

ORIGINAL

20/8, 9/11

దస్తావేజులు మరియు రుసుముల రక్షింపు  
Soham modi & associates Repby SPATHIPLA

30.

శ్రీమంత్రి/ శ్రీ 5459 K. Parvathiswari Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

P

దస్తావేజు వ్యభావము	Sale			
దస్తావేజు విలువ	3696,000			
స్టాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	5661/13			
రిజిస్ట్రేషన్ రుసుము	18480		Rept no	
టోటల్ స్టాంపు(D.S.D.)	147740		338647	
GHMC (T.D.)	55440		dt- 9/11/13	
యూజర్ ఛార్జీలు	55440		vat M. 46200	
అదనపు షీట్లు	120		402157	
5 x .....	/		RETURN 31/10/13	
మొత్తం	221780			

(అక్షరాల) Rupesh's Two Laxhs Twenty one thousand

Seven Laxhs Eighty

రూపాయలు మాత్రమే)

తేది 9/11/13

వాసము తేది \_\_\_\_\_

*R. Subramanian*  
సీల్ మరియు ముద్ర  
పల్లెటూరు

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.



5792

Doc NO: 5661 of 2013



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.L.NO 9530 Date 20-08-2013 Rs. 100/-

Sold to RAMESH, S/O NASING RAO R/O SEC-BAD

For Whom GREENWOOD ESTATES, SEC - BAD

A. Babitha  
AP 192650

ALLE. BABITHA

L.NO: 23-15-018/2007,

R.L.NO. 23-15-007/2013

H.NO 6-45/1, Employees Color  
BIBINAGAR

DIST : NALGONDA-508 126  
CELL : 9866993806

SALE DEED

This Sale Deed is made and executed on this 9<sup>th</sup> day of November 2013 at S.R.O. Vallabnagar, 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 43 years, Occupation: Business, resident of Plot No. 280, Jublee 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, 1<sup>st</sup> 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, Kavadiguda, 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, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 45 years, Occupation Business, Resident of H. No. 1-3-2/C/1, Kisan Nagar, Bhongir, Nalgonda Dist.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 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. Vallab Nagar, hereinafter called the "Owners".

For Greenwood Estates

For Greenwood Estates

*[Signature]*

*[Signature]*

Book - 1 CS Number 5792 of 2013 of SRO, Vallabh Nagar

Regular document number 5661 of year 2013

Sheet 1 of 12 Sheets

Signature of Joint SubRegistrar 15  
Vallabh Nagar

**Presentation Endorsement:**

Presented in the Office of the Sub-Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18480/- paid between the hours of 1 and 2 on the 09th day of NOV, 2013 by Sri Soham Modi

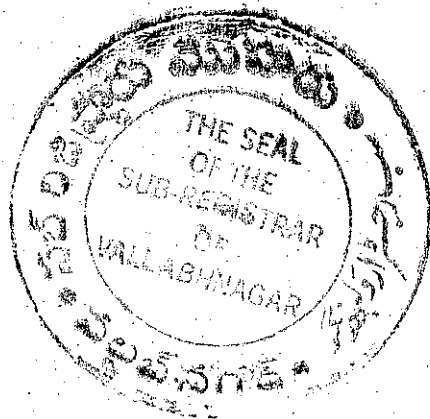
**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	EX			REP BY SPA K.PRABHAKAR REDDY SPA NO.8/IV/2008,DT.19/01/08 5-4-187/3,4,SOHAM MANSION,M.G.ROAD, SEC-BAD-03	
2	CL			K.PRABHAKAR REDDY (REP FOR BOTH VENDEES) 5-4-187/3,4 II FLOOR, SOHAM MANSION, M.G.ROAD, SEC-BAD-500 003	

Identified by Witness:		Photo	Name & Address	Signature
Sl No	Thumb Impression			
1			CH.RAMESH H.NO.1-3-176/D/2, KAVADIGUDA, HYD-500 080	
2			MAHENDER H.NO.28-77, YADAV BASTI NEREDMET, HYD-2	

