

ORIGINAL

27/2, 27/4

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

5297

శ్రీమతి / శ్రీ

Seham Medical & Pharmacy S.P.A. H.O. K.P. Road

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము సుచ్యుకోపడమైనది.

Worner & Co

దస్తావేజు వ్యభావము	Sale			
దస్తావేజు విలువ	261550			
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	2800/13			
రిజిస్ట్రేషన్ రుసుము	13080			video-D-NO
లోటు స్టాంపు(D.S.D.)	104520			002648
GHMC (T.D.)	39230	+5 carb		dt 26/4/13
యూజర్ ఛార్జీలు	100			vat 8% 41750
అదనపు షీట్లు				
5 x				
మొత్తం	156930	+5 =	156930	

RETURNED

(అక్షరాల) Rupees one lakh fifty six thousand nine

hundred and twenty five

రూపాయలు నూత్రమ

తేది 27/4/13

జాయింట్ సచి-రిజిస్ట్రారు-15

పబ్లిక్ రిజిస్ట్రారు

వాపసు తేది

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.


2835
D.O. NO: 2800 of 2013



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 425494

S.No. 2795 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 27th day of April 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, W/o. Shri. K. V. S. Reddy, aged about 34 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

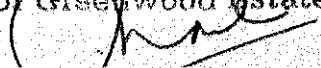
AND

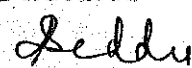
1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 48 years, Occupation Business, R/o. H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 23 years, Occupation Business, R/o. H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. Shri. A. Purushotham, S/o. Shri. A. Vittal, aged about 48 years, Occupation Business, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 38 years, Occupation Business, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 48 years, Occupation Business, R/o. H. No. 1-3-2, Kisan Nagar, Bhongir, Nalgonda Dist.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 years, the Managing Partners / Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owners"

For Greenwood Estates

For Greenwood Estates





1వ వున్నకము..... 2013 వ.సం/శా.స. 19..... 35 వ.సం
 దస్తావేజు నెం..... 2800..... మొత్తము కాగితముల విలువ
 (16) ఈ కాగితము పయస సంఖ్య (1)



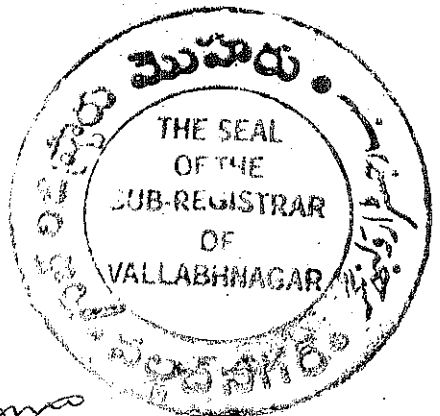
జాయింట్ సబ్ రిజిస్ట్రారు
 వల్లభనగర్

ENDORSEMENT

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

- I. Stamp Duty:**
 - 1. in the shape of stamp papers..... Rs 100
 - 2. in shape of challan (u/s.41 of I.S.Act.1899)..... Rs 104520
 - 3. in the shape of cash (u/s.41 of I.S.Act.1899)..... Rs
 - 4. adjustment of stamp duty u/S.16 of I.S.Act.1899,if any..... Rs
- II. Transfer Duty.**
 - 1. in the shape of challan..... Rs 39230
 - 2. in the shape of cash..... Rs 5
- III. Registration fees.**
 - 1. in the shape of challan..... Rs 13080
 - 2. in the shape of cash..... Rs
- IV. User Charges**
 - 1. in the shape of challan..... Rs 100
 - 2. in the shape of cash..... Rs

Rs 39230
 Rs 5
 Rs 13080
 Rs 100
 Rs 157035/-



2013 వ.సం. ఏప్రిల్ నెం. 27 వ.తేదీ
 1935 వ.సం. డిసెంబర్ మాసము 07 వ.తేదీ వరకు
 మూడు గంటల మధ్య కుళ్ళనగర్ సబ్ రిజిస్ట్రారు
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy
 లాభాపేక్ష వల్లము 1908 లోని సెక్షన్ 32వ ను అనుసరించి
 సుక్ష్మాంశాలను డిజిటల్ గ్రాఫులు మరియు వేరుముద్రలలో సహా
 దాఖలు చేసి దానిని రూ. 13080/- లా చెల్లించినది
 వాని ఆధారంగా కుప్పకోస్తాలో

