

CS No: 201/08

DN 0101/08



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

K. Satish Kumar
K. SATISH KUMAR

K 397198

S.V.L. No:13/2000, R. No: 26/2000
6-2-30 PREMAVATHIPET (V)
R. NAGAR (M), P.R. DIST.

SI No. 1117 Date 22/12/2007
Sold to Vendor
S/o. D/o G.A. Reddy
For Whom M/s. Greenwood Estates

This Sale Deed is made and executed on this 9 day of January 2008 at Secunderabad by and between:

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 37 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, 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, Resident of 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, Resident of 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, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 33 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 40 years, Occupation Business, Resident of H. No. 1-3-2/C/1, Kisan Nagar, Bhongir, Nalgonda Dist.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 37 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".

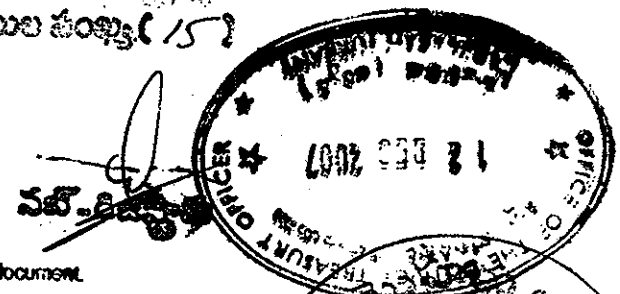
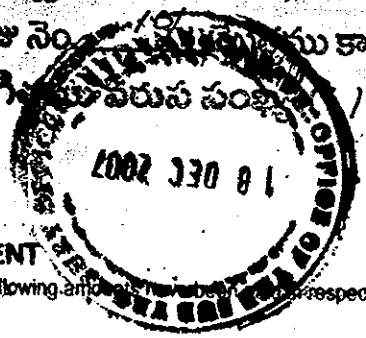
For Greenwood Estates

For Greenwood Estates

Soham Modi
Partner

K.V.S. Reddy
Partner

1 వ పూస్తకము 2002 సం/కా. 4. 1929 వ. సం. 15
 తీర్మానేటి నెం. 197/2002 ను కాగితముల పంపు (15)
 ఈ కాగితముల పంపు పంపు (1)



ENDORSEMENT
 Certified that the following articles have been received in respect of this document.

- I. Stamp Duty:**
- 1. In the shape of stamp papers..... Rs. 100 200
 - 2. In shape of challan (u/s.41 of I.S.No.1899)..... Rs. 51490 200
 - 3. in the shape of cash (u/s.41 of I.S.No.1899)..... Rs. -
 - 4. adjustment of stamp duty u/s 15 of I.S.No.1899 if any..... Rs. -
- II. Transfer Duty:**
- 1. In the shape of challan..... Rs. -
 - 2. In the shape of cash..... Rs. -
- III. Registration fees:**
- 1. In the shape of challan..... Rs. 3685 200
 - 2. In the shape of cash..... Rs. -
- User Charges:**
- 1. in the shape of challan..... Rs. 100 200
 - 2. in the shape of cash..... Rs. -
- Rs. 55370/-

2002 సం. జనవరి నెం. 9 వ తేదీ
 1929 కా.క సం. 41 మాసము 19 వ తేదీ వరకు
 12 మలయు 1 గంటల మధ్య పల్లభనగర్ సర్కల్ జిల్లా
 కార్యాలయంలో శ్రీ శ్రీమతి Sohan Modi
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ ను అనుసరించి
 సరియించవలసిన ఫోటో గ్రాఫులు మలయు వేలముద్రలతో సహా
 దాఖలు చేసి రుసుము రూ. 3685 200 లు చెల్లించినట్లు
 తాని జిల్లా నట్టు పట్టణంలో

John Muel

John Muel s/o. Satish mode occ. Busine
 Plot No. 289 Road No 25, Jubilee
 Hyderabad.

Reddy
 s/o. K.V.S. Reddy occ. Business
 502, Vasavi Homes, Uma Nagar,
 1 lane, Begumpet, Hyderabad.

[Signature]
 s/o. late A.V. Varghese occ. service
 40. 1-4, 2 Floor, Dwarakamai APH,
 Tenanager Colony, New Bonareddy
 Hyderabad.



