

Case 2872

DOCT No. 2821/2010

SCANNED 7/1/10



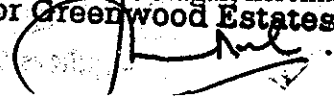

ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 19/8/10
 Santosh Kumar s/o A. Shankar, Secy,
 Greenwood Estates SALE DEED
 AM 133090
 DOST SRINIVAS RAO
 S.V.L. No: 23/1993. R. No: 09/28
 12-11-696, Secunderabad,
 SECUNDERABAD.

This Sale Deed is made and executed on this 19th day of August 2010 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 40 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 32 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 41 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 18 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 41 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 33 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 40 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 40 years, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 32 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
 

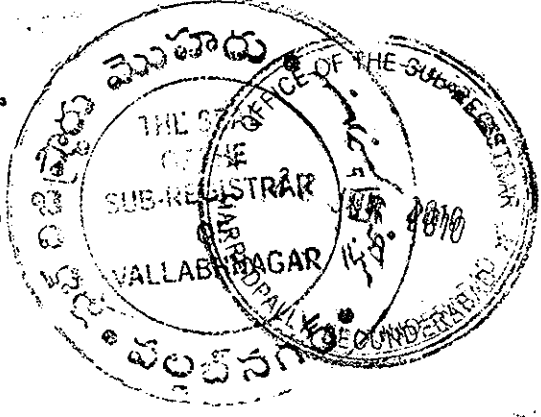
1 వ పేజీ కము 2010 సం/తా.న. 19 2 వ పేజీ వై ద్యవేద నెం 282 మాసము కారితముల సంఖ్య (1) ఈ కారితము వరుస సంఖ్య (1)

ENDORSEMENT

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

I. Stamp Duty	
1. In the shape of stamp papers.....	Rs. 100 =00
2. In shape of challan (u/s.41 of I.S.Act., 1899).....	Rs. -
3. In the shape of cash (u/s.41 of I.S.Act., 1899).....	Rs. -
4. adjustment of stamp duty u/s. 18 of I.S.Act., 1899, if any	Rs. -
II. Transfer Duty:	
1. In the shape of challan	Rs. 20,000 =00
2. In the shape of cash	Rs. -
III. Registration fees:	
1. In the shape of challan	Rs. 5000 =00
2. In the shape of cash	Rs. -
IV. User Charges:	
1. In the shape of challan	Rs. 100 =00
2. In the shape of cash	Rs. -
Total	Rs. 25200/-

నభ-రజస్థారు



ఖరీదదారు ప్రొఫెసర్ నెం 19
 1974 తా.న.నెం ప్రొఫెసర్ మాసము 28 వ తేదీ వరకు
 కురియు గంధల మధ్య పల్లభనగర నభ రజస్థారు
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ ను అనుసరించి
 సంబంధించవలసిన ఛార్జీ డ్రాఫటు రుసుము వేరముద్దలో సహా
 దాఖలు చేసి రుసుము రూ. 5000 =00 లు చెల్లించినట్లు
 ప్రామాణికంగా టిప్స్ చేస్తూ

Prabhakar Reddy
Prabhakar Reddy

K. Prabhakar Reddy, S/o. K. Prabhakar Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Sakam Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 08/200/08
 dated 9.1.08 registerer at SRO, Vallabhnagar,
 Ranga Reddy District.

సాక్షి

S. G. Khemani SRICHANAKHEMANI S/O G. MANBUYAM DAS
 SERVICE 10-5-37, FIAT NO 201
 2ND FLOOR ROBE RESIDENCY
 MALAB TANK HYD- 5000028
S. Ravi R. RAJ KUMAR S/O. RAJURUN RAO
 O/c: Senia R/o. Alwal, Sec. Abad.

