

C-215

19/11

Doc No: 192 of 2012



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 5214 Date 23/12/11 ₹ 100/-
 Sold to E. Prabhakar Reddy S/o K.R. Reddy, Hyderabad
 For whom M/s. Greenwood Estates, Sec'nd

Red AT 217297

V. LAKSHMI PRASAD

LICENSED STAMP VENDOR
 License No. 15-26-028/2011
 # 1-2-45/30, C.S.Nagar, Yellareddyguda,
 Kapra, R.R. Dist-500 062. Cell: 9849001153

SALE DEED

This Sale Deed is made and executed on this 17th day of January 2012 at SRO, Vallabh Nagar, Hyderabad by:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 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 42 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 43 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 43 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 35 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/C/1, Kisan Nagar, Bhongir, Nalgonda Dist.

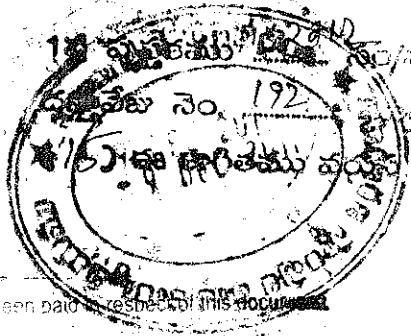
being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 42 years, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 34 years, the Managing Partners/ Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owners".

For Greenwood Estates

 Partner

For Greenwood Estates

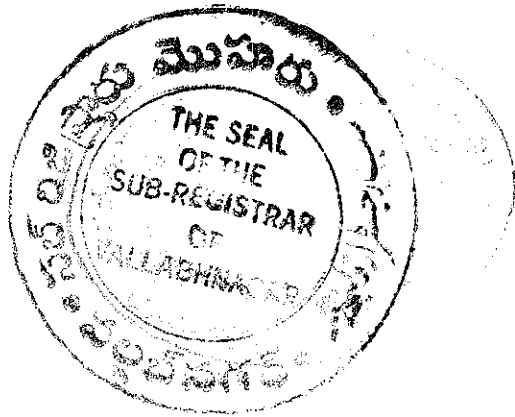
 Partner



1033...
సబ్-రిజిస్ట్రారు

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

Stamp Duty	Rs. 100/-
1. in the shape of stamps	Rs. 51150/-
2. in the shape of cash (S.A. Act, 1899)	Rs. -
3. in the shape of cash (S.A. Act, 1899)	Rs. 2/-
4. adjustment of stamp duty	Rs. -
I. Transfer Duty.	
1. in the shape of stamps	Rs. 20520/-
2. in the shape of cash	Rs. -
II. Registration fees:	
1. in the shape of stamps	Rs. 5125/-
2. in the shape of cash	Rs. -
J. Other Charges.	
1. in the shape of stamps	Rs. 100/-
2. in the shape of cash	Rs. -
Total	Rs. 76975/-



2014వ సం. జనవరి నెం. 18 వ తేదీ
 1033వ నెం. శ్రీధర్ మూలము. 28 వ తేదీ
 ముందు 12 నెం. 12 వ తేదీ
 కార్యకర్తయింట్లో ఉన్న K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 17(1) కింద
 సాక్షులచేత జరిగిన విక్రయ పత్రమును రెజిస్ట్రేషన్ చేసి
 దాఖలు చేసి రుసుమును 5125/- లు చెల్లించినట్లు
 ఖాసీ జాబ్బుచేత రెజిస్ట్రేషన్
 అదము బోధించినట్లు

Prabhakar

Prabhakar

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. 8/BEY/08
 dated 19-01-08 registered at SRO
 Ranga Reddy District. Vallabhnagar

మరొకటి చేయాలి

M

Raju Rijh Singhani
 S/o. Late Ramchand, Occ: Service
 R/o. L2/185B, DDA Flats,
 Kalkaji, New Delhi - 110 019.

