

DOU NO: 1959 of 2011



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 133409

DUSA SRINIVAS RAO

S.M.L. No: 23/1998. R. No: 09/2010

12-11-696, Warasiguda,
SECUNDERABAD.

K. Gopinath S/O. K. Bhaskar Hylael

SALE DEED

This Sale Deed is made and executed on this 22nd day of June 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, 1st floor, Jayamansion, Kavadiguda, 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, 1st floor, Jayamansion, Kavadiguda, 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. Gopinath 3 A. Purusham
4 A. Srinivas 5 Belide Venkatesh

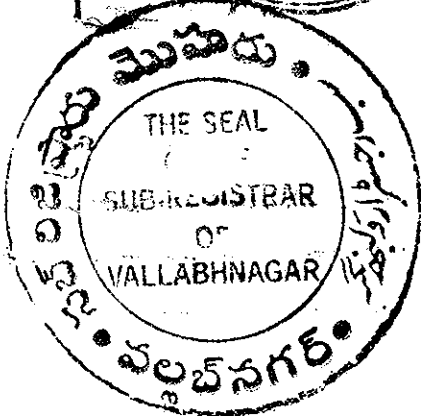
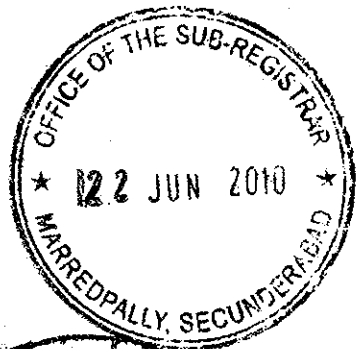
1 వ పుస్తకము 2011 నం/సా.స.19 23 వ.నం. 2
 దస్తావేజు నెం 1959 మొత్తము కాగితముల సంఖ్య (17)
 ఈ కాగితము వరుస సంఖ్య (1)

క. ప్రభాకర్ రెడ్డి

DISBURSEMENT

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

Stamp Duty:		
1. In the shape of stamp papers.....	Rs	100000
2. In shape of challan (u/s.41 of I.S.Act.,1899).....	Rs	6850000
3. In the shape of cash (u/s.41 of I.S.Act,1999)	Rs	-
4. adjustment of stamp duty u/S. 16 of I.S.Act,1899,if any	Rs	-
Transfer Duty:		
1. In the shape of challan	Rs	2744000
2. In the shape of cash	Rs	-
Registration fees:		
1. In the shape of challan	Rs	686000
2. In the shape of cash	Rs	-
User Charges:		
1. In the shape of challan	Rs	100000
2. In the shape of cash	Rs	-
		<u>1030000</u>



11 వ నం. 2011 నెం. 22 వ తేది
 33 వ.సా.స. 1959 మూ.సం. 01 వ తేది వరకు
 లెక్కలు 12 గలవిగా ఉన్నవిగా ఉన్నవని సబ్ రిజిస్ట్రార్
 క. ప్రభాకర్ రెడ్డి K. Prabhakar Reddy

అనునవి 1905 లోని సెక్షన్ 32వ ను అనుసరించి
 స్వీకరించబడిన ఖాతాలో గ్రాఫులు మరియు వేలిముద్రలతో సహా
 నిల్వ చేసి రుసుము రూ. 686000 లు చెల్లించినట్లు
 సాటి ఇచ్చినట్లు ఓవర్ సైన్ చేసింది
 వరకు బోధనపైలు క. ప్రభాకర్ రెడ్డి



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. 57/62/09
 Dated 01-06-09 registerer at SRO, Vallahbhnagar
 Ranga Reddy District.

వికాసించినవారి పేర్లు

- 1) కె. ప్రభాకర్ Raj Kumar s/o. Venkunt Rao, Occ: Service
 1/01, 1-7/1, Bollaram, Secbad,
- 2) కె. ప్రభాకర్ VENKAT RAMANA REDDY s/o. LATE ANGI REDDY, Occ: SERVICE
 11-15/2, GREEN HILLS COLONY, HYDERABAD.

2011 వ నం. 2011 నెం. 22 వ తేది
 1959 వ.సా.స. 1959 మూ.సం. 01 వ తేది

కె. భాగవంథ రెడ్డి
 నబ్-రిజిస్ట్రార్
 వలభనగర్
B. BHAGAVANTHA RAO

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 41 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. Sridevi, W/o. Shri. K.V.S. Reddy aged about 33-years, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st 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 ~~xxxxxxx~~ Shri. Belide Venkatesh, S/o. Shri. Eashwaraiyah, aged about 40 years, who are the Joint Development Agreement cum General Power of Attorney Holders by virtue of document ~~xxxxxxx~~ no. 4102/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owner".