20 10 వ నెం ప్రొఫెసర్ నెం 19 వ తేదీ
 19 72 వ నెం ప్రొఫెసర్ మాసము 28 వ తేదీ

V. RAMESH
 నభ-రజస్థారు
 పల్లభనగర

IN FAVOUR OF

MR. RAJESH S. KHEMANI, SON OF MR. SRICHAND KHEMANI, aged about 31 years, Occupation: Service, residing at Flat No. 201, Vijetha Apartments, Krishnapuri Colony, West Maredpally, 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.

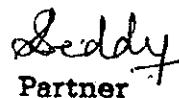
WHEREAS:

- 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 8.2.2007, bearing doc. 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

1 వ పుస్తకము 20/0 సం/శా.న. 1922 క.నం
 దస్తావేజు నెంబరు 1508-1-2821-2010
 ఈ కారితము వరుస సంఖ్య 12

R
 సబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF LS. ACT

No. 2821/10 Date 19/8/10

I hereby Certify that the deficit Stamp duty

Rs. 170

has been levied in respect of the instrument from
 Executant of this doc on the basis of agreed

Market Value of Rs. 10,00,000/
 been higher than the consideration

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

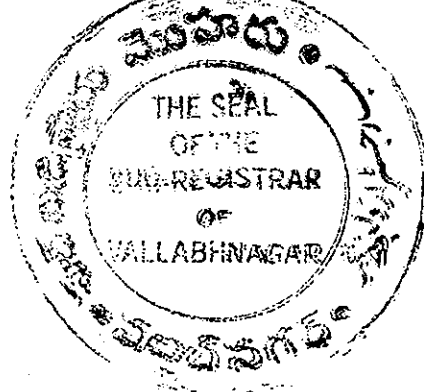
An amount of Rs. 20,000 towards Stamp Duty
 including Transfer Duty and Rs. 500 towards
 Registration Fee was paid by the party through challan
 Receipt Number 090 222 Dated 19/8/10
 at SBH Begumpet Branch (299)
 Dt. 19/8/10
 St. SRO Vallabh Nagar
Ramesh
 Sub-Registrar
 Vallabh Nagar

1 వ పుస్తకము 20/0 సం. / శా.న. 1922 క.నం
 2821 నెంబరుగా రిజిస్టరు చేయబడినది. స్టాంపు
 విలువ గుర్తింపు నెంబరు 1508-1-2821-2010.

తేదీ - 19/8/10.

Ramesh
 సబ్-రిజిస్ట్రారు

సబ్-రిజిస్ట్రారు
 V. RAMESH



- 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 21,757 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. 527 on the fifth floor in block no. 'C' having a super built-up area of 1200 sft. (i.e., 960 sft. of built-up area & 240 sft. of common area) together with undivided share in the scheduled land to the extent of 64.27 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.
- 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. 10,00,000/- (Rupees Ten Lakhs Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates


Partner

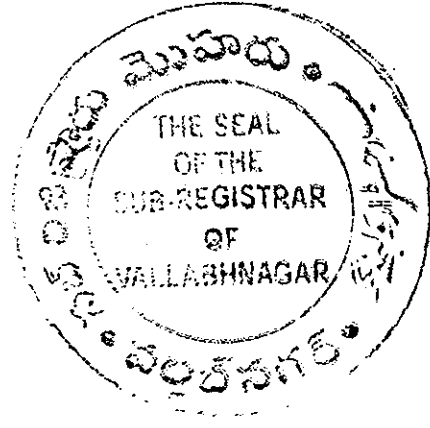
For Greenwood Estates


Partner

1 వ పుస్తకము 2010 సం/శా.శ.19 క్ర.క.సం. 2
దస్తావేజు నం 282 మొత్తము కాగితముల సంఖ్య (2)
ఈ కాగితము వరుస సంఖ్య (3)



నల్-రిజిస్ట్రారు



- 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:

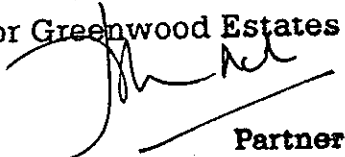
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 527 on fifth floor in block no. 'C', having a super built-up area of 1200 sft. (i.e., 960 sft. of built-up area & 240 sft. of common area) in building known as Greenwood Residency together with:

- a) An undivided share in the Schedule Land to the extent of 64.27 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. 10,00,000/- (Rupees Ten Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- a) Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only) paid by way of cheque no. 891626, dated 18.08.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd.,
- b) Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) paid by way of cheque no. 184340, dated 05.07.2010 drawn on ICICI Bank, Khairtabad Branch, Hyderabad.
- c) Rs. 50,000/- (Rupees Fifth Thousand Only) paid by way of cheque no. 184342 dated 05.08.2010 drawn on ICICI Bank, Khairtabad Branch, Hyderabad.
- d) Rs. 25,000/- (Rupees Twenty Five Thousand Only) paid by way of cheque no. 184336 dated 15.06.2010 drawn on ICICI Bank, Khairtabad Branch, Hyderabad.
- e) Rs. 25,000/- (Rupees Twenty Five Thousand Only) paid by way of cheque no. 184344 dated 19.08.2010 drawn on ICICI Bank, Khairtabad Branch, Hyderabad.
1. 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.
2. 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.

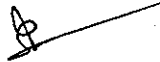
For Greenwood Estates

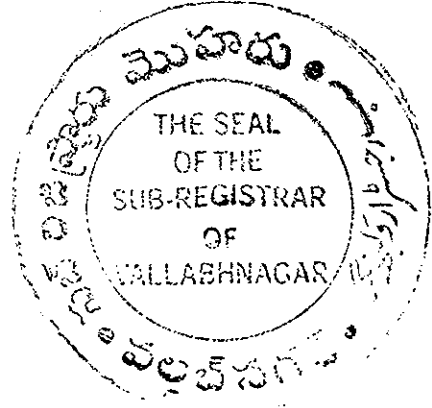

Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 2010 నం/కా.న.1932 క.నం. 10
దస్తావేజు నెం 2321 మొత్తము తారీఖముల సంఖ్య (12)
ఈ తారీఖము వరుస సంఖ్య (4)


నల్-లజస్ట్రారు



3. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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

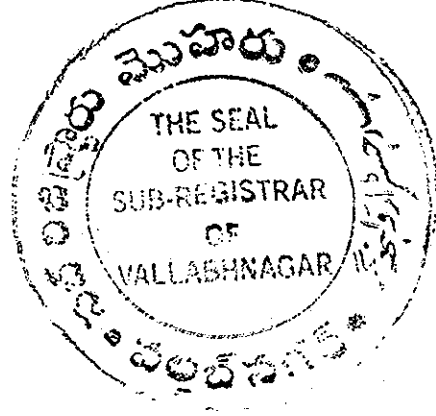
For Greenwood Estates



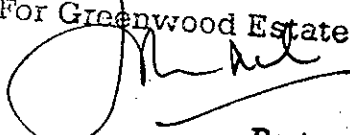
Partner

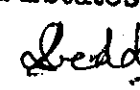
1 వ పుస్తకము 20/0 సం/శా.శ.1929 వ.సం. ●
దస్తావేజు నెం 282 మొత్తము కాగితముల సంఖ్య (18)
ఈ కాగితము వరుస సంఖ్య (5)

శ
నల్-రిజిస్ట్రారు

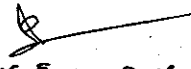


- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various 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.
9. Stamp duty and Registration amount of Rs. 25,100/- is paid by way of challan no. 090222, dated 19.08.2010, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 10,000/- paid by way of Payorder No. 157572, dated 18.08.2010, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

1 వ పుస్తకము 20/0 సం/రా.శ.19 32 వ.సం. వి
దస్త్రావేళ నెం 282 ముత్తము కారితముల సంఖ్య (12)
ఈ కారితము వరుస సంఖ్య (6)


సచి-లజన్మారు



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. 527 on the fifth floor in block no. 'C' admeasuring 1200 sft. of super built-up area (i.e., 960 sft. of built-up area & 240 sft. of common area) together with proportionate undivided share of land to the extent of 64.27 sq. yds. and a reserved parking space for single car on the stilt floor admeasuring about 100 sft. each in the residential apartment named as Greenwood Residency, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

