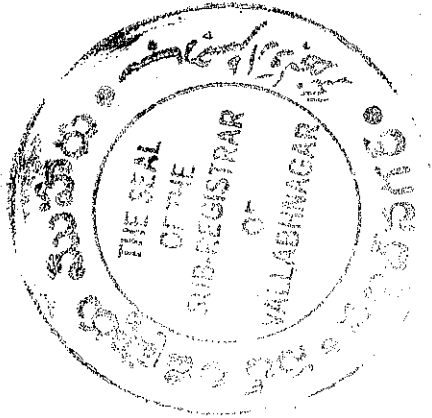
Partner



BK - 1, CS No 1667/2015 & Doct No
1653/2015.

Sheet 3 of 10

Joint SubRegistrar15
Vallabh Nagar



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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 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-deluxe apartment bearing flat no.320 on the third 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. 31,26,000/- (Rupees Thirty One Lakhs Twenty Six Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.17,92,000/-(Rupees Seventeen Lakhs Ninety Two Thousand Only) paid by way of Pay Order No.841945, dated 17.11.2014 issued by State Bank of India, Main Branch, Koti, Hyderabad.
- ii. Rs.5,97,000/-(Rupees Five Lakhs Ninety Seven Thousand Only) paid by way of RTGS on 30.01.2015
- iii. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of RTGS on 11.04.2015
- iv. Rs.3,12,000/-(Rupees Three Lakhs Twelve Thousand Only) paid by way of RTGS on 05.11.2014.
- v. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of RTGS on 07.10.2014
- vi. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of RTGS on 08.10.2014.
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.

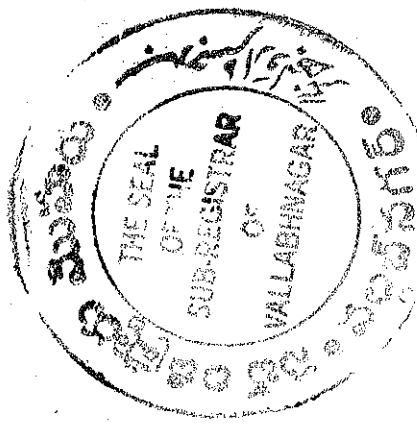
For Greenwood Estates

Partner

For Greenwood Estates

Seddy
Partner

Bk - 1, CS No 1667/2015 & Doct No
1653/2015. Sheet 4 of 10 Joint SubRegistrar15
Vallabh Nagar

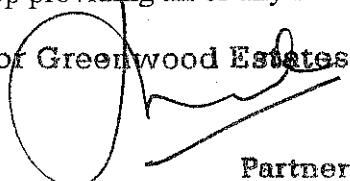


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3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming 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.
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



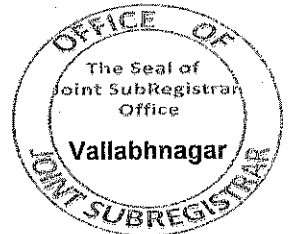
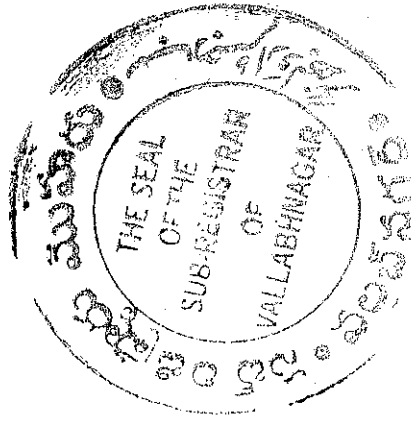
Partner

For Greenwood Estates



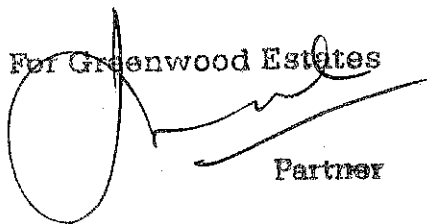
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BK - 1, CS No 1667/2015 & Doct No
1653/2015. Sheet 5 of 10
Joint SubRegistrar
Vallabh Nagar



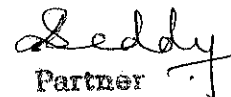
- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various 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.

