

ORIGINAL

27/2, 31/3

దస్తావేజులు మరియు రుసుముల రశీదు

M/J. Green WOOD ESTATED NEPROY SOHAMM Odi and another

నెం.

శ్రీమతి / శ్రీ 8090 N/A Holder K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

F

దస్తావేజు స్వభావము	sale			
దస్తావేజు విలువ	3174,000/-			
స్టాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	3356/13			
రిజిస్ట్రేషన్ రుసుము	15870			
లోటు స్టాంపు(D.S.D.)	126,860			
GHMC (T.D.)	47,610			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు	/			
5 x	/			
మొత్తం	190,440			

VIDEO D MO.
003199 HDFC BANK REC'D
NET 28/5/13
VAL 39675/-
338881
1/6/13

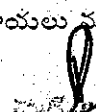
(అక్షరాల Rs. 190,440 only ninety thousand four

hundred and forty only

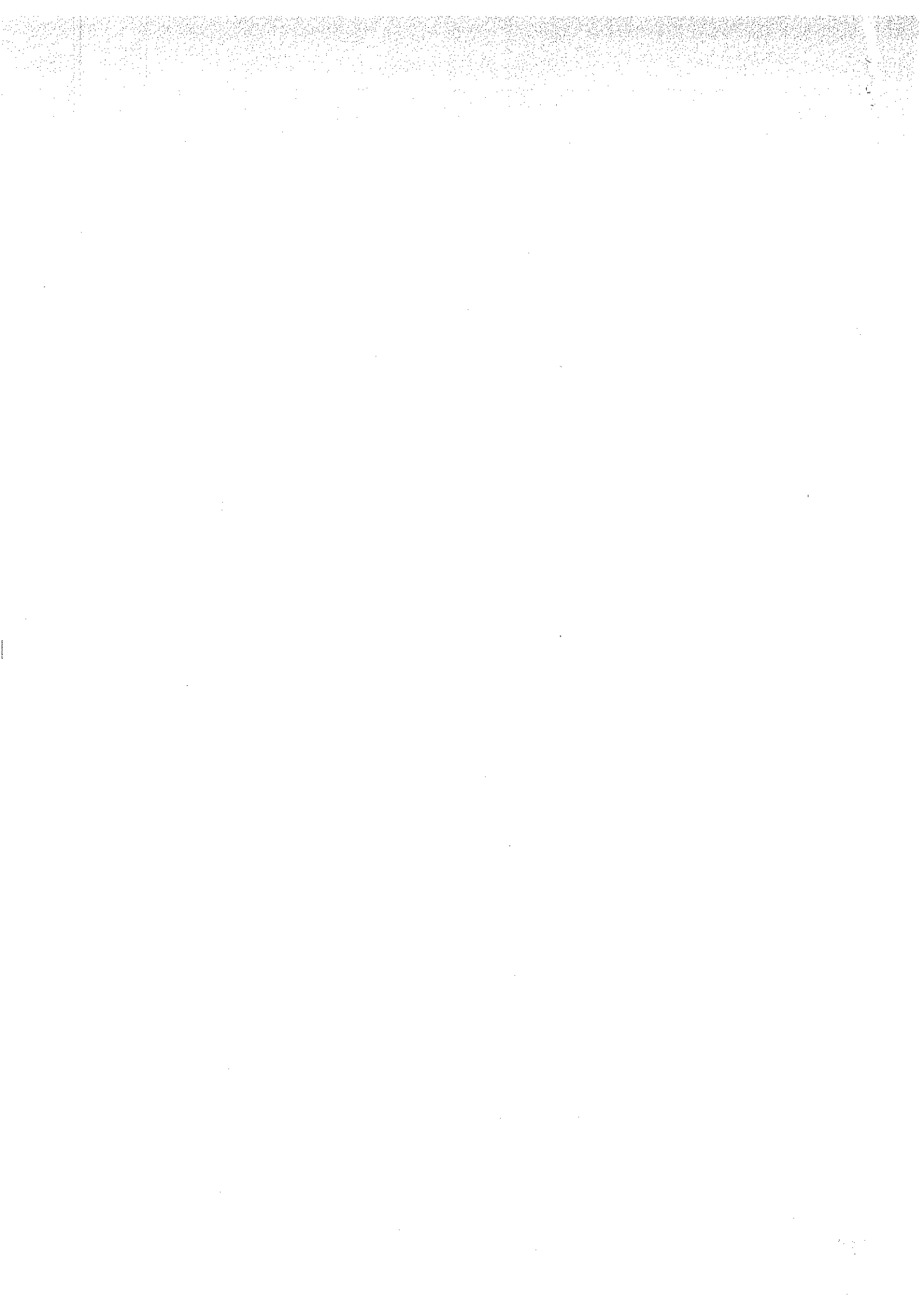
రూపాయలు మాత్రమే)

తేది 1/6/13

వాచసు తేది _____


రెజిస్ట్రారు
పబ్లిక్ రిజిస్ట్రారు
విజ్ఞానగిరి

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.