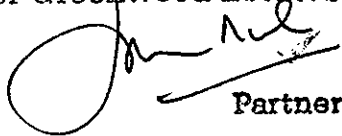
North By	Flat No. 526
South By	Open to Sky & 7' wide corridor
East By	Open to Sky
West By	Open to Sky

WITNESSES:

1. S. G. G. Hemani

2. G. G. G. G.

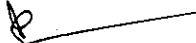
For Greenwood Estates


Partner

For Greenwood Estates


Partner
VENDOR

1 ద పుస్తకము 2010 నం/తా.శ.19 32వ.సం. 2
దస్తావేజు నం. 1162 మొత్తము కాగితముల సంఖ్య (12)
ఈ కాగితము వరుస సంఖ్య (7)


నల్ల-రాజగోపాల్



ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 527 on the fifth 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 : 64.27 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 :
- e) In the Fourth Floor :
- (f) In the Fifth Floor : 1200 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,00,000/-

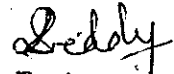
Date: 19.08.2010

For Greenwood Estates



Partner Signature of the Executants

For Greenwood Estates




Partner

C E R T I F I C A T E

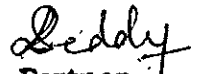
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Greenwood Estates



Partner

For Greenwood Estates

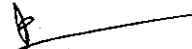


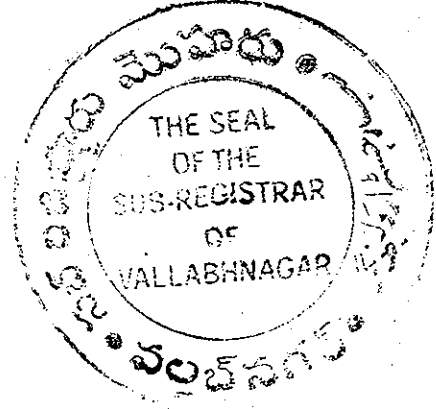
Partner Signature of the Executants

Date: 19.08.2010



1 వ పుస్తకము 2010 సం/తా.శ.19 32వ.నం. పు
దస్త్రావళి నెం. 2821 మొత్తము కాగితముల సంఖ్య (12)
కా. కాగితము వరుస సంఖ్య (8)


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 527 IN BLOCK NO. 'C' ON FIFTH FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR:

M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

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

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

BUYER:

MR. RAJESH S. KHEMANI, SON OF MR. SRICHAND KHEMANI

REFERENCE:
AREA:

64.27

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:



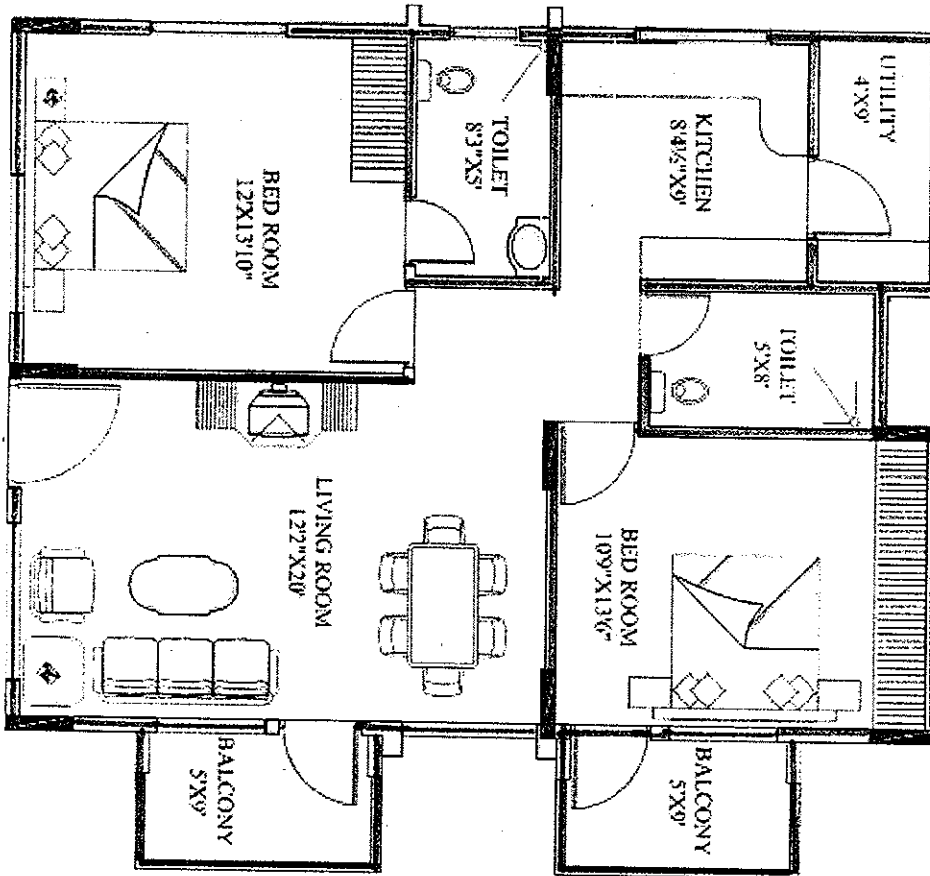
U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1200 SFT.



Open to Sky

Open to Sky & 7' wide corridor

Flat No. 526



Open to Sky

For Greenwood Estates

Partner

For Greenwood Estates

Partner

SIG. OF THE VENDOR

WITNESSES:

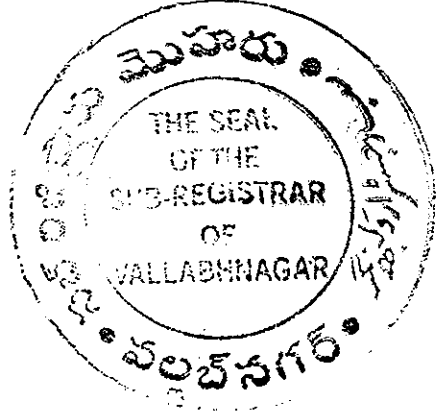
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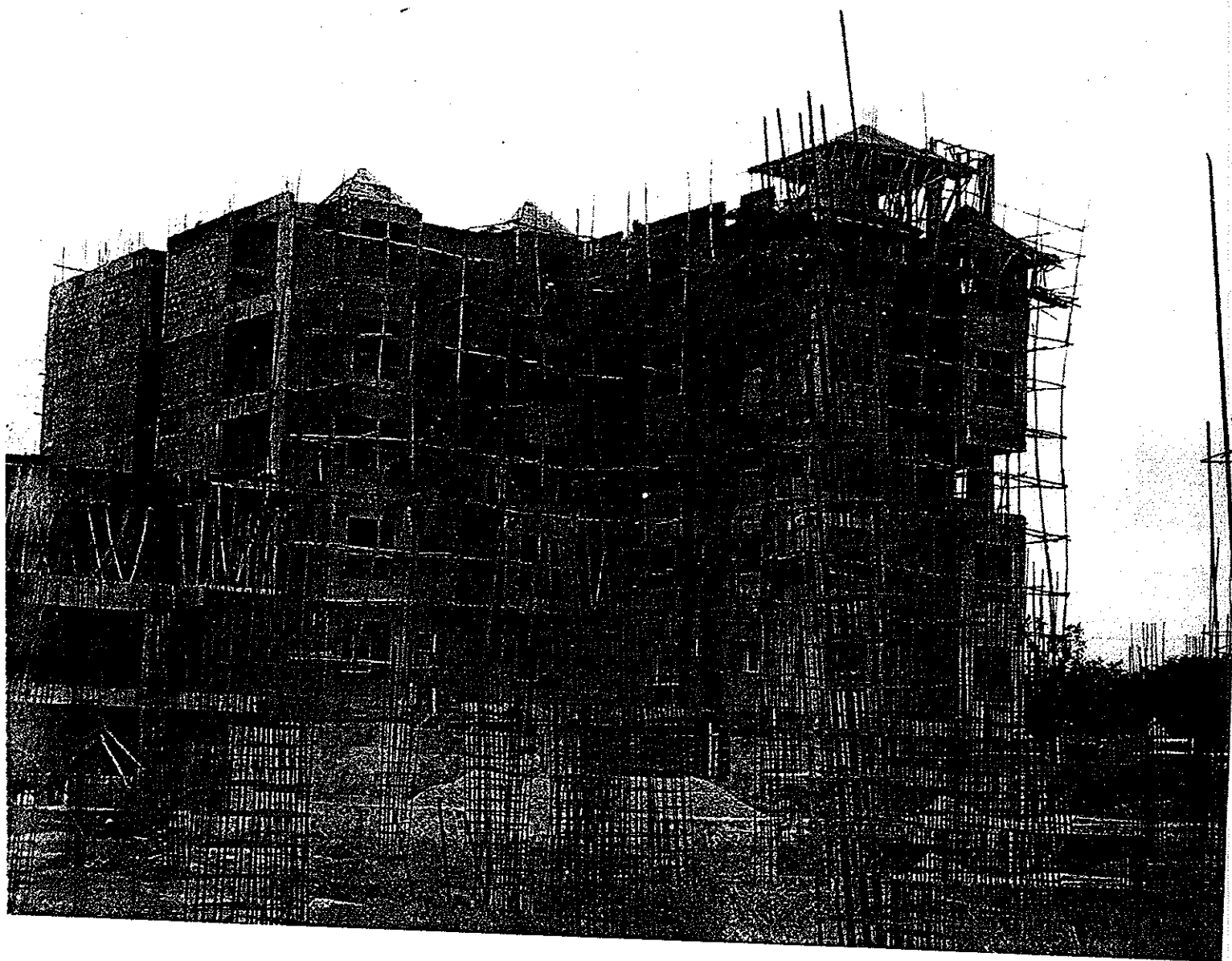
2.