K. Prabhakar Reddy
 K. Prabhakar Reddy

K. Prabhakar Reddy S/o. K. P. Reddy Oeri Service
 o/o. # 5-187/394, 1st floor, Soham mansion, M.P. Road
 Sec'bad, through spa for presentation of documents,
 vide spa no. of BK/2008. Dt. 19.01.08 at SRO,
 Vallabhnagar, R.R. Dist.
 Major Asim Rizvi. s/o. Late Z. A. Rizvi
 Oeri Service # House no. 91, Sector 'A', Azitho,
 Colony, Gunrock Enclave, Sec'bad



1 Razia

Syed Muzahid Ali s/o Syed Karamat Ali, Act Director
 20-3-139/A/B/9, Pevlikhs hujrah - Hyderabad.
 Razia Rizvi U/o Maj. S.A. Rizvi
 2702, Ramky Towers, Gachibowli, Hyderabad-32

2013 వ.సం. ఏప్రిల్ నెం. 27 వ.తేదీ
 1935 వ.సం. డిసెంబర్ మాసము 07 వ.తేదీ
 B. Bhagavantha Reddy
 జాయింట్ సబ్ రిజిస్ట్రారు-15
 వల్లభనగర్

IN FAVOUR OF

Major. ASIM RIZVI, SON OF Late Z. A. RIZVI, aged about 38 years, Occupation: Service residing at # House No. 91, Sector 'A', AWHO Colony, Gunrock Enclave Secunderabad, hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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

WHEREAS:

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

For Greenwood Estates


Partner

For Greenwood Estates


Partner

1వ పుస్తకము... 2013 సం/కా. 119... 35వ.నం.పు
 దస్తావేజు నెం... 2800... మొత్తము కారితముల సంఖ్య
 (16) ఈ కారితముల విలువ రూ.లకు (2)

జాయింట్ సబ్ రిజిస్ట్రారు-15
 వల్లభనగర్

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

No. 2800/2013 Date 27/4/13

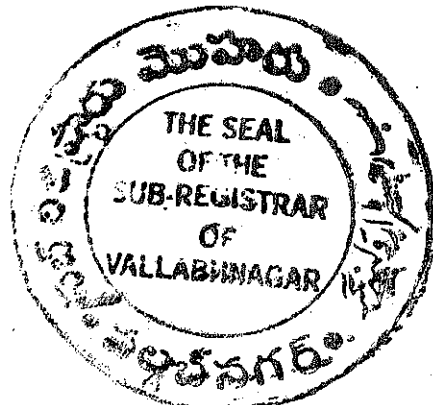
I hereby Certify that the deficit Stamp duty
 104520/- (Rs. One Lacs, Four Thousand
 five hundred Twenty Only)
 has been levied in respect of the movement from
 Executant of this doct on the asis of agreed
 Market Value of Rs. 2547,500/-
 been higher than the consideration.

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

ENDORSEMENT

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

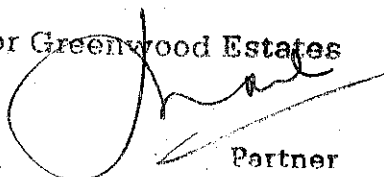
Sl. No.	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Challan U/s 41 of I.S. Act	Cash	Stamp duty U/s 16 of I.S. Act	DD/BC/ Pay Order	
1	Stamp Duty	100	104520	-	-	104620/-	
2	Transfer Duty	-	39230	5	2648	39235/-	
3	Registration Fee	-	13080	-	-	13080/-	
4	User Charge	-	100	-	-	100/-	
	Total	100	156930	5	-	157035/-	



[Signature]
 సబ్ రిజిస్ట్రారు
 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 deluxe apartment bearing flat no.223 on second floor, in block no. 'C' having a super built-up area of 1665 sft., together with undivided share in the scheduled land to the extent of 89.18 sq. yds., and a reserved parking space for one car on the stilt floor bearing no.C-115, admeasuring about 100 sft., in the building known as Greenwood Residency and has approached the Vendor, such apartment is hereinafter 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.26,15,200/-(Rupees Twenty Six Lakhs Fifteen Thousand and Two Hundred Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates



Partner

For Greenwood Estates



Partner

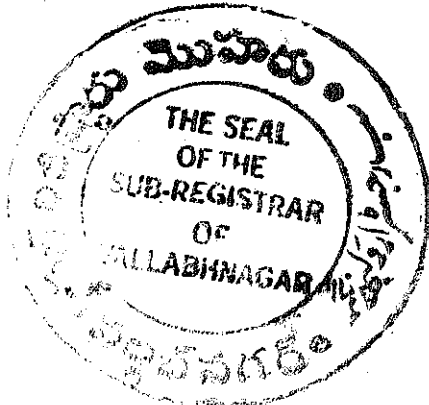
1వ పుస్తకము...2013 సం/ శా. 19...35 వ.నం.పు
దస్తావేజు నెం...2800...మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము పరుస సంఖ్య (3)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్

1వ పుస్తకము 2013 సం/ శా. 1937 వ.నం.పు
2800 నెంబరుగా రిజిస్ట్రారు చేయబడినది. నెంబరు
నిమిత్తం గుర్తింపు నెంబరు 1508-1-2800-2013.

క.వి. 27/4/13

బి. భగవంతు రెడ్డి
జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



- 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.

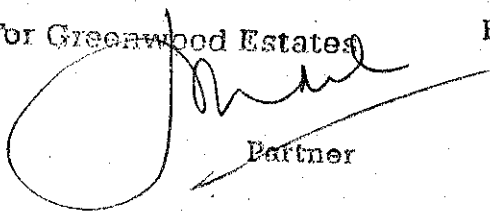
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no.223 on the second floor, in block no. 'C', 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 one car on the stilt floor bearing no. C-115, 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. 26,15,200/- (Rupees Twenty Six Lakhs Fifteen Thousand and Two Hundred Only) paid by way of cheque no.218228, dated 24.04.2013 drawn on State Bank of India, Patny Branch, Near HPO Secunderabad issued by SBI, RACPC-1, 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.

For Greenwood Estates



Partner

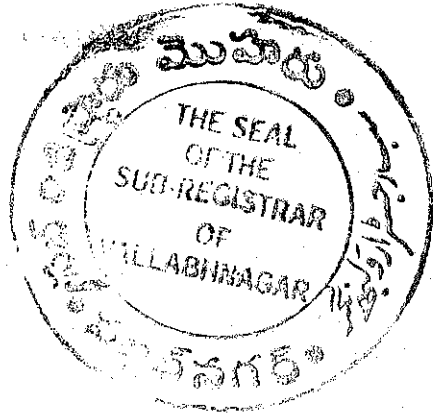
For Greenwood Estates



Partner

1వ పేజీల సంఖ్య: 2013/10/10... 35 వ.సం.పేజీ
దస్తావేజుల సంఖ్య: 2800... విలువలను కాగితముల సంఖ్య
(16) కలిగి ఉన్నది (4)

3
టాయింట్ నెట్ రిజిస్ట్రారు-15
వల్లభనగర్



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

For Greenwood Estates



Partner

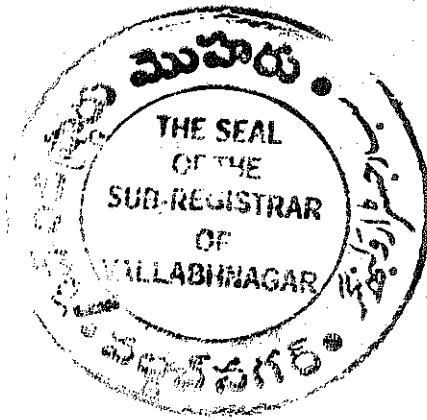
For Greenwood Estates



Partner

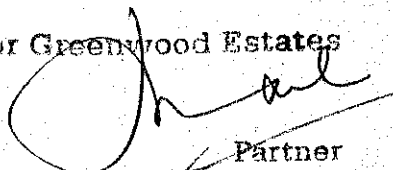
1వ పుస్తకము 2013 సం/శా.న. 19... 35 వ.నం.పు
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(16) ఈ కాగితము చతుగు సంఖ్య (5)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభ్ నగర్



- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs. 1,56,930/- is paid by way of pay order no. 002648, dated 26.4.13, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.