2

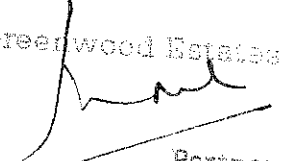
IN FAVOUR OF

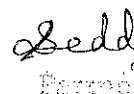
1. Mr. RAJU RIJHSINGHANI, SON OF LATE RAMCHAND, aged about 56 years, Occupation: Service.
2. Mr. NEERAJ RIJHSINGHANI, SON OF RAJU RIJHSINGHANI, aged about 22 years, Occupation: Student., both are residing at L2/185B, DDA Flats, Kalkaji, New Delhi - 110 019., hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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

WHEREAS:

- A. The Vendor is the absolute owner, possessor and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, admeasuring Ac. 3-00 Gts. by virtue of registered sale deed dated 8.2.2007 bearing doc. No. 741/2007 and, Sale Deed dated 5.01.2007 bearing document no. 64/2007, duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- B. The Vendor has purchased a portion of the land admeasuring about Ac. 1-00 Gts., from its previous owner Shri. Bhaker K. Bhatt vide doc no. 741/2007 referred to above. Shri. Bhasker K Bhatt became the owner of the said Ac. 1-00 Gts., of land in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District by virtue of registered sale deed dated 5.01.2007 bearing document no. 62/2007 and duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- C. The Owners were the absolute owners, possessors and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, admeasuring Ac. 3-05 Gts. by virtue of registered sale deed dated 5.01.2007, bearing document no. 63/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- D. The Vendors Land along with the Owners Land totally admeasuring Ac. 6-05 Gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District is hereinafter the referred to as the SCHEDULED LAND and is more particularly described at the foot of the document.
- E. The Vendor and the Owners have purchased the SCHEDULED LAND for a consideration from its previous owners and pattedars namely:
 - Shri. M. Jagan Mohan Reddy, S/o. Late Shri. Shankar Reddy
 - Shri M. Madhu Mohan Reddy, S/o. Late Shri. Shankar Reddy
 - Shri. M. Sudhir Reddy, S/o. Late Shri. Narayana Reddy
 - Shri. M. Sushanth Reddy, S/o. Late Shri. Narayana Reddy

For Greenwood Estates

Partner

For Greenwood Estates

Partner

1వ పుస్తకము 2012 సం/స.న.సి.సి.కి...
 దస్తావేజు నం. 192...
 (15) ఈ కారితము పుస్తక సంఖ్య 2)

(Handwritten signature)

ఎర్రమ బొటం వ్రేళ్లు



దికాసిందివతి,

(Handwritten signature)

Neeraj Rih Singhani, S/o. Raju Rih Singhani
 Occ: Student. R/o. L2/185 B, DDA Flats,
 Kalkaji, New Delhi - 110 019.

① *(Handwritten signature)*

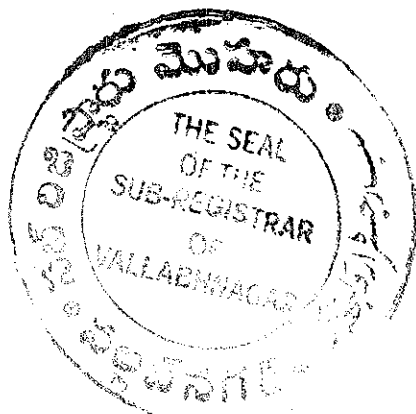
K. Sanyasa S/o. Late K. Peddy Venkateswara
 Occ: Business. R/o old Petrol Pump, Sirsilla,
 Karimnagar Dist., A.P.