For Greenwood Estates



Partner

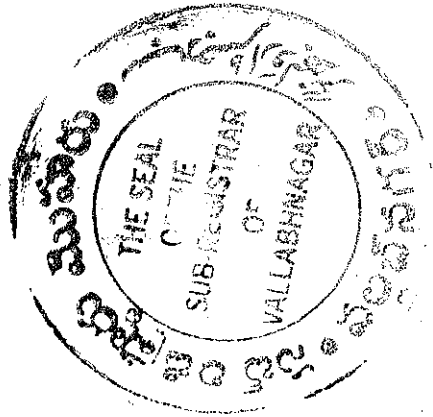
For Greenwood Estates



Partner

Bk - 1, CS No 1667/2015 & Doct No
1653/2015. Sheet 6 of 10

Joint SubRegistrar15
Vallabh Nagar



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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 |
| 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

1. All that portion forming semi-deluxe apartment bearing flat no.320 on the third 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 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. 309 |
| South By | Open to Sky & 7' wide corridor |
| East By | Open to Sky & 7' wide corridor |
| West By | Open to Sky |

2. **Description of the Building:**

- (a) Nature of the roof : R. C. C. (G+5)
(b) Type of Structure : Framed Structure
3. Age of the Building : New
4. Total Extent of Site : 65.88 sq. yds, U/s Out of Ac. 6-05 Gts.,

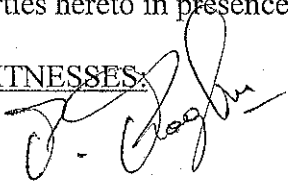
5. **Built up area Particulars:**

- a) In the Stilt / Ground Floor : 100 Sft. Parking space for single car
b) In the Third Floor : 1230 sft
6. Executant's Estimate of the MV of the Building : Rs. 31,26,000/-

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

WITNESSES:

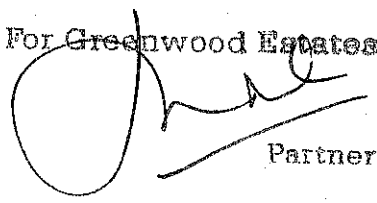
1.



2.

K. Chandra Sekhara

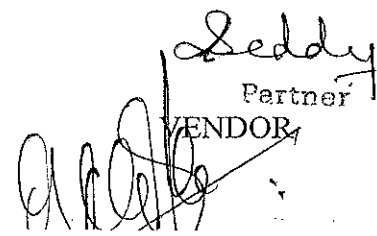
For Greenwood Estates



Partner

K. Sivarajani

For Greenwood Estates

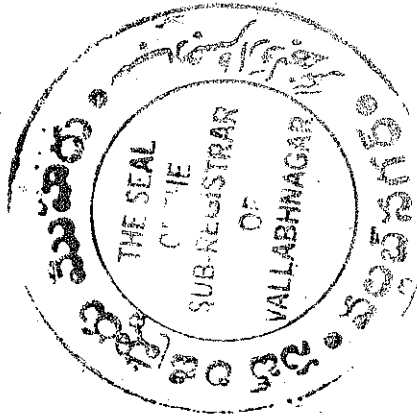


Partner

VENDOR

BK - 1, CS No 1667/2015 & Doct No
1653/2015. Sheet 7 of 10

Joint SubRegistrar15
Vallabh Nagar



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REGISTRATION PLAN SHOWING

FLAT NO. 320 IN BLOCK NO. 'A' ON THE THIRD FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR: M/S. GREENWOOD ESTATES REP BY ITS PARTNERS / AUTHORISED REPRESENTATIVES

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

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

BUYER: 1. MR. MACHANI RAGHAVENDRA, SON OF MR. MACHANI SANKARAIHAH

2. MRS. KASA SIVARANJANI, WIFE OF MR. MACHANI RAGHAVENDRA

REFERENCE:

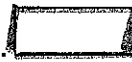
AREA: 65.88

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

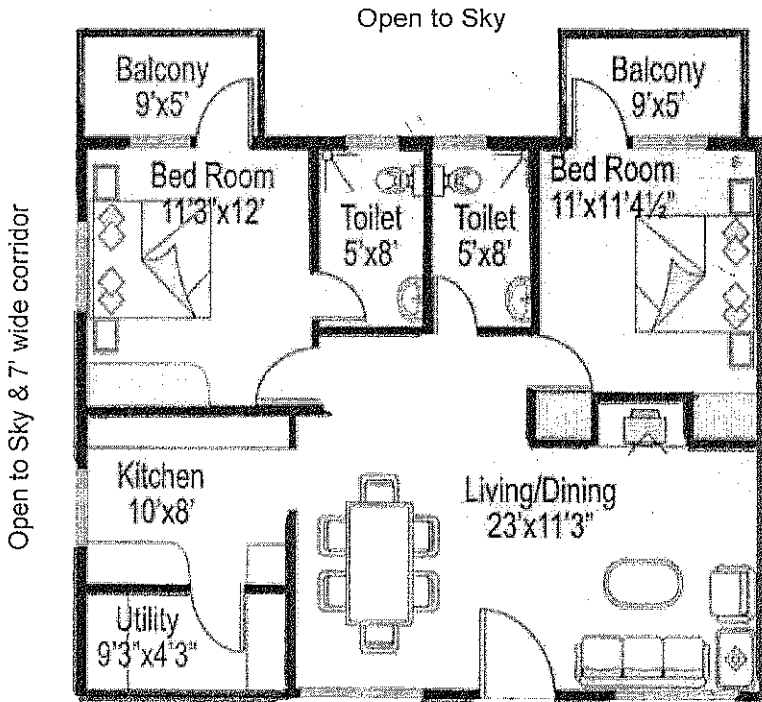


EXCL:



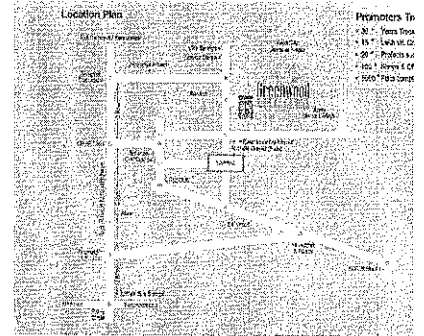
U/S. OUT OF TOTAL: Ac- 6-05Gts.

PLINTH AREA : 1230 SFT.



Flat No. 309

Location Map



WITNESSES:

-
- K. Chandrasekhar

For Greenwood Estates

Partner

K. Sivaranjani

For Greenwood Estates

Partner

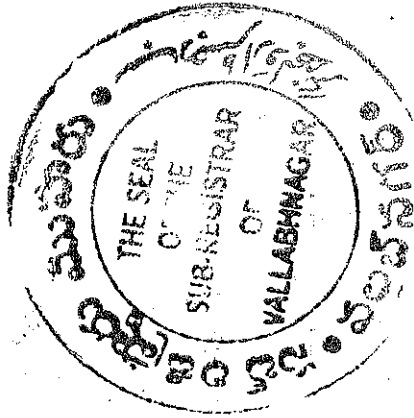
SIG OF THE VENDOR

SIG. OF THE BUYER

Bk - 1, CS No 1667/2015 & Doct No
1653/2015.

Sheet 8 of 10

Joint SubRegistrar15
Vallabh Nagar



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

GREENWOOD ESTATES

20/12/2008
Permanent Account Number

AAHFG0711B

27/01/2007

For Greenwood Estates
[Signature]
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
[Signature]

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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AIYPK2089F

नाम / NAME
SRIDEVI KALCHETI

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

जन्म तिथि / DATE OF BIRTH
19-04-1977

हस्ताक्षर / SIGNATURE
[Signature]

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

For Greenwood Estates
[Signature]
Partner

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
[Signature]

