

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశిదు

18/12/12, 5/2/13

నెం.

8063

శ్రీమతి / శ్రీ Spham Mohini & Sons Repy A K. Prabhakar

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైంది. Neddy

దస్తావేజు స్వభావము	<u>sale</u>			
దస్తావేజు విలువ	<u>1372,000/-</u>			
స్టాంపు విలువ రూ.	<u>100/-</u>			
దస్తావేజు నెంబరు	<u>637/13</u>			
రిజిస్ట్రేషన్ రుసుము	<u>6860</u>	<b>RETURNED</b> vide D.O. no. <u>000961</u> <del>dt 5/2/13</del> vat gm. <u>39675/-</u> <u>000944</u> dt <u>5/2/13</u>		
లోటు స్టాంపు (D.S.D.)	<u>68500</u>			
GHMC (T.D.)	<u>27440</u>			
యూజర్ ఛార్జీలు	<u>100</u>			
అదనపు షీట్లు	<u>/</u>			
5 x .....	<u>/</u>			
మొత్తం	<u>102900</u>			

(అక్షరాల Rupees melalehu two thousand nine

hundred only రూపాయలు మాత్రమే)

తేది 7/2/13

వాససు తేది \_\_\_\_\_

[Signature]  
వల్లతన శ్రీశ్రీ స్టారు

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.

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ಶಿಬಿರ ಸಂಖ್ಯೆ: 8063  
 ದಿನಾಂಕ: 18/12/12, 5/2/13  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 1372, 1001  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 1001  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 637/13  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 6860  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 68580  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 27440  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 100  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 1008900

1008900	5 x	ಅಧಿಕಾರಿಗಳಿಗೆ	100
27440	ಅಧಿಕಾರಿಗಳಿಗೆ	100	100
6860	ಅಧಿಕಾರಿಗಳಿಗೆ	100	100
68580	ಅಧಿಕಾರಿಗಳಿಗೆ	100	100
100	ಅಧಿಕಾರಿಗಳಿಗೆ	100	100
637/13	ಅಧಿಕಾರಿಗಳಿಗೆ	100	100
6860	ಅಧಿಕಾರಿಗಳಿಗೆ	100	100
68580	ಅಧಿಕಾರಿಗಳಿಗೆ	100	100
27440	ಅಧಿಕಾರಿಗಳಿಗೆ	100	100
100	ಅಧಿಕಾರಿಗಳಿಗೆ	100	100
1008900	ಅಧಿಕಾರಿಗಳಿಗೆ	100	100

ORIGINAL  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 1372, 1001  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 1001  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 637/13  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 6860  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 68580  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 27440  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 100  
 ಸಿಬಿಡಿ ಸಂಖ್ಯೆ: 1008900

656

Doc No: 637 of 2013



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 141279

S.No. 2013 Dt. 12/12/12 Rs. 100/-  
 Sold to Ramesh S/o. Narsing Rao Hyd  
 For Whom Green wood Estates Hyd

**K. GIRIBABU**  
 LICENCED STAMP VENDOR  
 LIC.No.16-02-30/1998  
 REN.No.16-02-08/2010  
 Sub-Bapunagar, Amberpet, Hyd-13.  
 Cell.No.9989259839

**SALE DEED**

This Sale Deed is made and executed on this 5<sup>th</sup> day of February 2013 at S. R. O Vallabh Nagar, Hyderabad by:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003, represented by its Partners / Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 43 years, Occupation: Business, resident of Plot No. 280, 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, 1<sup>st</sup> lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

**AND**

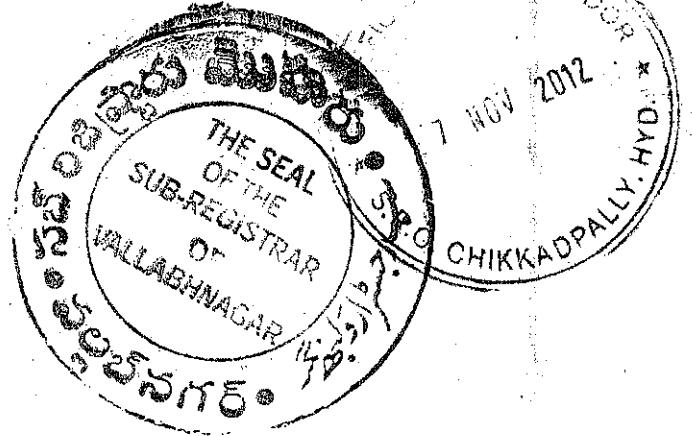
1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 48 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 23 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. Shri. A. Purushotham, S/o. Shri. A.Vittal, aged about 48 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A.Vittal, aged about 40 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 48 years, Occupation Business, Resident of H. No. 1-3-2/C/1, Kisan Nagar, Bhongir, Nalgonda Dist.

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

Greenwood Estates for Greenwood Estates  
 S. R. O.