Doc NO: 3356 of 2013

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 425505

S.No. 806 Dt.27-02-2013 Rs.100/-
Sold to : Sri. Ramesh S/o Narsing Rao R/o Hyd
For Whom: Greenwood Estate

K. GIRIBABU

LICENCED STAMP VENDOR

LIC.No. 16-02-30/1998

REN. No. 16-02-009/2013

Sub-Bapunagar, Amberpet, Hyd-13

CELL No. 9989259839

SALE DEED

This Sale Deed is made and executed on this the 31st day of May 2013 at SRO, Vallabhnagar, Hyderabad by and between:

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 Shri. Meet B. Mehta, Son of Late Bharat U. Mehta, aged about 36 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad, 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, 1st floor, 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, 1st 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 Shri. Meet B. Mehta, Son of Late Bharat U. Mehta, aged about 36 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

1వ పుస్తకము... 2013 సం/శా.స. 19... 35 వ సం.వి
 దస్తావేజు నెం... 3356... మొత్తము కాగితముల సంఖ్య
 (1) ఈ కాగితము వరుస సంఖ్య (1)

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document

I. Stamp Duty.

- 1. in the shape of stamp papers..... Ra. 100 200
- 2. in shape of challan (u/S.41 of I.S.Act.,1899)..... Ra. 126860 200
- 3. in the shape of cash (u/s.41 of I.S.Act,1899) Ra.
- 4. adjustment of stamp duty u/S. 16 of I.S.Act 1899 if any Ra.

జాయింట్ సబ్ రిజిస్ట్రారు - 15

వల్లభనగర్

II Transfer Duty.

- 1. in the shape of challan Ra. 47610 200
- 2. in the shape of cash Ra.

III. Registration fees.

- 1. in the shape of challan Ra. 15870 200
- 2. in the shape of cash Ra.

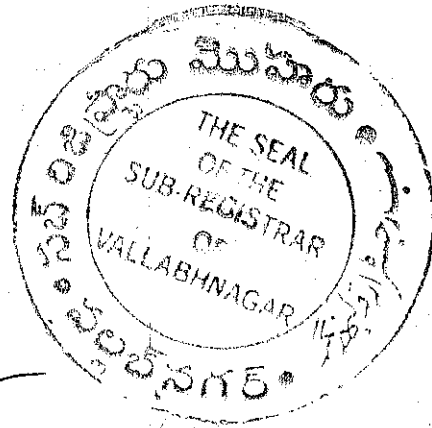
User Charges

- 1. in the shape of challan Ra. 100 200
- 2. in the shape of cash Ra.

2013వ సం. 19 శా.స. నెం. 01 వ తేదీ
 1935 శా.స. నెం. 11 వ తేదీ వరకు 190540/

II మరియు 12 గంటల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రారు
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy,

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32ని సు అనుసరించి
 సందర్శించవలసిన ఖాతా గ్రాఫులు మరియు పేజీముద్రలలో సహా
 దాఖలు చేసిన రుసుము రూ. 15870 200 లు చెల్లించినది
 వ్రాసి ఇచ్చినట్లు ఓవర్ సైన్ చేసి
 దాడులు బోధనలైలు



Ranga Reddy

Ranga Reddy

K. Prabhakar Reddy s/o. K.P. Reddy. occ: Seervie
 R/o: # 5-4-18/364, 1st floor, Soham mansion, M.G. Road
 SecBad, through SPA for presentation of documents, vide
 SPA no. B/BK-16/08. Dt. 19.01.08 at SRO, Vallabh Nagar
 Ranga Reddy District.

సాక్షుల సంతకం

- X M Mahender s/o. Late M. Mallish, occ: Seervie
 R/o: # 28-77, Yadav Basti, Alamedmet, Hyderabad.
- X CH. Ramesh s/o. Late Ch. Narsing Rao, Seervie
 R/o: # 1-3-176/D/2, Kavadiguda, SecBad-003.

2013 వ సం. 19 శా.స. నెం. 01 వ తేదీ
 1935 వ.శా.స. నెం. 11 వ తేదీ

G. Bhagavantha Rao
 జాయింట్ సబ్ రిజిస్ట్రారు - 15
 వల్లభనగర్

IN FAVOUR OF

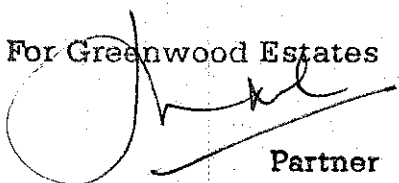
Mr. ANIRUDHA MOULICK, SON OF Mr. A. K. MOULICK, aged about 38 years, Occupation: Service, residing at # Flat No. 1, Padmavathi Apartments, Alwal, Secunderabad., hereinafter referred to as the Buyer. The expression Builder and Buyer shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

The expression Vendors, Owners and Buyer shall mean and include his/her/their heirs, successors, legal representatives, executors, nominees, assignees etc.