For Greenwood Estates


Partner

For Greenwood Estates


Partner

1వ పుస్తకము...2013సం/శా.స.19...35...వ.నం.పు
దస్తావేజు నెం...2800...మొత్తము ఈగిరిముల సంఖ్య
(16) ఈ కాగితము పదున 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'

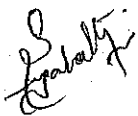
SCHEDULE OF APARTMENT

All that portion forming a semi-finished, deluxe apartment bearing flat no. 223 on the second floor, in block no. 'C' 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 reserved parking space for one car on the stilt floor bearing no.C-115, admeasuring about 100 sft., in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

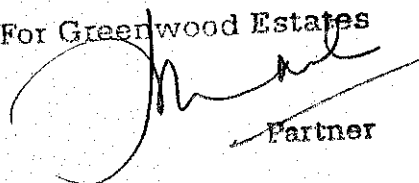
North By	Open to Sky
South By	Open to Sky
East By	7'wide corridor
West By	Open to Sky

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. Razia

For Greenwood Estates


Partner

For Greenwood Estates

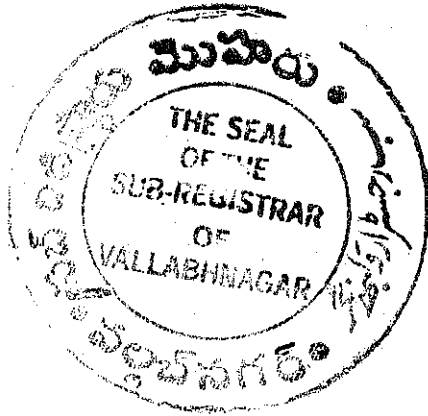

Partner

VENDOR


BUYER

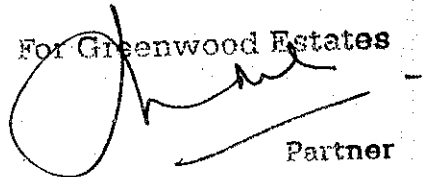
1వ పుస్తకము.....2013/సం/శా.ప.19.....35వ.సం.ప్ర
దస్తవేజు సం.....2809.....మొత్తము కారితముల సంఖ్య
(16) ఈ కారితము తమ సంఖ్య (7)

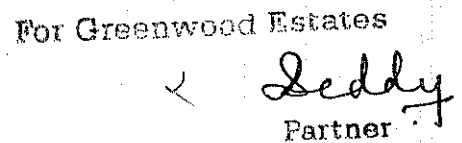
జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 223 on the second floor, in block no. 'C' 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 : Under Construction
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 one car
- b) In the First Floor : -
- c) In the Second Floor : 1665 sft.,
- 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. 26,15,200/-

For Greenwood Estates

Partner

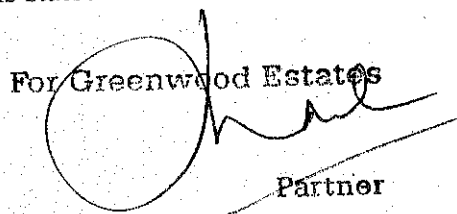
For Greenwood Estates

Partner

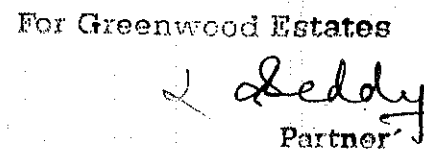
Date: 27.04.2013

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: 27.04.2013

Signature of the Executants



1వ పుస్తకము 2013 సం/నా. 19 35వ పేజీ
డస్ట్రీబ్యూషన్ నెం. 2800 మొత్తము భాగీతముల సంఖ్య
(16) ఈ భాగీతము వదున సంఖ్య (8)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



