

2876

DOCT NO. 2837/13



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 425491

S.No. 2792 Dt.27-02-2013 Rs.100/-
 Sold to : Sri. Ramesh S/o Narsing Rao R/o Hyd
 For Whom: Greenwood Estate

K. Giribabu
 K. GIRIBABU
 LICENCED STAMP VENDOR
 LIC.No. 16-02-30/1998
 REN. No. 16-02-009/2013
 Sub-Bapunagar, Amberpet, Hyd-13
 CELL No. 9989259839

SALE DEED

This Sale Deed is made and executed on this 15th day of April 2013 at SRO, Vallabh Nagar, 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 43 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 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 48 years, Occupation Business, R/o. 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, R/o. 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, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 38 years, Occupation Business, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 48 years, Occupation Business, R/o. H. No. 1-3-2, Kisan Nagar, Bhongir, Nalgonda Dist.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years, and Smt. K. Sridevi, W/o. 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. Vallabh Nagar, hereinafter called the "Owners"

For Greenwood Estates

For Greenwood Estates

Reddy

1వ పుస్తకము... 2013 సం/తా.శ.19..... 35వ.సం.పు
 దస్తావేజు నం... 2837 మొత్తము కాగితముల సంఖ్య
 (12) ఈ కాగితము వయస సంఖ్య ())

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 = 00
- 2. in shape of challan (u/s.41 of I.S.Act.1899)..... Rs. 133500 = 00
- 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.1899 if any..... Rs. =

II Transfer Duty.

- 1. in the shape of challan..... Rs. 50100 = 00
- 2. in the shape of cash..... Rs. =

III. Registration fees.

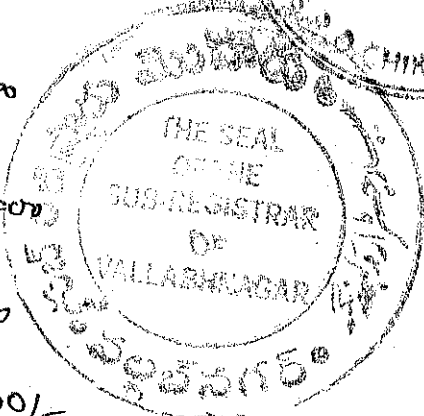
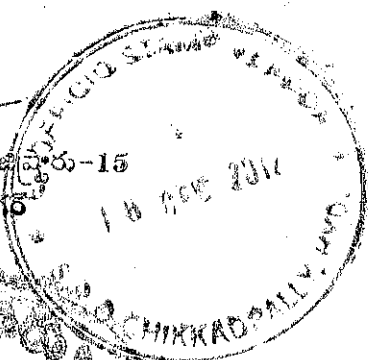
- 1. in the shape of challan..... Rs. 16700 = 00
- 2. in the shape of cash..... Rs. =

IV User Charges

- 1. in the shape of challan..... Rs. 100 = 00
- 2. in the shape of cash..... Rs. =

200500/-

జాయింట్ సబ్ రిజిస్ట్రారు-15
 వల్లభనగర్



2013 వ.సం. జనవరి నెల 30 వ తేదీ
 1935 త.శ.నం. 2837 మ.నం. 10 వ తేదీ వరకు
 మూలము 12 గంతుల పుస్తకము కలిగిన సబ్ రిజిస్ట్రారు
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32ని ను అనుసరించి
 సమర్పించవలసిన ఫిట్స్ గ్రాఫులు మరియు వేలిముద్రలతో సహా
 ధాతాలు చేసి రుసుము రూ. 16700 = 00 లు చెల్లించినది
 వ్రాసి ఇచ్చినట్లు టిప్పతీస్తది
 ఎడమ దిశనవులు

K. Prabhakar Reddy

K. Prabhakar Reddy

K. Prabhakar Reddy s/o. K.P. Reddy, Occ. Service
 o/o: # 5-4-187/3 & 4. 1st floor, Soham mansion, M.B.
 Road, Secbad, through SPA for presentation of documents.
 vide SPA no. 8/BK/08. Dt. 19.01.08 at
 SRO, Vallabhnagar, R.R. Dist.