WHEREAS:

- A. The Vendor is the absolute owner, possessor and in peaceful enjoyment of land forming a part of Sy. Nos.202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, admeasuring Ac.3-00 Gts., by virtue of registered sale deed dated 8.02.2007, bearing document no.741/2007 and, Sale Deed dated 5.01.2007 bearing document no. 64/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- B. The Vendor has purchased a portion of the land admeasuring about Ac.1-00 Gts., from its previous owner Shri. Bhaker K. Bhatt vide doc no.741/2007 referred to above. Shri. Bhasker K Bhatt became the owner of the said Ac.1-00 Gts., of land in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District by virtue of registered sale deed dated 5.01.2007 bearing document no.62/2007 and duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- C. The Owners were the absolute owners, possessors and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, admeasuring Ac. 3-05 Gts. by virtue of registered sale deed dated 5.01.2007, bearing document no.63/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- D. The Vendors Land along with the Owners Land totally admeasuring Ac.6-05 Gts., in Sy. Nos.202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District is hereinafter the referred to as the SCHEDULED LAND and is more particularly described at the foot of the document.
- E. The Vendor and the Owners have purchased the SCHEDULED LAND for a consideration from its previous owners and pattedars namely:
 - a. Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
 - b. Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
 - c. Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
 - d. Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy

For Greenwood Estates



Partner

For Greenwood Estates



Partner

1వ పుస్తకము... 2013 సం/శా.స. 19... 35... వ.సం.పు
 దస్తావేజు నెం... 3336... మొత్తము కారితముల సంఖ్య
 (17) ఈ కారితము బహుస సంఖ్య (2)

జాయింట్ సబ్ రిజిస్ట్రారు-15
 వల్లభనగర్

ENDORSEMENT U/S 41 & 42 OF I.S. ACT

No. J.336/13 Date 1/6/13

I hereby Certify that the deficit Stamp duty
 126860/- (Rs. One Lakh Twenty Six
 thousand Eight Hundred and sixty only

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

Market Value of Rs. 3,74,000/-

been higher than the consideration.

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

ENDORSEMENT

and the following amounts have been paid in respect of this documents

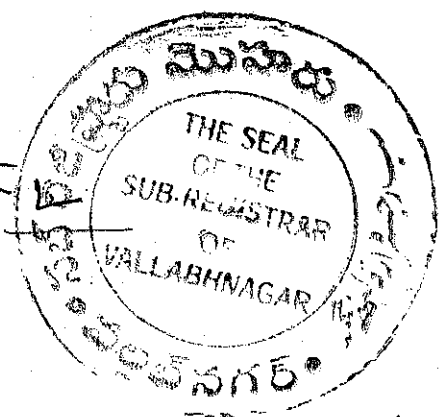
Sl. No.	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Chailan U/s 41 of I.S. Act	Cash	Stamp duty U/s 42 of I.S. Act	DD/BCL/ Pay Order	
1	Stamp Duty	100	126860	DD/BCL	603199	126960/-	
2	Transfer Duty	-	47610	Date	28/1/13	47610/-	
3	Registration Fee	-	15870	HDFC Bank		15870/-	
4	User Charge	-	100	100/-		100/-	
	Total	100	190440			190540/-	

జాయింట్ సబ్ రిజిస్ట్రారు-15
 వల్లభనగర్

1వ పుస్తకము 2013 సం/ శా.స. 19... వ సం.పు
 3336 నెంబరుగా రిజిస్ట్రారు చేయబడినది. స్టాంపు
 నిమిత్తం గుర్తింపు నెంబరు 1508-1-3336-2013.

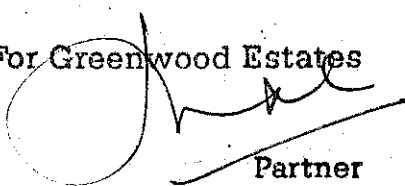
తేదీ: 1/6/13

జాయింట్ సబ్ రిజిస్ట్రారు-15
 వల్లభనగర్



- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no. 4100/07, dated 13.09.2007.
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq. yds of undivided share of land in the SCHEDULED LAND. The Vendor shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,749 sq. yds of undivided share of land in the SCHEDULED LAND.
- I. The Vendor has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 107 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 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.

For Greenwood Estates



Partner

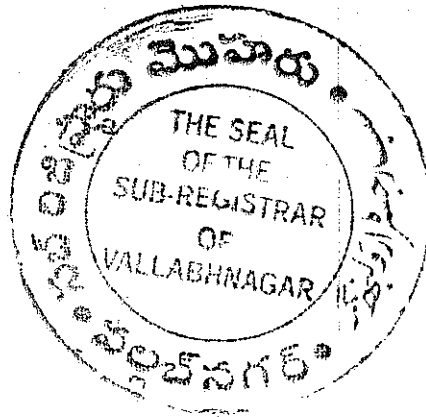
For Greenwood Estates



Partner

1వ పుస్తకము: 2013 నెం/సా. 4.19... 35... ప.నం.పు
దస్తావేజు నెం. 3356... మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము పురుస సరికట్టు (3)

జామింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్

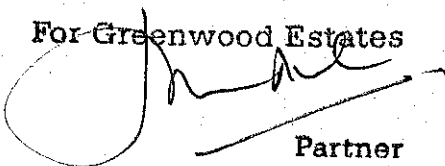


- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.31,74,000/-(Rupees Thirty One Lakhs Seventy Four Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor 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.

