

ORIGINAL

20/8, 28/11

దస్తావేజులు మరియు రుసుముల రశీదు

8503

Soham Modi and another vs by

నెం.

శ్రీమతి / శ్రీ SLA/Modu IC-Prabha Lakshmi Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

R

దస్తావేజు స్వభావము	Sale			
దస్తావేజు విలువ	50,000			
స్టాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	5917/13			
రిజిస్ట్రేషన్ రుసుము	250		video-on	
లోటు స్టాంపు(D.S.D.)	1900		006188	
GHMC (T.D.)	750		dt-25/11/13	
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు	/			
5 x .....	/			
మొత్తం	3000			

RETURNED

(అక్షరాల) Rupers Three thousand

తేది 28/11/13  
వాపసు తేది \_\_\_\_\_

రూపాయలు మా(తప్పే)  
R Subram  
సహకార విభాగం  
వల్లభపూర్

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.

Received By  
one original Registration documents  
one only

JC 352 118P  
NB/Sub G-Ravi

[Signature]  
7417 996 010  
02/12/13



6054

DOU NO: 5917 of 2013



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

*A. Babitha*  
AP 192653

S.L.NO 9533 Date 20-08-2013 Rs. 100/-  
Sold to RAMESH, S/O NASING RAO R/O SEC-BAD  
For Whom GREENWOOD ESTATES, SEC - BAD

ALLE. BABITHA  
L.NO: 23-15-018/2007,  
R.L.NO. 23-15-007/2013  
H.NO 6-45/1, Employees Colon  
BIBINAGAR  
DIST : NALGONDA-508 126  
CELL : 9666993866

**SALE DEED**

This Sale Deed is made and executed on this 28<sup>th</sup> ay of November 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, 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, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad, 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 Nalgonda District, Hyderabad, hereinafter called the 'Estates'.

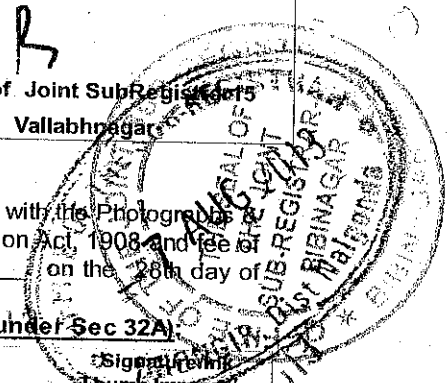
*[Signatures]*

Book - 1 CS Number 6054 of 2013 of SRO, Vallabhnagar

Regular document number 5917 of year 2013

Sheet 1 of 8 Sheets

Signature of Joint SubRegistrar  
Vallabhnagar



**Presentation Endorsement:**

Presented in the Office of the Sub-Registrar, Vallabhnagar along with the Photographic Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 250/- paid between the hours of 3 and 4 on the 28th day of NOV, 2013 by Sri Soham Modi

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

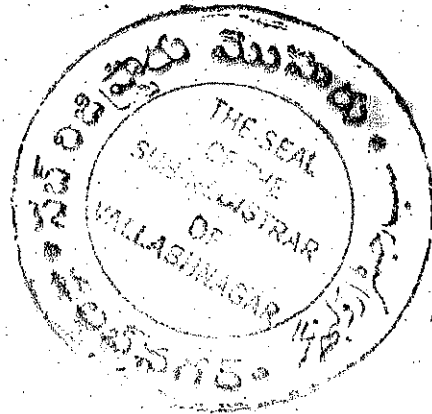
Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	EX		 [1508-1-2013-6054]	REP BY SPAK.PRABHAKAR REDDY SPA NO.8/W/2008,DT.19/01/08 5-4-187/3,4,SOHAM MANSION,M.G.ROAD, SEC-BAD-03	
2	CL		 [1508-1-2013-6054]	BOTH ARE REP BY K.PRABHAKAR REDDY H.NO.5-4-187/3,4, II FLOOR, SOHAM MANDION,, MG.ROAD, SEC-BAD-500 003	