② *(Handwritten signature)*


K. Vikram S/o. Kodam Sanyasa
 Occ: Doctor. R/o old Petrol Pump, Sirsilla,
 Karimnagar Dist., A.P.

2012 సం. శనవతి 18 వ తేది
 1833 మూలన త్రిపురపురం 28 వ తేది


(Handwritten signature)
 B. Bhagavath Rao
 పబ్లికేషన్
 వల్లభనగర్



- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no. 4100/07, dated 13.09.2007.
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq yds of undivided share of land in the SCHEDULED LAND. The Vendor shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,757 sq yds of undivided share of land in the SCHEDULED LAND.
- I. The Vendor has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 215 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.10,25,000/-(Rupees Ten Lakhs Twenty Five Thousand Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates

Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2012 నం/కా.న. 1933 వ సం.లో
 దస్తవీరి సెల. 192 మొత్తము కారితముల సంఖ్య
 (15) ఈ కారితముల వారు సలబు (3)

[Signature]
 సబ్-రజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 192/12 Date 18/1/12

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
 Executant of this deed on the basis of
 Market Value of Rs. 1025000/-
 been higher than the consideration.

[Signature]
 Collector & Sub Registrar
 Vallabhnagar
 (Under the Indian Stamp Act)

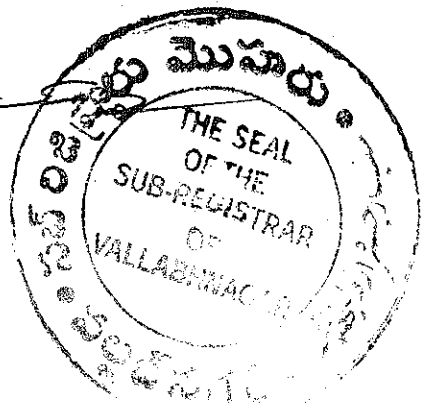
51150/-
 An amount of Rs. 20500/- towards Stamp Duty
 including Transfer Duty and Rs. 5125/- towards
 Registration Fee was paid by the party through
 challan Receipt Number 071185 Dated
 16/1/12 at SBH Begumpet at Branch (200)
 Dt. 18/1/12
 St. SRO Vallabhnagar

[Signature]
 Sub Registrar
 Vallabhnagar

1వ పుస్తకము 2012 నం/కా.న. 1933 వ సం.లో
 192 నెంబరుగా కారితముల సంఖ్య సాక్షులందరి
 నిమిత్తం గుర్తింపు నెంబరు 192 2012.

తేదీ 18/1/12.

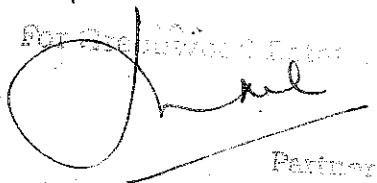
[Signature]
 బ. భాగవంతు రావు
 సబ్ రజిస్ట్రారు
 వల్లభనగర్




- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

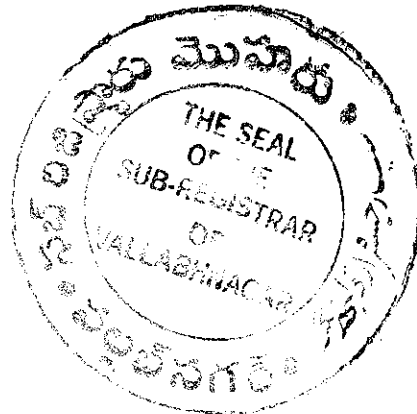
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 215 on the second floor, in block no. 'C', having a super built-up area of 1230 sft., in building known as Greenwood Residency together with:
 - a) An undivided share in the Schedule Land to the extent of 65.88 Sq. yds.
 - b) A reserved parking space for one car on the stilt floor, admeasuring about 100 sft.Situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
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.


Partner


Partner

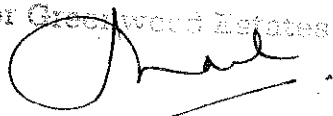
1వ పుస్తకము 2012 సం/త.శ.19 33 వసంపు
దస్తావేజు నెం. 192 మొత్తము కారితముల సంఖ్య
(15) ఈ కారితము కురుస సంఖ్య (4)


సబ్-రిజిస్ట్రారు




6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:-
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
 - 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.