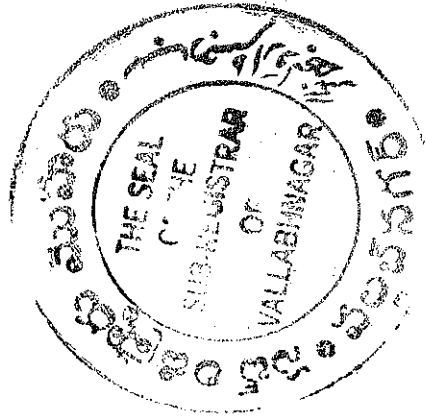
10/06/2008

[Signature]



Bk -1, CS No 1667/2015 & Doct No
1653/2015. Sheet 9 of 10


Joint SubRegistrar15
Vallabh Nagar



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Bunder

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAGHAVENDRA M
SANKARAI AH MACHANI

06/06/1974
Permanent Account Number
AMXPM8837E

R. S. Machani
Signature

R. S. Machani

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KASA SIVA RANJANI
KASA LINGA MURTHY

10/01/1979
Permanent Account Number
AWHPK8936C

K. Sivaranjani
Signature

K. Sivaranjani

W. K. N. E. S.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

K CHANDRASEKHAR
CHINNA HANUMANNA

05/05/1993
Permanent Account Number
CCRPK0289A

K. Chandrasekhara
Signature

K. Chandrasekhara

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AIWPP2393M

नाम / NAME
RAGHU POKALA

पिता का नाम / FATHER'S NAME
BALARAJ POKALA

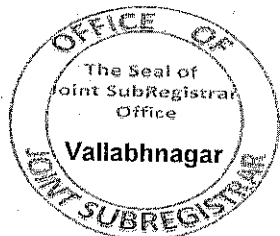
जन्म तिथि / DATE OF BIRTH
02-04-1964

हस्ताक्षर / SIGNATURE
R. Pokala

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

R. Pokala

Bk - 1, CS No 1667/2015 & Doct No
1653/2015. Sheet 10 of 10
Joint SubRegistrar
Vallabh Nagar



Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :25-04-2015 11:35:21 App No :549564 Statement No :10336707

Sri/Smt.:**M.RAGHAVENDRE** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

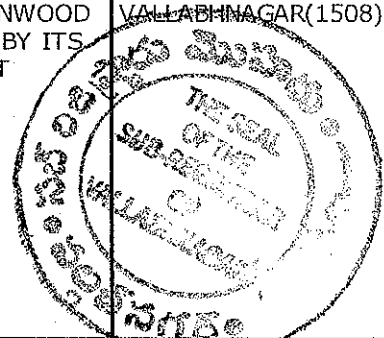
VILLAGE: KOWKUR OR KOWKUR, Ward - Block:4 - 1, House No:, 320FLAT, Apartment:GREENWOOD RESIDENCY,BLOCK-A , Flat No:320 , SURVEY NO: ,202,203,204,205,206S, Bounded by NORTH :FLAT NO.309 , SOUTH :OPEN TO SKY & 7 WIDE CORRIDOR, EAST :OPEN TO SKY & 7 WIDE CORRIDOR, WEST :OPEN TO SKY

