

135414

DOU NO: 1739 of 2011

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 135008

DUSA SRINIVAS RAO

S.V.I No: 23/1998, R. No: 09/2010

12-11-696, Warasiguda,

SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this 4<sup>th</sup> day of May 2011 at SRO, Vallabh Nagar, Hyderabad by:

1. SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA, aged about 44 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 20 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 45 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadi guda, Hyderabad.
4. SHRI. A. SRINIVAS, S/O. SHRI. A. VITTAL aged about 36 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadi guda, Hyderabad.
5. SHRI. BELIDE VENKATESH, S/O. SHRI. EASHWARAIAH, aged about 42 years, Occupation Business, Resident of H. No. 1-3-2, Kisan Nagar, Bhongir, Nalgonda Dist.

Hereinafter jointly referred to as the "Vendors" and severally as Vendor No. 1, Vendor No. 2, Vendor No. 3 Vendor No. 4 and Vendor No. 5 respectively.

1. K. Bhar

2. K. Cepuleth

3. A. Prutham

4. A. Srinivas

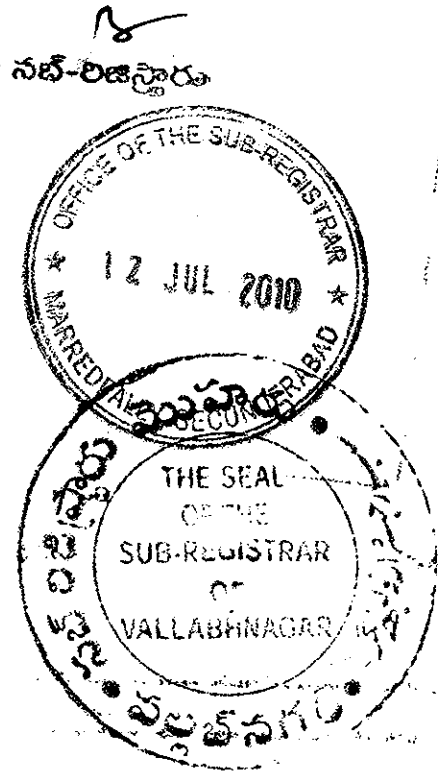
5. Belide Venkatesh

1 వ పుస్తకము 2011 సం/శ.శ. 1933 వ.నం. 2  
 దస్తావేజు నం 739 యొక్క కాగితముల సంఖ్య 17  
 ఈ కాగితము వరుస సంఖ్య (1)

**STATEMENT**

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

- I. Stamp Duty:**
- 1. In the shape of stamp papers ..... Rs. 100 = 10
  - 2. In shape of adhesive (1/2 S.A. of 1939 Act, 1939) ..... Rs. 5/50 = 50
  - 3. In the shape of cash (1/2 S.A. of 1939 Act, 1939) ..... Rs. -
  - 4. Payment of stamp duty (1/2 S.A. of 1939 Act, 1939) at any ..... Rs. 2
- II. Registrar Duty:**
- 1. In the shape of ..... Rs. 20500 = 20500
  - 2. In the shape of ..... Rs. -
- III. Registration fees:**
- 1. In the shape of challan ..... Rs. 5/25 = 25
  - 2. In the shape of cash ..... Rs. -
- IV. User Charges:**
- 1. In the shape of challan ..... Rs. 100 = 100
  - 2. In the shape of cash ..... Rs. -



20/11 వ సం 2011 నం 04 వ తేదీ 76975 -

1933 వ.శ.శ. నం 739 యొక్క కాగితము 17 పేజీల వరకు

కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy  
 లిస్ట్ నంబరు 1908 లోని సెక్షన్ 32వ సు అనుసరించి  
 సందర్శించవలసిన షాబ్ గ్రాఫులు మరియు వేర్లును ద్వారా సహా  
 డాఖలు చేసి రుసుము రూ 5125=00 లు చెల్లించినది  
 వారి ఇచ్చినట్లు దివ్యకోస్తాది  
 ఎడమ బొటనపైలు

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/SPA for presentation  
 of documents, Vide GPA / SPA No. 57/BK/09  
 dated 01.06.09 registerer at SRO, Vallabhnagar  
 Ranga Reddy District.



VENKAT RAMANA REDDY, OCC: SERVICE  
 S/o. LATE ANTA REDDY, GREENHILLS COLONY  
 R/o. 11-12/12, ROAD NO. 2, GREENHILLS COLONY  
 SAROORNAGAR, HYDERABAD

శ్రీ. Rajkumar S/o రాజకుండ్ రావు, OCC: Service.  
 R/o. 6-1-5/1, Bollaram, Hyderabad.

20/11 వ సం 2011 నం 04 వ తేదీ  
 1933 వ.శ.శ. నం 739 యొక్క కాగితము 17 పేజీలు  
 నట్-రిజిస్ట్రారు  
 పల్లభనగర్

AND

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 38 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. Sridevi, W/o. Shri. K.V.S. Reddy aged about 32 years, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad, being represented by:

Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 41 years, Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 18 years, Shri. A. Purushotham, S/o. Shri. A. Vittal aged about 41 years, Shri. A. Srinivas, S/o. Shri. A. Vittal aged about 33 years and Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 40 years, who are the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4102/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owner".