REGISTRATION PLAN SHOWING

FLAT NO. 223 IN BLOCK NO. 'C' ON SECOND 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, REP. BY ITS PARTNERS / AUTHORISED REPRESENTATIVES

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

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

BUYER:

MAJOR. ASIM RIZVI, SON OF LATE Z. A. RIZVI

REFERENCE:
AREA:

89.18

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

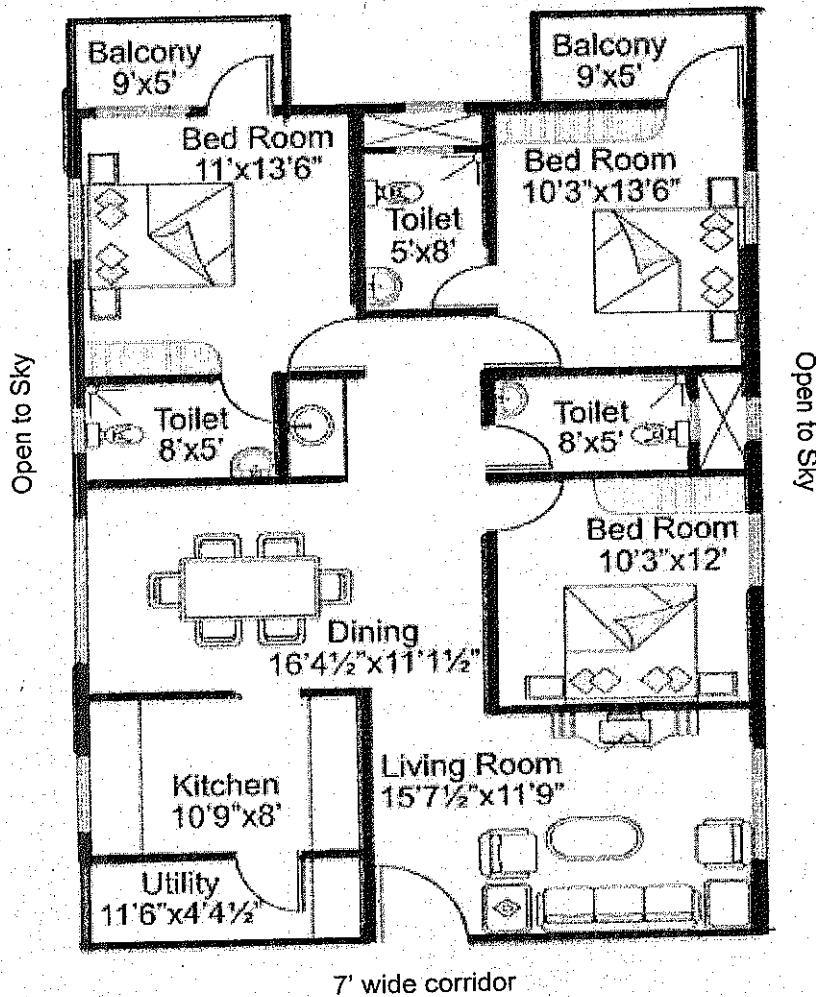


EXCL:

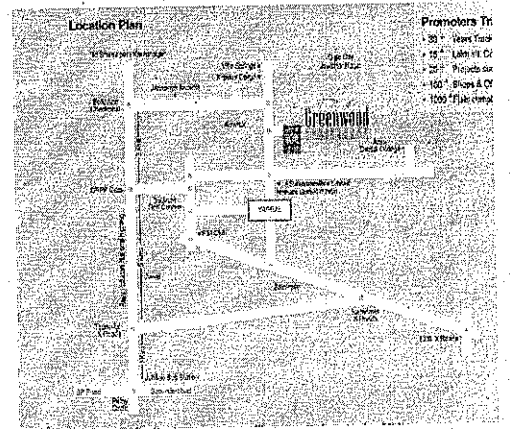


U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1665 SFT.