IN FAVOUR OF

1. MR. PHINNY VARGHESE, SON OF LATE MR. A. V. VARGHESE, aged about 26 years,
2. MRS. SONAL SINGH, WIFE OF MR. PHINNY VARGHESE, aged about 26 years, residing at Dwaraka Mai Apartments, Flat No. T-4, Fourth Floor, Jayanagar Colony, New Bowenpally, Secunderabad - 500 011, hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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

WHEREAS:

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

For Greenwood Estates


Partner

For Greenwood Estates

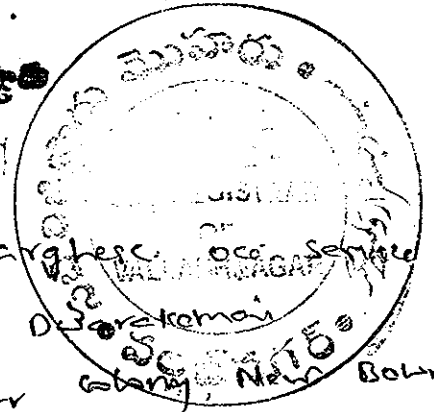

Partner

1 వ పూర్వము 2వో సం/శా. క. 1929వ. సం.

తీర్మానము నెం. 10 మొత్తము కాగితముల సంఖ్య (15)

ఈ కాగితము వరుస సంఖ్య (2)

సర్-రెజిస్ట్రార్



తీర్మానము తోట వృత్తి

శ్రీ.

శ్రీ. P. Phinny Varghese

శ్రీ. 24 - IV floor, D. J. Lakshmi
Apts, Jananagar Colony, New Bombay
Sec'nd.



అనుబంధము

1. P. Phinny Varghese

శ్రీ. K. B. Reddy Sec'nd
5-11-187/13 & 4, m. G. Road, Sec'nd

2. P. Phinny Varghese

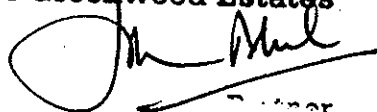
శ్రీ. P. Phinny Varghese No. 7, Dharmaj Building
1-10-263, New Bombay, Sec'nd.

2003వ సం. 2వవారి రెండు 9 వతేది
1929.... వ.శ.శ. 19 మాసం 19 వతేది

సర్-రెజిస్ట్రార్
న్యూ బొంబే

- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no. 4100/07, dated 13.09.2007.
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq yds of undivided share of land in the SCHEDULED LAND. The Vendor shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,749 sq yds of undivided share of land in the SCHEDULED LAND.
- I. The Vendor has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing apartment no. 219 on the second 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 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. 7,37,000/- (Rupees Seven Lakhs Thirty Seven 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.

For Greenwood Estates



For Greenwood Estates



Partner

1 వ పుస్తకము 2008 సం/తా. న. 1929 వ. నం. 101
 తస్మావేణ నెం. 101 మొదలు కాలి నమాల నంబు (15)
 ఈ కాగితము పడున నంబు (3)

[Signature]
 సబ్-రజిస్ట్రార్

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 101/2008 Date 9-1-08

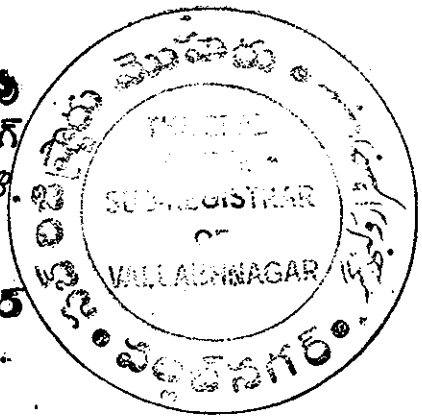
I hereby Certify that the deficit Stamp duty
51490/- (Rs. Fifty one thousand
 four hundred and ninety only)
 has been levied in respect of the instrument from
 Executant of this doc on the basis of agreed
 Market Value of Rs. 737 000/-
 been higher than the consideration

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

An amount of Rs. 51490/- towards Stamp Duty
 including Transfer Duty and Rs. 3685/- towards
 Registration Fee was paid by the party through challan
 Receipt Number 681704 Dated 8-1-08
 at SBH Begumpet Branch (295)
 Dt. 9-1-08
 St. SRO Vallabh Nagar
[Signature]
 Sub-Registrar
 Vallabh Nagar

1 వ పుస్తకము 2008 సం. / నా. 1929 వ సంపు
 101 నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది నా. నెం. 101
 ఏమి క్షమ గుర్తింపు నెంబరు 15681-101 2008.
 తేదీ. 9-1-08.