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. 107 on the first 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. 31,74,000/-(Rupees Thirty One Lakhs Seventy Four Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

For Greenwood Estates



Partner

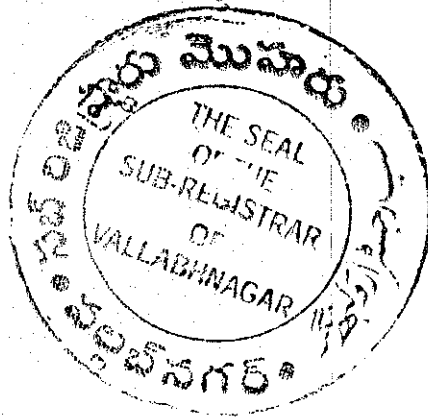
For Greenwood Estates



Partner

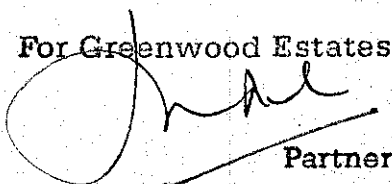
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(12) ఈ కాగితము పరుస సంఖ్య (4)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభ్ నగర్



5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:-
 - i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
 - ii. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - iii. That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

For Greenwood Estates

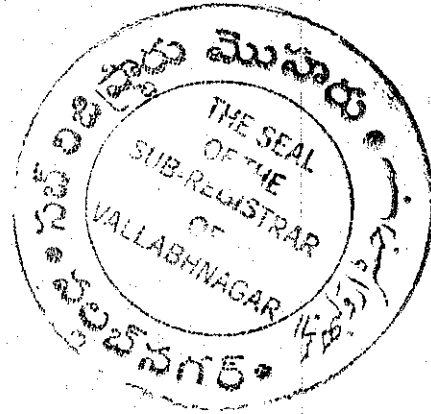

Partner

For Greenwood Estates


Partner

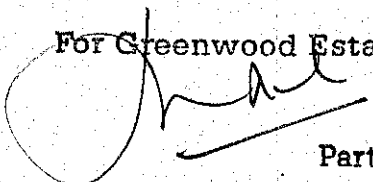
1వ పుస్తకము...2013...సం/తా.చ.19...35...వ.సం.పీ
దస్తావేజు నెం...3356...మొత్తము కాగితముల సంఖ్య
(12) ఈ కాగితము వరుస సంఖ్య (5)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- vii. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- viii. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled building nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- ix. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs.1,90,440/- is paid by way of challan no. 003199, dated 08.05.2013, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates



Partner

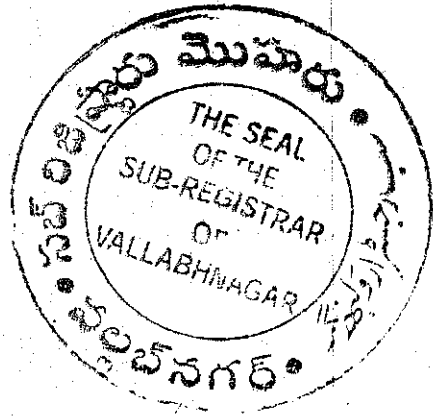
For Greenwood Estates



Partner

1వ పుస్తకము.....2013...సం/సా.స.19...35...వ.సం.పు
దస్తావేజు నెం.....3356.....మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము పరుస సంఖ్య (6)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PORTION OF THE LAND AREA to the extent of Ac. 6-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, under S.R.O. Vallab Nagar and bounded as under:

North By	Land in Sy. No. 202
South By	Village boundary of Yapral
East By	Land in Sy. No. 202
West By	Land in Sy. No. 207 & 212

SCHEDULE 'B'



SCHEDULE OF APARTMENT

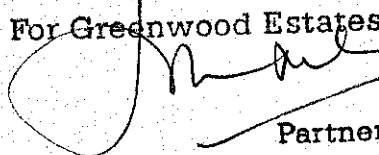
All that portion forming a semi-deluxe apartment bearing flat no.107 on the first floor, in block no. 'A' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and 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., marked in red in the plan enclosed and bounded as under:

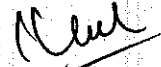
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	7' wide corridor

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

WITNESSES:

1. 
2. 

