

20/9, 2/12

దస్తావేజులు మరియు రుసుముల రశీదు  
 8553 Stham modi and another lephy SPA holder  
 K. Prabhakar Reddy

నెం.

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

F

దస్తావేజు స్వభావము	Sale			
దస్తావేజు విలువ	28,80,000			
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	5969/13			
రిజిస్ట్రేషన్ రుసుము	14400		Rept no	
లోటు స్టాంపు (D.S.D.)	115100		383773	
GHMC (T.D.)	43200		dt 2/12/13	
యూబర్ ఛార్జీలు	100		vat M. 36000	
అదనపు షీట్లు	/		65050	
5 x .....	/		3/12/13	
మొత్తం	17,28,000			

RETURNED

(అక్షరాలాం Rupees mlalakh strenty two thms and Eight hundred only

తేది 2/12/13

వాపసు తేది

రూపాయలు మా(తమే)  
 Subramanyam  
 సబ్-రజిస్ట్రారు  
 పల్లభిని

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.



6105

Doc No: 5969 of 2013

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AL 655764

Sl.No. U283 Dt: 20-09-2013

**CH.SHRAVANI**

Sold to: MAHENDER

Licensed Stamp Vendor

S/o. MALLESH

Licence No.15-31-029/2013

For Whom: M/s. GREEN WOOD ESTATES **SALE DEED**

House On P.No.21, W.S. Colony,  
Abdullapurmet (V), Hayathnagar (M),  
R.R.Dist - 501 512,

This Sale Deed is made and executed on this 2<sup>nd</sup> day of December 2013 at SRO, Vallabhnagar, Hyderabad by:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad -500 003, represented by its Partners / Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, wife of Shri. K. V. S. Reddy, aged about 34 years, Occupation: Business, 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, residing at 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, residing at 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, residing at H. No.1-3-1/C/1, Flat No.101, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 38 years, Occupation: Business, residing at 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 48 years, Occupation: Business, residing at 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, wife of Shri. K. V. S. Reddy, aged about 34 years, Occupation: Business, 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

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Regular document number 5969 of year 2013


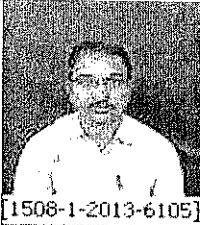



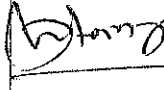
Sheet 1 of 11 Sheets

B  
Signature of Joint SubRegistrar15  
Vallabhnagar


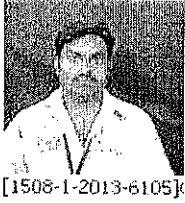




**Presentation Endorsement:**

Presented in the Office of the Sub-Registrar, Vallabhnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14400/- paid between the hours of 23 AUG 2013 at 4 on the 02nd day of DEC, 2013 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 [1508-1-2013-6105]	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		 [1508-1-2013-6105]	DR. CHETAN PANDURANG MUNDAVARE C-204, SECOND FLOOR, MAYFLOWER HEIGHTS, MALLAPUR ,HYD-062	

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1508-1-2013-6105]	CH. RAMESH H.NO.1-3- 178/D/2, KAVADI GUDA, HYD-80	
2		 [1508-1-2013-6105]	M. MAHENDER H.NO.28-77, YADAV BASTHI, NEREMET, H YD	

02nd day of December, 2013

R  
Signature of Joint SubRegistrar15  
Vallabhnagar




**IN FAVOUR OF**

Dr. Chetan Pandurang Mundavare, Son of Mr. Pandurang Manik Rao Mundavare, aged about 29 years, Occupation: Doctor, residing at # Flat No. C-204, Second Floor, Mayflower Heights, Mallapur, Hyderabad - 500 062., hereinafter referred to as the Buyer.,

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
- 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

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Signature of Joint SubRegistrar15  
Vallabhnagar

**Endorsement:**

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	115100	0		0	115200
Transfer Duty	NA	43200	0		0	43200
Reg. Fee	NA	14400	0		0	14400
User Charges	NA	100	0		0	100
<b>Total</b>	<b>100</b>	<b>172800</b>	<b>0</b>		<b>0</b>	<b>172900</b>

Rs. 158300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14400/- towards Registration Fees on the chargeable value of Rs. 2880000/- was paid by the party through Challan/BC/Pay Order No ,383773 dated ,02-DEC-13.