[Signature]
 సబ్-రజిస్ట్రార్
 వల్లభ నగర్.



- 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. 219 on second 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 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. 7,37,000/- (Rupees Seven Lakhs Thirty Seven Thousand Only) The Vendor hereby admits and acknowledges the receipt of the said consideration.
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.
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.

For Greenwood Estates




Partner

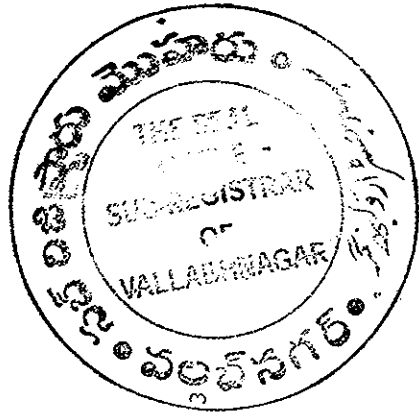
For Greenwood Estates



Partner

1 వ పూర్వకము 2008 సం/వా. న. 1929 వ. వం. టి
తస్తావేణి నెం. 101 వెంకటేశు కార్తీ సముల సంఖ్య (15)
ఈ కారితము వరుస సంఖ్య (4)


వకీ-రజనీతి



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 Paramount 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.
 - 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.

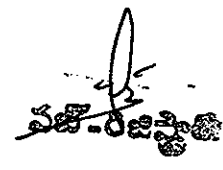
For Greenwood Estates

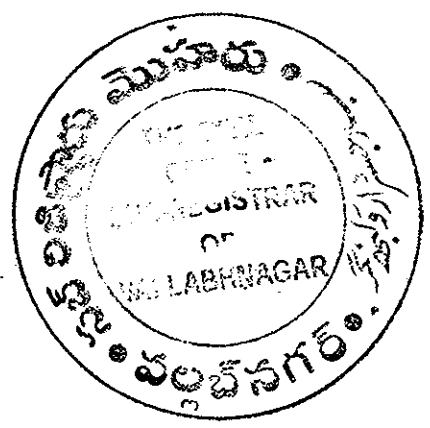

Partner

For Greenwood Estates


Partner

1 వ ప్రామాణికము 2008 నం/జా. త. 1929 న. కం. వి
తస్తావేళ నెం. 10/ మొట్టమొదటి కార్యక్రమ సంఖ్య (15)
ఈ కార్యక్రమము పరుస సంఖ్య (5)


వజ్ర. రవిప్రసాద్



- 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. 55,270/- is paid by way of challan no. 681707, dated 8/01/08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 7370/- paid by way of Payorder No. 137801, dated 02/01/08 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

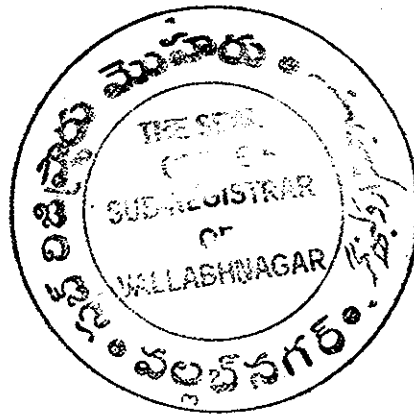

Partner

For Greenwood Estates


Partner

1 వ పూర్వ గుర్తింపు సం/తా. క. 1929 వ. సం. జి
తస్తావేటి సం. 101 ముఖ్యముగా * పరిమళ సంఖ్య (15)
ఈ కారితము వరుస సంఖ్య (6)


ప. రవిశంకర్



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

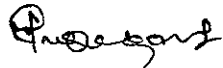
SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming a Semi-finished Semi-Deluxe apartment no. 219 on the second 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 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	Flat No.208
South By	Open to sky & 7' wide corridor
East By	Open to sky & 7' wide corridor
West By	Open to sky

WITNESSES:

1. 

2. 