Sanjai Misra
 SANJAI MISRA S/O LATE G.D MISRA
 W-31, ANHO VED VIHAR
 NEAR RTC COLONY TRIMULGHERRY
 SECUNDERABAD - 500 015, ANDHRA PRADESH



A. Misra. ASHA MISRA W/O. Late G.D. MISRA,
 Plot No. 510, Shakti Marg
 Shri Basav Nagar BELGAUM-10 KARNATAKA.

Pavan Sharma s/o R.K. SHARMA
 1567, U.B-II, HISAR, HARYANA

2013 వ.సం. జనవరి నెల 30 వ తేదీ
 1935 త.శ.నం. 2837 మ.నం. 10 వ తేదీ
 B. Bhagavantha Rao
 జాయింట్ సబ్ రిజిస్ట్రారు-15
 వల్లభనగర్

IN FAVOUR OF

Wg. Cdr. SANJAI MISRA, SON OF LATE. G. D. MISRA, aged about 44 years, Occupation: Service, residing at # W-31, AWHO Ved Vihar, Near RTC Colony, Tirumalgiri, Secunderabad - 500 015., hereinafter referred to as the Buyer., The expression Builder and Buyer shall mean and include his/her/theirs, 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, 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 2013 సం/శా.శ. 19... 35... వ.నం.పు
 దస్తావేజు నెం... 2832... మొత్తము కారితముల సంఖ్య
 (12) ఈ కారితము వరుస సంఖ్య (2)

జాయింట్ సబ్ రిజిస్ట్రారు-15
 వల్లభనగర్

ENFORCEMENT U/S 41 & 42 OF I.S. ACT
 No. 2832/13 Date 30/4/13..

I hereby Certify that the deficit Stamp duty

133,500/RS. one lakh thirty three thousand five hundred only

has been levied in respect of the movement from Executant of this doct on the asis of agreed

Market Value of Rs. 33,40,000/ been higher than the consideration.

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

ENFORCEMENT

The following amounts have been paid in respect of this documents

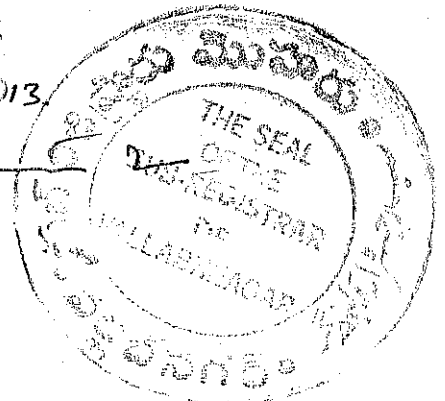
Sl. No.	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Challan U/s 41 of I.S Act	Cash	Stamp duty U/s 16 of I.S. Act	DD/BC/ Pay Order	
1	Stamp Duty	100	133500	D.No	002682	133600/	
2	Transfer Duty	-	50100	Date	29/4/13.	50100/-	
3	Registration Fee	-	16900	HDFC Bank.		16900/	
4	User Charge	-	100	See bad		100/	
	Total	100	200400			200500/	

[Signature]
 సబ్ రిజిస్ట్రారు
 వల్లభనగర్

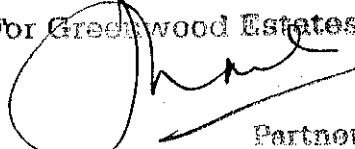
1వ పుస్తకము 2013 సం/ శా.శ. 193 వ సంఖ్య
 2832 సంఖ్య గా రిజిస్ట్రారు చేయబడినది. స్వా.నం. 1508-1
 నిబంధన గుర్తింపు సంఖ్య 1508-1... 2832 2013.

తేదీ 30/4/13.

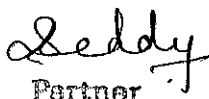
[Signature]
 జ. భగవంతుల రావు
 జాయింట్-సబ్ రిజిస్ట్రారు-15
 వల్లభనగర్



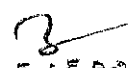
- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac.6-05 Gts., forming a part of Sy. Nos.202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred 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. 423 on the fourth 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 family car on the stilt floor admeasuring about 150 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.33,40,000/-(Rupees Thirty Three Lakhs Forty Thousand) and the Buyer has agreed to purchase the same.