IN FAVOUR OF

1. MR. MUKUND VEDAVYAS ACHAR, SON OF LATE MATADA VEDVYAS ACHAR, aged about 54 years, Occupation: Retired Defence Officer,
2. MRS. JYOTI ACHAR, WIFE OF MR. MUKUND VEDAVYAS ACHAR, aged about 54 years, Occupation: Housewife, both are residing at Flat no. 524, Raheja Crest - 3, Off New Link Road, Andheri (West), Mumbai - 400 053, 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, Vallabnagar, 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, Vallabnagar, R. R. District (hereinafter this land is referred to as the Owners Land).

1 K. Bhan

2 K. Cepulath

3 A. Mohan

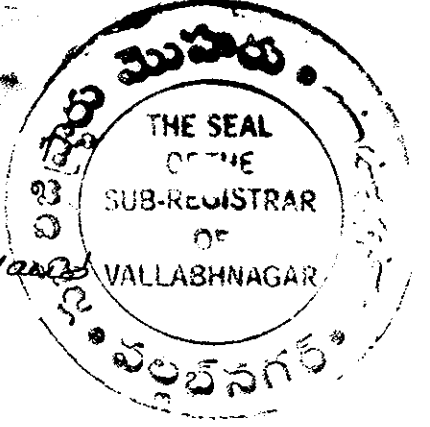
1 A. Srinivas

2 ~~_____~~

1 వ పుస్తకము 2011 సం/క.శ.1933 వ.సం. 1959 నెబుల గుర్తింపు ఆగినముల సంఖ్య (2) ఈ ఆగినము పరుస సంఖ్య (2)

పబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 1959/2011 Date 22/6/11
 I hereby Certify that the deficit Stamp duty
 68500/- (Rs. Sixty Eight Thousand
 Five Hundred only) has been levied in respect of the instrument from
 Exequant of this deed on the basis of agreed
 Market Value of Rs. 1372000/-
 been higher than the consideration



B. Bhagavantha Rao
 Collector & Sub-Registrar
 Vallabh Nagar
 Under the Indian Stamp Act

An amount of Rs. 22440/- towards Stamp Duty including Transfer Duty and Rs. 6860/- towards Registration Fee was paid by the party through challan Receipt Number 566226 Dated 22/6/11.
 at SRO Vallabh Nagar Branch (299)
 Dt. 22/6/11.
 Sl. SRO Vallabh Nagar
B. Bhagavantha Rao
 Sub-Registrar
 Vallabh Nagar

1 వ పుస్తకము 2011 సం. / క.శ. 1933 వ సంఖ్య
 1959 నెబుల గుర్తింపు ఆగినముల సంఖ్య (2) ఈ ఆగినము పరుస సంఖ్య (2)
 పబ్-రిజిస్ట్రారు
 22/6/11

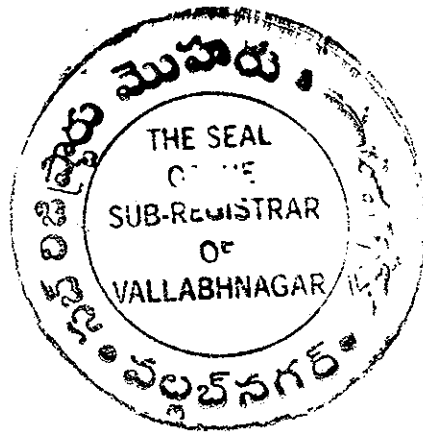
B. Bhagavantha Rao
 పబ్-రిజిస్ట్రారు
 వల్లభ నగర్.
 B. BHAGAVANTHA RAO

- 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, Vallabhnagar, 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 ~~xxxxxx~~ 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 K. Bhar 2 K. Cepuluth 3 A. Prashanth
4 A. Srinivas 5 ~~Shankar Reddy~~

1 న పుస్తకము 2011 సం/శా.క.1924 వ.సం. 1
దస్తావేజు నెం. 1959 మొట్టమొదటి కాగితముల సంఖ్య (17)
ఈ కాగితము పరుస సంఖ్య (3)

పత-రజిస్ట్రారు



- 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, semi-deluxe apartment bearing flat no. 328 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 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. 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 FOLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 328 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:

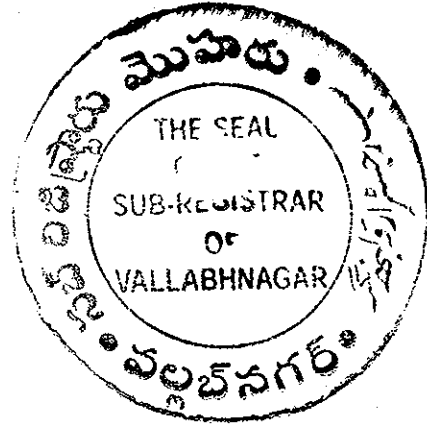
- a) An undivided share in the Schedule Land to the extent of 89.18 sq. yds.
b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.