IN FAVOUR OF

1. MR. PRASENJIT MAJUMDAR, SON OF MR. R. K. MAJUMDAR, aged about 44 years, Occupation: Service
2. MRS. JUTHIKA MAJUMDAR, WIFE OF MR. PRASENJIT MAJUMDAR, aged about 39 years, Occupation: Housewife, both are residing at H. No. 6-1-20/2, Walker Town, New Bhoiguda, Secunderabad - 500 025, 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 Vendors 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, Vallabh Nagar, R. R. District (hereinafter this land is referred to as the Vendors Land).
- B. The Owner 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, Vallabh Nagar, R. R. District (hereinafter this land is referred to as the Owners Land).

1. *H. Bhaskar*

2. *K. Gopinath* 3. *A. Purushotham*

4. *A. Srinivas*

5. *Belide Venkatesh*

1 వ వుస్తకము 2011 సం/శా.న. 1933 వ.నం. వా  
 దస్తావేజు నెం. 1739 స్వాస్థ్యము కారితముల సంఖ్య 17  
 ఈ కారితము వరుస సంఖ్య (2)

*[Signature]*  
 సబ్-రజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT  
 No. 1739/2011 Date 4/6/11

I hereby Certify that the deficit Stamp duty  
 51150/- (Rs. Fifty One Thousand  
 One Hundred and Fifty only)  
 has been levied in respect of the instrument from  
 Executant of this deed on the basis of agreed  
 Market Value of Rs. 1025000/-  
 been higher than the consideration

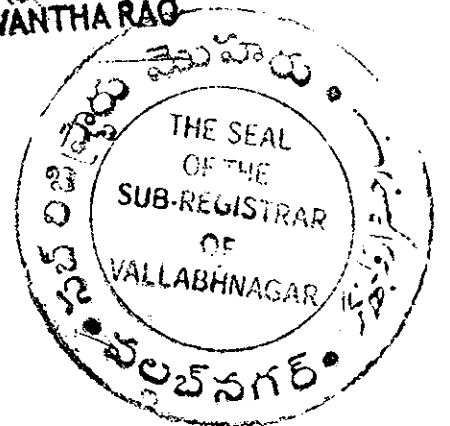
*[Signature]*  
 Collector & Sub-Registrar  
 Vallabh Nagar  
 (Under the Indian Stamp Act)

51150/-  
 An amount of Rs. 20500/- towards Stamp Duty  
 including Transfer Duty and Rs. 5125/- towards  
 Registration Fee was paid by the party through challan  
 Receipt Number 486975 Dated 3/6/11.  
 at SBH Begumpet Branch (299)  
 Dt. 4/6/11.  
 St. SRO Vallabh Nagar  
*[Signature]*  
 Sub-Registrar  
 Vallabh Nagar

1 వ వుస్తకము 2011 సం. / శా.న. 1933 వ సంఖ్య  
 1739 నెబరుగా రిజిస్ట్రారు చేయబడినది నామినేట్  
 విమిత్తు గుర్తింపు నెబరు 15680-1-1739-2011.

తేదీ- 4/6/11.

*[Signature]*  
 సబ్-రజిస్ట్రారు  
 వలభనగర్  
 B. BHAGAVANTHA RAO



- C. The Owner has purchased a portion of the land admeasuring about Ac. 1-00 Gts., from its previous owner Shri. Bhasker 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, Vallabh 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
- 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 Vendor 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 Owner 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 Owner 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

1 D. Bhar

4 A. Srinivas

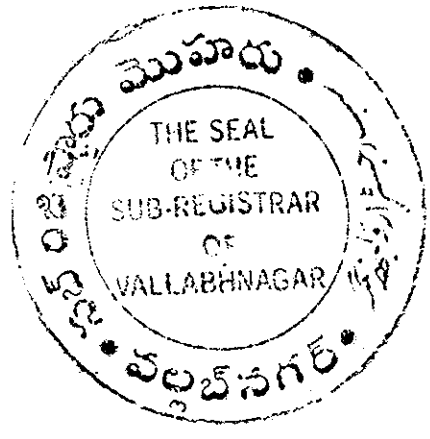
2 B. Cepulath

3 A. Prabhakar

5 ~~\_\_\_\_\_~~

1 వ పుస్తకము 2011 సం/సా.శ.1933 వ.సం. 1  
దస్తావేజు నెం. 1739 మొత్తము కాగితముల సంఖ్య (12)  
ఈ కాగితము వరుస సంఖ్య ( 3 )

సబ్-రిజిస్ట్రారు



- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing a semi-finished, deluxe apartment bearing flat no. 308 on the third floor, in block no. 'C' having a super built-up area of 1230 sft. (i.e., 984 sft. of built-up area & 246 sft. of common area) together with undivided share in the scheduled land to the extent of 65.88 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 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. 10,25,000/- (Rupees Ten Lakhs Twenty Five 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 FOLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 308 on the third floor, in block no. 'C', having a super built-up area of 1230 sft. (i.e., 984 sft. of built-up area & 246 sft. of common area) in building known as Greenwood Residency together with:

- a) An undivided share in the Schedule Land to the extent of 65.88 sq. yds.  
b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.

situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206, 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. 10,25,000/-(Rupees Ten Lakhs Twenty Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

1. D. B. Shan

2. K. Cepulath

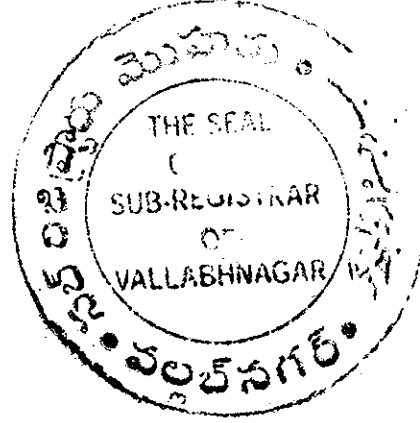
3. A. Pruthi

4. A. Srinivas

5. ~~\_\_\_\_\_~~

1 న వుస్తకము 2011 నం/కా.శ.192 వనం వా  
దస్తావేజా నం 1739 గిరిజానుల కారితముల సంఖ్య (12)  
ఈ కారితము వరుస సంఖ్య (4)

సబ్-రిజిస్ట్రారు





2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
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.

1 A. Khan

2 D. Cepeluth

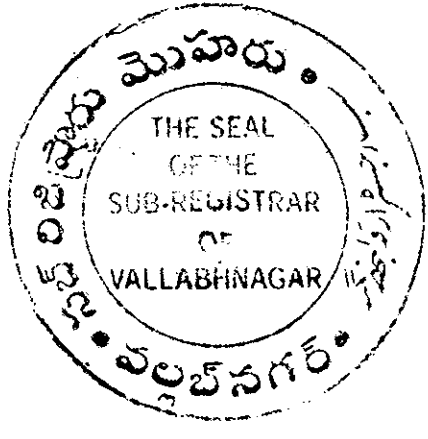
3 A. Anthon

4 A. S. in

5 [Signature]

1 వ పుస్తకము 2011 నం/అ.న. 1955 వ.నం 3  
దస్తావేజు నం 239 పుస్తకము తాగితముల సంఖ్య (2)  
ఈ తాగితము వరుస సంఖ్య (5)

సబ్-రిజిస్ట్రారు



- 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.
- 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.

1. A. B. Khan

2. K. Cepeluth

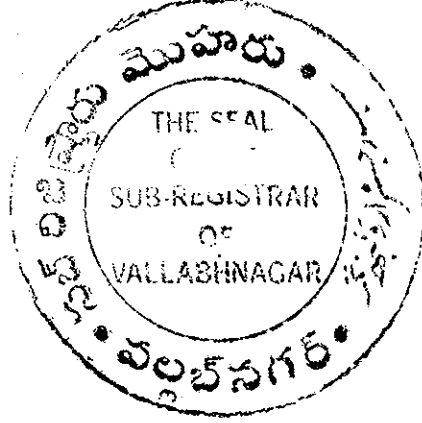
3. A. Ibrahim

5. A. Qureshi

4. A. Khan

1 వ పుస్తకము 201 సం/శా.శ. 1933 వ.నం. ఆ  
దస్తావేజు నెం 1739 మొత్తము కాగితముల సంఖ్య (2)  
ఈ కాగితము వరుస సంఖ్య (6)

సబ్-రిజిస్ట్రారు



- 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. 76,875/- is paid by way of challan no. 48692, dated 3.02.11 drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 27,640/- paid by way of Pay order No. — , dated 4.02.11 , drawn on HDFC, S. D. Road, Secunderabad..

1 K. Shan

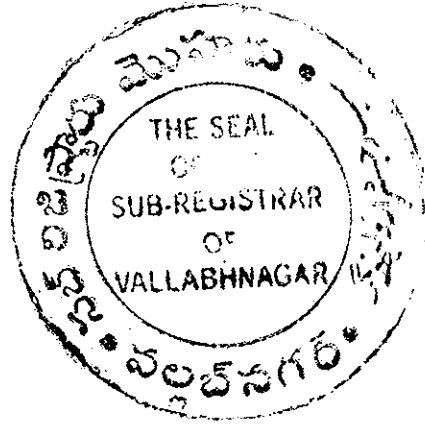
2 K. Cepulath 3 A. Prathom

4 A. Jain

← Aswamy

1 వ పుస్తకము 2011 సం/త.న. 19 23 వ.నం. 2  
దస్తావేజు నెం. 1739 నుబ్బేము కాగితముల సంఖ్య. 17  
ఈ కాగితము వరుస సంఖ్య 7

సచి కలస్టారు



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

North By	Open to Sky & 7' wide corridor
South By	Flat No. 319
East By	Open to Sky
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.