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1508-1-2013-6054]	MAHENDER H.NO.28-77,YADAV BASTHI,NERDMET ,HYD	
2		 [1508-1-2013-6054]	CH.RAMESH H.NO.1-3-176/D/2,KAVADI GUDA,HYD	

28th day of November, 2013

Signature of Joint SubRegistrar  
Vallabhnagar



**IN FAVOUR OF**

1. Major General Rajan Ravindran, Son of Mr. A. S. R. Rajan, aged about 54 years, Occupation: Service
2. Mrs. Radhika Ravindran, Wife of Major General Rajan Ravindran, aged about 51 years, both are residing at # 53, Vayupuri, Sainikpuri P. O., Secunderabad - 500 094., (hereinafter called the 'PURCHASER')

The terms 'VENDOR' and the 'PURCHASER' herein used shall wherever the context so admits and include their respective heirs, successors, legal representatives, executors, nominee, assignees etc., as the parties themselves.

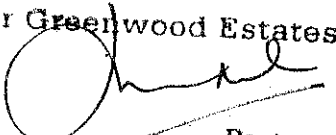
WHEREAS the PURCHASER has purchased a deluxe apartment bearing flat no.132 on the first floor, in block no.'A' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft. of built-up area & 333 sft., of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., 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 vide Sale Deed bearing document no.834 of 2013, dated 18<sup>th</sup> February 2013 registered at SRO, Vallabhnagar, R. R. District.

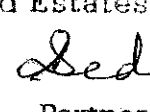
Whereas the VENDOR is the absolute owner of car parking bearing no.47A in the stilt floor of block no. 'A' admeasuring about 75 sft., in the project known as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District, herein after referred to as the 'Scheduled Property'.

At the request of the PURCHASER, the VENDOR has agreed to sell the said car parking for a consideration of Rs.50,000/-(Rupees Fifty Thousand Only) on the following terms and conditions.

**NOW THIS SALE DEED WITNESSETH AS UNDER:**

- 1) That in pursuance of the aforesaid agreement and in consideration of said sum Rs.50,000/-(Rupees Fifty Thousand Only) paid by the PURCHASER herein, the receipt of which is acknowledged by the VENDOR, the VENDOR do hereby sell, transfer, convey unto the PURCHASER the Scheduled Property which is more particularly described at the foot of this document.
- 2) Henceforth the VENDOR shall not have any right, title or interest in the Schedule Property which shall be enjoyed absolutely by the PURCHASER without any let or hindrance from the VENDOR or anyone claiming through them.
- 3) The VENDOR has delivered vacant position of the Schedule Property to the PURCHASER and the PURCHASER doth hereby confirms and acknowledges the same.
- 4) The Vendor convenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens, and court attachments.
- 5) The market value of the property is Rs.50,000/-.

For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

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Regular document number 5917 of year 2013

Sheet 2 of 8 Sheets

  
Signature of Joint SubRegistrar15  
Vallabh Nagar

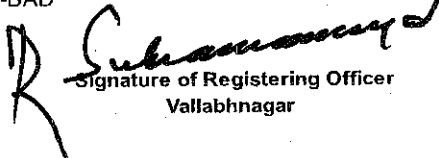
**Endorsement:**

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	0	0		1900	2000
Transfer Duty	NA	0	0		750	750
Reg. Fee	NA	0	0		250	250
User Charges	NA	0	0		100	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>		<b>3000</b>	<b>3100</b>

Rs. 2650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 250/- towards Registration Fees on the chargeable value of Rs. 50000/- was paid by the party through DD No ,6189 dated ,25-NOV-13 of ,HDFC BANK/SEC-BAD