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. 13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

1. K. Bharan 2. K. Cepeluth 3. A. Mutham
4. A. Srinivas 5. ~~_____~~

1 అ. అన్వేషకము 2011 సం/తా.శ. 1933 వనా వా/
దస్తావేజు సం 1959 మొత్తము తారితముల సంఖ్య (2)
ఈ తారితము వరుస సంఖ్య (4)

వత్-లికెన్డారు



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 K. Bhar

2 K. Cepuluth

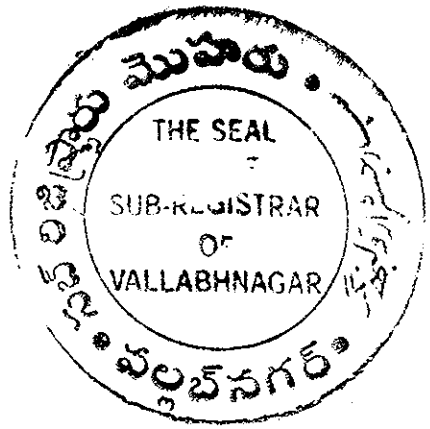
3 A. Moniam

4 A. Srin

5 ~~_____~~

1 వ పుస్తకము 2011 సం/కా.శ.19 వ.నం. 10
దస్తావేజు నెం 1959 పుస్తకము కారితముల సంఖ్య 17
ఈ కారితము వరుస సంఖ్య (5

శ్రీ
వత్-రిజిస్ట్రారు

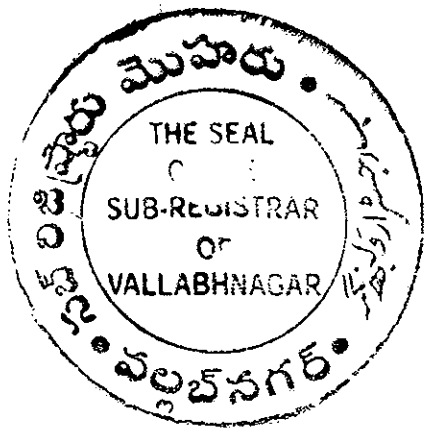


- b) That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
- c) That the Buyer shall 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 K. Bhar 2 D. Cepuluth 3 A. Newman
4 A. Quinn ~~5 S. S. S. S.~~

1 వ పుస్తకము 2011 నం/తా.శ. 1959 వ.సం. 30
దస్తావేజు నం 1959 మొదటి భాగము కాగితముల సంఖ్య (17)
ఈ కాగితము పేరును సంఖ్య (6)

హబ్-లజస్ట్రారు



- 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 challan no. 566226, dated 22.06.11, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 21,740/- paid by way of Payorder No. 162784, dated 18.06.11, drawn on HDFC Bank, S. D. Road, Secunderabad..

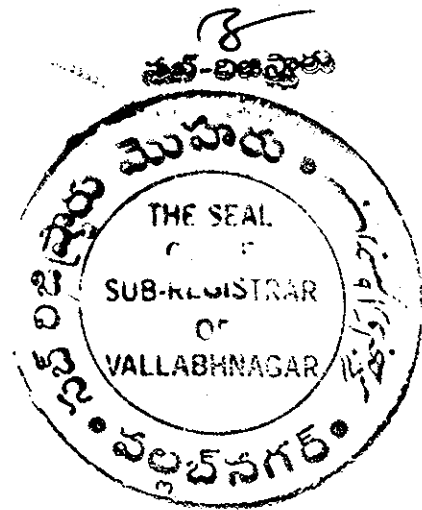
1 K. Shan

2 K. Cepulath 3 A. Ibrahim

4 A. Srinivas

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1 వ పుస్తకము 2011 సం/అ.శ.1953 వ.నం. 2
దస్తావేజు సం. 1959 ముఖ్యము కారితముల సంఖ్య (7)
ఈ కారితము బహుస సంఖ్య (7)



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 no. 328 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 a reserved parking space for single car on the stilt floor, admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:


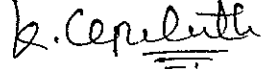
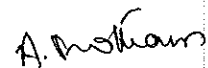
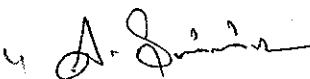
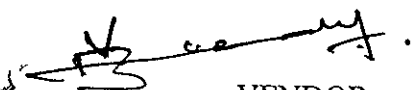
North By	Open to Sky
South By	Open to Sky & Lift
East By	Open to Sky
West By	7' wide corridor

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:

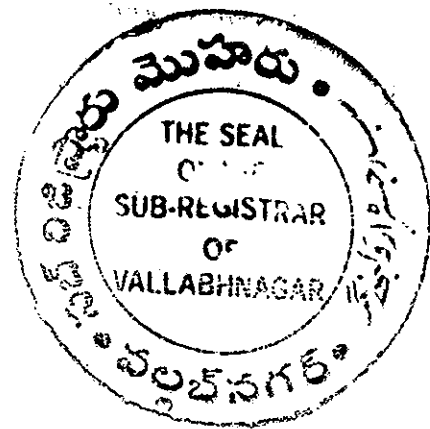
1. 

2. 