1వ పుస్తకము 4013 సం/శా.శ.19 59 వ.నం.పు  
 దస్తావేజు నెం. 637 మొత్తము కాగితముల సంఖ్య  
 (15) ఈ కాగితము పరుస సంఖ్య (1)

సబ్-రిజిస్ట్రారు



**ENDORSEMENT**

Verified 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. 68500
  - 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. 27440
  - 2. in the shape of cash..... Rs. -
- III. Registration fees.**
  - 1. in the shape of challan..... Rs. 6860
  - 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. 103000/-

2013 వ.నం. 4013 సం. 07 శ. 59  
 1984 శా.శ. సంఖ్య 18 వ. తేది వగలు  
 కుంజుమ... గంటల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రారు  
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhavara Reddy  
 ద్వారా చట్టము 1908 లోని సెక్షన్ 32వ ను అనుసరించి  
 సాక్షులచే వలసిన ఫోటో గ్రాఫులు పంపించు వేలిముద్రలతో సహా  
 డ్యూటీ చెసి రుసుము రూ. 6860/- లు చెల్లించినది  
 దాని ఆధారముపై టిప్స్ కోర్టుది  
 ఎడమ బొటనవైపు

*K. Prabhavara Reddy*

*K. Prabhavara Reddy*

K. Prabhavara Reddy s/o - K.P. Reddy, Occ: Servant  
 o/o: # 5-6-187/384, 1st Floor, Soham mansion,  
 M. G. Road, Secbad, through SPA for presentation of  
 Documents, vide SPA no. 8/BK/08, dt. 19/01/08 at Sec,  
 Vallabhnagar, R.R. dist.

*Zuber A Y Shaikh*

ZUBER A Y SHAIKH  
 S/o YUSUF A SHAIKH  
 OCC: GOVT SERVANT  
 ADDRESS: Flat No. 407, MEGHADRI HEIGHTS  
 BOKALU  
 YARRA, SEWUNDERABAD

IN FAVOUR OF

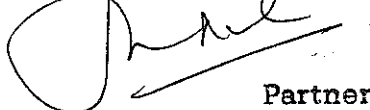
1. Mr. Zuber A. Y. Shaikh, son of Mr. Yusuf A. Shaikh, aged about 35 years, Occupation: Service.
2. Mrs. Nidhi Zuber Shaikh, wife of Mr. Zuber Ahamed Yusuf Shaikh, aged about 35 years, both are residing at # Flat No. 407, Block "B", Meghadhri Heights, Yapral, Secunderabad, hereinafter called the "Buyer" (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. Bhasker K Bhatt became the owner of the said Ac.1-00 Gts., of land in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District by virtue of registered sale deed dated 5.01.2007 bearing document no.62/2007 and duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- C. The Owners were the absolute owners, possessors and in peaceful enjoyment of land forming a part of Sy. Nos.202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, admeasuring Ac.3-05 Gts. by virtue of registered sale deed dated 5.01.2007, bearing document no.63/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- D. The Vendors Land along with the Owners Land totally admeasuring Ac.6-05 Gts., in Sy. Nos.202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District is hereinafter the referred to as the SCHEDULED LAND and is more particularly described at the foot of the document.
- E. The Vendor and the Owners have purchased the SCHEDULED LAND for a consideration from its previous owners and pattedars namely:
  - Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
  - Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
  - Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
  - Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy

For Greenwood Estates

  
Partner

For Greenwood Estates

  
Partner

1వ పుస్తకము 2013 సం/శా.స.19 34 వ నంబరు  
దస్తావేజు నెం. 637 మొత్తము కాగితముల సంఖ్య  
(15) ఈ కాగితము వరుస సంఖ్య (2)

సబ్-రిజిస్ట్రారు

మొత్తము వాటి సంఖ్య

Nidhi

NIDHI 2 SHAIKH  
W/O ZUBER A Y SHAIKH  
OCC: HOME MAKER  
ADD: FLAT NO. 407 B BASK  
MEYNADRI HEIGHTS YADRI  
SEUNDERABAD

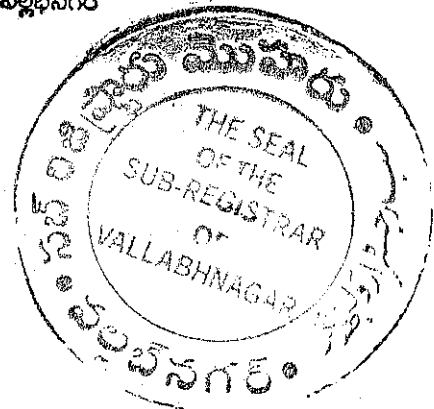
నివాసించినది

D. PAVAN KUMAR  
S/A. D. ANSANEYULU  
R/O: # 2-63/2, GANSHI NAGAR  
PARVATAPUR, MEDICALY POST  
HYDERABAD.

M. Mahenderi S/o. Late m. Mallesh  
R/O: # 28-7, Yadav Basti. Nandedmet  
HUDERABAD.

20 13 వ సంఖ్యలో వరి నెం. 07 వ తేది  
19 34 వ.శా.స.సంఖ్య మొత్తము 18 వ తేది

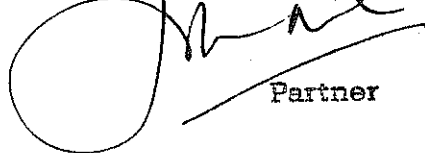
33  
B. Bhagyantha Rao  
సబ్-రిజిస్ట్రారు  
వల్లభనగర్