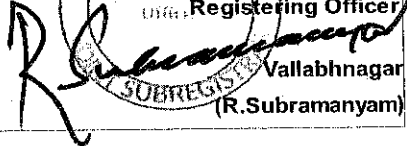
Date

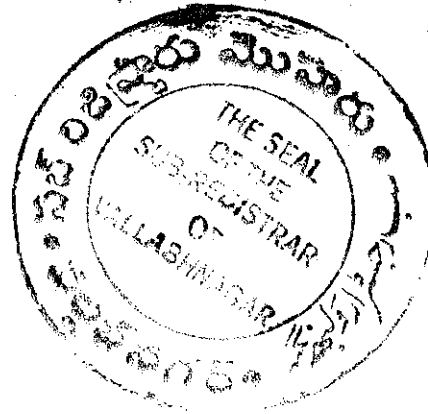
28th day of November, 2013

  
Signature of Registering Officer  
Vallabh Nagar

**Certificate of Registration**

Registered as document no. 5917 of 2013 of Book-1 and assigned the identification number 1 - 1508 - 5917 - 2013 for Scanning.

  
Registering Officer  
Vallabh Nagar  
(R.Subramanyam)



**SCHEDULE OF PROPERTY**

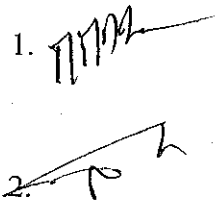
All that the portion a car parking space no.47A, admeasuring about 75 sft, of area on the stilt floor of block no. 'A', in the residential apartment complex called as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District and marked in "RED" colour in the plan enclosed and bounded as under:

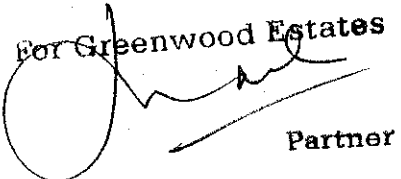
North	Drive way
South	Drive way
East	Car Parking No. 47
West	Car Parking No. 48

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

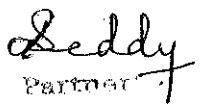
**WITNESSES:**

1.



For Greenwood Estates  
  
Partner

For Greenwood Estates


  
Partner

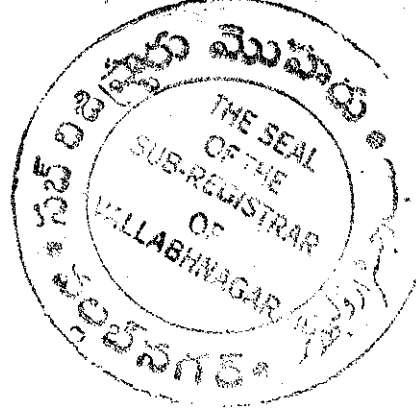
VENDOR

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Signature of Joint SubRegistrar15  
Vallabh Nagar





PLAN SHOWING CAR PARKING No. 47A on the stilt floor in block no. 'A' of "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District