Open to Sky



Location Map



For Greenwood Estates

[Signature]
Partner

For Greenwood Estates

[Signature]
Partner

SIG. OF THE VENDOR

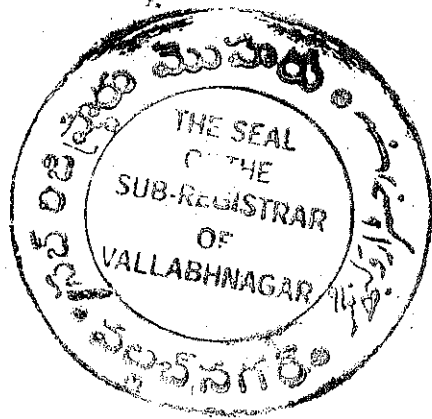
SIG. OF THE BUYER

WITNESSES:

1. *[Signature]*
2. Razia

1వ పుస్తకము.....2013/జా.శ.19.....35 వ.నం.పు
దస్తవేజు నెం.....2800.....మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము పరుస సంఖ్య (9)

జాయింట్ సబ్ రిజిస్ట్రారు-1క
వల్లభనగర్

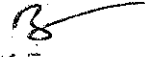


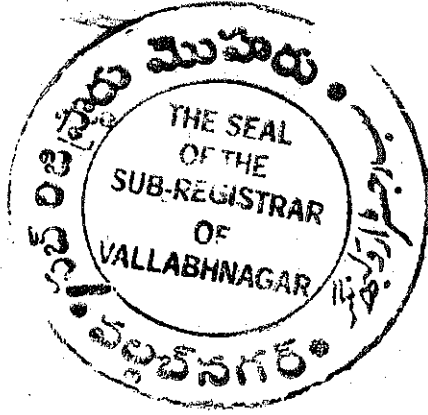


For Greenwood Estates
[Signature]
Partner

For Greenwood Estates
[Signature]
Partner

1వ పుస్తకము...2013...సం/కా.నె.19...35...కి.నం.నె.
దస్తావేజు నం...2800...మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము వరుస సంఖ్య (10)


జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



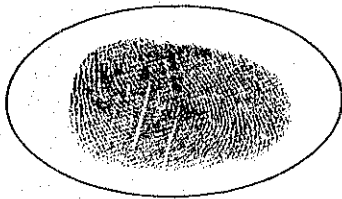
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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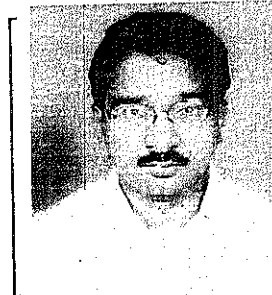


VENDOR:

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

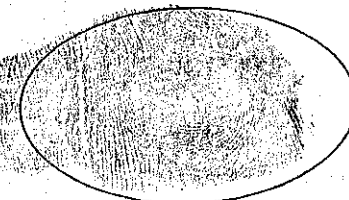


2. SMT. K. SRIDEVI
W/O. SHRI. K.V.S. REDDY
R/O. FLAT NO. 502, VASAVI HOMES
UMA NAGAR, 1ST LANE
BEGUMPET, HYDERABAD



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:

MAJOR. ASIM RIZVI
S/O. LATE Z. A. RIZVI
R/O. # HOUSE NO. 91
SECTOR 'A
AWHO COLONY
GUNROCK ENCLAVE
SECUNDERABAD.

SIGNATURE OF WITNESSES:

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

For Greenwood Estates

[Signature]
Partner

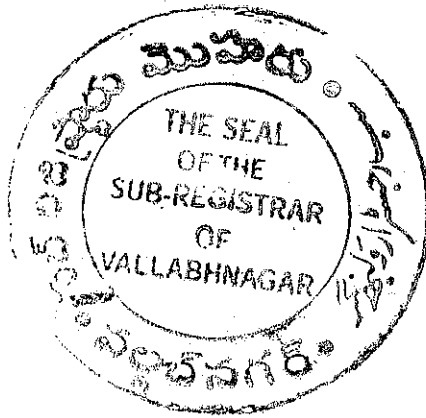
For Greenwood Estates

[Signature]
Partner
SIGNATURE OF THE EXECUTANTS

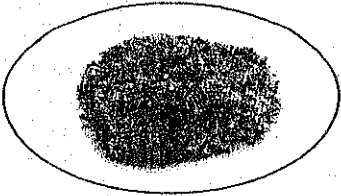

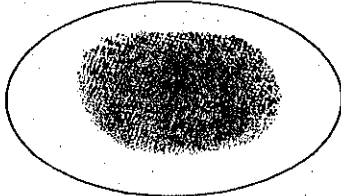

[Signature]
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము.....2013నం/శా.శ.19.....35.....వ.నం.పు
దస్తావేజు సెం.....2800.....మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము పరుస సంఖ్య (11)