- 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 semi-finished, semi-deluxe apartment bearing flat no. 314 on the third 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) together with undivided share in the scheduled land to the extent of 89.18 sq. yds. and a reserved parking space for one car on the stilt floor admeasuring about 100 sft., in the building known as GREENWOOD RESIDENCY and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

For Greenwood Estates



Partner

For Greenwood Estates



Partner

1వ పుస్తకము 2013 సం/సా.న.19 34 వ.నం.పు  
 దస్తావేజు నెం. 637 మొత్తము కారితముల సంఖ్య  
 (15) ఈ కారితము వయస సంఖ్య (3)

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

సబ్-రిజిస్ట్రారు

No. 637/2013 Date 07/2/13

I hereby Certify that the deficit Stamp duty  
68500/- (Rs. Sixty Eight Thousand  
Five hundred Only)

has been levied in respect of the movement from  
 Executant of this doct on the asis of agreed  
 Market Value of Rs. 1372000/-  
 been higher than the consideration.

33  
 Collector & Sub-Registrar  
 Vallabh Nagar  
 (Under the Indian Stamp Act)

**ENDORSEMENT**

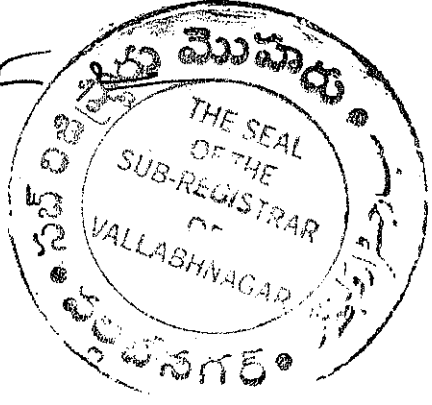
Certified that the following amounts have been paid in respect of this documents

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 19 of I.S. Act	DD/BC/ Pay Order	
1	Stamp Duty	100	68500	68500	000961		68600/-
2	Transfer Duty	-	27440	27440	rate 5/2/13		27440/-
3	Registration Fee	-	6860	6860	NDFL Baredi		6860/-
4	Ucar Charge	-	100	100	See-bad		100/-
	Total	100	102900				103000/-

33  
 సబ్ రిజిస్ట్రారు  
 వల్లభనగర్

1వ పుస్తకము 2013 సం/సా.న. 1937 వ నంబర్  
 637 నెంబరుగా రిజిస్ట్రారు చేయబడినది స్వామింగ్  
 రిమిత్తం గుర్తింపు నెంబరు 1508-1 637 2013  
 తేదీ 7/2/13

33  
 ఐ. భగవంతు రావు  
 సబ్ రిజిస్ట్రారు  
 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.13,72,000/- (Rupees Thirteen Lakhs Seventy Two 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-finished, semi-deluxe apartment bearing flat no.314 on the third 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 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.13,72,000/- (Rupees Thirteen Lakhs Seventy Two 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

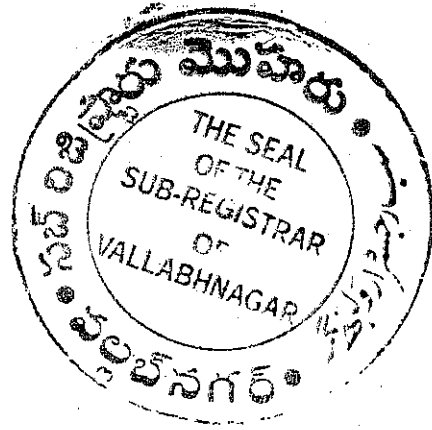
  
Partner

For Greenwood Estates

  
Partner

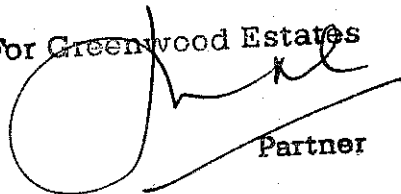
1వ పుస్తకము 2013 సం/తా.శ.19 34 వ.నం.ల  
దస్తావేజు నెం. 637 మొట్టమొదటి కారితముల సంఖ్య  
(15) ఈ కారితము వరుస సంఖ్య (4)

సబ్-రిజిస్ట్రారు



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

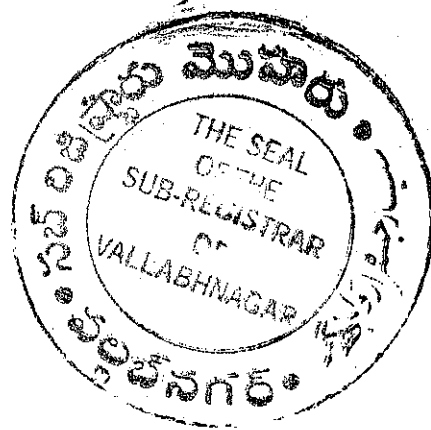
For Greenwood Estates



Partner

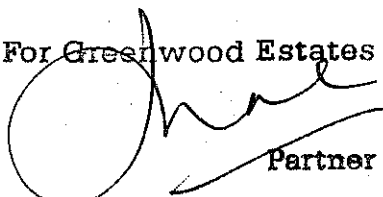
1వ పుస్తకము 2013 సం/త.న.19 34 వ.నం.స  
దస్తావేజు నెం. 637 మొత్తము తాగితముల సంఖ్య  
(5) ఈ తాగితము వయస్ సంఖ్య (5)