SIG. OF THE BUYER

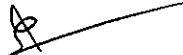
1 వ పుస్తకము 2010 సం/శా.స.19 32 వ.సం. వి
దస్తావేజు నెం. 2821 మొత్తము ఆగితముల సంఖ్య (3
ఈ ఆగితము పరుస సంఖ్య (9)


నటీ-రిజిస్ట్రారు





1 బ వుస్తకము 2010 నం/అ.శ.19 39వ.నం. 2
దస్తావేజు నెం 2821 ముత్తము కాగితముల సంఖ్య (13)
ఈ కాగితము వరుస సంఖ్య (10)


నల్-రిజిస్ట్రారు



**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
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, 1ST LANE
BEGUMPET
HYDERABAD



SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 08/BKIV/2008 Dt: 09.01.2008:

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:

MR. RAJESH S. KHEMANI
S/O.MR. SRICHAND KHEMANI
R/O FLAT NO. 201
VIJETHA APARTMENTS
KRISHNAPURI COLONY
WEST MAREDPALLY
SECUNDERABAD.

SIGNATURE OF WITNESSES:

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

For Greenwood Estates


[Signature]
Partner

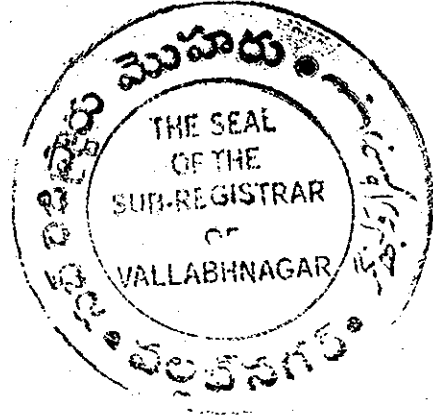
For Greenwood Estates

[Signature]
SIGNATURE OF EXECUTANTS

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

1 త పుస్తకము 2010 సం/శా.స.19 32 వ.సం. వి
దర్శిణ నెం 2621 మొత్తము కాగితముల సంఖ్య (18
ఈ కాగితము వరుస సంఖ్య (11)