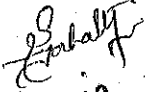
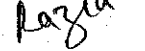
జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభ్ నగర్



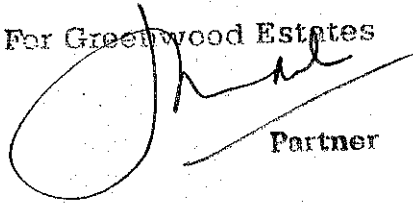
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>WITNESSES:</u></p> <p>1. MR. SYED WAJAHATH ALI S/o. MR. SYED KARAMATH ALI R/O: 20-3-139 /A/B/9 SHIBLI GUNJ, SHAIKPET, HYDERABAD.</p>
			<p>2. MRS. RAZIA RIZVI W/o. MR. ASIM RIZVI R/O: C-702, RAMEY TOWERS SACHS BOWLI, HYDERABAD.</p>

SIGNATURE OF WITNESSES:

1. 
2. 


For Greenwood Estates


Partner

For Greenwood Estates

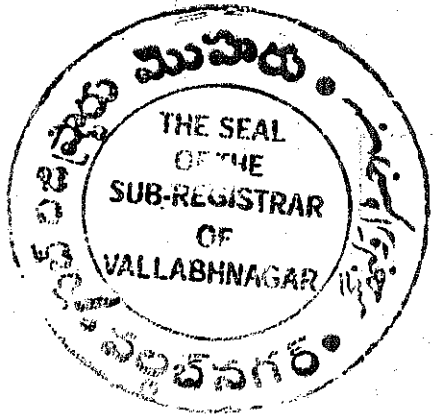

Partner

SIGNATURE OF THE EXECUTANT


SIGNATURE OF THE BUYER

1st part... 2013/19... 35...
2800...
(16) ... (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

27/01/2007

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
AIYPK2089F

नाम /NAME
SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE
Sridevi

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

For Greenwood Estates
[Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर /SIGNATURE
[Signature]

15/06/2008




[Signature]

1వ పుస్తకము 2013 సం/త.శ.19...35 వ.సంపు
దస్తావేజు నెం...2800...మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము వరుస సంఖ్య (13)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



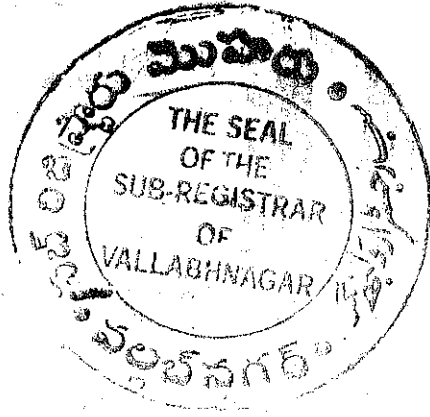
BUYER

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADWPR8336E	
नाम /NAME	SYED ASIMALI RIZVI	
पिता का नाम /FATHER'S NAME	SYED ZHAKIR ALI RIZVI	
जन्म तिथि /DATE OF BIRTH	16-09-1973	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त(कम्प्यूटर संचालन) Commissioner of Income-tax(Computer Operations)	



1వ పుస్తకము.....2013సం/శా.శ.19.....క.వ.నం.పు
దస్తావేజు నెం.....2800.....మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము వరుస సంఖ్య (14)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్



WITNESS



ಭಾರತ ಚುನಾವಣಾ ಆಯೋಗ
ಇಂಡಿಯಾ ಚುನಾವಣಾ ಆಯೋಗ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YUZ0418947