సబ్-రిజిస్ట్రారు



- 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. 1,02,900/- is paid by way of pay order no. 000961, dated 05.02.2013 and VAT an amount of Rs. 35,675/- paid by way of pay order no. 000944, dated 05.02.2013, both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates



Partner

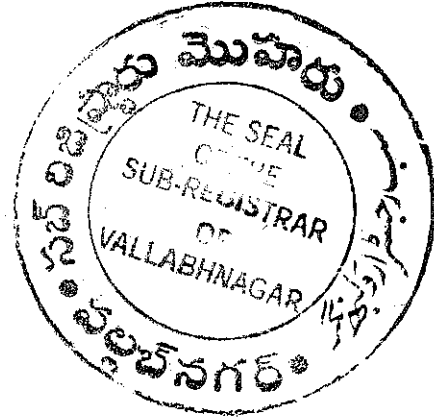
For Greenwood Estates



Partner

1వ పుస్తకము 2013 సం/శా.శ.19 34 వ.సం. ౨  
దస్తావేజు నెం. 637 మొత్తము కారితముల సంఖ్య  
(15) ఈ కారితము వరుస సంఖ్య (6 )

సబ్-రిజిస్ట్రారు



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

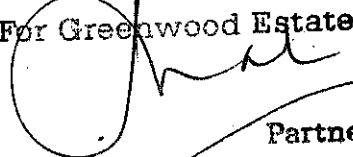
All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 314 on the third floor, in block no. 'C' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds. and reserved parking space for one car on the stilt floor 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:

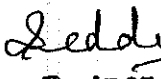
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	7' wide corridor

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:

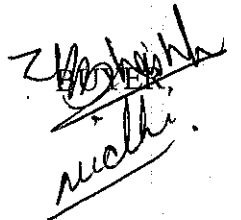
WITNESSES:

1. 
2. 

For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

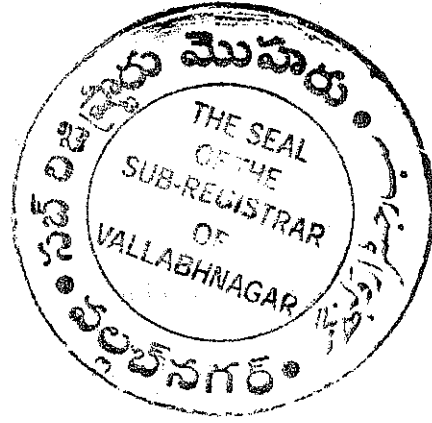
VENDOR

  
Vendor



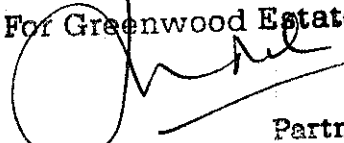
1వ పుస్తకము 2013 సం/శా.శ.19 34 వ.నం.పు  
దస్తావేజు నెం. 637 మొత్తము కారితముల సంఖ్య  
450 ఈ కారితము వరుస సంఖ్య (7)

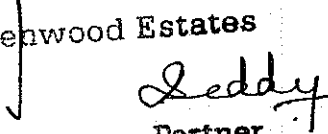
సబ్-రిజిస్ట్రారు



**ANNEXURE-1-A**

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 314 on the third 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, Ranga Reddy 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 Floor : 100 sft. Parking space for one car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : 1665 sft.
- 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. 13,72,000/-

For Greenwood Estates  
  
Partner

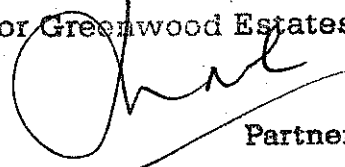
For Greenwood Estates  
  
Partner

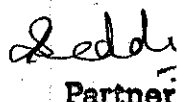
Signature of the Executants

Date: 05.02.2013

**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

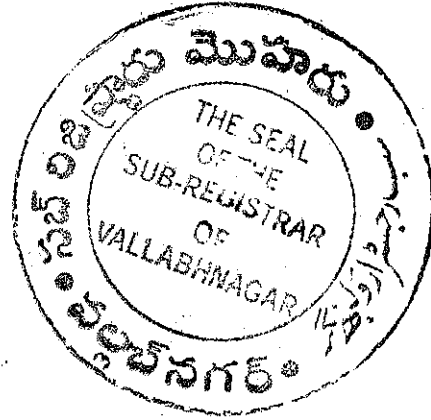
Date: 05.02.2013

Signature of the Executants

1వ పుస్తకము 2013 సం/శా.స.19 34 వ.సం.పు  
దస్తావేజు నెం. 637 మొత్తము కారితముల సంఖ్య  
౮5౫ ఈ కారితము వరుస సంఖ్య (8)

సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 314 IN BLOCK NO. 'C' ON THIRD FLOOR  
 IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

**Mandal, R.R. Dist.**

**BUILDER:**

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

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

**BUYERS:**

1. MR. ZUBER A. Y. SHAIKH, SON OF MR. YUSUF A. SHAIKH

2. MRS. NIDHI ZUBER SHAIKH, WIFE OF MR. ZUBER AHAMED YUSUF SHAIKH

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

89.18

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

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

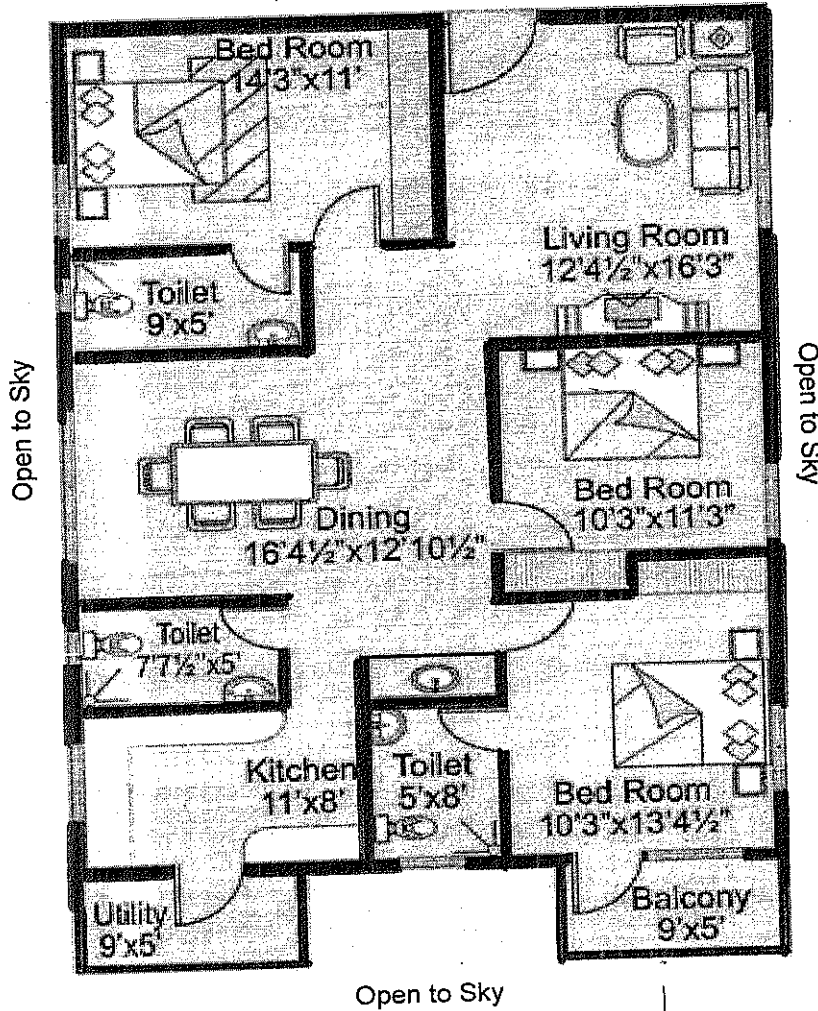


**EXCL:**

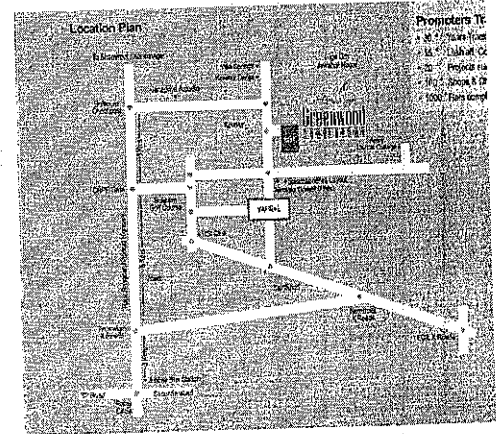


**TOTAL LAND** : Ac. 6-05 Gts.  
**PLINTH AREA** : 1665 Sft.

7' wide corridor