09th day of November, 2013

Signature of Joint SubRegistrar 15  
Vallabh Nagar



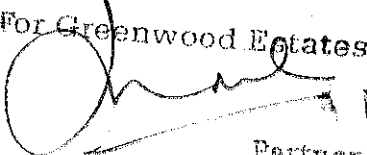
IN FAVOUR OF

1. Mrs. Mandakini Pandey, Wife of Cdr. Ganga Prasad Pandey, aged about 39 years.
2. Cdr. Ganga Prasad Pandey, Son of Mr. Baleshwar Prasad Pandey, aged about 50 years, Occupation: Service both residing at # SFNA, INS Garuda, Naval Base, Kochi, Kochi - 682 029., 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, Vallab Nagar, R. R. District.
- C. The Owners were the absolute owners, possessors and in peaceful enjoyment of land forming a part of Sy. Nos.202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, admeasuring Ac. 3-05 Gts. by virtue of registered sale deed dated 5.01.2007, bearing document no.63/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- D. The Vendors Land along with the Owners Land totally admeasuring Ac.6-05 Gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District is hereinafter the referred to as the SCHEDULED LAND and is more particularly described at the foot of the document.
- E. The Vendor and the Owners have purchased the SCHEDULED LAND for a consideration from its previous owners and pattedars namely:
  - Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
  - Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
  - Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
  - Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy
- 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.

For Greenwood Estates  
  
Partner

For Greenwood Estates

  
Partner

Book - 1 CS Number 5792 of 2013 of SRO, Vallabhnagar

Regular document number 5661 of year 2013

Sheet 2 of 12 Sheets

Signature of Joint SubRegistrar15  
Vallabhnagar

**Endorsement:**

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	147740	0		0	147840
Transfer Duty	NA	55440	0		0	55440
Reg. Fee	NA	18480	0		0	18480
User Charges	NA	120	0		0	120
<b>Total</b>	<b>100</b>	<b>221780</b>	<b>0</b>		<b>0</b>	<b>221880</b>

Rs. 203180/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18480/- towards Registration Fees on the chargeable value of Rs. 3696000/- was paid by the party through Challan/BC/Pay Order No ,338647 dated ,09-NOV-13

Date

09th day of November,2013

Signature of Registering Officer  
Vallabhnagar

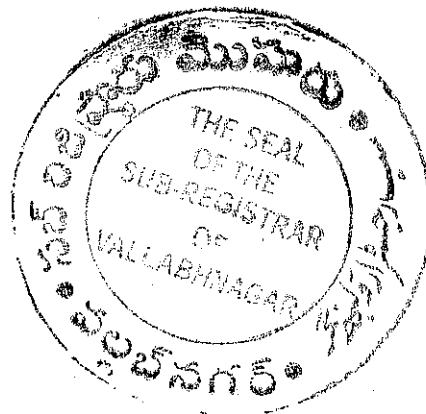
**Certificate of Registration**

Registered as document no. 5661 of 2013 of Book-1 and assigned the identification number 1 - 1508 - 5661 - 2013 for Scanning.

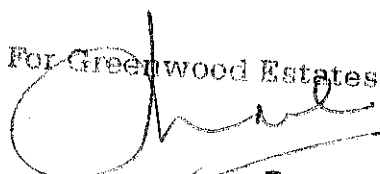
Registering Officer

Vallabhnagar

(R.Subramanyam)



- 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.327 on the third 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) together with undivided share in the scheduled land to the extent of 89.18 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft., in the building known as "Greenwood Residency" and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of "Greenwood Residency". The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.36,96,000/- (Rupees Thirty Six Lakhs Ninety Six Thousand Only) and the Buyer has agreed to purchase the same.
- 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.