Date

02nd day of December,2013

  
Signature of Registering Officer  
Vallabhnagar

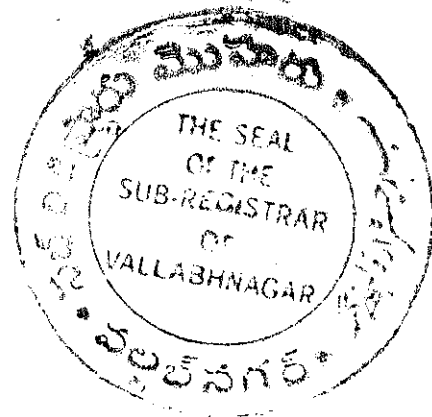
**Certificate of Registration**

Registered as document no. 5969 of 2013 of Book-1 and assigned the identification number 1 - 1508 - 5969 - 2013 for Scanning.

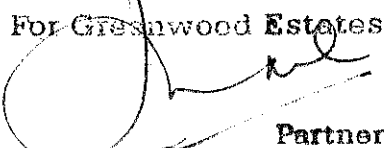
  
Registering Officer

Vallabhnagar

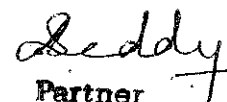
(R.Subramanyam)



- 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.521 on the fifth floor, in block no. 'A' admeasuring 1230 sft., of super built-up area ( 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft., in the proposed group housing scheme known as Greenwood Residency and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.28,80,000/-(Rupees Twenty Eight Lakhs Eighty 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

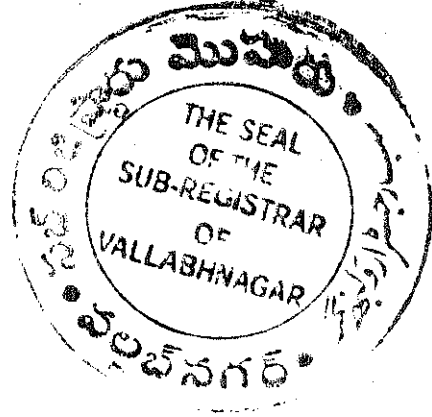
  
Partner

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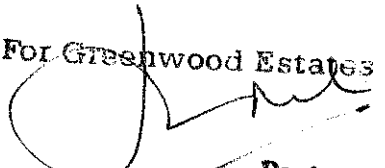
  
Signature of Joint SubRegistrar15  
Vallabh Nagar

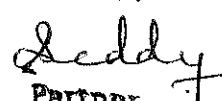




**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no.521 on the fifth floor, in block no.'A', having a super built-up area of 1230 sft., (984 sft. of built-up area & 246 sft. of common area) in building known as Greenwood Residency together with:
  - a) An undivided share in the Schedule Land to the extent of 65.88 sq. yds.
  - b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 28,80,000/- (Rupees Twenty Eight Lakhs Eighty Thousand Only) issued by IDBI Bank Ltd., Hyderabad. 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.
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.


For Greenwood Estates  
  
Partner

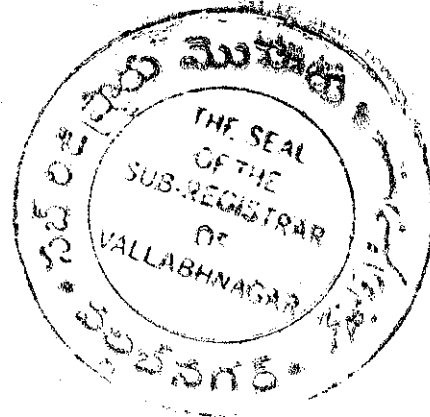
For Greenwood Estates  
  
Partner

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Regular document number 5969 of year 2013

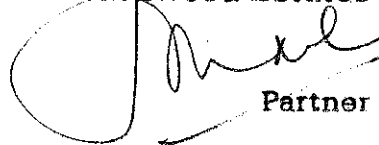
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Signature of Joint SubRegistrar15  
Vallabh Nagar



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.
  - 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.