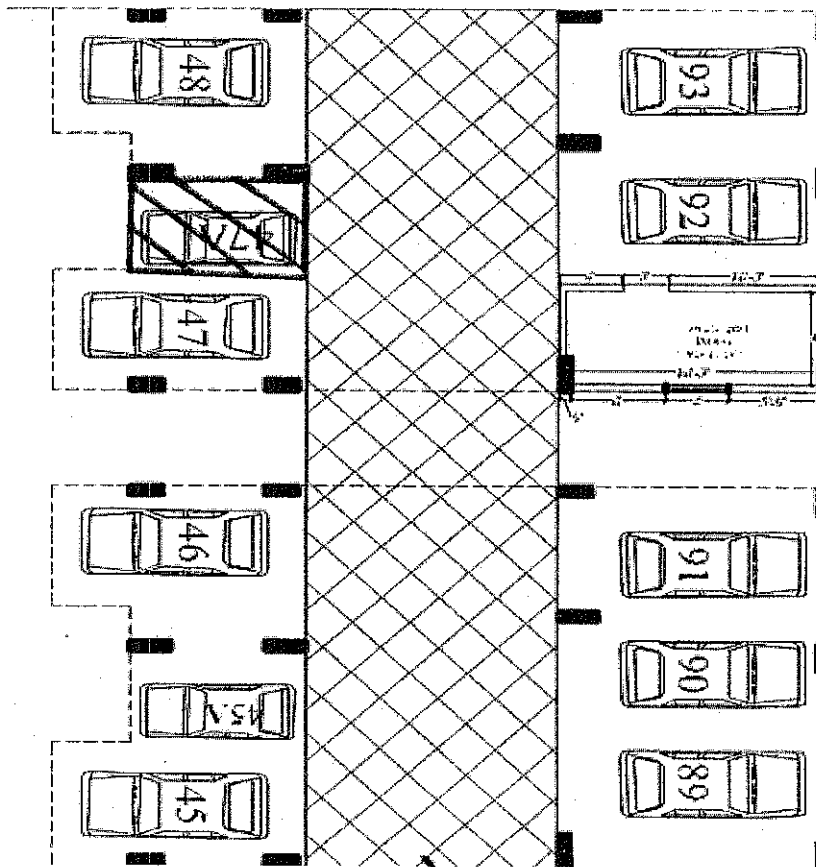
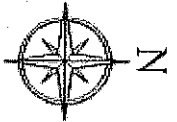
Vendor : M/s. Greenwood Estates, rep. by its Partners/ Authorised representatives:  
 1. Shri. Soham Modi, S/o. Shri. Satish Modi  
 2. Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy

Purchaser : 1. Major General Rajan Ravindran, Son of Mr. A. S. R. Rajan  
 2. Mrs. Radhika Ravindran, Wife of Major General Rajan Ravindran

Parking Area : 75 Sft.

Boundaries:

North	Drive way
South	Drive way
East	Car Parking No. 47
West	Car Parking No. 48



WITNESSES:

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

For Greenwood Estates

*[Signature]*  
 Partner

For Greenwood Estates


*[Signature]*  
 Partner

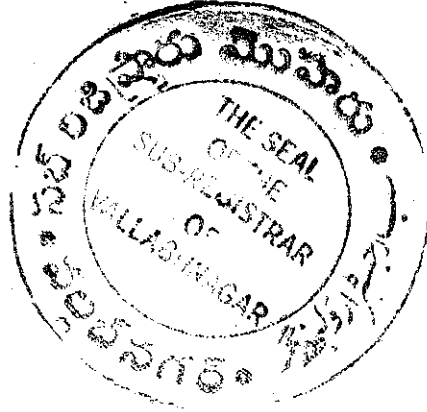
VENDOR

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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

AAHFG0711B

270-13007

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम /NAME  
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH  
18-10-1969

स्थायी हस्ताक्षर /SIGNATURE  
*Soham Modi*

मुख्य आयकर अधिकारी, अहमदाबाद  
Chief Commissioner of Income-tax, Ahmedabad

For Greenwood Estates  
*[Signature]*  
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AIYPK2069F