సబ్-రిజిస్ట్రారు

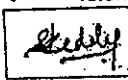


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F

नाम /NAME
SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE


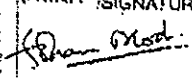
मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

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



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

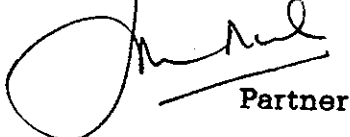
आयकर विभाग
 INCOME TAX DEPARTMENT

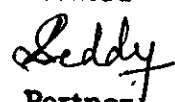
भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSPP8104E

Signature


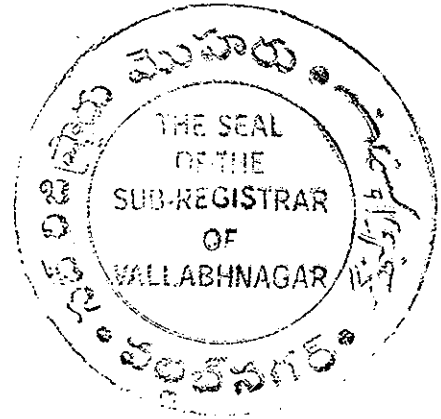


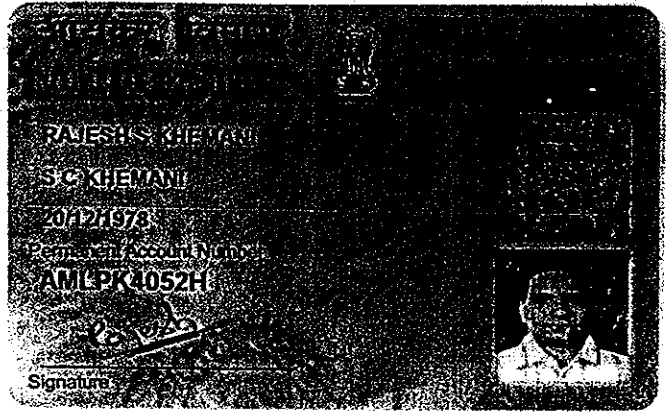
For Greenwood Estates

 Partner

For Greenwood Estates

 Partner

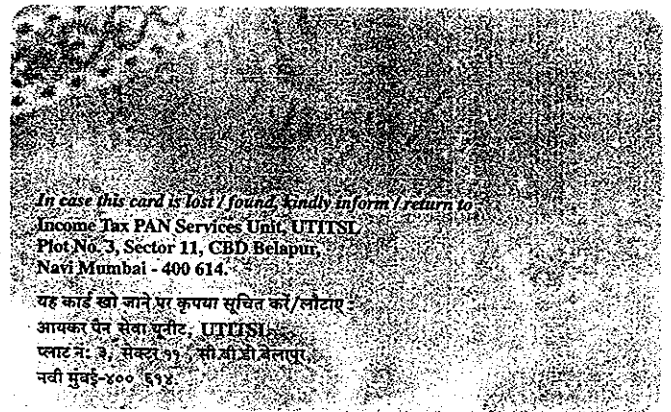
1 వ పుస్తకము 2010 సం/శా.స.1932 వ.సం. 2
దస్త్రావళి నెంబర్ 1 కి మొత్తము కాగితముల సంఖ్య (12)
ఈ కాగితము వరుస సంఖ్య (12)

A
సబ్-రజిస్ట్రారు





Rajesh



1 క పుస్తకము 20/0 సం/తా.శ.19 22 వ.సం. ౧
దస్తావేజు నం 282 మొత్తము తాగితముల సంఖ్య 12
ఈ తాగితము వరుస సంఖ్య 13

సబ్-రిజిస్ట్రారు