For Greenwood Estates  
  
Partner

For Greenwood Estates

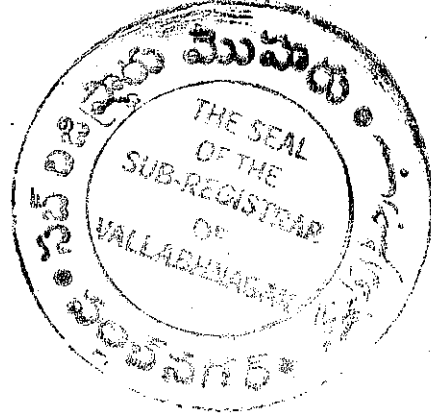
  
Partner

Book - 1 CS Number 5792 of 2013 of SRO, Vallabh Nagar

Regular document number 5661 of year 2013

Sheet 3 of 12 Sheets

Signature of Joint SubRegistrar15  
Vallabh Nagar





**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

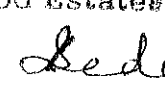
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no.327 on the third floor, in block no.'A', having a super built-up area of 1665 sft., (i.e., 1332 sft. of built-up area & 333 sft. of common area) in building known as Greenwood 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 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. 36,96,000/- (Rupees Thirty Six Lakhs Ninety Six Thousand Only). Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.20,00,000/- (Rupees Twenty Lakhs Only) paid by way of cheque no.043631, dated 08.11.2013, drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
  - ii. Rs.6,00,000/- (Rupees Six Lakhs Only) paid by way of cheque no.467492, dated 01.07.13 drawn on Canara Bank, Willington Island, Cochin.
  - iii. Rs.5,00,000/- (Rupees Five Lakhs Only) paid by way of cheque no.467475, dated 01.07.13 drawn on Canara Bank, Willington Island, Cochin.
  - iv. Rs.3,69,000/- (Rupees Three Lakhs Sixty Nine Thousand Only) paid by way of cheque no.467473, dated 15.06.13 drawn on Canara Bank, Willington Island, Cochin.
  - v. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.467472, dated 27.05.13 drawn on Canara Bank, Willington Island, Cochin.
  - vi. Rs.27,000/- (Rupees Twenty Seven Thousand Only) (Part Payment) paid by way of cheque no.991856, dated 21.10.13 drawn on Canara Bank, Willington Island, Cochin.
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.


For Greenwood Estates  
  
Partner

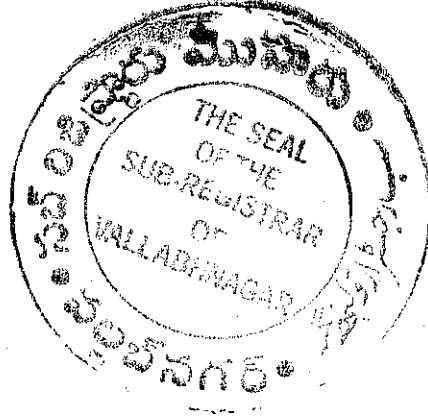
For Greenwood Estates  
  
Partner

Book - 1 CS Number 5792 of 2013 of SRO, Vallabh Nagar

Regular document number 5661 of year 2013

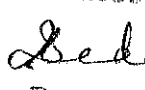
Sheet 4 of 12 Sheets

  
Signature of Joint SubRegistrar15  
Vallabh Nagar



5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
  - d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For Greenwood Estates  
  
Partner

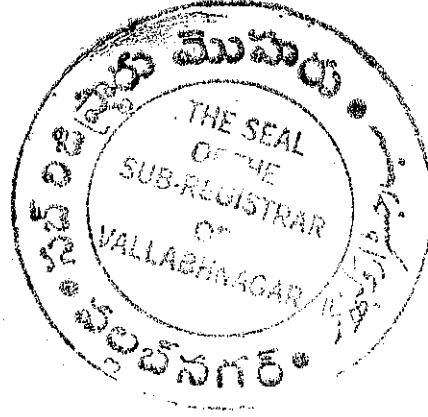
For Greenwood Estates  
  
Partner

Book - 1 CS Number 5792 of 2013 of SRO, Vallabh Nagar

Regular document number 5661 of year 2013

Sheet 5 of 12 Sheets

Signature of Joint SubRegistrar15  
Vallabh Nagar



- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, main, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the building nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.

SCHEDULE 'A'

SCHEDULE OF LAND

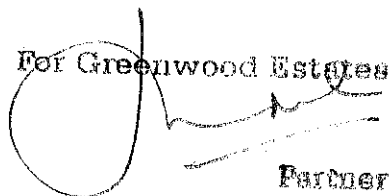
All that portion of the land area to the extent of Ac. 6-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, under S.R.O. Vallab Nagar and bounded as under:

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

WITNESSES:

1. 
2. 

For Greenwood Estates

  
Partner

For Greenwood Estates


  
Partner

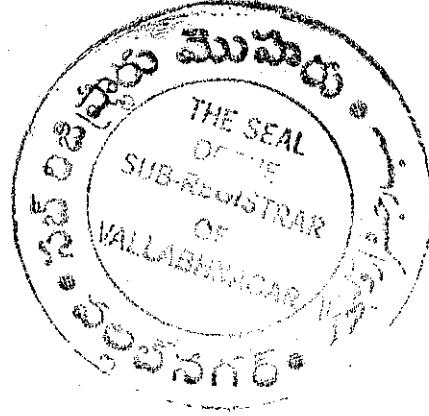
VENDOR

Book - 1 CS Number 5792 of 2013 of SRO, Vallabh Nagar

Regular document number 5661 of year 2013

Sheet 6 of 12 Sheets

  
Signature of Joint SubRegistrar15  
Vallabh Nagar



SCHEDULE 'B'