For Greenwood Estates

  
Partner

For Greenwood Estates

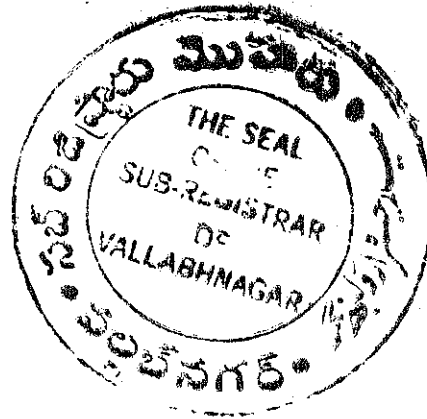
  
Partner

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Signature of Joint SubRegistrar15  
Vallabh Nagar





- 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.

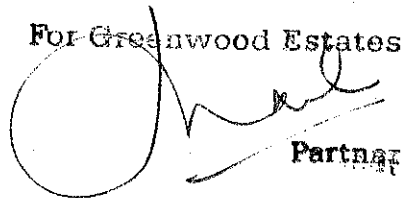
SCHEDULE 'A'  
SCHEDULE OF LAND


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

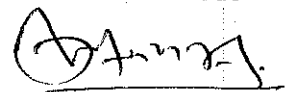
WITNESSES:

- 1. 
- 2. 

For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

VENDOR

  
BUYER

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Signature of Joint SubRegistrar15  
Vallabh Nagar



SCHEDULE 'B'

SCHEDULE OF APARTMENT

1. All that portion forming a semi-deluxe apartment bearing flat no.521 on the fifth floor, in block no.'A' admeasuring 1230 sft., of super built-up area i.e.,(984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft., in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos.202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

North By	Flat No. 516
South By	Open to Sky & 7' wide corridor
East By	Open to Sky
West By	Open to Sky & 7' wide corridor

2. Description of the Building:

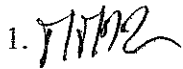

- (a) Nature of the roof : R. C. C. (G+5)  
(b) Type of Structure : Framed Structure
3. Age of the Building : New
4. Total Extent of Site : 65.88 sq. yds, U/S Out of Ac. 6-05 Gts.

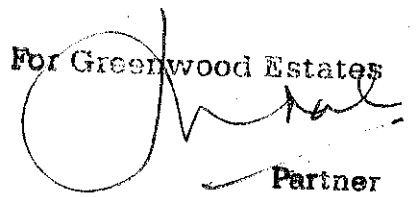
5. Built up area Particulars:

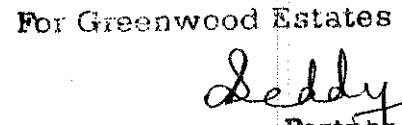
- a) In the Stilt / Ground Floor : 100 Sft. Parking space for single car  
b) In the Fifth Floor : 1230 sft.,
6. Executant's Estimate of the MV of the Building : Rs. 28,80,000/-

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

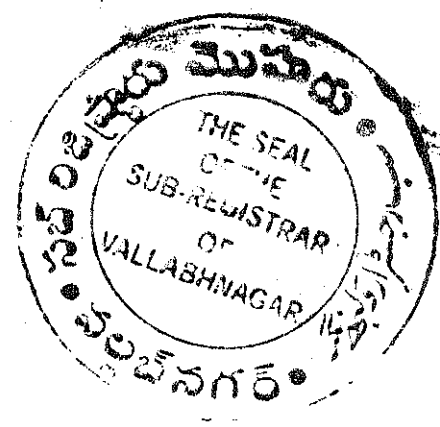
  
BUYER

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Regular document number 5969 of year 2013