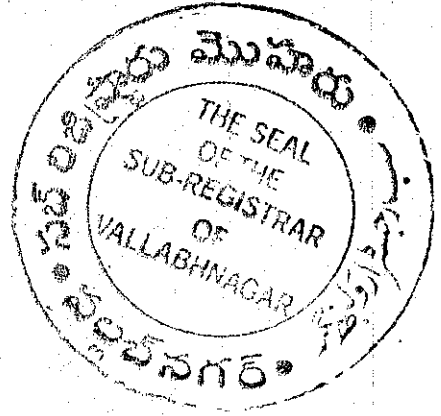
For Greenwood Estates

Partner

For Greenwood Estates

Partner

VENDOR

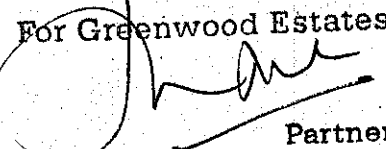
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తనినదేని నెం: 3356 మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము చివరి సంఖ్య (7)


జాయింట్ సబ్ రిజిస్ట్రారు-15
పల్లభనగర్



ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 107 on the first floor, in block no. 'A' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 89.18 sq. yds, U/S Out of Ac. 6-05 Gts.
4. **Built up area Particulars:**
- a) In the Stilt / Ground Floor : 100 Sft. Parking space for single car
- b) In the First Floor : 1665 sft.,
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 31,74,000/-

For Greenwood Estates

Partner

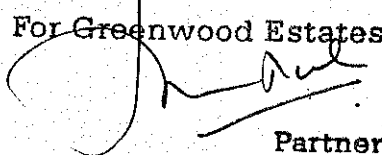
For Greenwood Estates

Partner

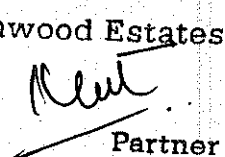
Date: 31.05.2013

Signature of the Executants

C E R T I F I C A T E

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

For Greenwood Estates

Partner

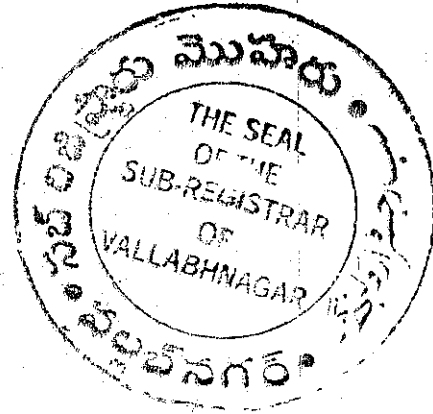
For Greenwood Estates

Partner

Date: 31.05.2013

Signature of the Executants

1వ పుస్తకము...2013సం/శా.స.19...35...వ.నం.పు
రస్తాబేజా నెం...3354...మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము పరుస సంఖ్య (8)

జాయింట్ సబ్-రిజిస్ట్రారు-1వ
వల్లభ్ నగర్



REGISTRATION PLAN SHOWING

FLAT NO. 107 IN BLOCK NO. 'A' ON FIRST FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR:

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

2. SHRI. MEET B. MEHTA, SON OF LATE BHARAT U. MEHTA

BUYER:

MR. ANIRUDHA MOULICK, SON OF MR. A. K. MOULICK

REFERENCE:
AREA:

89.18

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

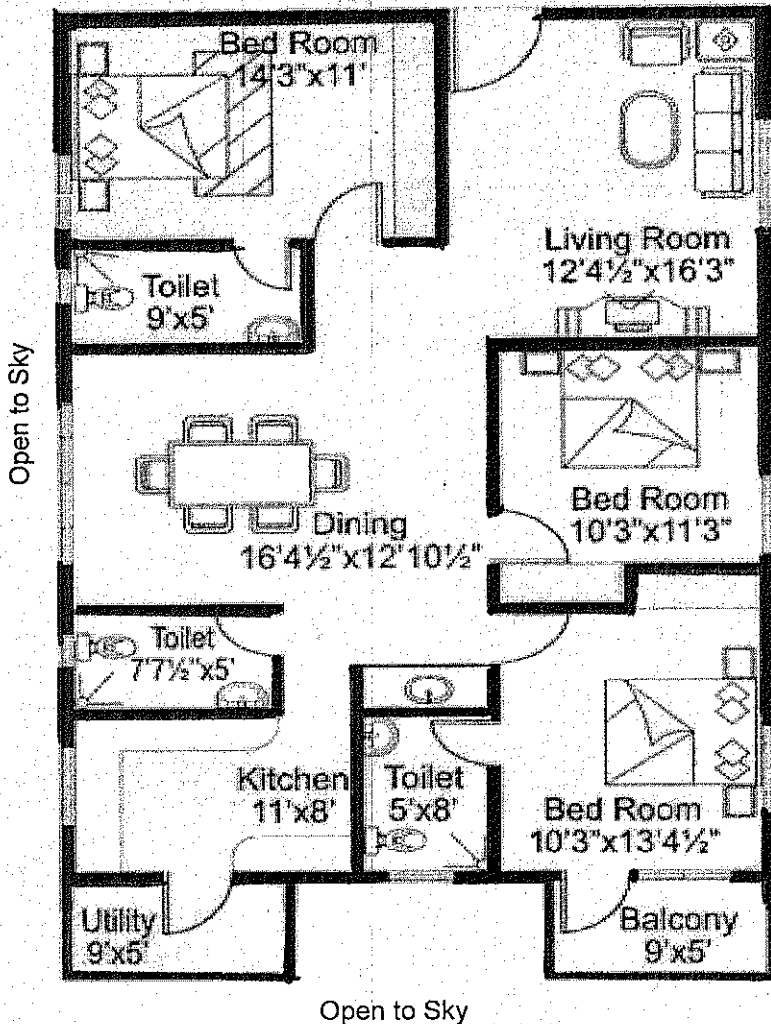


EXCL:

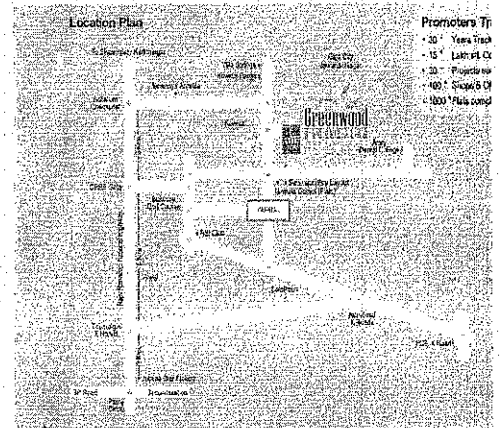


U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1665 Sft.,

7' wide corridor



Location Map



For Greenwood Estates

Partner

For Greenwood Estates

Partner

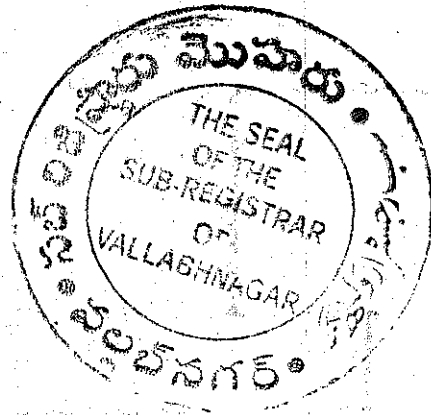
WITNESSES:

-
-

SIG. OF THE VENDOR

1వ పుస్తకము... 2013 సం/త. 8.19... 35 వ.వం.పా
దస్తావేజు నెం... 3356... మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము వరుస సంఖ్య (9)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్





For Greenwood Estates

[Handwritten signature]

Partner

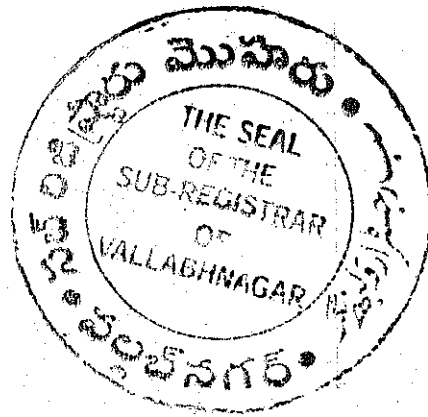
For Greenwood Estates

[Handwritten signature]

Partner

1వ పుస్తకము... 20/3సం/నా.స.19... 35... వ.సం.వి
తనివేట నెం. 3356... మొత్తము కారితముల సంఖ్య
(17) ఈ కారితము దునుస సంఖ్య (10)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్

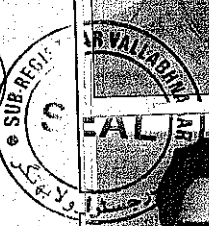
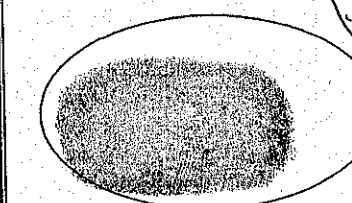
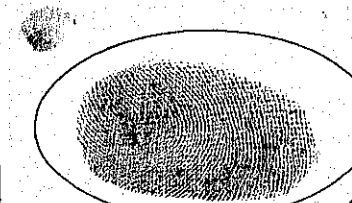
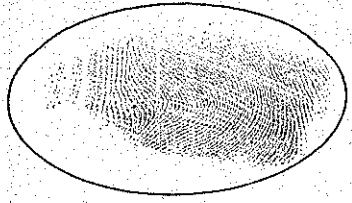


PHOTOGRAPHS AND

**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. SHRI. MEET B. MEHTA
S/O. LATE BHARAT U. MEHTA
R/O. # PLOT NO. 21
BAPUBAGH COLONY
P. G. ROAD
SECUNDERABAD

**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). 5-4-197/3 & 4, II FLOOR
SOHAM MANSION, M.G. ROAD
SECUNDERABAD -500 003.

BUYER:

MR. ANIRUDHA MOULICK
S/O. MR. A. K. MOULICK
R/O. # FLAT NO. 1
PADMAVATHI APARTMENTS
ALWAL, SECUNDERABAD.

REPRESENTATIVE:

MR. AMIYA KUMAR MOULICK
S/O. MR. S. C. MOULICK
R/O. # FLAT NO. 1
PADMAVATHI APARTMENTS
ALWAL, SECUNDERABAD

SIGNATURE OF WITNESSES:

1.