For Greenwood Estates

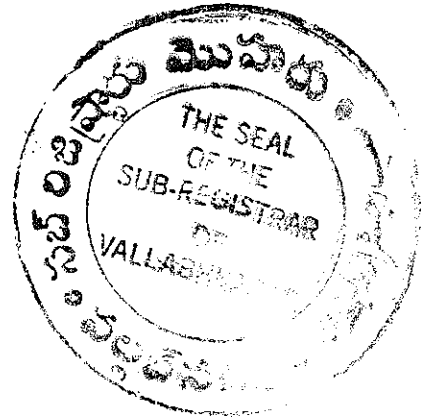

Partner

For Greenwood Estates

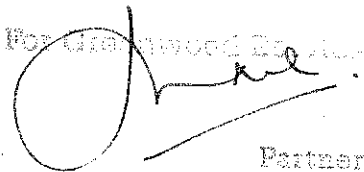

Partner

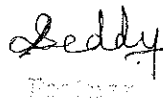
1వ పుస్తకము 2012 సం/శ.శ.1933 వ.నం.నొ
దస్తావేజు నెం. 192 మొత్తము తాగితముల సంఖ్య
(15) ఈ తాగితము కరుస సంఖ్య (5)


సబ్-రిజిస్ట్రారు



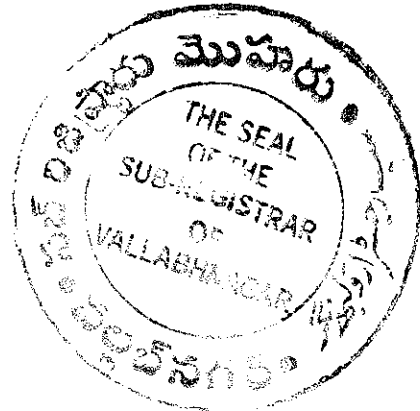
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled building 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. 871185, dated 16.1.12, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 30,413/- paid by way of pay order no. 166444, dated 16.1.12, drawn on HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Residency

Partner


Partner

1వ పుస్తకము 2012 సం/నా.శ.1923 వ.నం. 192
దస్తావేజు నెం. 192 మొట్టమొదటి భాగముల సంఖ్య
(15) ఈ భాగము కరుణ సంఖ్య (6)

సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PORTION OF THE LAND area to the extent of Ac. 6-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, under S.R.O. Vallab Nagar and bounded as under:

North By	Land in Sy. No. 202
South By	Village boundary of Yapral
East By	Land in Sy. No. 202
West By	Land in Sy. No. 207 & 212

SCHEDULE 'B'

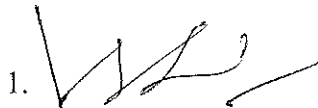
SCHEDULE OF APARTMENT

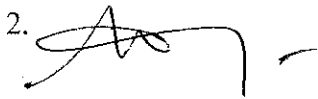
All that portion forming a deluxe apartment bearing flat no. 215 on the second floor, in block no. 'C' admeasuring 1230 sft., of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

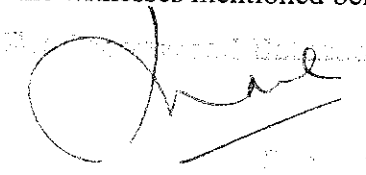
North By	Open to Sky & 7' wide corridor
South By	Flat No.220
East By	Open to Sky
West By	Open to Sky

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:

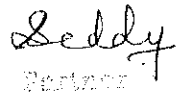
WITNESSES:

1. 

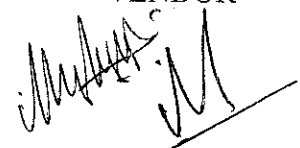
2. 