**Location Map**



For Greenwood Estates

For Greenwood Estates

*[Signature]*  
Partner

*[Signature]*  
Partner

SIG. OF THE BUILDER

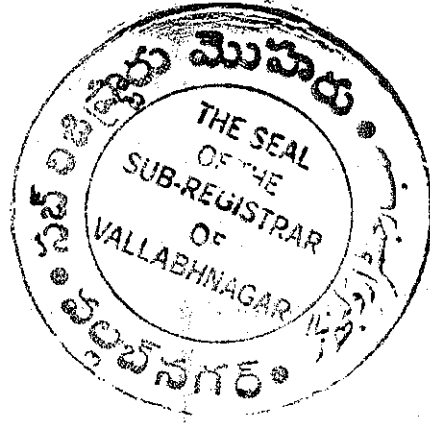
**WITNESSES:**

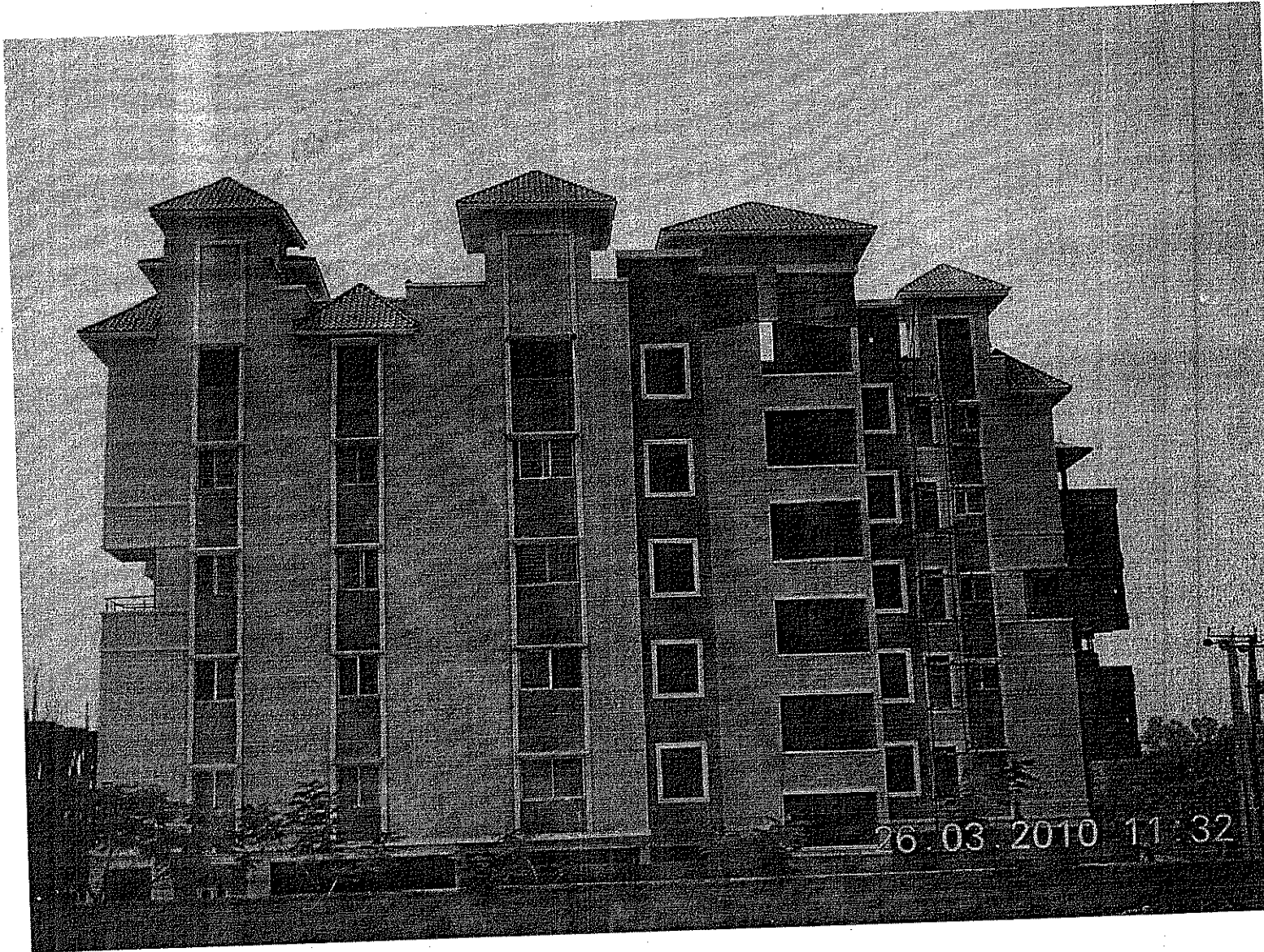
1. *[Signature]*
2. *[Signature]*

*[Signature]*  
SIG. OF THE BUYER

1వ పుస్తకము 2013 సం/శా.శ.19 34 వ.నం.ఎ  
దస్తావేజు నెం. 637 మొత్తము కారితముల సంఖ్య  
(15) ఈ కారితము వరుస సంఖ్య (9)

సబ్-రిజిస్ట్రారు





For Greenwood Estates

*[Handwritten Signature]*

Partner

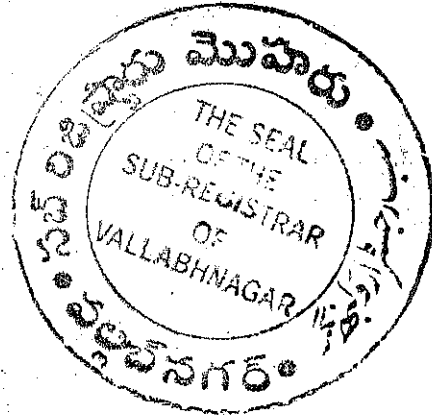
For Greenwood Estates

*[Handwritten Signature]*

Partner

1వ పుస్తకము 0013 సం/శా.స.1934 వ.నం.సు  
దస్తావేజు నెం. 637 మొత్తము కారితముల సంఖ్య  
(15) ఈ కారితము వరుస సంఖ్య (10)