1.  2.  3. 
4.  5. 
VENDOR

1 వ సుస్థానము 2011 సం/త.శ. 1953 వ.నం. ౩
దస్తావేదా సం. 1959 మొత్తము తాగితముల సంఖ్య (2)
ఈ తాగితము వరుస సంఖ్య (8)


తల్-లెస్యారు



ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no.328 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 : 89.18 sq. yds, U/S Out of Ac. 6-05 Gts.
4. Built up area Particulars:
- a) In the Ground 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/-

1 K. Bhar
2 K. Cepeluth
3 A. Mohan
4 A. Srin
5 ~~Signature~~

Date: 22.06.2011

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.

1 K. Bhar 2 K. Cepeluth 3 A. Mohan

Date: 22.06.2011

Signature of the Executants

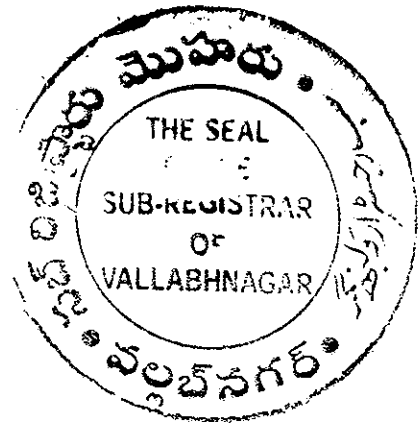
4 A. Srin
5 ~~Signature~~

~~Signature~~

2 Jyoti Achar

1 వ పుస్తకము 2011 సం/త.శ. 1959 వ.సం. 10
దస్తావేజు సం 1959 ప్రభుత్వము కారితముల సంఖ్య (12)
ఈ కారితము వరుస సంఖ్య (9)

అవ-రజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 328 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. MUKUND VEDAVYAS ACHAR SON OF LATE MATADA VEDVYAS ACHAR
2. MRS. JYOTI ACHAR WIFE OF MR. MUKUND VEDAVYAS ACHAR

REFERENCE:
AREA:

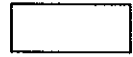
89.18

SCALE:
SQ. YDS. OR

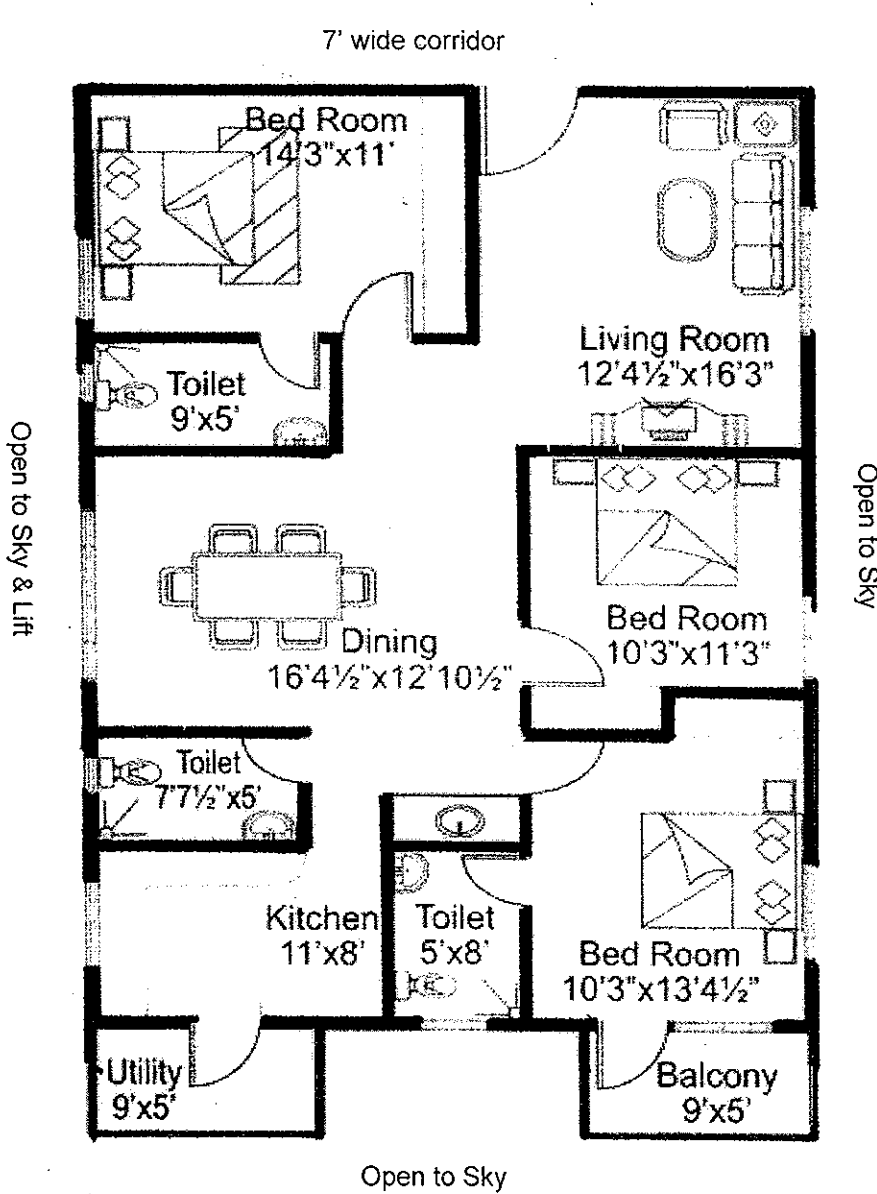
INCL:
SQ. MTRS.