2.

For Greenwood Estates

Partner

For Greenwood Estates

Partner
SIGNATURE OF EXECUTANTS

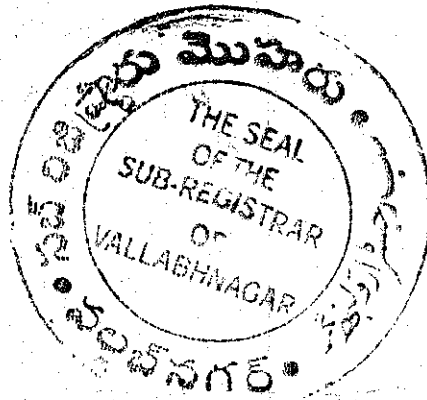
I stand here with my photograph(s) and finger prints in the form prescribed, through my representative Mr. Amiya Kumar Moulick as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabh Nagar, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

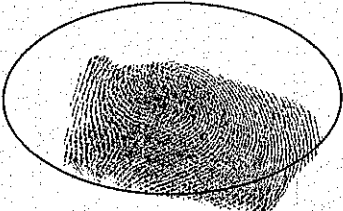

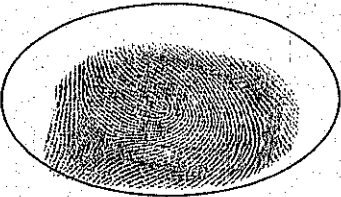

SIGNATURE(S) OF BUYER(S)

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దస్త్రావేజు నెం.....3356.....మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము పురుస సంఖ్య (11)

జాయింట్ సబ్ రిజిస్ట్రారు-1వ
వల్లభనగర్




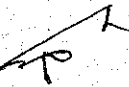
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

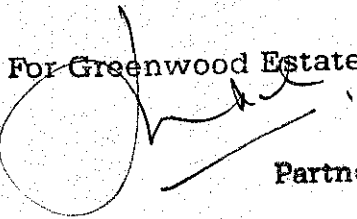
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>WITNESSES:</p> <p>1. MR. MAHENDER S/O. LATE M. MALLESH R/O. H. NO. 28-77 YADAV BASTI NEREDMENT HYHDERABAD.</p>
			<p>2. MR. CH. RAMESH S/O. LATE CH. NARSING RAO (O). 1-3-176/D/2 KAVADIGUDA SECUNDERABAD - 500 003.</p>

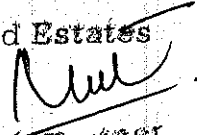


SIGNATURE OF WITNESSES:

1. 

2. 

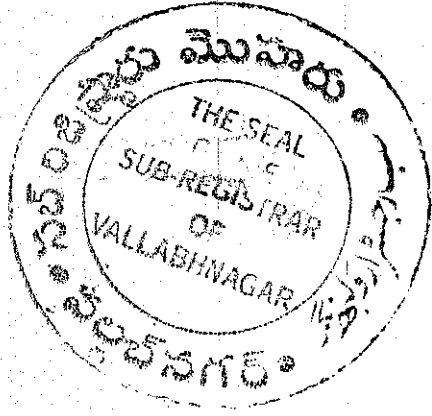
For Greenwood Estates

Partner

For Greenwood Estates

Partner

SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 2013 సం/శా.శ.19 35 వసంపు
దస్తావేజు నెం. 3356 మొత్తము కాగితముల సంఖ్య
(12) ఈ కాగితము కరుణ సంఖ్య (12)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GREENWOOD ESTATES

20/12/2006
Permanent Account Number

AAHFG0711B

27012007

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

हस्ताक्षर / SIGNATURE
Soham Modi

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

For Greenwood Estates
[Signature]
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADKPM7095C

नाम / NAME
MEET BHARAT MEHTA

पिता का नाम / FATHER'S NAME
BHARAT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH
03-07-1976

हस्ताक्षर / SIGNATURE
Meet

मुख्य आयकर अधिकारी, आंध्र प्रदेश
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

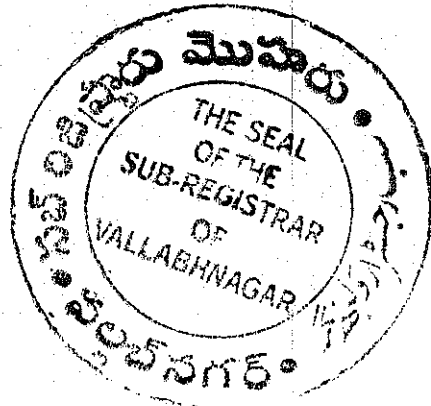
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[Signature]