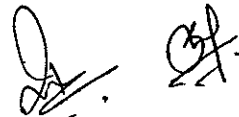
For Greenwood Estates


Partner

For Greenwood Estates


Partner

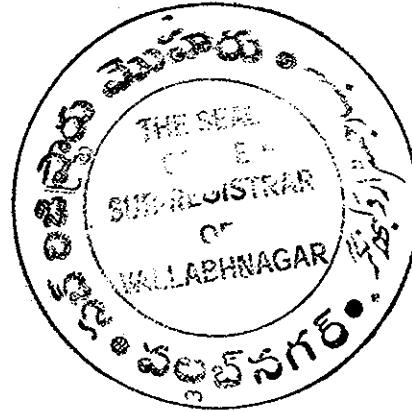
VENDOR



BUYER

1 వ పూర్వకము 2009 సం/తా. 3. 1929 వ. సం. య
తస్తావేణ నెం. 10/ మొత్తము 1 వేల రూ. (15)
ఈ కారితము వరకు సం. (7)


వల్లభ-రెజిస్ట్రార్



ANNEXURE-1-A

1. Description of the Building : Semi-Deluxe apartment no. 219 on the second 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 (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 65.88 sq. yds., U/S Out of Ac. 6-05 Gts..
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 100 sft. Parking space for One Car
- (c) In the First Floor :
- (d) In the Second Floor : 1230 sft.
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 7,37,000/-

For Greenwood Estates


Partner

For Greenwood Estates


Partner

Date: 09.01.2008

Signature of the Executants

C E R T I F I C A T E

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

For Greenwood Estates

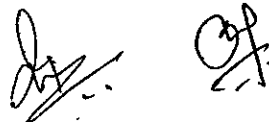

Partner

For Greenwood Estates



Partner

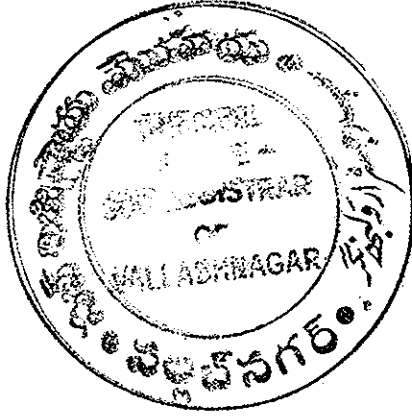
Date: 09.01.2008

Signature of the Executants



1 వ పూర్ణము 2007 సం/నా. వ. 1929 వ. సం. వు
దస్తావేజు సం. 10/ మొట్టమొదటి ప. మొదటి సంఖ్య (15)
ఈ కాగితము కమిషనరీ సంఖ్య (8)


మం.-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 219 IN BLOCK NO. 'C' ON SECOND FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR:

M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

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

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

BUYER:

1. MR. PHINNY VARGHESE, SON OF LATE MR. A. V. VARGHESE

2. MRS. SONAL SINGH, WIFE OF MR. PHINNY VARGHESE

REFERENCE:

AREA:

65.88

SCALE:

SQ. YDS. OR

INCL:

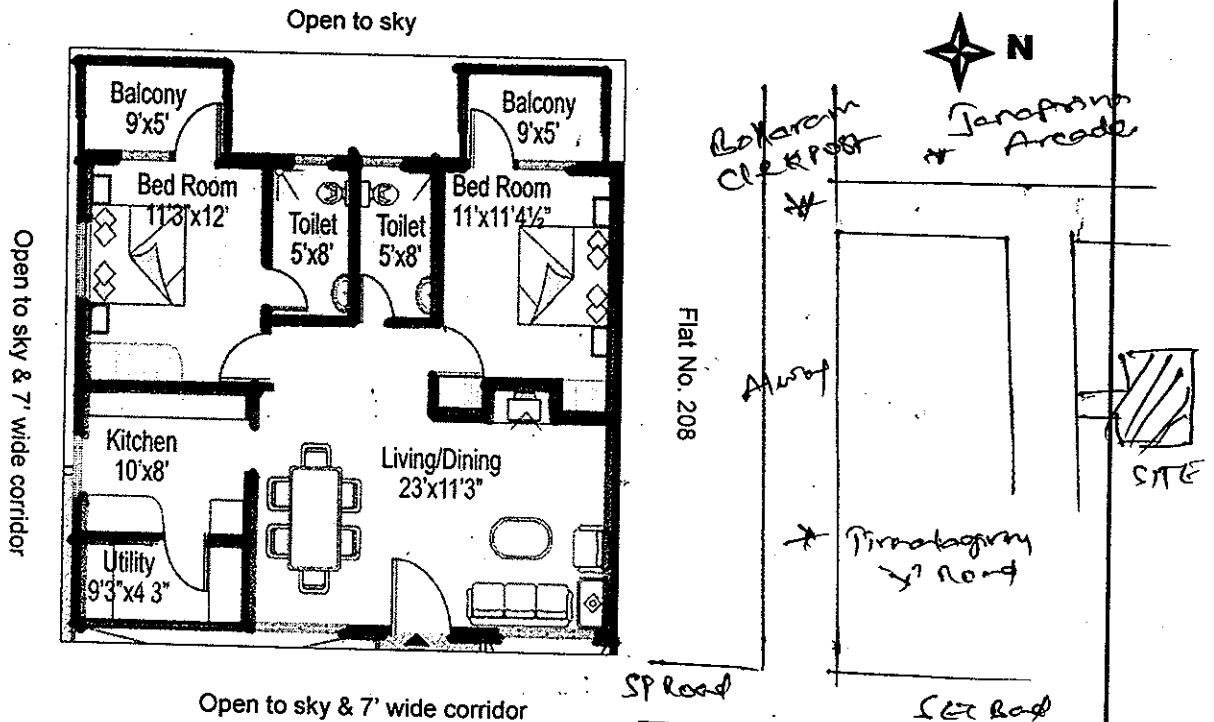
SQ. MTRS.