EXCL:



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



1. *K. Bhanu*
2. *K. Cepulath*
3. *A. Mohan*
4. *A. Jyoti*
5. *[Signature]*


WITNESSES:

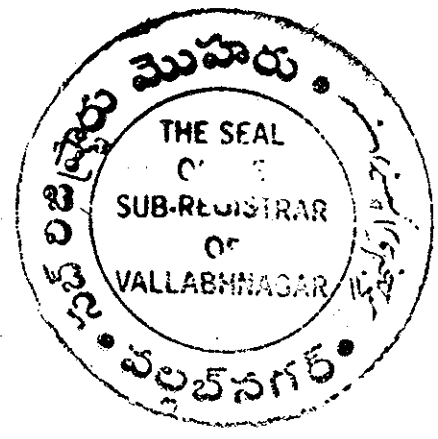
1. *[Signature]*
2. *[Signature]*

[Signature]

SIG. OF THE VENDOR
Jyoti Achar
SIG. OF THE BUILDER

1 వ పుస్తకము 2011 సం/శా.స. 1959 వ.సం. 10
దస్తావేజు నెం. 1959 ముఖ్యము కాగితముల సంఖ్య (12)
ఈ కాగితము పదున సంఖ్య (10)

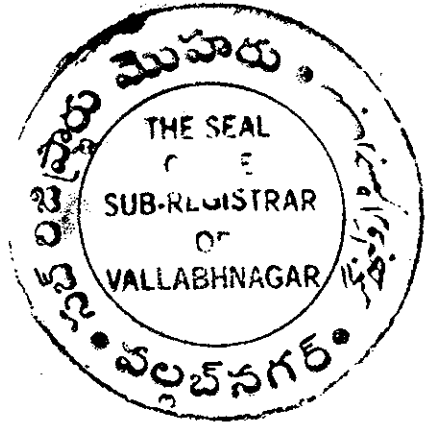

వల్-లబ్-నగర్



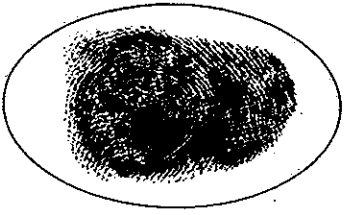

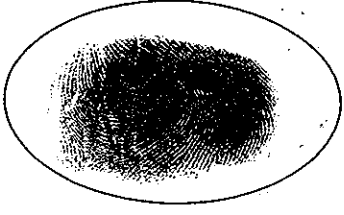

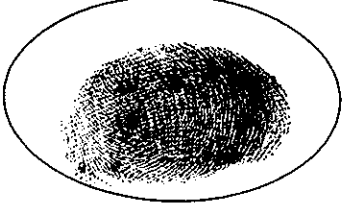

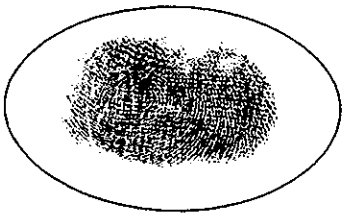
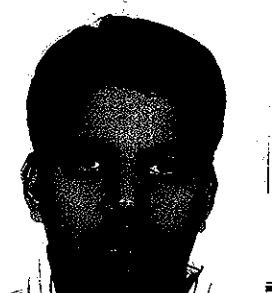


1 వ పుస్తకము 2011 సం/త.శ.1955 వ.సం. వి
దస్తావేజు నెం. 1959 ముక్తము కారితముల సంఖ్య 17
ఈ కారితము వరుస సంఖ్య (11)

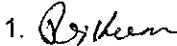
శ్రీ
నవ-లిటిస్టారు




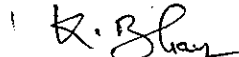
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**



SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDORS: 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 ST 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 ST FLOOR JAYAMANSION KAVADIGUDA HYDERABAD

SIGNATURE OF WITNESSES:


1. 

2. 


1. 

2.  3. 

4. 