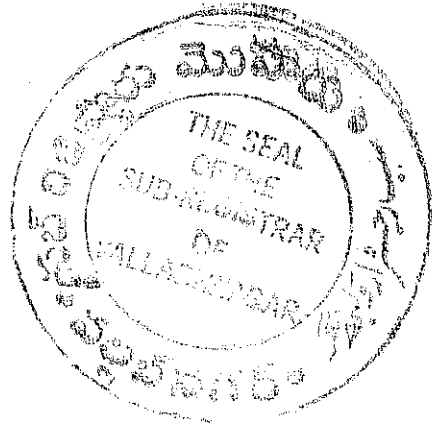
For Greenwood Estates

Partner

For Greenwood Estates


Partner

1వ పుస్తకము... 2013 సం/భా.శ. 19... 35 వ. సం. పు
దస్తావేజు నెం... 2837... మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము పరుస సంఖ్య (3)


జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభ్ నగర్



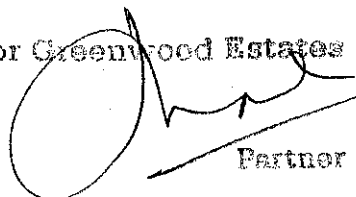
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has 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.423 on the fourth 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 Land to the extent of 89.18 sq. yds.
 - b) A reserved parking space for family car on the stilt floor, admeasuring about 150 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.33,40,000/-(Rupees Thirty Three Lakhs Forty 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.
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.

For Greenwood Estates



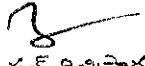
Partner

For Greenwood Estates



Partner

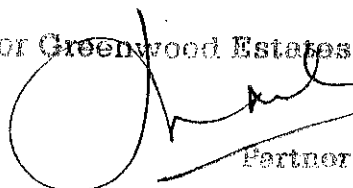
1వ పుస్తకము.....2013సం/శా.న.19.....35వ.నం.పు
రస్తావేజు నెం.....2837.....మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము చదువ సంఖ్య (4)


జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



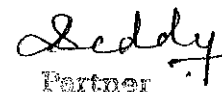
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor 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.
 - 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.

For Greenwood Estates




Partner

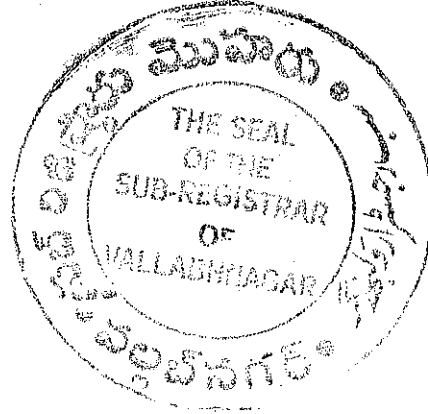
For Greenwood Estates



Partner

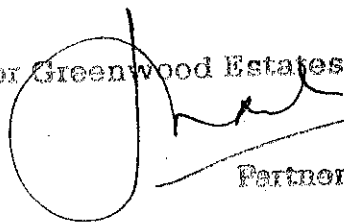
1వ పుస్తకము.....2013/శా.స.19.....వ.నం.50
దస్తావేజు నెం...2837...మొత్తము కారితముల సంఖ్య
(17) ఈ కారితము కలుప సంఖ్య (5)


జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభ్ నగర్

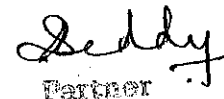


- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor 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 building nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- 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.2,00,400/- is paid by way of pay order no. 102487, dated 29.04.2013, and VAT an amount of Rs.41,750/- paid by way of treasury challan no. 321666, dated 7.5.13, drawn on Axis Bank, Treasury Branch, Nampally, Hyderabad.

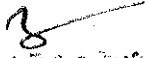
For Greenwood Estates


Partner

For Greenwood Estates


Partner

17 వ పుస్తకము 2013 ఏప్రిల్/మే. 1 రి. 35. డి. సెం. 2
దస్తవేజు సం. 2837 కుటుంబ సంరక్షణ సంఘం
(17) ఈ కార్యము కుటుంబ సంఘం (6)


జాబుల్ సబ్ రిజిస్ట్రార్
వల్లభనగర్



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-deluxe apartment bearing flat no. 423 on the fourth 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 family car on the stilt floor admeasuring about 150 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

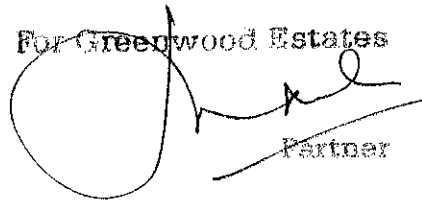
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. A. Nisha