EXCL:



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



For Greenwood Estates

[Signature]
Partner

For Greenwood Estates

[Signature]
Partner

SIG. OF THE VENDOR

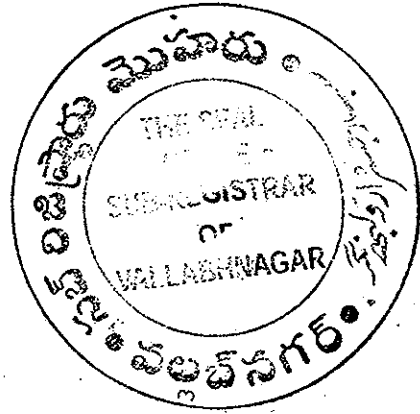
WITNESSES:

- [Signature]*
- [Signature]*

[Signature] *[Signature]*
SIG. OF THE BUYER

వ పూర్వకము 2008 సా/సా. త. 1929 క. సం. పా
ఉపసేవల సం. 101 మొదలు కారితము వరకు (15)
ఈ కారితము కమిషనరు సం. (9)


మ. రి. కె. పి.

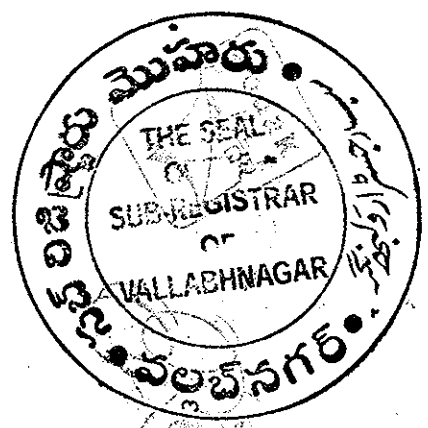




04/01/2008 1

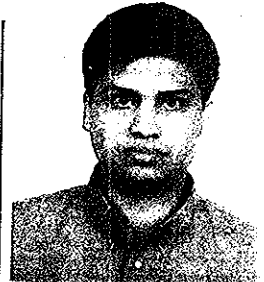
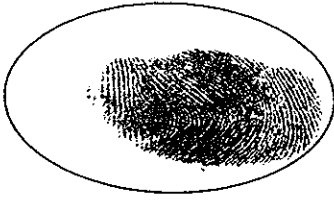
1 వ పూర్వకము 2007 సం/నా. శ. 1929 వ. సం. 10
తస్తావేళ సం 10/ వెంకట్రామ బాగీచముల సూర్య (15)
ఈ బాగీచము కుదుప సంఖ్య (10)

వ. ప. బ. క.