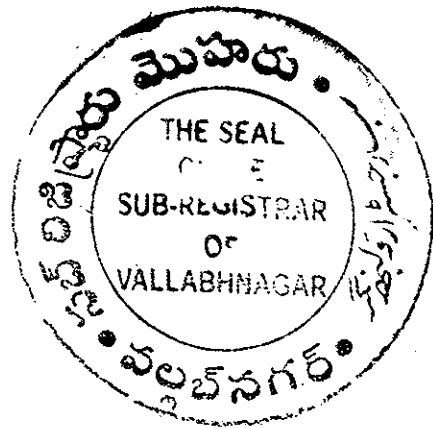


SIGNATURE OF THE EXECUTANT'S

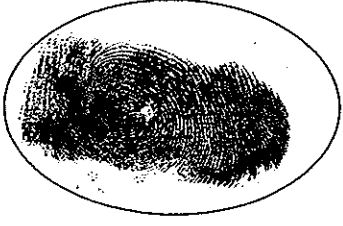

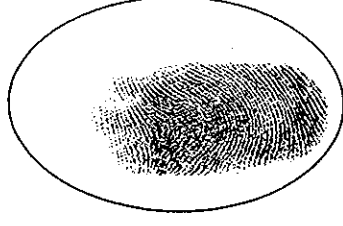

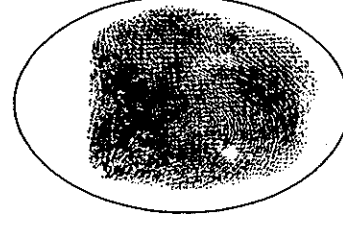
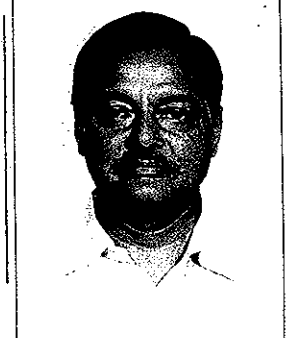
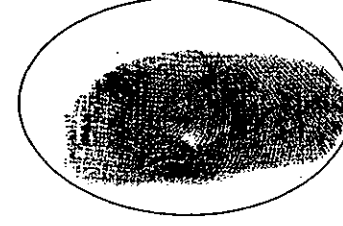

2. 

1 క పుస్తకము 2011 సం/తా.చ.19 వ.నం. 3
దస్తావేజు సం 1959 మొట్టమొదటి కాగితముల సంఖ్య 17
ఈ కాగితము వరుస సంఖ్య 12

శ్రీ
శ్రీ-లక్ష్మణులు

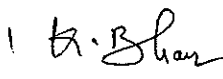
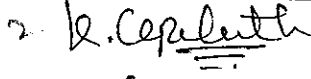
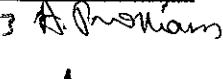



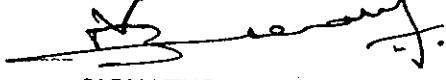
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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.
			SPA FOR PRESENTING DOCUMENTS VIDE SPA NO. 55/BK IV/ 2009, Dt. 01.06.2009: 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 (REPRESENTATIVE TO BUYER)
			BUYER: 1. MR. MUKUND VEDAVYAS ACHAR S/O. LATE MATADA VEDVYAS ACHAR R/O. FLAT NO. 524, RAHEJA CREST - 3 OFF NEW LINK ROAD ANDHERI (WEST) MUMBAI - 400 053
			2. MRS. JYOTI ACHAR W/O. MR. MUKUND VEDAVYAS ACHAR R/O. FLAT NO. 524, RAHEJA CREST - 3 OFF NEW LINK ROAD ANDHERI (WEST) MUMBAI - 400 053

SIGNATURE OF WITNESSES:

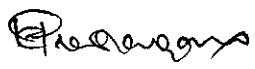
1. 
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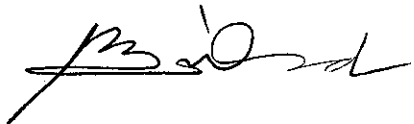
4.  5. 

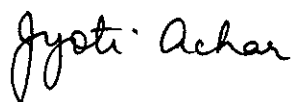
SIGNATURE OF EXECUTANTS

We Stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabh Nagar, Ranga Reddy District.



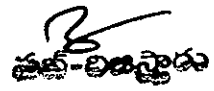
SIGNATURE OF THE REPRESENTATIVE

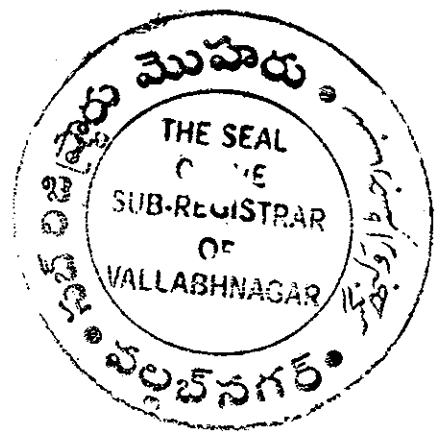


2. 


SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 2011 సం/కా.న. 19 వ.నం. 19
దస్తావేజు నం 1959 మొత్తము కాగితముల సంఖ్య 17
ఈ కాగితము పరుస సంఖ్య 13


అధికారి




स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABZPA3087F



नाम /NAME
VEDVYAS MUKUND ACHAR

पिता का नाम /FATHER'S NAME
MATADA VEDVYAS ACHAR

जन्म तिथि /DATE OF BIRTH
28-09-1956

हस्ताक्षर /SIGNATURE


(PRADYOT K. MISRA)
 आयकर अधिकृत (कंप्यूटर फेन्ड)
 Commissioner of Income-tax(Computer Operations)



THE UNION OF INDIA
MHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH02 20100090302 DOI : 25-05-2010
 Valid Till : 24-05-2015 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

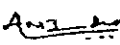
COV	DOI
LMV	25-05-2010

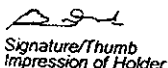
FORM 7
 RULE 16 (2)

DOB : 28-09-1956 BG :


Name : MUKUND ACHAR
 S/DW of: MATADA ACHAR
 Add : FLAT NO-523 RAHEJA CREST-3 OFF NEW LINK ROAD
 OSHWARA MUMBAI 400053

PIN :
 Signature & ID of Issuing Authority: MH02 2010144


Signature/Thumb Impression of Holder


Service

Service: **Airforce** Category: **Private**

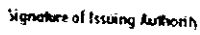


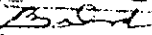
Name: **MUKUND VEDAVYAS ACHAR**
 Rank: **Group Captain(Rerd)**
 DOB: **28/09/1956**
 DOR: **31/07/2008**

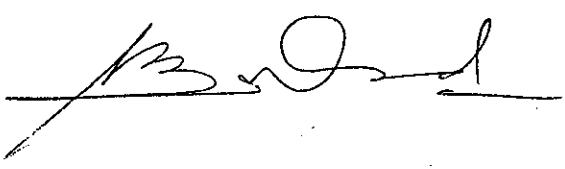
Blood Group: **O + ve** Reg. No. **313077000**

Permit Add: **10 VILLA SPRINGS MASTAN BABA BARBER**
VILL KOWBUR, Secunderabad, Andhra Pradesh - 500078

Tele No. : **09346655800**
D S Noddyan Reg. No. **DL0094748**
LL.Col U. No. **42728769132052**

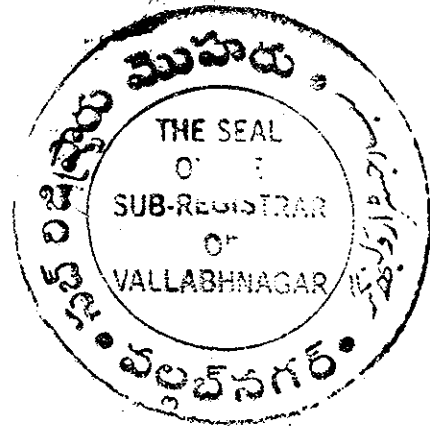
Signature of Issuing Authority


Signature of Pensioner




1 వ పుస్తకము 9211 నం/శా.శ.1952 వ.నం. 1
దస్తావేజు నం. 1959 నమోతము కారితముల సంఖ్య 17
ఈ కారితము వరుస సంఖ్య 14

శ్రీ-లక్ష్మణుడు



Service


Service No: 15052 Service: Air Force Category: Private

Name: JYOTI ACHAR
 Ref: Spouse
 DOB: 21/07/1956
 DDR:

Blood Group: O + ve Men: 31/07/2008
 Permit Add: TO VILLA SPRINGS MASTAN BABA DARGAH
 VILL KOWKUR, Secunderabad, Andhra Pradesh-500078
 Tele No: 09346655800
 D S Kadyan Lt Col
 Signature of Issuing Authority

Rec No: 010094748
 St. No: 97472575132051

GP Card: MUKUND VEDAVYAS
 Name of Pensioner




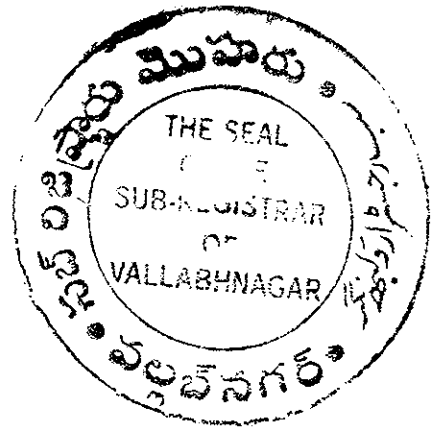
आयकर विभाग
 INCOME TAX DEPARTMENT
 JYOTI ACHAR
 KAILASH CHANDRA PANT
 21/07/1956
 Permanent Account Number
 AHMPA8281G

भारत सरकार
 GOVT OF INDIA
 भारत सरकार
 19712005


Jyoti Achar

1 వ పుస్తకము 2011 సం/శా.శ. 1922 వ.సం. 3
దస్తావేజు సం. 1929 పుస్తకము లాగితముల సంఖ్య 17
ఈ కాగితము వరుస సంఖ్య 15