SCHEDULE OF APARTMENT

1. All that portion forming a semi-deluxe apartment bearing flat no.327 on the third floor, in block no.'A' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft. of built-up area & 333 sft., of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor, admeasuring about 100 sft., in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky
East By	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 : 89.18 sq. yds, U/S Out of Ac. 6-05 Gts.,

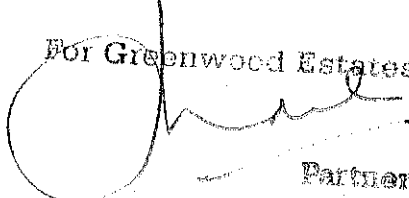
**5. Built up area Particulars:**

- a) In the Stilt / Ground Floor : 100 Sft. Parking space for single car  
b) In the Third Floor : 1665 sft  
6. Executant's Estimate of the MV of the Building : Rs. 36,96,000/-

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. 

For Greenwood Estates  
  
Partner

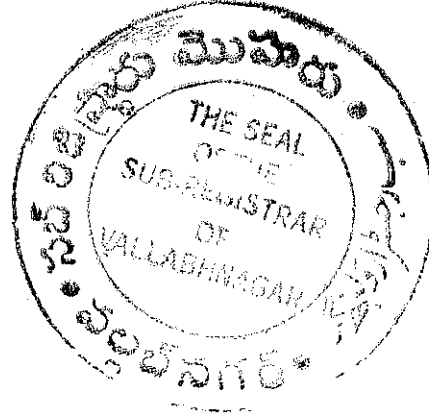
For Greenwood Estates  
  
Partner  
VENDOR

Book - 1 CS Number 5792 of 2013 of SRO, Vallabh Nagar

Regular document number 5661 of year 2013

Sheet 7 of 12 Sheets

Signature of Joint SubRegistrar15  
Vallabh Nagar





**REGISTRATION PLAN SHOWING**

FLAT NO. 327 IN BLOCK NO. 'A' ON 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 REPRESENTED BY ITS PARTNERS

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

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

**BUYER:** 1. CDR. GANGA PRASAD PANDEY, SON OF MR. BALESHWAR PRASAD PANDEY

2. MRS. MANDAKINI PANDEY, WIFE OF CDR. GANGA PRASAD PANDEY

**REFERENCE:**  
**AREA:**

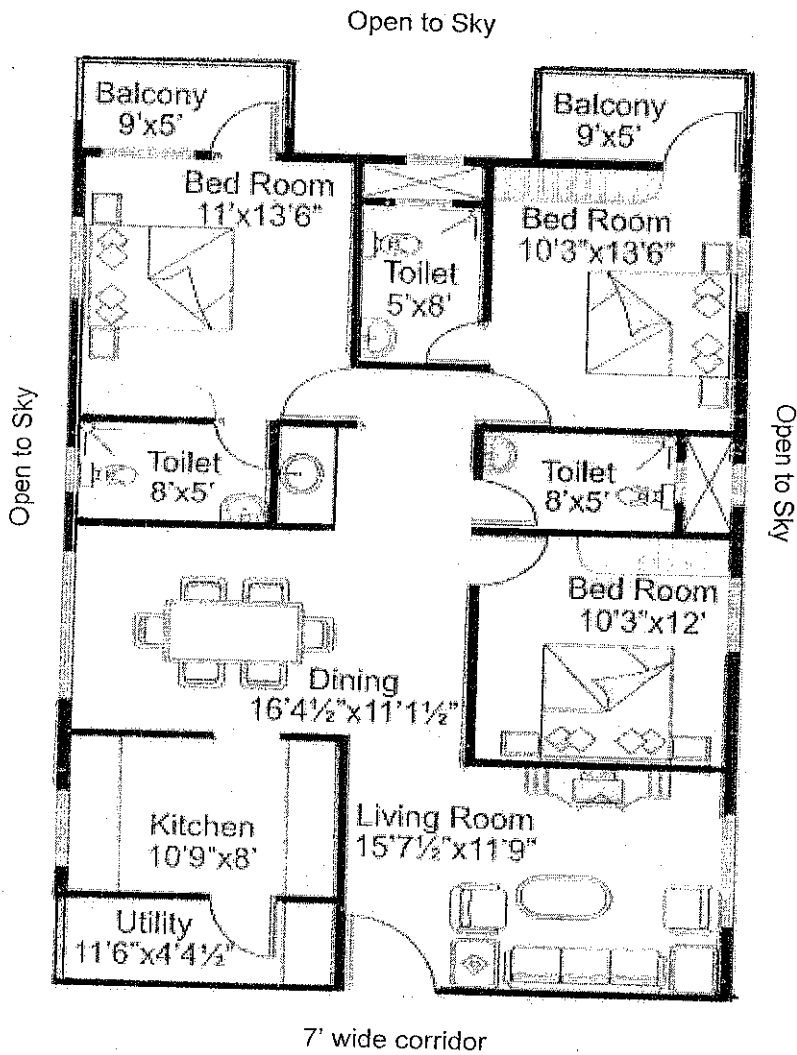
89.18

**SCALE:**  
**SQ. YDS. OR**

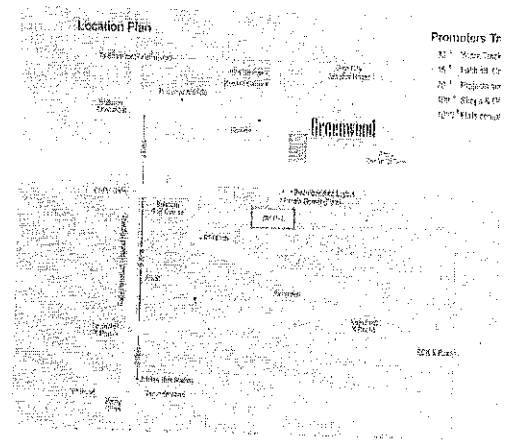