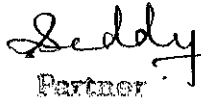
2. P. S. Reddy

For Greenwood Estates



Partner

For Greenwood Estates



Partner

VENDOR



BUYER

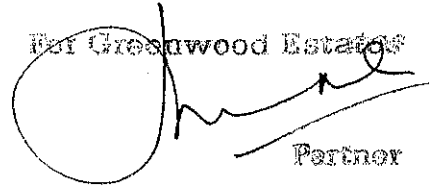
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దస్తవేజు నెంబర్ 2837... కాగితముల సంఖ్య
(17) ఈ కాగితము కరుణ సంఖ్య (7)

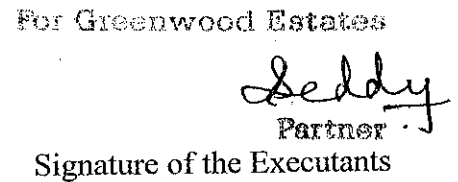
జాయింట్ సెల్ రిజిస్ట్రారు-15
వల్లభనగర్



ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 423 on the fourth 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 : New
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 / Ground Floor : 150 Sft. Parking space for family car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : 1665 sft.,
- 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. 33,40,000/-

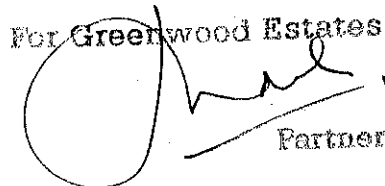
For Greenwood Estates

Partner

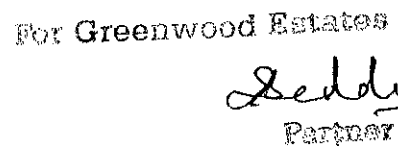
For Greenwood Estates

Partner
Signature of the Executants

Date: 15.04.2013

C E R T I F I C A T E

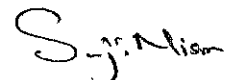
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

Date: 15.04.2013

Signature of the Executants



1వ పుస్తకము...2013...సం/కా.శ.19...వ.సం.పు
దస్తావేజు నెం...2837...మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము చదువ సంఖ్య (8)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభేనగర్



REGISTRATION PLAN SHOWING

FLAT NO. 423 IN BLOCK NO. 'A' ON FOURTH FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR :

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

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

BUYER:

WG. CDR. SANJAI MISRA SON OF LATE. G. D. MISRA

REFERENCE:
AREA:

89.18

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS

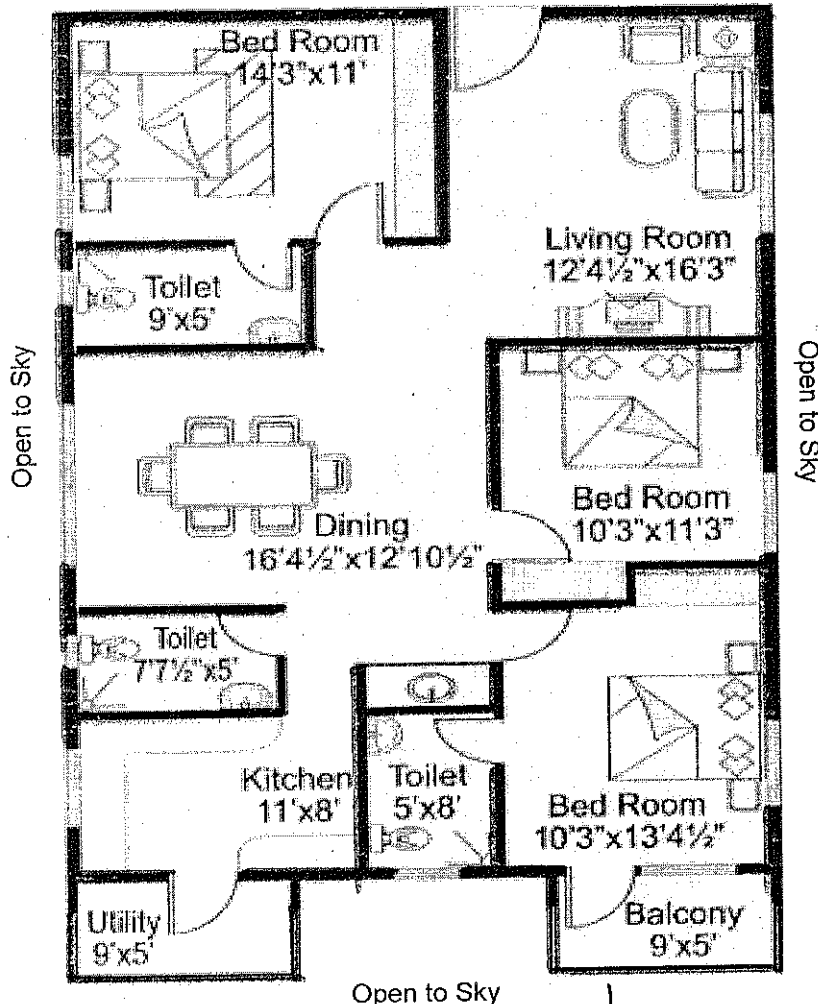


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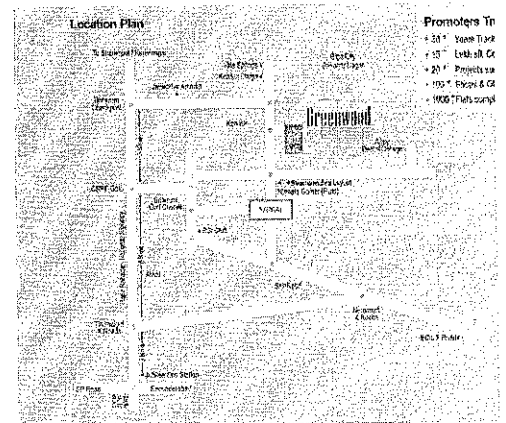


U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1665 SFT.

7' wide corridor



Location Map



For Greenwood Estates

For Greenwood Estates

Reddy
Partner

WITNESSES:

1. *A. Misra*

2. *Reddy*

Partner

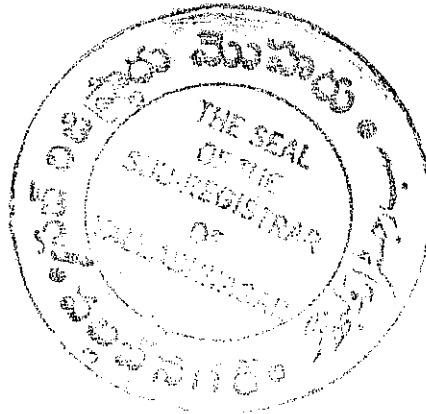
SIG. OF THE VENDOR

S. Misra

SIG. OF THE BUYER

1వ పుస్తకము 2013 సం/తా.త.19..... 35వ సం.పి
దస్తావేజు నెం. 2837..... మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము కరుస సంఖ్య (9)

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వల్లభ్ నగర్

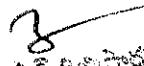




For Greenwood Estates
[Signature]
Partner

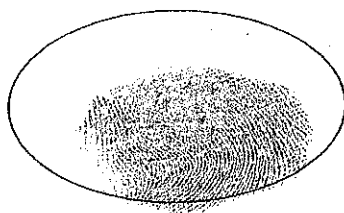

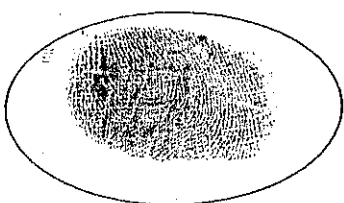

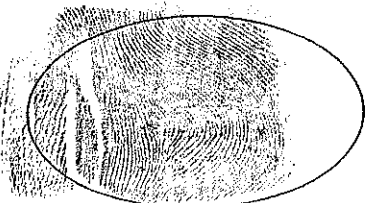
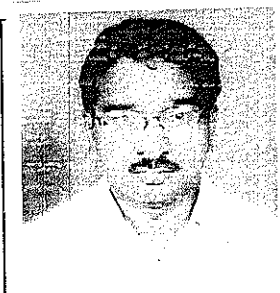
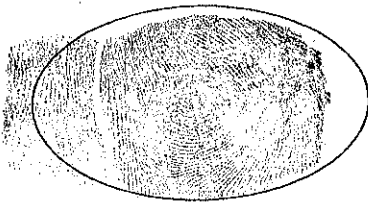
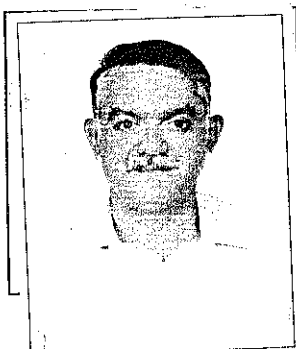
For Greenwood Estates
[Signature]
Partner