Sheet 7 of 11 Sheets

  
Signature of Joint SubRegistrar  
Vallabh Nagar





**REGISTRATION PLAN SHOWING**

FLAT NO. 521 IN BLOCK NO. 'A' ON THE FIFTH 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:** DR. CHETAN PANDURANG MUNDAVARE, SON OF MR. PANDURANG MANIK RAO MUNDAVARE

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

65.88

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

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



**EXCL:**



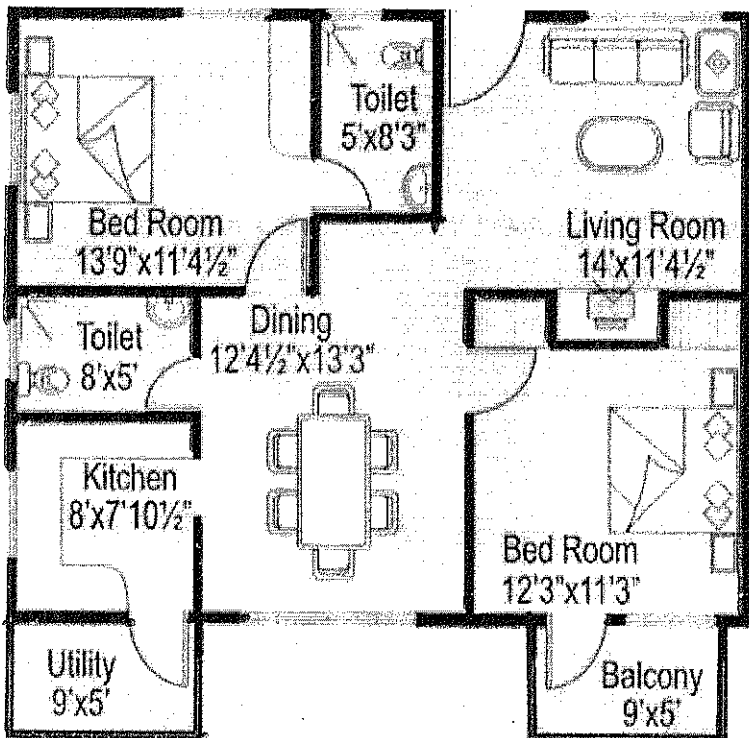
**U/S. OUT OF TOTAL:** Ac- 6-05Gts.