**INCL:**  
**SQ. MTRS.**

**EXCL:**

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



**Location Map**



Promoters To  
1. Mr. Soham  
2. Mrs. K. Sridevi  
3. Mr. Ganga Prasad  
4. Mrs. Mandakini

For Greenwood Estates  
*[Signature]*  
Partner

For Greenwood Estates  
*[Signature]*  
Partner

**WITNESSES:**

- 1. *[Signature]*
- 2. *[Signature]*

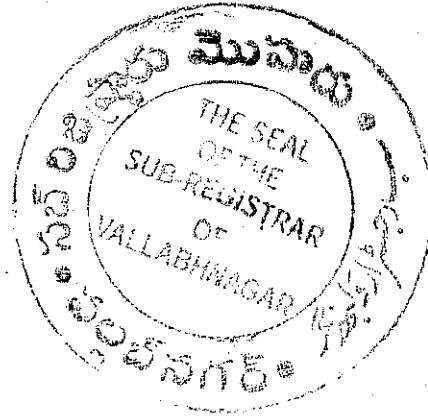
**SIG. OF THE VENDOR**

Book - 1 CS Number 5792 of 2013 of SRO, Vallabh Nagar

Regular document number 5661 of year 2013

Sheet 8 of 12 Sheets

Signature of Joint SubRegistrar15  
Vallabh Nagar

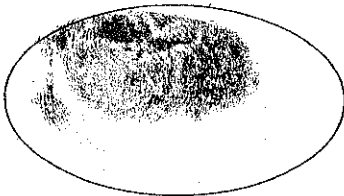
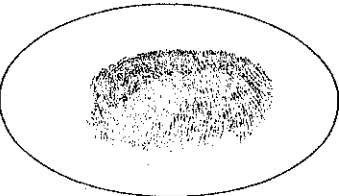
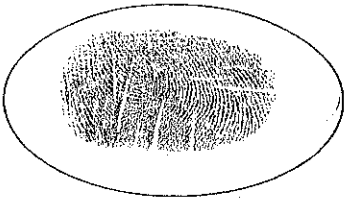
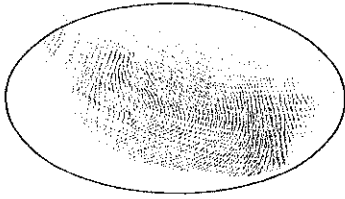


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
ON ACT, 1908.**

SL.NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



**VENDOR:**

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

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

**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  
(AND REPRESENTATIVE TO BUYERS)

**BUYERS:**

1. MRS. MANDAKINI PANDEY  
W/O.MR. BALESHWAR PRASAD PANDEY  
R/O. SFNA, INS GARUDA,  
NAVAL BASE  
KOCHI, KOCHI- 682029

2. CDR. GANGA PRASAD PANDEY,  
S/O.MR. BALESHWAR PRASAD PANDEY  
R/O. SFNA, INS GARUDA,  
NAVAL BASE,  
KOCHI, KOCHI- 682029

**SIGNATURE OF WITNESSES:**

- 
- 

We stand here with our photograph(s) and finger prints in the form prescribed, through our representative Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabhnagar, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

Greenwood Estates For Greenwood Estate

SIGNATURE OF EXECUTANTS

मन्दाकिनी पण्डेय 2.