ಮತದಾರರ ಹೆಸರು : ರಾಜಿಯ ರಿಜ್ಜಿ
Elector's Name : Razia Rizvi
ಗಂಡನ ಹೆಸರು : ಸೈಯದ್ ಅಸಿಮ್ ಅಲಿ ರಿಜ್ಜಿ
Husband's Name : Syed Asim Ali Rizvi
ಲಿಂಗ / Sex : ಸ್ತ್ರೀ / F
ಜನ್ಮ ದಿನಾಂಕ / Date of Birth: 20/08/1975

Razia

YUZ0418947

ವಿಳಾಸ : 405-ಡಿ, ವಿಲ್ಸನ್ ಮ್ಯಾನ್ಸರ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್

ಜಯನಗರ
ಬೆಂಗಳೂರು (ಬಿ.ಎ.ಪಿ)

Address : 405-D, Wilson Manor Apartment
Jayanagar
Bangalore
BBMP - 560027

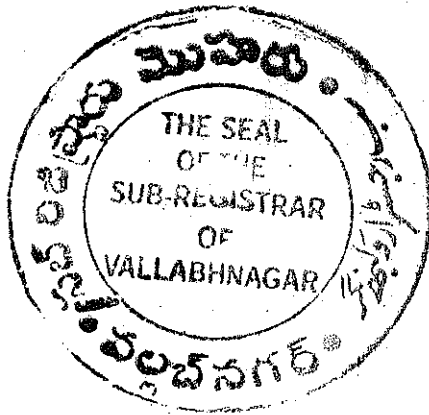
Date : 01/05/2008

169, ಚಿಕ್ಕಪೆಟೆ ವಿಧಾನ ಸಭಾ ಕ್ಷೇತ್ರದ
ಚುನಾವಣಾ ನೋಂದಣಾಧಿಕಾರಿಗಳ ಅಧಿಕೃತ ಸಹಿ
Facsimile Signature of
Electoral Registration Officer
169, Chikkpet Assembly Constituency

ವಿಳಾಸ ಬದಲಾವಣೆಯಾಗಿದ್ದಲ್ಲಿ, ಬದಲಾದ ವಿಳಾಸದ ಮತದಾರರ ಪಟ್ಟಿಯಲ್ಲಿ
ನಿಮ್ಮ ಹೆಸರನ್ನು ಸೇರಿಸಲು ಮತ್ತು ಇದೇ ಸಂಖ್ಯೆಯ ಗುರುತಿನ ಚೀಟಿ ಪಡೆಯಲು
ಸೂಕ್ತ ಕಾನೂನುಬಾಹಿರ ಅಥವಾ ಅನುಮತಿಸಲಾಗದ ಸಂದರ್ಭಗಳಲ್ಲಿ ಈ ಗುರುತಿನ ಚೀಟಿಯ ಸಂಖ್ಯೆಯನ್ನು ಕಾನೂನುಬಾಹಿರ
In case of change in address, mention this Card No. in the
relevant form for including your name in the roll at the
changed address and to obtain the card with same number.

1వ పుస్తకము.....2013/కా.సీ.19.....35 వ.నం.నా
తస్తావేజి నెం.....2800.....మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము పఠన సంఖ్య (15)

జాయింట్ సబ్ రిజిస్ట్రారు-18
వల్లభనగర్



WITNESS

DLFAP012702809

**SYED WAJAHATH ALI
SYED KARAMATH ALI**

20-3-139/A/B/S

**SHIBLI GUNJ, DEYDI KHUR
HYDERABAD
SHAIKPET
HYDERABAD**



Signature
Issued On: 27/10/2009

Licence
RTA-HYDERABAD-CZ

Non Transport

Light Motor Vehicle Non Transport, Motor Cycle
With Gear

Date of Validity
Transport

26/10/2029

Date of Validity
Badge No.

Reference No.

DLFAP012702809

Original LA

RTA-HYDERABAD-CZ

Date of First Issue

Aug 20 2009

Date of Birth

30/04/1984

Blood Group

Syed Wahid

1వ పుస్తకము 2013/10/19 35వ వంపు
దస్తావేజు సం. 2800 మొట్టమొదటి లాగికముల సంఖ్య
(16) ఈ లాగికము తయారీ సంఖ్య (16)

జాయింట్ సబ్ రిజిస్ట్రారు-15
వల్లభనగర్