1వ పుస్తకము... 9013 సం/శా.త. 19... 35 వే.నం.సీ
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(17) ఈ కాగితము తరుస సంఖ్య (10)


జాయింట్ సబ్ రిజిస్ట్రారు-16
వల్లభనగర్

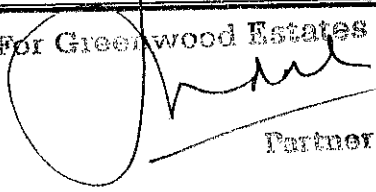


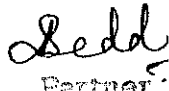
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER.
			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
			
			SPA FOR PRESENTING DOCUMENTS: <u>VIDE DOC NO. 8/BK-IV/ 2008 Dt. 19/01/08</u> 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: WG. CDR. SANJAI MISRA S/O. LATE. G. D. MISRA R/O. # W-31, AWHO VED VIHAR NEAR RTC COLONY TIRUMALGIRI SECUNDERABAD - 500 015.,

SIGNATURE OF WITNESSES:

1. A. Misra.
2. P. Dury

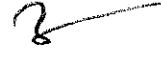
For Greenwood Estates

 Partner

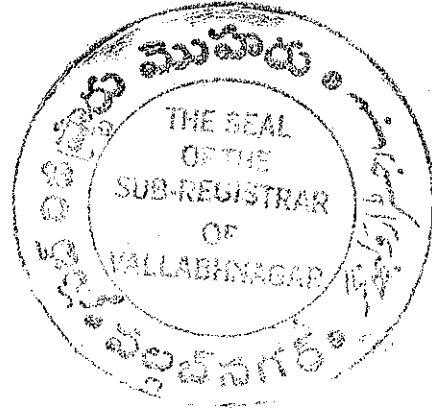
For Greenwood Estates

 Partner

SIGNATURE OF THE EXECUTANTS


 SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము...2013.సం/శా.శ.19...35వ.నం.పు
దస్తావేజు నెం...2837...మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము వరుస సంఖ్య (11)

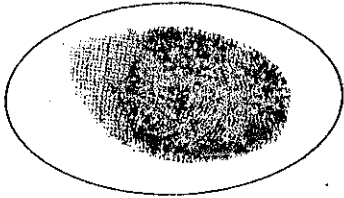

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



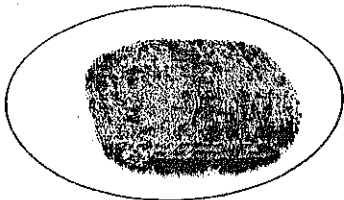
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	--	--

WITNESSES:



1. MRS. ASHA MISRA
W/O LATE G.D. MISRA
R/O. # PLOT NO. 510
SHAKTI MARG
BASAV NAGAR
BELGAUM - 10, KARNATAKA.



2. MR. PAVAN SHARMA
S/O. MR. R.K. SHARMA
R/O: # 1567
U.E-II, HISAR
HARYANA, INDIA..

SIGNATURE OF WITNESSES:

1. A. Misra.

2. P. Sharma

For Greenwood Estates

Partner

For Greenwood Estates

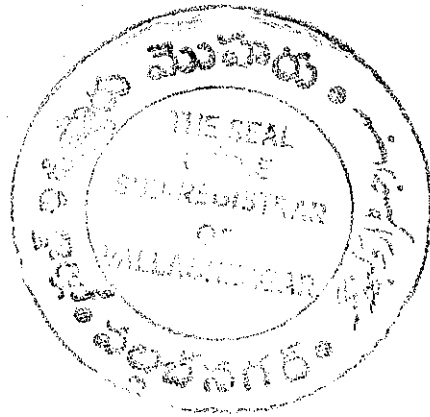
Partner

SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

1వ పుస్తకము 2013 సం/శా.స.19...35...వ.నం.మీ
దస్తావేజి నెం. 2837.....మొత్తము కారితముల సంఖ్య
(17) ఈ కారితము వరుస సంఖ్య (12)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభవగర్


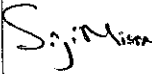



Photographs and FingerPrints As per Section 32A of Registration Act 1908

RegNo/Year: 2876/2013 of SRO: 1508 Report Date: 30-APR-13 12:50 PM

This report prints Photos and FPs of all parties

Execution admitted by (Details of all executants/Claimants of sec 32a):