సబ్-రిజిస్ట్రారు



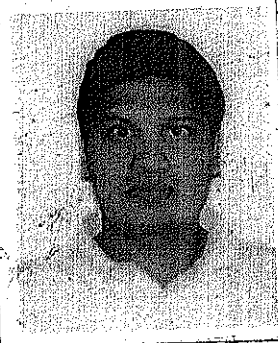
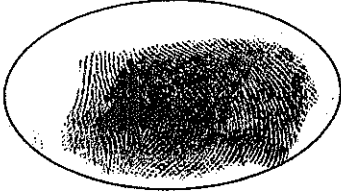


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.

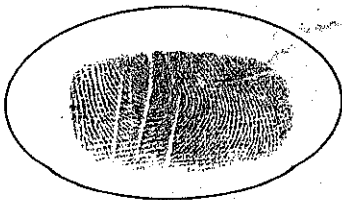
FINGER PRINT  
IN BLACK  
(LEFT THUMB)

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER

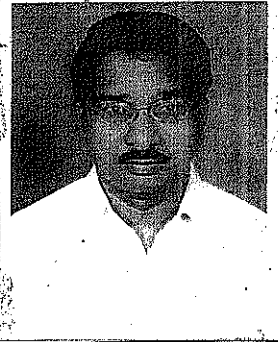


**VENDOR:**

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

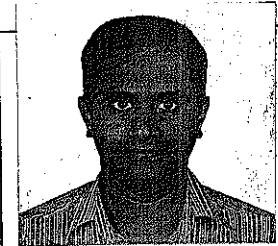
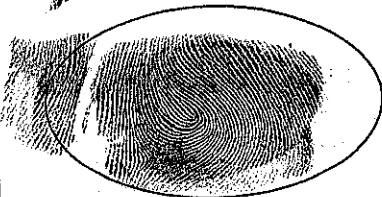


2. SMT. K. SRIDEVI  
W/O. SHRI. K.V.S. REDDY  
R/O. FLAT NO. 502  
VASAVI HOMES, UMA NAGAR  
1<sup>ST</sup> LANE, BEGUMPET  
HYDERABAD.



**SPA FOR PRESENTING DOCUMENTS:  
VIDE DOC NO. 8/BK-IV/ 2008 Dt. 19/01/08**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION, M.G. ROAD  
SECUNDERABAD -500 003.



**BUYER:**

1. MR. ZUBER A. Y. SHAIKH  
S/O. MR. YUSUF A. SHAIKH  
R/O. # FLAT NO. 407  
BLOCK "B", MEGHADHRI HEIGHTS  
YAPRAL  
SECUNDERABAD



2. MRS. NIDHI ZUBER SHAIKH  
W/O. MR. ZUBER AHAMED YUSUF SHAIKH  
R/O. # FLAT NO. 407  
BLOCK "B", MEGHADHRI HEIGHTS  
YAPRAL  
SECUNDERABAD

SIGNATURE OF WITNESSES:

1. *Shava*
2. *Nidhi*

For Greenwood Estates

*[Signature]*  
Partner

For Greenwood Estate

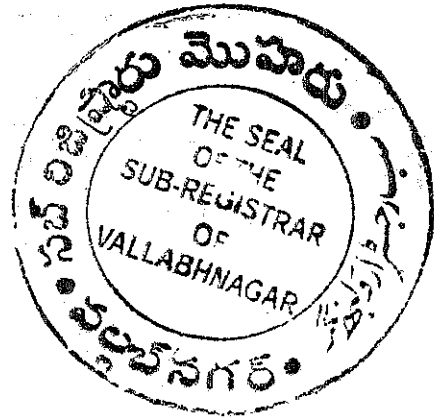
*[Signature]*  
Partner  
SIGNATURE OF EXECUTANTS

*[Signature]*

*[Signature]*

1వ పుస్తకము 2013 సం/శ.శ.1934 వ.నం.పె  
దస్తావేజు నెం. 637 మొత్తము కారితముల సంఖ్య  
(15) ఈ కారితము పుస్తక సంఖ్య (1) )

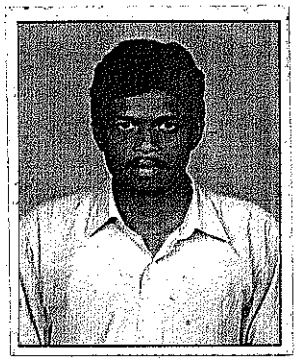
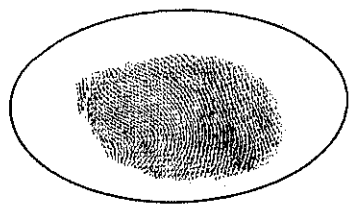
సబ్-రజిస్ట్రారు



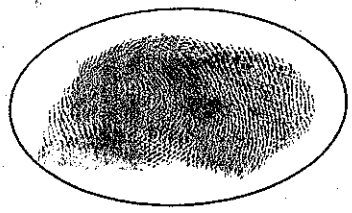
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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

WITNESSES:



1. MR. D. PAVAN KUMAR  
S/O. MR. D. ANJAN GYULU  
R/O: # 2-63/2,  
PARNATAPUR, GANDHINAGAR  
UPPAL, MEDIPALLY POST  
HYDERABAD.