1. D. Shan

2. K. Cepulath 3. A. Prutham

1. A. Shan

1. [Signature]

VENDOR

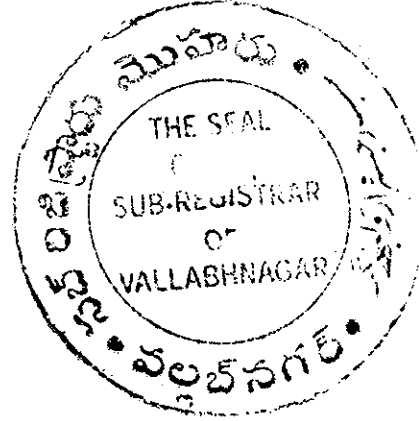
2.



BUYER

1 వ పుస్తకము 2011 సం/శా.శ. 1933 వ.నం. 10  
దస్తావేజు నెం. 1729 మొత్తము కాగితముల సంఖ్య ( 2 )  
ఈ కాగితము వరుస సంఖ్య ( 8 )

3  
సబ్-రిజిస్ట్రారు





ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.308 on the third floor, in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. No. 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 : 65.88 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 : 1230 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. 10,25,000/-

Date: 04.06.2011

1. D. Shan

2. D. Cepulath

3. A. Mohan

4. A. Srin

5. [Signature]

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.

Date: 04.06.2011

1. D. Shan

2. D. Cepulath

Signature of the Executants

3. A. Mohan

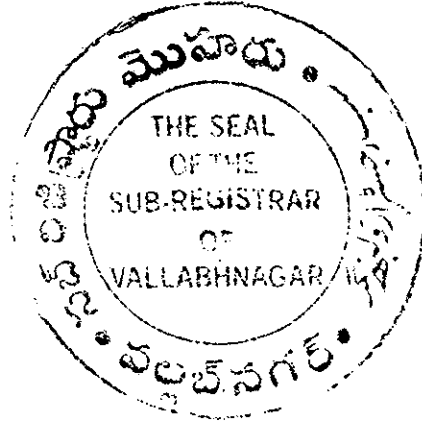
4. A. Srin

5. [Signature]

[Signature]  
T. Thirumajundar

1 వ పుస్తకము 011 సం/శా.శ.1955 వ.నం. 11  
దస్తావేజు నెం. 139 ఘోత్రము కాగితముల సంఖ్య 12  
ఈ కాగితము వరుస సంఖ్య (9)

సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 308 IN BLOCK NO. 'C' ON THIRD FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

**SITUATED AT**

KOWKUR VILLAGE,

MALKAJGIRI

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

**VENDOR:** MR. KARNATI BHASKAR, SON OF MR. K. NARSIMHA AND OTHERS

**BUYER:** 1. MR. PRASENJIT MAJUMDAR, SON OF MR. R. K. MAJUMDAR

2. MRS. JUTHIKA MAJUMDAR, WIFE OF MR. PRASENJIT MAJUMDAR

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

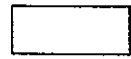
65.88

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.



**EXCL:**



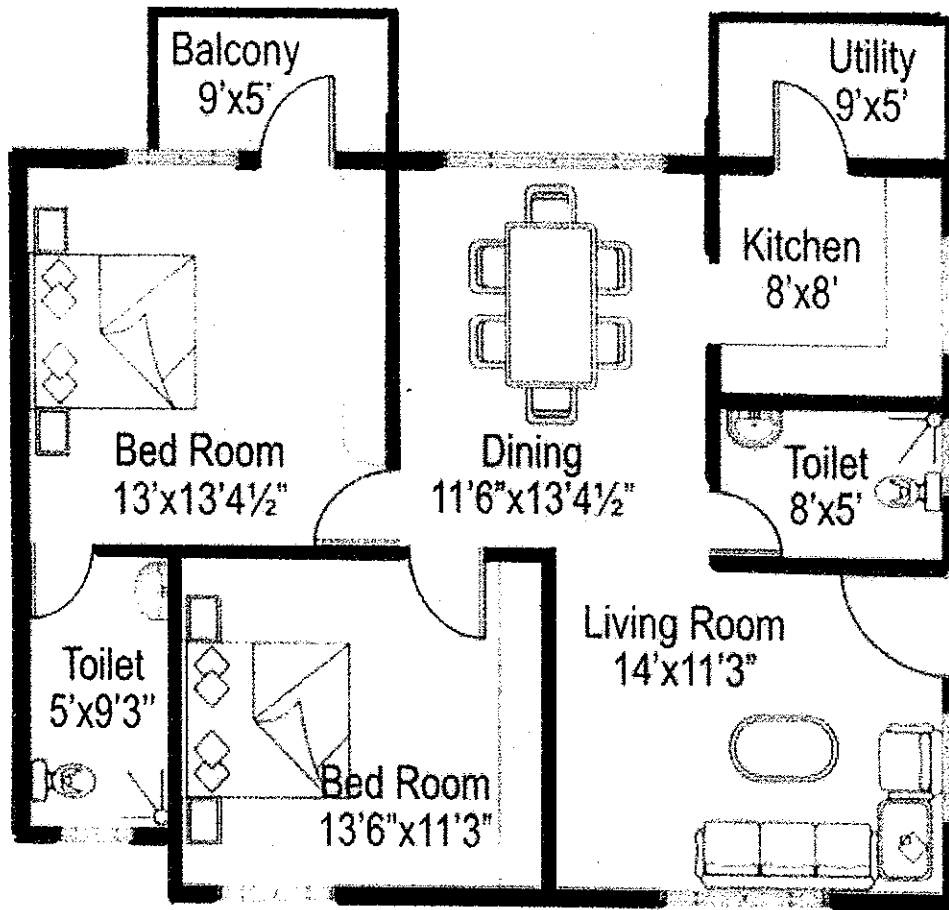
**U/S. OUT OF TOTAL:** Ac. 6-05Gts  
**PLINTH AREA** : 1230 Sft.