Sl No	Code	Thumb Impression	Signature	Photo	Address
1	CL			 [1508-1-2013-2876]WG.C	WG.CDR.SANJAI MISRA W-31,AWHO VED VIHAR., TRIMULGHERRY,SEC- BAD

Identified by


Witness 1 *A. Misra*

Witness 2 *P. S. Misra*

Photos and TIs
captured by me

S. Misra
Capture of Photos and TIs
done in my presence

1వ పుస్తకము.....2013 సేరా/తా.శ. 19.....వ.నం.పు
దస్తావేజు నెం.....2832.....పుస్తకము కాగితముల సంఖ్య
(17) ఈ కాగితము పంపించుటకు (13)


జాయింట్ సబ్ రిజిస్ట్రారు-16
వల్లభనగర్



VENDOR

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIYPK2089F



नाम /NAME
SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE

Sridevi

मुख्य आयकर अधिकारी, आंध्र प्रदेश

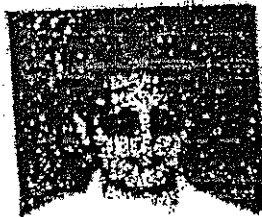
Chief Commissioner of Income-tax, Andhra Pradesh

For Greenwood Estates

Sridevi
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABMPPM6725H



नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE

Soham Modi

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

For Greenwood Estates

Soham
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPP8104E

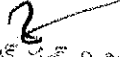
Prabha
Signature



10062008

Prabha

1వ పుస్తకము 2013 సం/కా.క.19... 35... చ.వ.పు
దస్తావేజు నెం... 2837... మొత్తము ఆగోశముల సంఖ్య
(17) ఈ ఆగోశము పడున సంఖ్య (14)


జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



BUYER:

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGAPM4597N



नाम /NAME
SANJAI MISRA

पिता का नाम /FATHER'S NAME
GANESH DUTT MISRA

जन्म तिथि /DATE OF BIRTH
30-09-1967

हस्ताक्षर /SIGNATURE

Sanjai Misra

Pawinder Singh Behra
DR. PAWINDER SINGH BEHRA

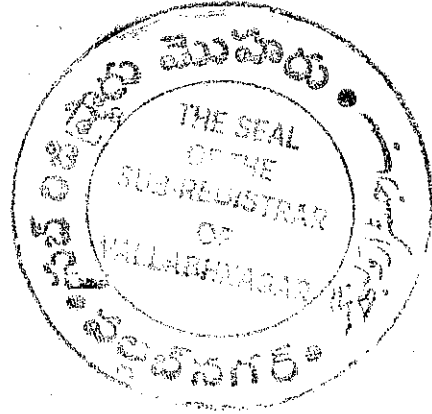
आयकर आयुक्त (कंप्यूटर सेक्टर)
Commissioner of Income-tax(Computer Operations)

S. Misra

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(17) ఈ కాగితము కరుస సంఖ్య (15)

18

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



WITNESS!

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADJPM3497K



नाम /NAME

ASHA MISRA

पिता का नाम /FATHER'S NAME

DEODATTA JOSHI

जन्म तिथि /DATE OF BIRTH

07-03-1941

हस्ताक्षर /SIGNATURE


A. Misra

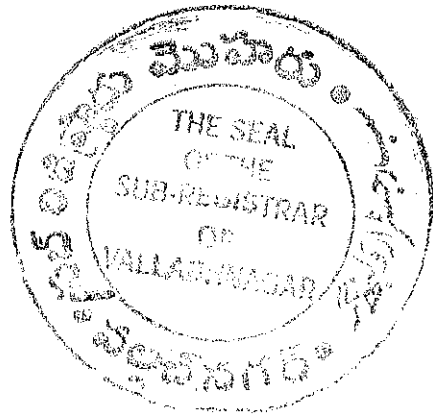
मुख्य आगकर आयुक्त, कर्नाटक एवं गोवा

Chief Commissioner of Income-tax, Karnataka & Goa

A. Misra

1వ పుస్తకము.....2013/శా.స.19.....35వ.నం.వి
తస్తావేళ నెం.....2832.....మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము చదువ సంఖ్య (16)


జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PAVAN SHARMA
RAJENDER KUMAR SHARMA
04/08/1967
Permanent Account Number
AXEPS0513M



P. Sharma
Signature

P. Sharma