नाम /NAME  
SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH  
19-04-1977

स्थायी हस्ताक्षर /SIGNATURE  
*Sridevi*

मुख्य आयकर अधिकारी, अहमदाबाद  
Chief Commissioner of Income-tax, Ahmedabad

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

स्थायी हस्ताक्षर /SIGNATURE  
*[Signature]*


मुख्य आयकर अधिकारी, अहमदाबाद  
Chief Commissioner of Income-tax, Ahmedabad

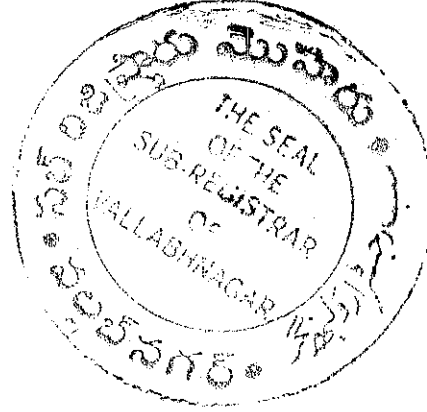
*[Signature]*

Book - 1 CS Number 6054 of 2013 of SRO, Vallabh Nagar


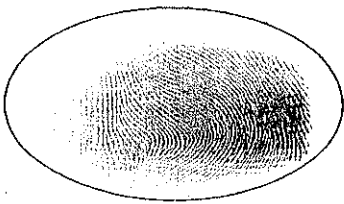
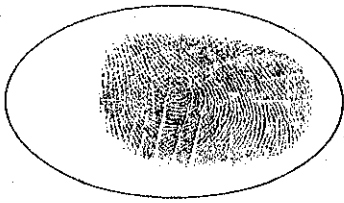

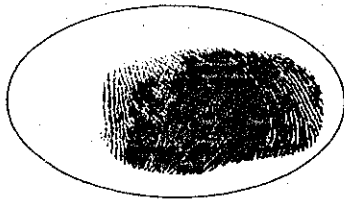

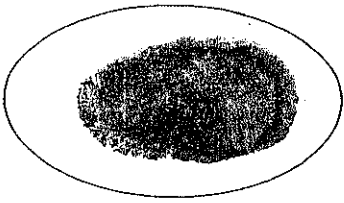

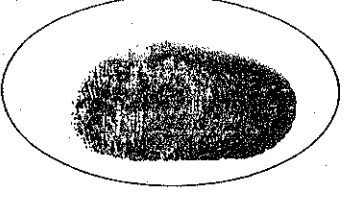

Regular document number 5917 of year 2013

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Signature of Joint SubRegistrar15  
Vallabh Nagar

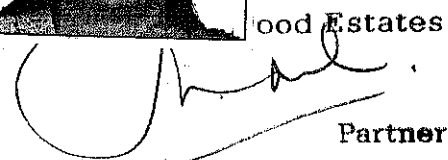


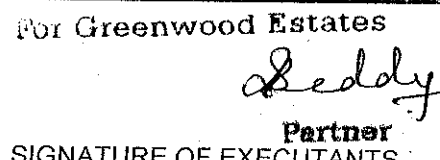
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b><u>VENDOR:</u></b></p> <p>M/S. GREENWOOD ESTATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M.G. ROAD, SECUNDERABAD - 500 003 REP. BY ITS PARTNERS</p> <p>1. SHRI. SOHAM MODI S/O. SHRI. SATISH MODI</p> <p>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.</p> <p><b><u>SPA FOR PRESENTING DOCUMENTS:</u></b> <b><u>VIDE DOC NO. 8/BK-IV/ 2008 Dt. 19/01/08</u></b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003.</p> <p><b><u>BUYERS:</u></b></p> <p>1. MAJOR GENERAL RAJAN RAVINDRAN S/O. MR. A. S. R. RAJAN R/O. # 53, VAYUPURI SAINIKPURI P. O., SECUNDERABAD - 500 094.</p> <p>2. MRS. RADHIKA RAVINDRAN W/O. MAJOR GENERAL RAJAN RAVINDRAN R/O. # 53, VAYUPURI SAINIKPURI P. O., SECUNDERABAD - 500 094</p>
			
			
			
			

SIGNATURE OF WITNESSES:

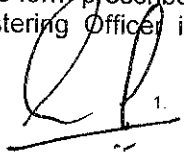
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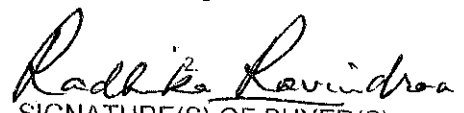
  
ood Estates  
Partner

For Greenwood Estates  
  
Partner  
SIGNATURE OF EXECUTANTS

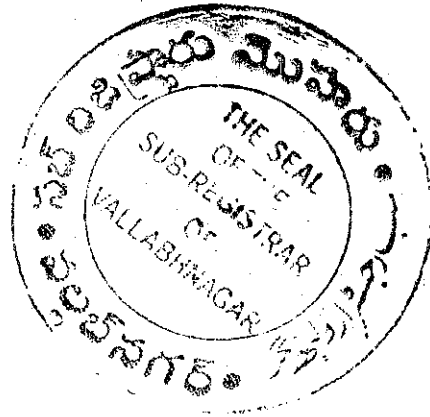
We stand here with our photograph(s) and finger prints in the form prescribed, through our representative Mr. K. Prabhakar Reddy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabhnagar, Ranga Reddy District.