Open to Sky



Flat No. 319

Open to Sky & 7' wide corridor



Open to Sky

**WITNESSES:**

1.

*[Handwritten signature]*

2.

*[Handwritten signature]*

*[Handwritten signatures]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

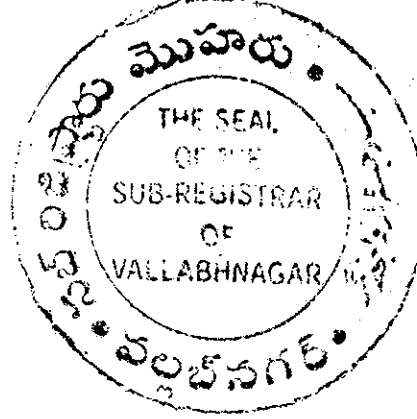
SIG. OF THE VENDOR

*[Handwritten signature]*

SIG. OF THE BUYER

1 వ పుస్తకపద 2011 సం/తా.శ.1922 వ.నం. 10  
దస్తావేజి నెం. 1239 మొత్తము కాగితముల సంఖ్య 17  
ఈ కాగితము వరుస సంఖ్య 10

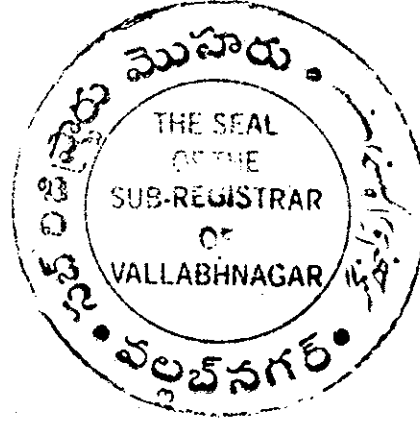
సబ్-రెజిస్ట్రారు





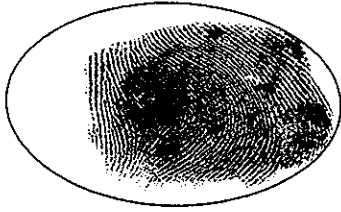
1 వ పుస్తకము 9011 సం/శా.శ.1922 వ.నం.పు  
దస్తావేజు నం.1729 మొత్తము కాగితముల సంఖ్య (2)  
ఈ కాగితము వరుస సంఖ్య (11)

  
సబ్-రిజిస్ట్రారు



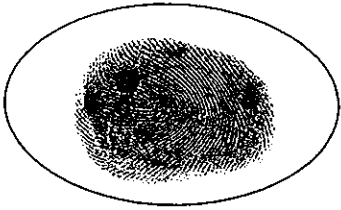
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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



**BUILDERS:**

1. SHRI. KARNATI BHASKAR  
S/O. SHRI. K. NARSIMHA  
R/O. H. NO. 2-44/1  
SAI NAGAR  
CHAITANYAPURI  
DILSHUKNAGAR  
HYDERABAD.



2. SHRI. K. GOPINATH  
S/O. SHRI. K. BHASKAR  
R/O. H. NO. 2-44/1  
SAI NAGAR  
CHAITANYAPURI  
DILSHUKNAGAR  
HYDERABAD.



3. SHRI. A. PURUSHOTHAM  
S/O. SHRI. A. VITTAL  
R/O. H. NO. 1-3-1/C/1  
FLAT NO. 101, 1<sup>ST</sup> FLOOR  
JAYAMANSION  
KAVADIGUDA  
HYDERABAD.



4. SHRI. A. SRINIVAS  
S/O. SHRI. A. VITTAL  
R/O. H. NO. 1-3-1/C/1  
FLAT NO. 101, 1<sup>ST</sup> FLOOR  
JAYAMANSION  
KAVADIGUDA  
HYDERABAD

**SIGNATURE OF WITNESSES:**

1.

1.

2.

2.

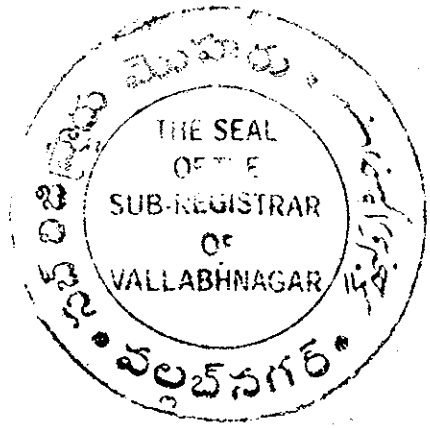
4.