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. VALLABHNAGAR** for years **29** from **01-01-1986 to 24-04-2015** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|---|--|---|--|---|
| 1/7 | VILL/COL: KOWKUR/REST OF THE AREA@Rs4000 W-B: 4- 1 SURVEY: 202 203 204 205 206PARTS HOUSE:320FLAT APARTMENT: GREENWOOD RESIDENCY, BLOCK-A FLAT: 320 EXTENT: 65.88SQ.Yds BUILT: 1330SQ. FT Boundires: [N]: FLAT NO.309 [S] OPEN TO SKY & 7' WIDE CORRIDOR [E]: OPEN TO SKY & 7' WIDE CORRIDOR [W]: OPEN TO SKY Link Doct:4101/2007 of SRO 1508 Link Doct:4100/2007 of SRO 1508 Link Doct:741/2007 of SRO 1508 Link Doct:62/2007 of SRO 1508 Link Doct:63/2007 of SRO 1508 | (R) 22- 04-2015 (E) 22- 04-2015 (P) 22- 04-2015 | 0101 Sale Deed Mkt.Value:Rs. 1895000 Cons.Value:Rs. 3126000 | 1.(EX)M/S GREENWOOD ESTATES, REP BY SOHAM MODI 2.(EX)REP BY K.SRIDEVI 3.(EX)KARNATI BHASKAR 4.(EX)K.GOPINATH 5. (EX)A.PURUSHOTHAM 6.(EX)A.SRINIVAS 7.(EX)BELIDE VENKATESH 8.(EX)2 TO 6 REP BY DAGPA M/S GREENWOOD ESTATES REP BY SOHAM MODI 9.(EX)REP BY DAGPA K.SRIDEVI 10.(EX)ALL ARE REP BY K.PRABHAKAR REDDY VIDE DOC.NO.8/BK- IV/2008,DT19/01/2008 11.(CL)MACHANI RAGHAVENDRA 12.(CL)KASA SIVARANJANI | 0/0 1653/2015 [1] of SRO VALLABHNAGAR(1508) |
| 2/7 | VILL/COL: KOWKUR/NOT COVERED ANY WARD&BLOCK W-B: 0- 0 SURVEY: 202 203 204 205 206 HOUSE: . | (R) 13- 09-2007 (E) 13- 09-2007 (P) 13- 09-2007 | 0110 Development Agreement Cum GPA Mkt.Value:Rs. 235521000 | 1.(EX)KARNATI BHASKAR 2.(EX)K.GOPINATH 3. (EX)A.PURUSHOTHAM 4.(EX)A.SRINIVAS | 0/0 CD_Volume: 149 4101/2007 [1] of SRO VALLABHNAGAR(1508) |



| | | | | | |
|-----|--|--|--|--|---|
| | EXTENT: 29645SQ.Yds BUILT: 88445SQ. FT Boundires: [N]: LAND IN SY.NO.202 [S] VILLAGE BOUNDARY OF YAPRAL [E]: LAND IN SY.NO.202 [W]: LAND IN SY.NO.207 &212 | | Cons.Value:Rs. 0 | 5.(EX)BELIDE VENKATESH 6.(CL)M/s Greenwood RepbyitsPartner Soham Modi 7.(CL)2.K.SRIDEVI | |
| 3/7 | VILL/COL: KOWKUR/NOT COVERED ANY WARD&BLOCK W-B: 0- 0 SURVEY: 202 203 204 205 206 HOUSE: 0 EXTENT: 14520SQ.Yds BUILT: 406070SQ. FT Boundires: [N]: LAND BELONGING TO THE OWNERS [S] VILLAGE BOUNDARY OF YAPRAL [E]: LAND IN SY.NO.202 [W]: LAND IN SY.NO.207 AND 212 | (R) 13- 09-2007 (E) 13- 09-2007 (P) 13- 09-2007 | 0109 DEVELOPMENT AGREEMENT OR CONST Mkt.Value:Rs. 286824500 Cons.Value:Rs. 0 | 1.(EX)KARNATI BHASKAR 2.(EX)K.GOPINATH 3. (EX)A.PURUSHOTHAM 4.(EX)A.SRINIVAS 5.(EX)B.VENKATESH 6.(CL)M/S Greenwood EstatesRepby SOHAM MODI 7.(CL)K.SRIDEVI | 0/0 CD_Volume: 149 4100/2007 [2] of SRO VALLABHNAGAR(1508) |
| 4/7 | VILL/COL: KOWKUR/NOT COVERED ANY WARD&BLOCK W-B: 0- 0 SURVEY: 202 203 204 205 206 HOUSE: 0 EXTENT: 15125SQ.Yds BUILT: 88455SQ. FT Boundires: [N]: LAND IN SYNO.202 [S] LAND BELONGING TO THE DEVELOPER [E]: LAND IN SY.NO.202 [W]: LAND IN SY NO.207 &212 | (R) 13- 09-2007 (E) 13- 09-2007 (P) 13- 09-2007 | 0109 DEVELOPMENT AGREEMENT OR CONST Mkt.Value:Rs. 0 Cons.Value:Rs. 0 | 1.(EX)KARNATI BHASKAR 2.(EX)K.GOPINATH 3. (EX)A.PURUSHOTHAM 4.(EX)A.SRINIVAS 5.(EX)B.VENKATESH 6.(CL)M/S Greenwood EstatesRepby SOHAM MODI 7.(CL)K.SRIDEVI | 0/0 CD_Volume: 149 4100/2007 [1] of SRO VALLABHNAGAR(1508) |
| 5/7 | VILL/COL: KOWKUR/KOWKUR W- B: 0-0 SURVEY: FORMINGPARTSYNO202 203 204 205 206 PLOT: 0 EXTENT: 40 Guntas Boundires: [N]: LAND BELONGING TO K.BHASKER & OTHERS [S] LAND BELONGING TO THE PURCHASER [E]: SY.NO.202 (PART) [W]: SY.NO.207 & 212 Link Doct:62/2007 of SRO 1508 | (R) 08- 02-2007 (E) 08- 02-2007 (P) 08- 02-2007 | 0101 Sale Deed Mkt.Value:Rs. 5000000 Cons.Value:Rs. 5000000 | 1.(EX)BHASKAR K.BHATT 2. (CL)M/S.GREENWOOD ESTATES REP BY ITS PARTNER MEET B.MEHTA | 0/0 CD_Volume: 143 741/2007 [1] of SRO VALLABHNAGAR(1508) |
| 6/7 | VILL/COL: KOWKUR/KOWKUR W- B: 0-0 SURVEY: 202 203 204 205 206 PLOT: 0 EXTENT: 125 Guntas Boundires: [N]: LAND BELONGING TO | (R) 05- 01-2007 (E) 05- 01-2007 (P) 05- 01-2007 | 0101 Sale Deed Mkt.Value:Rs. 10937500 Cons.Value:Rs. 11000000 | 1.(EX)M.JAGAN MOHAN REDDY 2.(EX)M.MADHU MOHAN REDDY 3.(EX)M.SUDHIR REDDY 4.(EX)M.SUSHANTH | 0/0 CD_Volume: 142 63/2007 [1] of SRO VALLABHNAGAR(1508) |