  
SIGNATURE OF THE REPRESENTATIVE

  
1.

  
SIGNATURE(S) OF BUYER(S)

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Book -1 CS Number 6054 of 2013 of SRO, Vallabhnagar  
Regular document number 5917 of year 2013  
Signature of Joint SubRegistrar15  
Vallabhnagar  
Sheet 6 of 8 Sheets





भारतीय विधि प्रमाण प्रधिकरण  
 AUTHORITY OF LEGAL VERIFICATION OF INDIA

पता : S/O ए.एस. राजन  
 18-41/4, मेस कॉलोनी  
 नारायणपुरम, तिरुमलागिरी,  
 हैदराबाद अंध्र प्रदेश, 500015

Address: S/O A S R. Rajan  
 18-41/4, MES COLONY  
 NARAYANAPURAM  
 Tirumelagiri, Hyderabad  
 Andhra Pradesh, 500015

1847  
 1290 180 1847

nslp@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847  
 Bengaluru-560 081



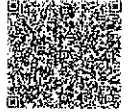
भारत सरकार



नाम / Name  
 RAJAN RAVINDRAN

जन्म वर्ष / Year of Birth: 1968  
 पुरुष / Male

3104 3085 6670



आधार - आम आदमी का अधिकार

*[Handwritten signature]*

*[Handwritten signature]*

WITNESS:

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

M. MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number  
 AQAPM0412C

*[Handwritten signature]*  
 Signature

*[Portrait photo]*


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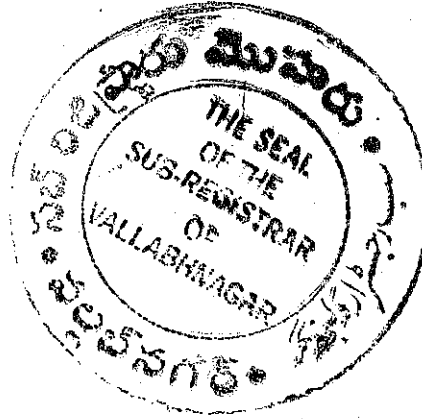
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Regular document number 5917 of year 2013

Sheet 7 of 8 Sheets

  
Signature of Joint SubRegistrar15  
Vallabh Nagar







भारतीय विधि-संस्थान प्राधिकरण  
INDIAN LEGAL SYSTEM AUTHORITY OF INDIA

पता : W/O रविन्द्रन  
2-1-2715 नरसैपुरम कॉलोनी,  
नारयणपुरम तिरुमलगिरी,  
तेलंगाना जिला प्रदेश 500015

Address: W/O RAJAN  
RAVINDRAN 15-41/4 MES  
COLONY  
NARAYANAPURAM  
Tirumalagiri Hyderabad  
Andhra Pradesh 500015



आंध्र प्रदेश सरकार  
GOVT. OF ANDHRA PRADESH



राजिका रविन्द्रन  
RALJHIKA RAVINDRAN

जन्म वर्ष / Year of Birth : 1961  
पंक्ति / Female  
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आधार — आम आदमी का अधिकार

*Raljhika Ravindran*

WITNESS:

<p>आयकर विभाग INCOME TAX DEPARTMENT C RAMESH NARSING RAO CHANDRAGIRI 21/07/1979 Permanent Account Number AKRPR1896C</p>	<p>भारत सरकार GOVT. OF INDIA</p>
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*[Signature]*


*[Portrait Photo]*

*[Handwritten mark]*

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Vallabh Nagar