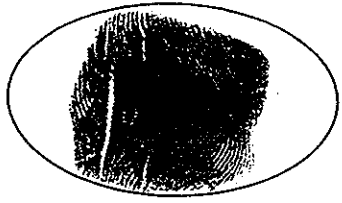


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



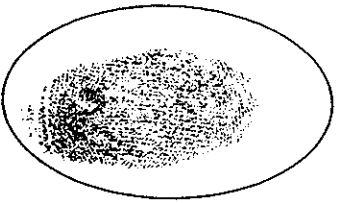
VENDOR:
M/S. GREENWOOD ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD
SECUNDERABAD -500 003
REP. BY ITS PARTNERS
1. SHRI. SOHAM MODI
SON OF SHRI. SATISH MODI



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



BUYER:
1. MR. PHINNY VARGHESE
S/O. LATE MR. A. V. VARGHESE
R/O. DWARAKA MAI APARTMENTS
FLAT NO. T-4, FOURTH FLOOR
JAYANAGAR COLONY
NEW BOWENPALLY
SECUNDERABAD - 500 011.



2. MRS. SONAL SINGH
W/O. MR. PHINNY VARGHESE
R/O. DWARAKA MAI APARTMENTS
FLAT NO. T-4, FOURTH FLOOR
JAYANAGAR COLONY
NEW BOWENPALLY
SECUNDERABAD - 500 011.

SIGNATURE OF WITNESSES:

1.

2.

For Greenwood Estates


Partner

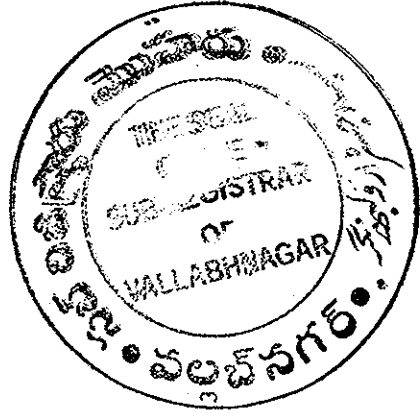
For Greenwood Estates

Partner





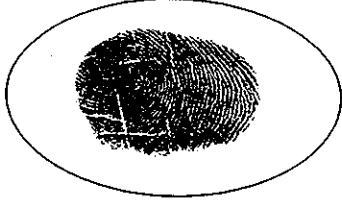
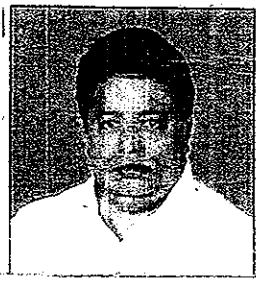


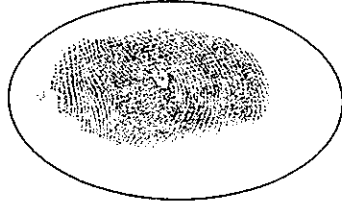
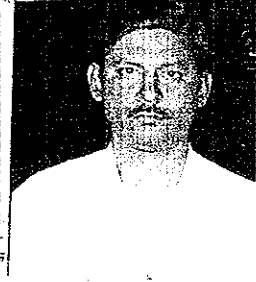
SIGNATURE OF EXECUTANTS

1 వ పూస్తకము 2వ 8 నం/శా. క. 1929వ. సం. బు
తస్తావేల నెం. 101 మొత్తము కాగితముల సంఖ్య (15)
ఈ కాగితము పదిహే సంఖ్య (12)


వల్లభనగర్



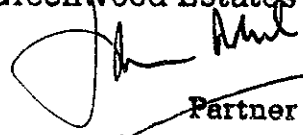
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH, BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>PRINCIPAL OWNERS:</u> SHRI. KARNATI BHASKAR S/O. SHRI. K. NARSIMHA R/o. H. NO. 2-44/1 SAI NAGAR, CHAITANYAPURI DILSHUKNAGAR HYDERABAD.
			SHRI. K. GOPINATH S/O. SHRI. K. BHASKAR R/O. H. NO. 2-44/1 SAI NAGAR, CHAITANYAPURI DILSHUKNAGAR HYDERABAD.
			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.
			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.
			SHRI. BELIDE VENKATESH S/O. SHRI. EASHWARAIAH R/O. H. NO. 1-3-2/C/1 KISAN NAGAR, BHONGIR NALGONDA DIST.

SIGNATURE OF WITNESSES:

1. 
2. 