For Greenwood Residency


Partner

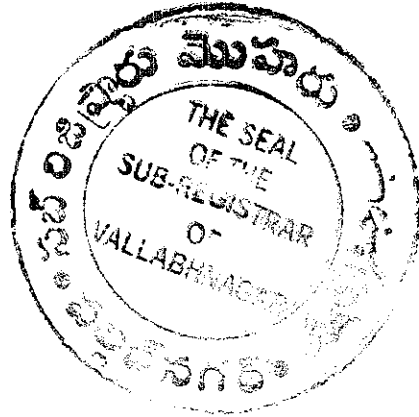
VENDOR



BUYER

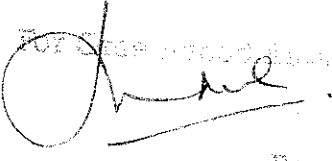
1వ వుస్తకము 2012 సం/రా.శ.1933 వ.సం.పి
దస్తావేజు నెం. 192 మొత్తము కారితముల సంఖ్య
(15) ఈ కారితము పరుస సంఖ్య (7)

సచివ్‌రజిస్ట్రారు



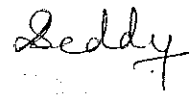
ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.215 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
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 single car
- b) In the First Floor : -
- c) In the Second Floor : 1230 Sft
- d) In the Third Floor : -
- 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/-

For Executant


Executant

For Executant

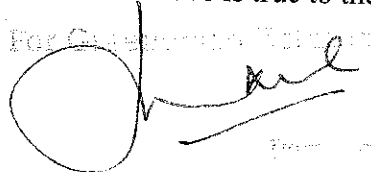

Executant

Date: 17.01.2012

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.

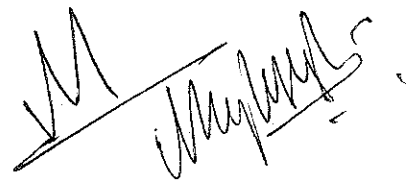
For Executant


For Executant


Executant

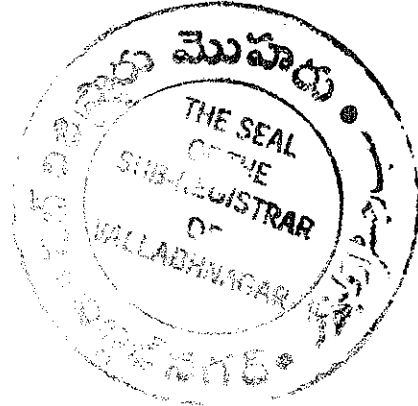
Date: 17.01.2012

Signature of the Executants



1వ పుస్తకము 2012 సం/కా.శ.1933 వసంబ
దస్తావేజు నెం. 192 మొట్టమొదటి కారితముల సంఖ్య
(15) ఈ కారితము కుదుట సంఖ్య (8)

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 215 IN BLOCK NO. 'C' ON SECOND FLOOR