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

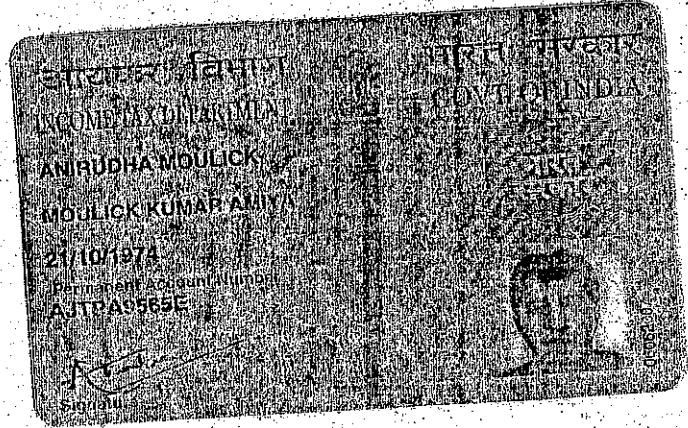
[Signature]

1వ పుస్తకము 2013 స/క. 19 35 నెంబర్
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(1) ఈ కాగితము పఠాన సంఖ్య (13)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్




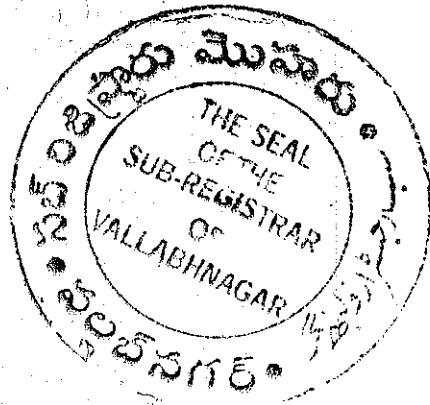
BUYER:



Anirudha

1వ పుస్తకము... 2013 సం/సా.శ. 19... 35... ప.నం.వి
దస్తావేజు నెం... 3356... మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము పఠన సంఖ్య (14)


జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



Representative:

आयकर विभाग

INCOME TAX DEPARTMENT

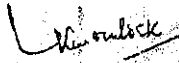
MOULICK AMIYA KUMAR

SURESH CHANDRA MOULICK

02/03/1937

Permanent Account Number

BDSPM1888E

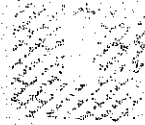


Signature



भारत सरकार

GOVT. OF INDIA

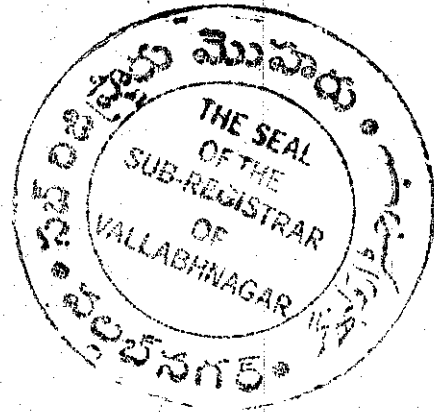


26042016

Suresh Chandra Moulick

1వ పుస్తకము... 2013 సం/భా. 19... 35 వేదము
దస్తావేజు నెం... 3356... మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము వరుస సంఖ్య (15)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

20/07/1978

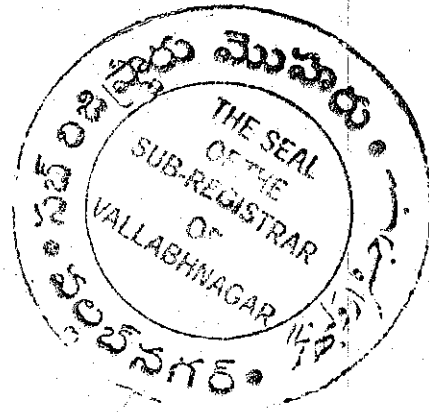
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AQAPM0412C

Signature



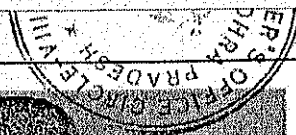
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దస్తవేజు నెం. 3356 మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము పటం సంఖ్య (16)

జాయింట్ సబ్ రిజిస్ట్రారు-15
పల్లభనగర్



W/02/055

A495



Family Details

SLNo	MemberName	Relation	DateOfBirth	Age
1	RENUKA	Wife		21

ASSISTANT SUPPLY OFFICER
 CIRCLE-VIII, SECUNDERABAD.

Handwritten signature and date: 25/05/2009

HOUSEHOLD CARD

Card No : WAP1678854C0094
 F.P Shop No : 854
 Name of Head of Household : CHANDRAGIRI, RAMESH
 Father/Husband name : NARSING RAO
 Date of Birth : 29
 Occupation : Daily wage earner
 House No. : 1-3-176/D2
 Street : KAVADIGUDA
 Colony : SECUNDERABAD
 Village : 1 / Ward- 1
 Mandal : 8 / Circle VIII
 District : / Hyderabad
 Annual Income (Rs.) : 36,000
 LPG Consumer No (1) : No Cylinder
 LPG Dealer Name (1) :
 LPG Consumer No (2) : No Cylinder
 LPG Dealer Name (2) :



1వ పుస్తకము 2013 సం/కా. 3.19 35 మేనదిపు
దస్తవేజు నెం. 3356 మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము పునః సంఖ్య (17)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్