**SIGNATURE OF THE EXECUTANT'S**

Juthina Majundar


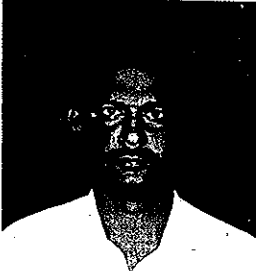
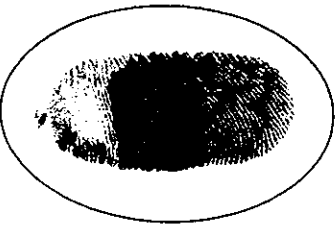

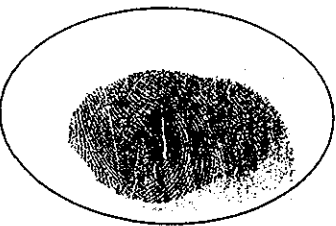

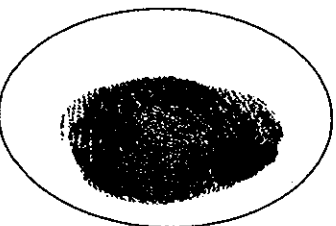

1 బ పుస్తకము 2011 నం/శా.శ.1923 వ.సం. పు  
దస్తావేజు నెం 1739 మొత్తము ఆగితముల సంఖ్య 17  
ఈ ఆగితము వరుస సంఖ్య (12)

2  
సబ్-రిజిస్ట్రారు




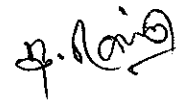



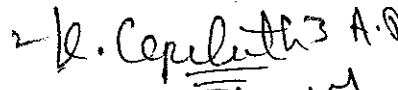
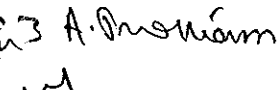
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

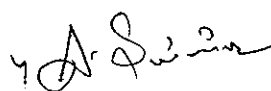
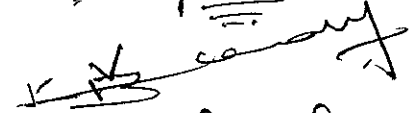
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			5. SHRI. BELIDE VENKATESH S/O. SHRI. EASHWARAIAH R/O. H. NO. 1-3-2/C/1 KISAN NAGAR BHONGIR NALGONDA DIST.
			<u>SPA FOR PRESENTING DOCUMENTS</u> <u>VIDE SPA NO. 55/BK IV/ 2009, Dt. 01.06.2009:</u>  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
			<u>BUYERS:</u>  1. MR. PRASENJIT MAJUMDAR S/O. MR. R. K. MAJUMDAR R/O. H. NO. 6-1-20/2 WALKER TOWN NEW BHOIGUDA SECUNDERABAD - 500 025
			2. MRS. JUTHIKA MAJUMDAR W/O. MR. PRASENJIT MAJUMDAR R/O. H. NO. 6-1-20/2 WALKER TOWN NEW BHOIGUDA SECUNDERABAD - 500 025

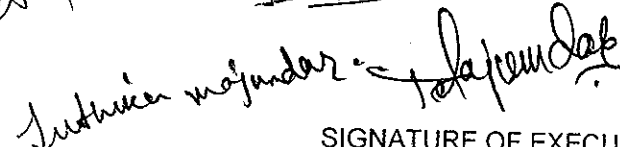
SIGNATURE OF WITNESSES:

1. 

2. 

1.  2.  3. 

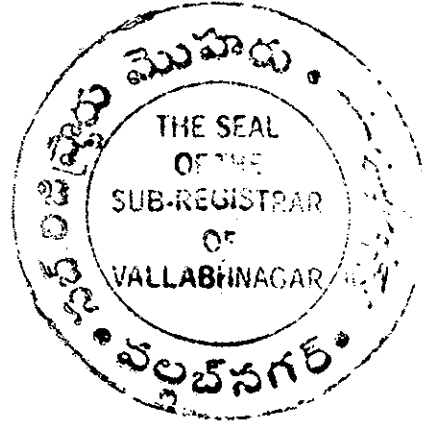
4.  5. 



SIGNATURE OF EXECUTANTS

1 వ పుస్తకము 2011 నం/త.శ.1922 వ.సం. వ  
దస్తావేజు నెం 1739 మొత్తము కాగితముల సంఖ్య 12  
ఈ కాగితము వరుస సంఖ్య 12

నవ-రిజిస్ట్రారు



**HOUSEHOLD CARD**



Name of Head of Household : Addagarla, Purushothank  
 పండ్రి/భర్త పేరు : పుట్ట

Father/ Husband name : Vittal  
 పుట్టిన తేదీ/Date of Birth : 22/09/1964  
 వయస్సు/Age : 42  
 వృత్తి /Occupation : Own Business

ఇంటి.నెం./House No. : 1-3-1/C/1  
 వీధి /Street : KAVADIGUDA  
 Colony : MAIN ROAD  
 Ward : వార్డ్ 1  
 Circle : వార్డ్ 8  
 Circle VIII