| | | | | | |
|-----|--|--|---|--|---|
| | SY.NO.202 (PART) [W]: SY.NO.207 & 212 | | | 6.(EX)M.INDRAMMA 7.(CL)KARNATI BHASKAR 8.(CL)K.GOPINATH 9. (CL)A.PURUSHOTHAM 10.(CL)A.SRINIVAS 11.(CL)BELIDE VENKATESH | |
| 7/7 | VILL/COL: KOWKUR/KOWKUR W- B: 0-0 SURVEY: 202 203 204 205 206 EXTENT: 40 Guntas Boundires: [N]: LAND BELONGS MR.BHASKER AND OTHERS [S] LAND BELONGING TO GREEN WOOD ESTATES [E]: SY.NO.202PART [W]: SY.NO.207&212 | (R) 05- 01-2007 (E) 05- 01-2007 (P) 05- 01-2007 | 0101 Sale Deed Mkt.Value:Rs. 3500000 Cons.Value:Rs. 3500000 | 1.(EX)M.JAGAN MOHAN REDDY 2.(EX)M.MADHU MOHAN REDDY 3.(EX)M. SUDHIR REDDY 4.(EX)M.SUSHANTH REDDY 5.(EX)SUNITHA 6.(EX)M.INDRAMMA 7.(CL)BHASKAR K.BHATT | 0/0 CD_Volume: 142 62/2007 [1] of SRO VALLABHNAGAR(1508) |

1. Boundaries, Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.


2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

3. Search made and certificate prepared by / Srinivas

4. Search verified and certificate examined by / 

5. Result : '7 out of 69 are included in the statement.'

Received Rs. 200+20 towards EC-Fee against Cash Receipt No.


జాయింట్ నాబ్ రిజిస్ట్రారు-15
వల్లభనగర్

OFFICE SEAL & DATE
Signature of Register Officer

[Print](#) [back](#) [Excel Report](#)




జాయింట్ నాబ్ రిజిస్ట్రారు-15
వల్లభనగర్