2. MR. M. MAHENDER  
S/O. LATE M. MALLES H  
R/O: # H. NO. 28-77  
YADAY BASTI  
NEREDMET  
HYDERABAD.

SIGNATURE OF WITNESSES:

- 
- 

For Greenwood Estates  
  
Partner

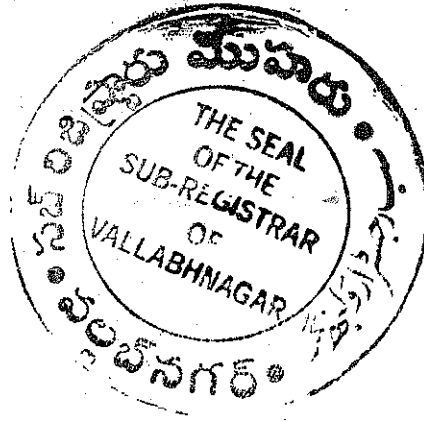
For Greenwood Estates  
  
Partner

SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

1వ పుస్తకము 2013 సం/శా.శ.19 34..... మరంపు  
దస్తావేజు నెం. ...637... మొత్తము కారితముల సంఖ్య  
(15) ఈ కారితము వరుస సంఖ్య (12)

సబ్-రిజిస్ట్రారు



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, आन्ध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

For Greenwood Estates

*Sridevi*  
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

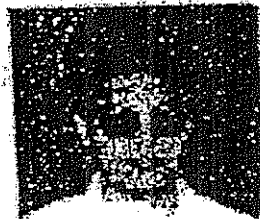
ABMPM6725H



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, आन्ध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

For Greenwood Estates

*Soham*  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number  
AWSPP8104E

*Prabhakar*  
Signature

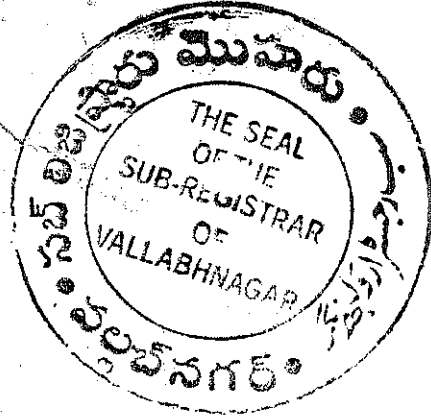


30052003

*Prabhakar*

1వ పుస్తకము 2013 సం/శా.శ.19 34 వ.శం.పు  
దస్తావేజు నెం. 637 వెంకటేశ్వర కారితముల సంఘ  
(15) ఈ కారితము బహుళ సంఖ్య (13)

సబ్-రజిస్ట్రారు






BUYER:

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NIDHI ZUBER-SHAIKH  
P.R. SHARMA  
02/08/1977  
Permanent Account Number  
BOBPS3082N

Signature: 






Nidhi

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ZUBER A Y SHAIKH  
YUSUF AMIRUDDIN SHAIKH  
18/01/1978  
Permanent Account Number  
ANIPS7192Q

Signature: 

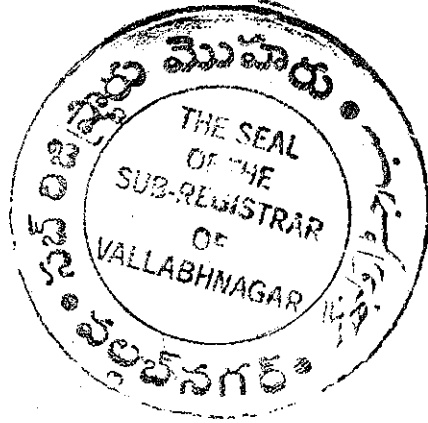


Zubair Shaikh



1వ పుస్తకము 2013 సం/శా.శ.19 34 వ.నం.పు  
ఉస్తావేజు నెం. 637 మొత్తము కాగితముల సంఖ్య  
6150 ఈ కాగితము వరుస సంఖ్య (14)

సబ్-రిజిస్ట్రారు



WITNESS

ANDHRA PRADESH TRANSPORT DEPARTMENT  
CERTIFICATE OF REGISTRATION

Regn. Number : AP29AW6718  
Regd. Owner : D PAVAN KUMAR  
Address : ANJANEYULU DOKUPARTHY  
2-83/2, GANDHINAGAR  
PARVATHAPUR, MEDIPALLY  
POST, UPPAL

Maker's Class : PULSAR 150 DTS-1.BSIII  
Vehicle Class : MOTOR CYCLE  
Mth. Yr. of Mfg : 11/2012  
Fuel Used : PETROL  
Type of Body : SOLO

DL Class: 09 No: 0001  
Andhra Licensing Authority  
Secunderabad

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M. MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

  
Signature