జిల్లా /District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 350,000  
 LPG Consumer No. (1) : 40157/(Double )  
 LPG Dealer Name (1) : Apscsc Corpn Ltd,IOC  
 LPG Consumer No. (2) : /  
 LPG Dealer Name (2) :

2	Padma	Wife	23/06/68	38
3	Prajwala	Daughter	22/09/88	18
4	Vamshi Krishna	Son	16/10/91	15
5	Vittal	Father	18/11/39	67

**K. SUDARSHAN REDDY**  
 DT(ENR) 17/06/2006, Jint. Hyd  
 పండ్రి సంఖ్య/సంఖ్య  
 1/c DPL No.122

**HOUSEHOLD CARD**



పండ్రి/భర్త పేరు : పుట్ట

Father/ Husband name : Vittal  
 పుట్టిన తేదీ/Date of Birth : 16/02/1972  
 వయస్సు/Age : 34  
 వృత్తి /Occupation : Own Business

ఇంటి.నెం./House No. : 1-3-1/C/1,JAYAMANSION  
 వీధి /Street : KAVADIGUDA  
 Colony : MAINROAD  
 Ward : వార్డ్ 1  
 Circle : వార్డ్ 8  
 Circle VIII

జిల్లా /District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 150,000  
 LPG Consumer No. (1) : 39979/(Double )  
 LPG Dealer Name (1) : Apscsc Corpn Ltd,IOC  
 LPG Consumer No. (2) : /  
 LPG Dealer Name (2) :

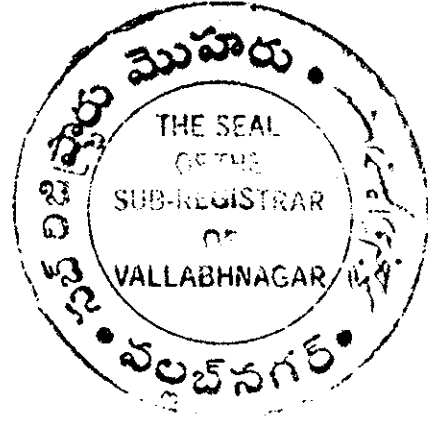
**Family Members Details**

2	Uma Rani	Wife	29/06/75	31
3	Pranitha	Daughter	27/10/98	8
4	Varun	Son	29/04/02	4
5	Vittal	Father	18/11/39	67

**K. SUDARSHAN REDDY**  
 DT(ENR) 17/06/2006, Jint. Hyd  
 పండ్రి సంఖ్య/సంఖ్య  
 1/c DPL No.122

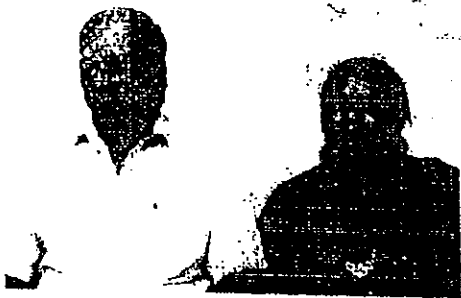
1 వ పుస్తకము 2011 సం/శా.శ. 1933 వ సం. 11  
దస్తావేజు నెం 1239 ఘోష్టానము తాగితముల సంఖ్య 12  
ఈ తాగితము వరుస సంఖ్య 14

సబ్-రిజిస్ట్రారు



**HOUSEHOLD CARD**

Card No. : AP1682141D0155  
 F.P Shup No. : 15  
 పేరు : కర్నాటి భాస్కర్  
 Name of Head of Household : Karnati. Bhaskar  
 తండ్రి/భర్త పేరు : నరసింహ  
 Father/ Husband Name : Narsimha  
 పుట్టిన తేదీ/Date of Birth : 09/03/1965  
 వయస్సు/Age : 40  
 వృత్తి/Occupation : Own Business  
 ఇంట్లో/ House No. : 2-44/1, F- 103  
 రోడ్/ Street : Chaitanyapuri  
 Colony : Sai Nagar  
 వార్డు No. : వాళ్లూ/ Ward-4  
 Municipality : / Gaddiannaram  
 జిల్లా/ District : హైదరాబాద్ / Hyderabad  
 Annual Income (Rs.) : 125,000  
 LPG Consumer No. : 18625/( Double )  
 LPG Dealer Name : Samatha Shiva Shak , HPC





**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Vasantha	Wife	22/08/69	36
3	Veena	Daughter	10/01/87	18
4	Gopmath	Son	31/01/89	16
5	Naveen	Son	27/06/92	13

05/08/2005  
 వ్యక్తిగత వివరాలు/Details  
 భారత ప్రభుత్వం ద్వారా జారీ చేయబడినది/Issued by Government of India