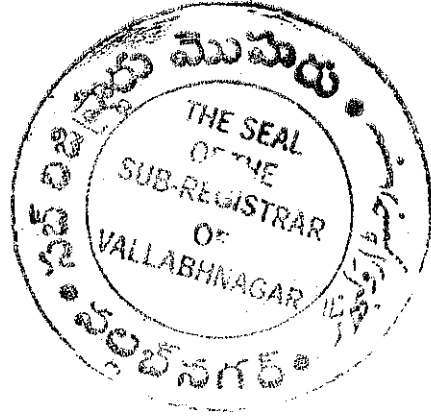
SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 5792 of 2013 of SRO, Vallabh Nagar

Regular document number 5661 of year 2013

Sheet 9 of 12 Sheets

Signature of Joint SubRegistrar15  
Vallabh Nagar



VENDOR:

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

GREENWOOD ESTATES

20/12/2006  
Permanent Account Number

AAHEG0711B

27/01/2007

आयकर विभाग / PERMANENT ACCOUNT NUMBER  
ABMFM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1968

हस्ताक्षर / SIGNATURE

ऑफिस / OFFICE  
Chief Commissioner of Income Tax, Andhra Pradesh

For Greenwood Estates  
*[Signature]*  
Partner

आयकर विभाग / PERMANENT ACCOUNT NUMBER  
AIYPK2089F

नाम / NAME  
SRIDEVI KALICHETI

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

जन्म तिथि / DATE OF BIRTH  
19-04-1977

हस्ताक्षर / SIGNATURE

ऑफिस / OFFICE  
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  
AWSPP8104E

हस्ताक्षर / SIGNATURE

ऑफिस / OFFICE  
Chief Commissioner of Income Tax, Andhra Pradesh

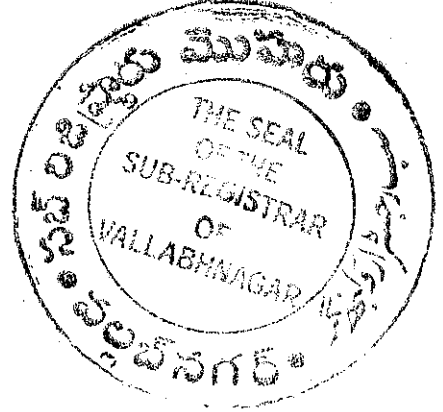
*[Signature]*

Book - 1 CS Number 5792 of 2013 of SRO, Vallabh Nagar

Regular document number 5661 of year 2013

Sheet 10 of 12 Sheets

Signature of Joint SubRegistrar15  
Vallabh Nagar



Buher


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

GANGA PRASAD PANDEY  
BALESHWAR PRASAD PANDEY

17/12/1962  
Permanent Account Number  
ADCPP5512B

Signature



04102006

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने  
आयकर पैन सेवा इकाई, एन एस डी ई एल  
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDL  
4th Floor, 'A' Wing, Trade World,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2499 4630; Fax: 91-22-2495 0664  
e-mail: [unitinfo@nsdlco.in](mailto:unitinfo@nsdlco.in)



WITNESS:


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

C RAMESH  
NAHSING RAO CHANDRAGIRI

21/07/1979  
Permanent Account Number  
AKRPR1896C

Signature




04102006

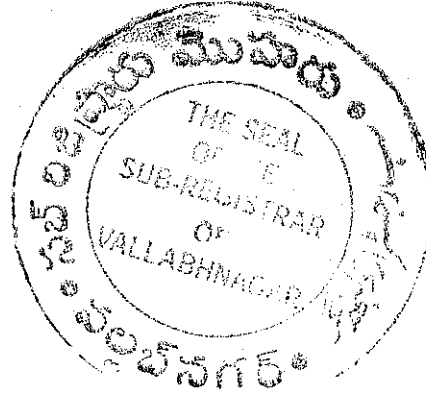


Book - 1 CS Number 5792 of 2013 of SRO, Vallabh Nagar

Regular document number 5661 of year 2013

Sheet 11 of 12 Sheets

Signature of  Joint SubRegistrar15  
Vallabh Nagar





BUYER:

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :  
आयकर वैन सेवा इकाई, एन एस डी एल  
पौधी नंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

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Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499-4650, Fax: 91-22-2495 0664,  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MANDAKINI PANDEY

KAMTA PRASAD SHUKLA

20/12/1973

Permanent Account Number

APDPP3939D

मन्दाकिनी पाण्डेय  
Signature



16082006

मन्दाकिनी पाण्डेय

WITNESS:

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number  
AQAPM0412C

*M. Mahendar*  
Signature



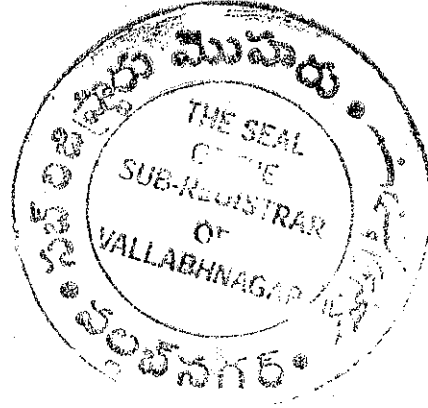
*M. Mahendar*

Book - 1 CS Number 5792 of 2013 of SRO, Vallabh Nagar

Regular document number 5661 of year 2013

Sheet 12 of 12 Sheets

Signature of Joint SubRegistrar15  
Vallabh Nagar



**STATEMENT OF ENCUMBRANCE ON PROPERTY**

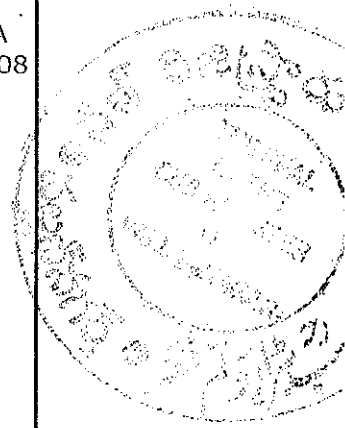
Date :14-11-2013 11:52:50 App No :446858 Statement No :4079603

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

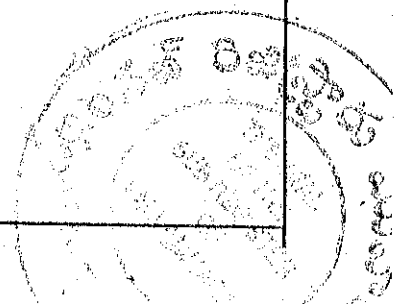
**VILLAGE: KOWKUR OR KOWKUR , Ward - Block:4 - 1, House No:, 327FLAT, Apartment:GREENWOOD RESIDENCY, A-BLOCK , Flat No:327 , SURVEY NO: ,202,203,204,205,206S, Bounded by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY , EAST :7 WIDE CORRIDOR , WEST :OPEN TO SKY**