IN THE 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

BUYERS: 1. MR. RAJU RIJHSINGHANI, SON OF LATE RAMCHAND

2. MR. NEERAJ RIJHSINGHANI, SON OF RAJU RIJHSINGHANI

REFERENCE:
AREA: 65.88

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

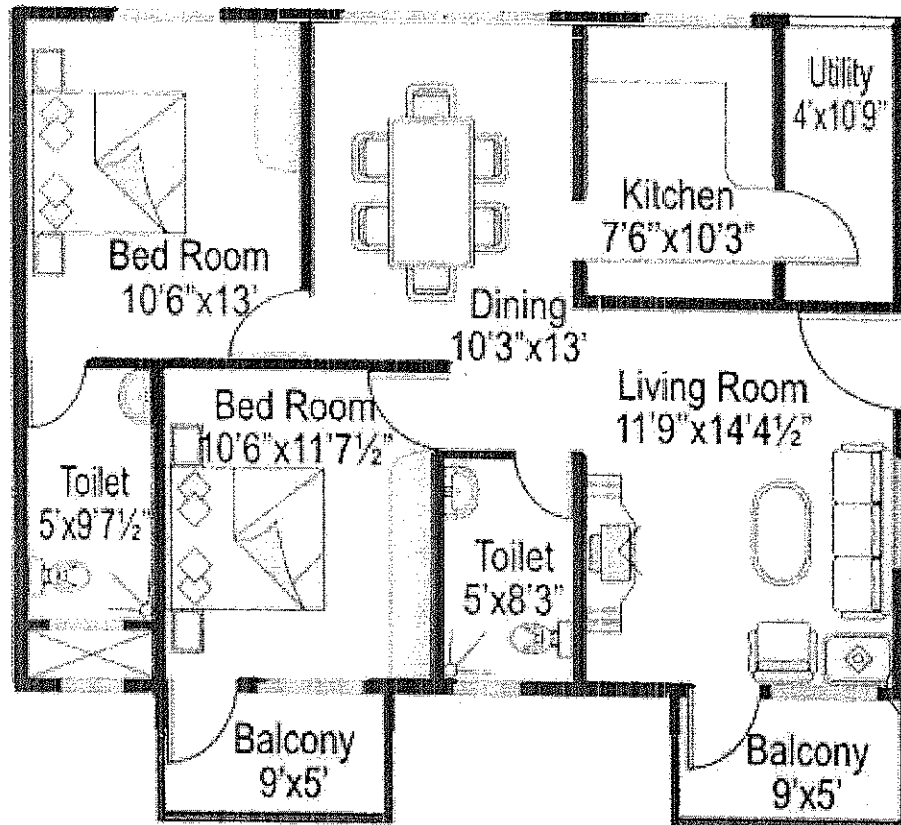


U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1230 Sft.



Open to Sky

Flat No. 220



7' wide Corridor & Open to Sky

For Greenwood Estates

[Signature]

Partner

For Greenwood Estates

[Signature]

Partner

WITNESSES:

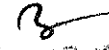
- [Signature]*
- [Signature]*

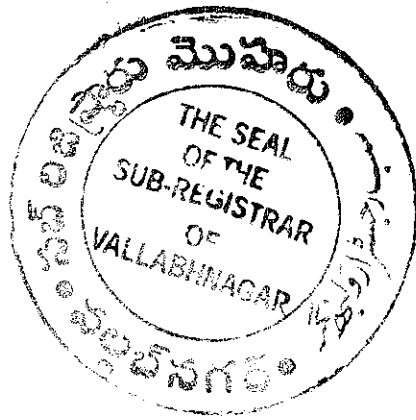
SIG. OF THE VENDOR

[Signature]

SIG. OF THE BUYER

1వ పుస్తకము 2012 సం/బి.నం. 1933 కుడి పా
దస్తావేజు నెం. 192 వెంకటేశ్వరం లాగితముల సంఖ్య
(15) ఈ లాగితములకు పుస్తక సంఖ్య (9)


సహ-రిజిస్ట్రార్





For Greenwood Estates

Ornel

Partner

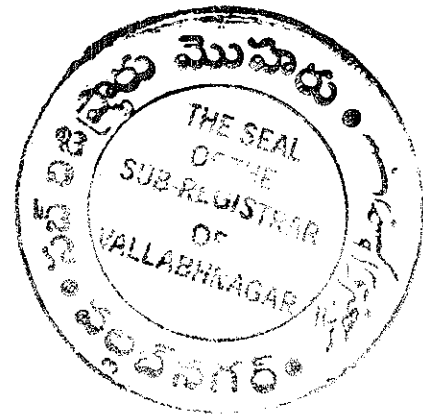
For Greenwood Estates

Seddy

Partner

1వ పుస్తకము 2012 నం/కా.శ.1333..... వ.నం.నౌ
దస్తావేజు నెం. 192 వెబ్సైటు కారితముల సంఖ్య
(15) ఈ కారితము కుదుస సంఖ్య (10)

సబ్-రిజిస్ట్రారు

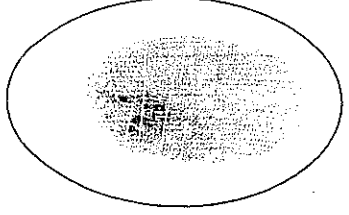
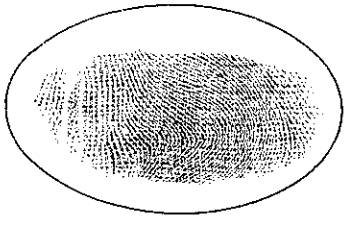