Address / చిరునామా:  
 1-3-2  
 Bhuvanagiri  
 Bhuvanagiri  
 1-3-2  
 భువనగిరి  
 భువనగిరి  
 Bhuvanagiri  
 భువనగిరి  
 Assembly Constituency  
 భువనగిరి ఎమ్మెల్యే నియోజకవర్గం  
 Place/ స్థలం : Bhongir, భువనగిరి  
 Date/ తేదీ : 15.12.1995  
 This card may be used as an Identity Card under different Government Schemes.  
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో 'సర్టిఫైడ్' గా ఉపయోగించవచ్చు.  
 AIPIC No: 23/16/01/021/00574,02

Election Commission Of India  
 భారత ఎన్నికల సంఘం  
**IDENTITY CARD**  
 సర్టిఫైడ్ కార్డు  
 AP/41/292/180497  
  
  
 2  
 Elector's Name : B.Venkateswar  
 తండ్రి పేరు : చ. వెంకటేశ్వర్  
 Father's/Mother's  
 Husband's Name : ceswaralah  
 భార్య/తల్లి పేరు : త. వెంకటమ్మ  
 Sex : M  
 Age as on 1.1.1995 : 27  
 1.1.1995 వరకు వయస్సు : 27

*Pranav*

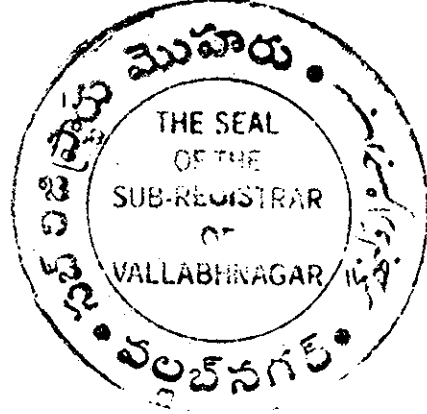
**INDIAN UNION DRIVING LICENCE**  
**ANDHRA PRADESH**  
 DRIVING LICENCE  
 DLAPD11974R2009  
 PRABHAKAR REDDY K  
 K PADMA REDDY  
 2-3-6-4/10/24  
 JAISWAL GARDEN  
 AMBERPET  
 HYDERABAD

M4417303/08	Class Of Vehicle	Validity
<b>Non-Transport</b>	LMV,MC	03-01-2015
<b>Transport</b>		
<b>Hazardous</b>		
<b>Validity</b>		
<b>Badge No.</b>		
<b>Reference No.</b>	54791995	
<b>Original LA.</b>	RTA HYDERABAD - EAST	
<b>DOB</b>	15-01-1974	
<b>Blood Gr.</b>		
<b>Date of 1st Issue</b>	04-01-1995	

RTA HYDERABAD

1 బి నువ్వకము 2011 నంబరాన 1930 వ.నంబ వి  
దస్తావేణ నం 1239 నిబత్తము అంగీకముల సంఖ్య 17  
ఈ అలోతము వరువ సంఖ్య 15

నల్ల-లిడెన్డెరు



ई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGQPM3649B



नाम /NAME

PRASENJIT MAJUMDAR

पिता का नाम /FATHER'S NAME

RANAJIT KUMAR MAJUMDAR

जन्म तिथि /DATE OF BIRTH

22-03-1966

हस्ताक्षर /SIGNATURE

*Prasjit Majumdar*

*AGQPM*

आयकर आयुक्त, प.ब. - III


COMMISSIONER OF INCOME-TAX, W.B. - III

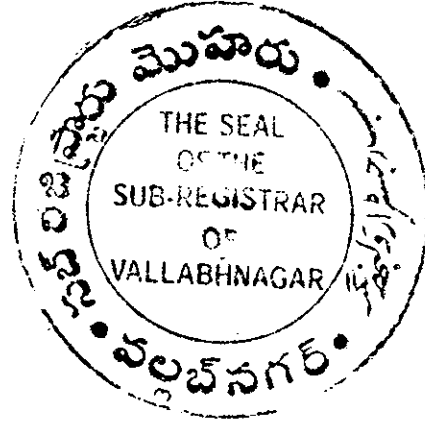
इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

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1 వ పుస్తకము 2011 సం/శా.శ.1933 వనం &  
దస్తావేజు నెం 1739 మొత్తము కాగితముల సంఖ్య (17)  
ఈ కాగితము వరుస సంఖ్య (16)

  
నల్-లజస్ట్రారు



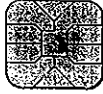




**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

AP01020110000875

JUTHIKA MAJUMDAR  
PRASAD MAJUMDAR  
6-2-11  
NEW BHOJAN  
SECUNDRABAD  
SECUNDRABAD  
HYDERABAD  
वि मेव जयते



Signature  
issued On 17-01-2011

Issuing Authority  
RTA-HYDERABAD

Non Transport Light Motor Vehicle Non Transport  
Date of Validity 06/12/2022  
Transport  
Date of Validity  
Badge No.  
Reference No. AP01020110000875  
Original LA. RTA-HYDERABAD-CZ  
Date of First Issue Dec 28 2010  
Date of Birth 07/12/1972  
Blood Group

*Juthika Majumdar*

1 వ పుస్తకము 9011 సం/శా.శ.1922 వ.నం. 17  
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ఈ కాగితము వరుస సంఖ్య (17)

నట్-బిజినెసు