**PLINTH AREA** : 1230 Sft.,

Open to Sky & 7' wide corridor

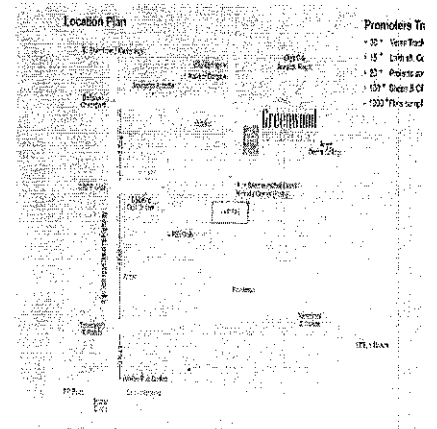


Open to Sky & 7' wide corridor



Flat No. 516

Location Map



Open to Sky

For Greenwood Estates

*[Signature]*  
Partner

For Greenwood Estates

*[Signature]*  
Partner

**WITNESSES:**

1. *[Signature]*

2. *[Signature]*

SIG. OF THE VENDOR

*[Signature]*

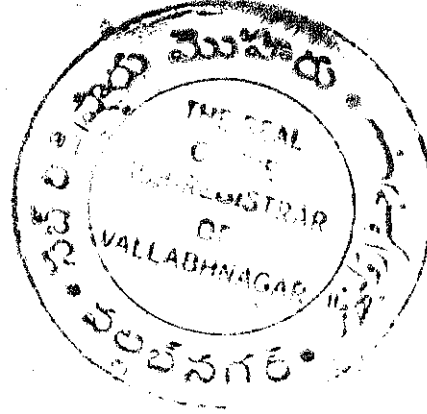
SIG. OF THE BUYER

Book - 1 CS Number 6105 of 2013 of SRO, Vallabh Nagar

Regular document number 5969 of year 2013

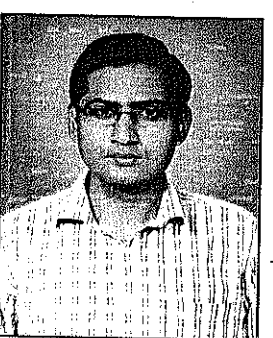
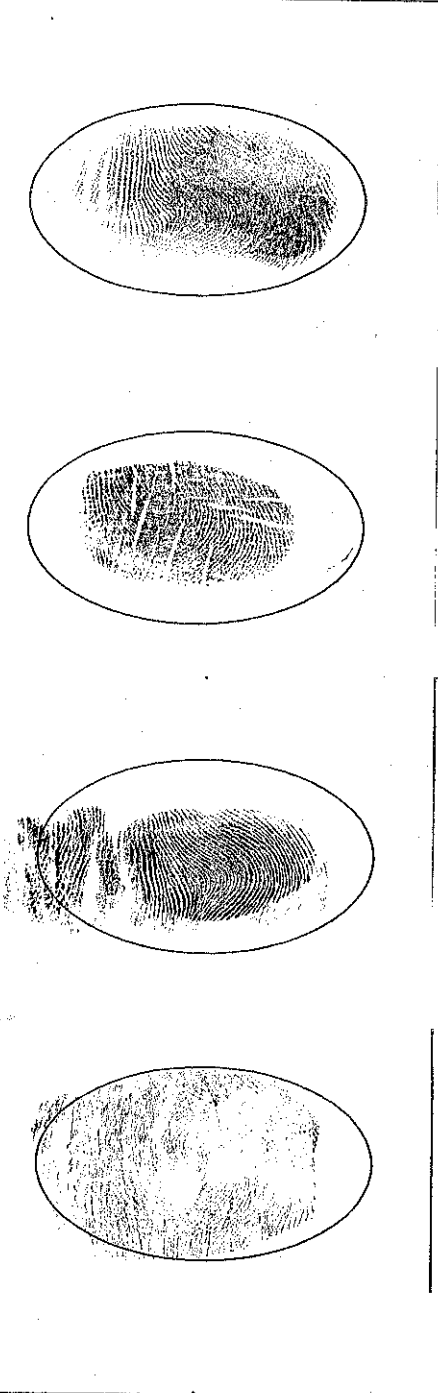
Sheet 8 of 11 Sheets

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)	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  
REP. BY ITS PARTNERS

- SHRI. SOHAM MODI  
S/O. SHRI. SATISH MODI
- 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.

**BUYER:**

DR. CHETAN PANDURANG MUNDAVARE  
S/O. MR. PANDURANG MANIK RAO MUNDAVARE  
R/O. # FLAT NO. C-204  
SECOND FLOOR  
MAYFLOWER HEIGHTS  
MALLAPUR  
HYDERABAD - 500 062

**SIGNATURE OF WITNESSES:**

- 
- 

For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

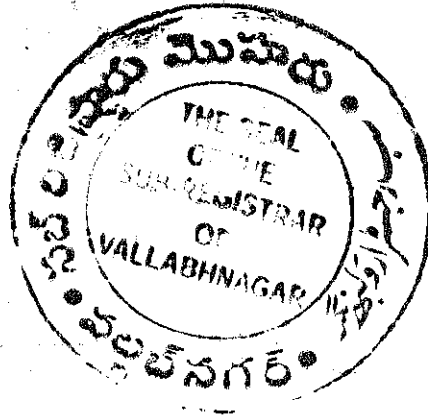
SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

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Sheet 9 of 11 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

AAHFG0711B

27/12/07

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

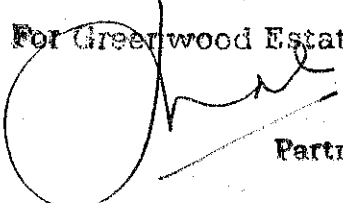
नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1968