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. VALLABHNAGAR** for years **31** from **01-04-1982 to 13-11-2013** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sr No.	Description of property	Reg.Date Exc.Date Pres.Date	Nature & Mkt.Value Cons. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/By No CD No Doc No/Year (Schedule)
1/8	VILL/COL: KOWKUR/REST OF THE AREA@Rs4000 W-B: 4- 1 SURVEY: 202 203 204 205 206PARTS HOUSE:327FLAT APARTMENT: GREENWOOD RESIDENCY, A-BLOCK FLAT: 327 EXTENT: 89.18SQ.Yds BUILT: 1765SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 7' WIDE CORRIDOR [W]: OPEN TO SKY <b>Link Doct:64/2007 of SRO 1508</b> <b>Link Doct:4101/2007 of SRO 1508</b> <b>Link Doct:741/2007 of SRO 1508</b> <b>Link Doct:63/2007 of SRO 1508</b> <b>Link Doct:62/2007 of SRO 1508</b> <b>Link Doct:4100/2007 of SRO 1508</b>	(R) 09- 11-2013 (E) 09- 11-2013 (P) 09- 11-2013	<b>0101</b> Sale Deed Mkt.Value:Rs. 3696000 Cons.Value:Rs. 3696000	1.(EX)REP BY K.SRIDEVI 2.(EX)KARNATI BHASKAR 3.(EX)M/S GREENWOOD ESTATES REP BY SOHAM MODI 4.(EX)K.GOPINATH 5.(EX)A.PURUSHOTHAM 6.(EX)A.SRINIVAS 7.(EX)BELIDE VENKATESH 8.(EX)REP BY DAGPA M/S GREEN WOOD ESTATES REP BY SOHAM MODI 9.(EX)REP BY SRIDEVI 10.(EX)REP BY SPA K.PRABHAKAR REDDY SPA NO.8/IV/2008,DT.19/01/08 11.(CL)MANDAKINI PANDEY 12.(CL)CDR GANGA PRASAD PANDEY 13.(CL)K.PRABHAKAR REDDY (REP FOR BOTH VENDEES)	0/0  5661/2013 [1] of SRO VALLABHNAGAR(1508)
2/8	VILL/COL: KOWKUR/NOT COVERED ANY WARD&BLOCK W-B: 0-  0 SURVEY: 202 203 204 205 206 HOUSE: . EXTENT: 29645SQ.Yds BUILT: 88445SQ. FT	(R) 13- 09-2007 (E) 13- 09-2007  (P) 13- 09-2007	<b>0110</b> Development Agreement Cum GPA  Mkt.Value:Rs. 235521000 Cons.Value:Rs. 0	1.(EX)KARNATI BHASKAR 2.(EX)K.GOPINATH 3.(EX)A.PURUSHOTHAM 4.(EX)A.SRINIVAS  5.(EX)BELIDE VENKATESH 6.(CL)M/s Greenwood RepbyitsPartner Soham Modi	0/0 CD_Volume: 149 4101/2007 [1] of SRO VALLABHNAGAR(1508)



	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			7.(CL)2.K.SRIDEVI	
3/8	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 SY.NO.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	<b>0109</b> 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)
4/8	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	<b>0109</b> 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)
5/8	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 <b>Link Doct:62/2007 of SRO 1508</b>	(R) 08-02-2007 (E) 08-02-2007 (P) 08-02-2007	<b>0101</b> 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)
6/8	VILL/COL: KOWKUR/KOWKUR W-B: 0-0 SURVEY: 202 203 204 205 206 PLOT: 0 EXTENT: 80 Guntas Boundires: [N]: LAND BELONGING TO BHASKAR K.BHATT [S] VILLAGE BOUNDARY OF YAPRAL [E]: SY.NO.202 (PART) [W]: SY.NO.207 & 212	(R) 05-01-2007 (E) 05-01-2007 (P) 05-01-2007	<b>0101</b> Sale Deed Mkt.Value:Rs. 7000000 Cons.Value:Rs. 7000000	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)M/S.GREENWOOD ESTATES REP BY ITS(PARTNER) MEET B.MEHTA	0/0 CD_Volume: 142 64/2007 [1] of SRO VALLABHNAGAR(1508)



7/8	VILL/COL: KOWKUR/KOWKUR W- B: 0-0 SURVEY: 202 203 204 205 206 PLOT: 0 EXTENT: 125 Guntas Boundires: [N]: LAND BELONGING TO THE VENDORS [S] LAND BELONGING TO BHASKAR K.BHATT [E]: SY.NO.202 (PART) [W]: SY.NO.207 & 212	(R) 05- 01-2007 (E) 05- 01-2007 (P) 05- 01-2007	<b>0101</b> 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 REDDY 5.(EX)SUNITHA 6.(EX)M.INDRAMMA 7.(CL)KARNATI BHASKAR 8.(CL)K.GOPINATH 9.(CL)A.PURUSHOTHAM 10.(CL)A.SRINIVAS 11.(CL)BELIDE VENKATESH	0/0 CD_Volume: 142 63/2007 [1] of SRO VALLABHNAGAR(1508
8/8	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	<b>0101</b> 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 / B.Srinivas Rao

4. Search verified and certificate examined by /

5. Result : '8 out of 74 are included in the statement.'

Received Rs. 100 +20 towards EC-Fee  
aganist Cash Receipt No.

OFFICE SEAL & DATE  
of Register Officer

Signature

Print

back

Excel Report

సబ్-రిజిస్ట్రార్ ఆఫీసు  
వల్లభనగర్, రంగారెడ్డి జిల్లా



*[Handwritten Signature]*  
జూనియర్ సబ్ రిజిస్ట్రార్-15  
వల్లభనగర్