For Greenwood Estates



Partner

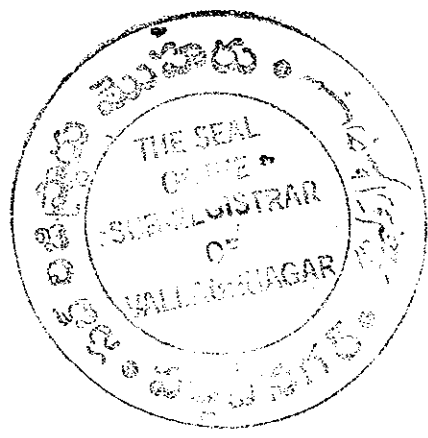
For Greenwood Estates


Partner

SIGNATURE OF THE EXECUTANT'S

1 త ప్పాగ్నము 2బ్లో 20/10/2029 వ. తు. 10
అర్జీ నెం. 10/ ము. అధికారుల పంఖ్య (15)
ఈ కారితము వచున జుంబు 11


వ. రెం. జ. ప్పాగ్నము

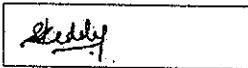


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F

नाम /NAME
SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE


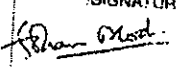
मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम /NAME
SOHAM SATISH MODI

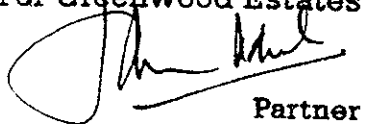
पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE


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

For Greenwood Estates



Partner

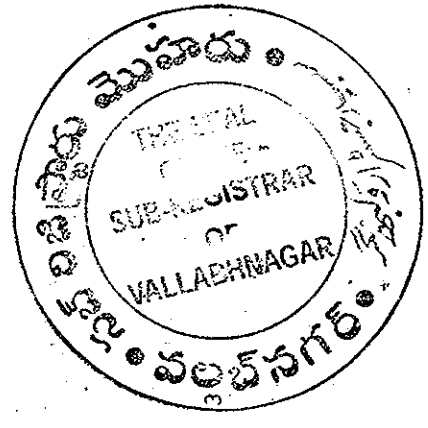
For Greenwood Estates



Partner

1 వ పుస్తకము 2వ అంశం/పా. నం. 10295. నం. పు
తస్తవేదము 101 మొత్తము కాగితముల సంఖ్య (15)
ఈ కాగితము కట్టిన సంఖ్య (13)

సర్దిబట్టె



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PHINNY VARGHESE
AVVARGHESE



10/12/1980

Permanent Account Number
ARIEV0334D



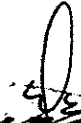
Signature

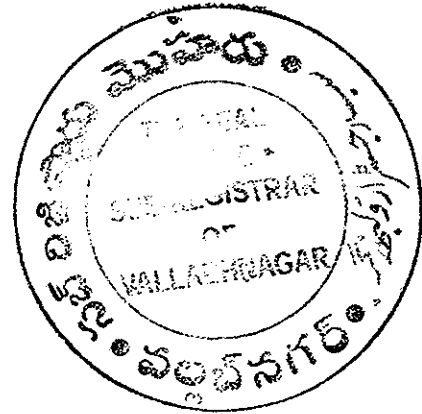
Text

In case this card is lost / found, kindly inform /
Income Tax PAN Services Cell, LITTS
Plot No. 3, Sector 11, CBZ B-Complex,
Navi Mumbai - 400 614.

आयकर विभाग / Income Tax Department
आयकर सेवा केंद्र / Income Tax Services Cell
प्लॉट नं. 3, सेक्टर 11, सीबीजे-कॉम्प्लेक्स,
नवी मुंबई - 400 614.

1 వ పూర్వకము 2009 సం/వా. క. 1009 క. సం. పు
తస్తావేది నెం. 10/ మొత్తము కాగితముల సంఖ్య (15)
ఈ కాగితము వదుల సంఖ్య (14)


క. రె. జ. క. క.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SONAL SINGH
RAMESH SINGH

07/04/1979
Permanent Account Number
BDRPS6814H





Signature

In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, DIT (E)
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाने वा कल्पना मूलित का/प्राप्त :-
आयकर पत्र सेवा युनिट, डीटी (ई)
प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर,
नवी मुंबई - 400 614.

తేదీ 2008 నవంబరు 10 1029 క.పం.
జిల్లా నంబర్ 10/ మొట్టమొదటి (15)
ఈ కారితము పనులను (15)


వకీల-రజిస్ట్రార్