हस्ताक्षर / SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

For Greenwood Estates  
  
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AIYPK2089F

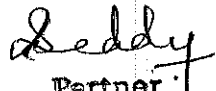
नाम / NAME  
SRIDEVI KALIGHETI

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

जन्म तिथि / DATE OF BIRTH  
19-04-1977

हस्ताक्षर / SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

For Greenwood Estates  
  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

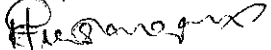
भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K.  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSP8104E

Signature

10052008

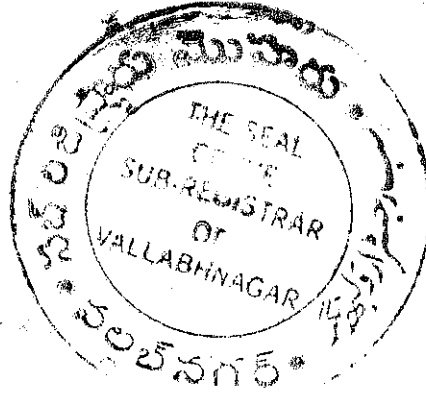


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Regular document number 5969 of year 2013



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Signature of Joint SubRegistrar15  
Vallabhnagar



WITNESS:

आयकर विभाग  
INCOME TAX DEPARTMENT  
C RAMESH  
NARSING RAO CHANDRAGIRI  
21/07/1979  
Permanent Account Number  
AKRPR1896C





भारत सरकार  
GOVT. OF INDIA

64-042007

*Handwritten mark*

WITNESS:

आयकर विभाग  
INCOME TAX DEPARTMENT  
M MAHENDAR  
MALLES MANDA  
20/07/1978  
Permanent Account Number  
AQAPM0412C





भारत सरकार  
GOVT. OF INDIA

0418722007

*Handwritten signature*

BUMER:

आयकर विभाग  
INCOME TAX DEPARTMENT  
CHETAN PANDURANG MUNDAVARE  
PANDURANG MANIKRAO MUNDAVARE  
20/06/1984  
Permanent Account Number  
BGRPM6428G



भारत सरकार  
GOVT. OF INDIA

25102013

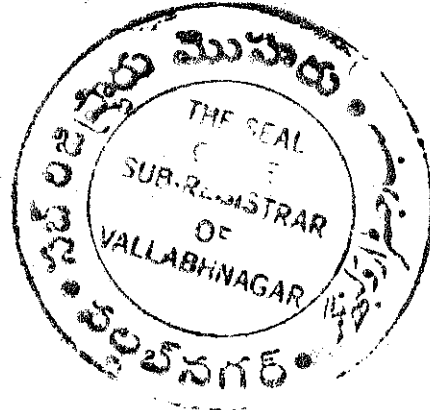
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Regular document number 5969 of year 2013

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Signature of Joint SubRegistrar15  
Vallabh Nagar







00DD 42618903

GOVERNMENT OF ANDHRA PRADESH  
REGISTRATION AND STAMPS DEPARTMENT  
STATEMENT OF ENCUMBRANCE ON PROPERTY

App No : 967987

MeeSeva App No : ECM126020047

Date : 06-Dec-13

Statement No : 4595854

Sri/Smt.: CHETAN : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property  
**VILLAGE: KOWKUR, House No: , 521FLAT, Flat No: 521, Apartment: GREENWOOD RESIDENC A- BLOCK, Ward : 4-Block : 1 VILLAGE: KOWKUR, Survey No : ,202,203,204,205,206S, East: OPE TO SKY West: OPEN TO SKY & 7 WIDE CORRIDOR South: OPEN TO SKY & 7 WIDE CORRIDOR North: FLAT NO.516**