అధ్య-రిజిస్ట్రారు



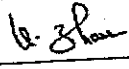
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGMPK4685K



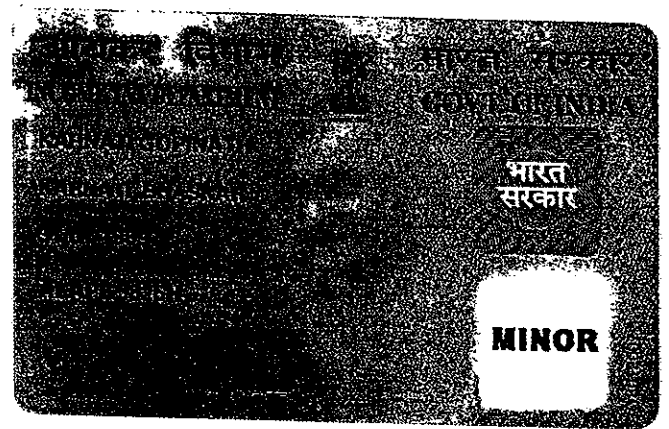
नाम /NAME
BHASKER KARNATI

पिता का नाम /FATHER'S NAME
NARSIMHA KARNATI


जन्म तिथि /DATE OF BIRTH
03-09-1965

हस्ताक्षर /SIGNATURE


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



Address / पता :-
 1-3-2
 Bhuvanagiri
 Bhuvanagiri
 1-3-2
 523200
 523200



Election Registration Officer
 and
 Assembly Constituency
 Officer



Bhuvanagiri
 523200

Place/ जिला : Bhuvanagiri, 523200
 Date/ दिनांक : 15/12/1995

This card may be used as an Identity Card
 under different Government Schemes.
 ये कार्ड अने अने सरकारी
 योजनाओं के अंतर्गत प्रयोग
 किया जा सकता है।
 NIPIC No: 13/16/01/021/00574.02

Election Commission Of India
 భారత ఎన్నికల సంఘము
 ELECTION COMMISSION OF INDIA
 భారత ఎన్నికల సంఘము

AP/41/292/160497

2


Elector's Name : B. Venkateswar
 పేరు : బి. వెంకటేశ్వర్
 Father's/Mother's
 husband's Name : ceswaraiah
 తండ్రి/తల్లి పేరు : చెస్వరయ్య
 Sex : M
 Age as on 1.1.1995 : 30
 1.1.1995 వరకు వయస్సు : 30

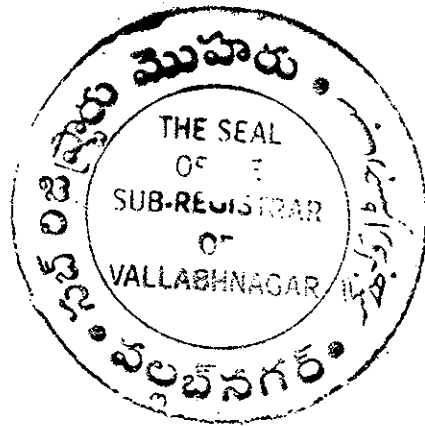
**INDIAN UNION DRIVING LICENCE
 ANDHRA PRADESH**

DRIVING LICENCE
 DL/APD/11974R2009
 PRABHAKAR REDDY K
 K PADMA REDDY
 2-3-64/10/24
 JAISWAL GARDEN,
 AMBERPET
 HYDERABAD

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

1 వ పుస్తకము 9011 సం/శ.శ.1955 వ.సం. పి
దస్తావేజు నెం. 1959 మొట్టమొదటి అధికారుల సంఖ్య 47
ఈ అధికారుల వరుస సంఖ్య 16


సబ్-రిజిస్ట్రారు



HOUSEHOLD CARD

Name of Head of Household : Addagala Purushothan

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

రోడ్/Street : KAVADIGUDA

Colony : MAIN ROAD

Ward : వార్డు 1

Circle : వార్డు 8

Circle VIII

జిల్లా/District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 350,000

LPG Consumer No. (1) : 401577(Double)

LPG Dealer Name (1) : Apscc 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(ENF) 17, Circle VIII, Hyd
 I/c DPL No. 122

HOUSEHOLD CARD

Name of Head of Household : Addagala Purushothan

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

రోడ్/Street : KAVADIGUDA

Colony : MAINROAD

Ward : వార్డు 1

Circle : వార్డు 8

Circle VIII

జిల్లా/District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 150,000

LPG Consumer No. (1) : 39979/(Double)

LPG Dealer Name (1) : Apscc 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(ENF) 17, Circle VIII, Hyd
 I/c DPL No. 122

1 వ నువ్వకము 2011 సం/శా.న. 1922 వ.నం. 17
దస్తావేజు నెం. 1959 మొత్తము కారితముల సంఖ్య 17
ఈ కారితము వరుస సంఖ్య 17


తల్-రిజిస్ట్రారు