A search is made in the records of SRO(s) of VALLABNAGAR relating there to for 28 years from 01-10-1985 To 04-12-2013 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Con. Value	Name of Parties, Executant (EX) & Claimants (CL)	Vol/Pg No CD No. Doct No/Year (Schedule No)
1	VILL/COL: KOWKUR/REST OF THE AREA@Rs4000 W-B: 4-1 SURVEY: 202 203 204 205 206PARTS HOUSE: 521FLAT APARTMENT: GREENWOOD RESIDENCY A- BLOCK FLAT: 521 EXTENT: 65.88SQ.Yds BUILT: 1330SQ. FT Boundires: [N]: FLAT NO.516 [S] OPEN TO SKY & 7 WIDE CORRIDOR [E]: OPEN TO SKY [W]: OPEN TO SKY & 7 WIDE CORRIDOR <b>This document Link Doct, Link Doct, Link Doct, Link Doct, Link Doct 1508; 4101/2007 of SRO 1508; 4100/2007 of SRO 1508; 741/2007 of SRO 1508; 62/2007 of SRO 1508; 63/2007 of SRO 1508; / 2007</b>	(R) 02-12-2013 (E) 02-12-2013 (P) 02-12-2013		<b>0101</b> (Sale Deed ) Mkt.Value:Rs. 2880000 Cons.Value:Rs. 2880000	1. 1.(EX)REP BY K.SRIDEVI 2.(EX)KARNATI BHASKAR 3.(CL)DR.CHETAN PANDURANG MUNDAVARE 4.(EX)M/S GREENWOOD ESTATES REP BY SOHAM MODI 5.(EX)K.GOPINATH 6.(EX)A.PURUSHOTHAM 7.(EX)A.SRINIVAS 8.(EX)BELIDE VENKATESH 9.(EX)REP BY DAGPA M/S GREENWOOD ESTATES REP BY SOHAM MODI 10.(EX)REP BY SRIDEVI 11.(EX)REP BY SPA K.PRABHAKAR REDDY SPA NO.8/IV/2008,DT.19/01/08	0/0 5969/ 2013 [1] of SROVALLABHNAG/
2	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 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 <b>1508,</b>	(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. 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 7.(CL)2.K.SRIDEVI	0/0 CD_Volume: 149 4101/ 2007 [1] of SROVALLABHNAG/
3	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 <b>1508,</b>	(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. 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 SROVALLABHNAG/
4	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 &212 <b>1508,</b>	(R) 13-09-2007 (E) 13-09-2007 (P) 13-09-2007		<b>0109</b> (DEVELOPMENT AGREEMENT OR CONST) Mkt.Value:Rs. 286824500	1. 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	0/0 CD_Volume: 149 4100/ 2007 [2] of SROVALLABHNAG/

Note: This is a Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.mee seva.gov.in/> by furnishing the application number mentioned in the Certificate



	<b>1508,</b>				
5 -- - 7	VILL/COL: KOWKUR/KOWKUR W-B: 0-0 SURVEY: FORMINGPARTSYNO202 203 204 205 206 PLOT: 0 EXTENT: 40 Guntas Boundires: [N]: LAND BELONGING TO K.BHASKER & OTHERS [S] LAND BELONGING TO THE PURCHASER [E]: SY.NO.202 (PART) [W]: SY.NO.207 & 212 <b>This document Link Doct 1508, 62/2007 of SRO 1508;/ 2007</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 .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 SROVALLABHNAG,
6 -- - 7	VILL/COL: KOWKUR/KOWKUR W-B: 0-0 SURVEY: 202 203 204 205 206 PLOT: 0 EXTENT: 125 Guntas Boundires: [N]: LAND BELONGING TO THE VENDORS [S] LAND BELONGING TO BHASKAR K.BHATT [E]: SY.NO.202 (PART) [W]: SY.NO.207 & 212 <b>1508,</b>	(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 .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 SROVALLABHNAG,
7 -- - 7	VILL/COL: KOWKUR/KOWKUR W-B: 0-0 SURVEY: 202 203 204 205 206 EXTENT: 40 Guntas Boundires: [N]: LAND BELONGS MR.BHASKER AND OTHERS [S] LAND BELONGING TO GREEN WOOD ESTATES [E]: SY.NO.202PART [W]: SY.NO.207&212 <b>1508,</b>	(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 .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 SROVALLABHNAG,

Certified By

*R. Subramanyam*

Name: R SUBRAMANYAM  
Designation: SUB  
REGISTRAR  
SRO: VALLABNAGAR