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
IN ACT, 1908.**

SL.NO. FINGER PRINT
IN BLACK
(LEFT THUMB)

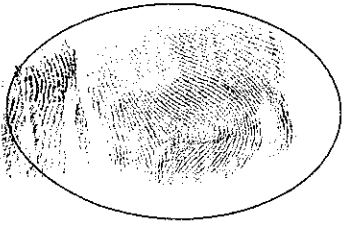


NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



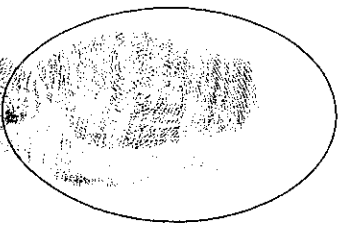
VENDOR:
M/S. GREENWOOD ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003
REPRESENTED BY ITS PARTNERS
1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI

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

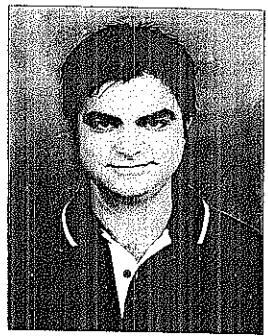


SPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 8/BK-IV/ 2008 Dt. 19/01/08

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



BUYERS:
1. MR. RAJU RIJHSINGHANI
S/O. LATE RAMCHAND,
R/O.L2/185B, DDA FLATS
KALKAJI
NEW DELHI - 110 019



2. MR. NEERAJ RIJHSINGHANI
S/O. RAJU RIJHSINGHANI
R/O.L2/185B, DDA FLATS
KALKAJI
NEW DELHI - 110 019

SIGNATURE OF WITNESSES:

1.

2.

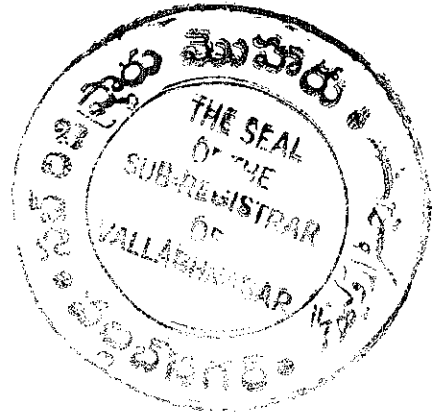
For Greenwood Estates

For Greenwood Estates


Partner
SIGNATURE OF EXECUTANTS

1వ పుస్తకము 2012 సం/శా.శ.1933..... వ.నం.నా
దస్తావేజు నం. 192..... మొత్తము కారితముల సంఖ్య
(15) ఈ కారితము వరుస సంఖ్య (11)

సబ్-రిజిస్ట్రారు



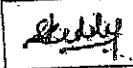
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F



नाम /NAME
SRIDEVI KALICHETI


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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE


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

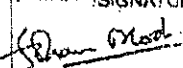
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H



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 आयुक्त, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

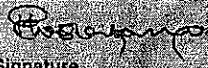
भारत सरकार
 GOVT. OF INDIA




PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974


Permanent Account Number
AWSP8104E


Signature


10062008

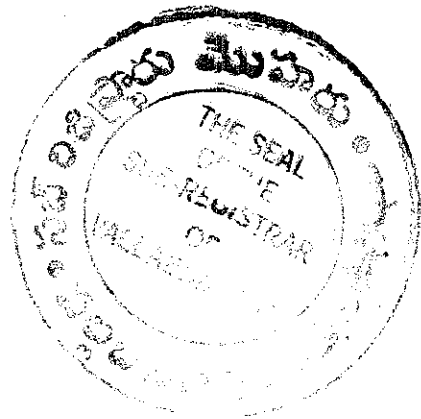
Prabhakkar

For Greenwood Estates

 Partner

For Greenwood Estates

 Partner

1వ పుస్తకము 2012 సం/అ.శ.నం 33 ...
దస్తావేజు నెం. 192 ...
(15) ఈ కాగితము వరుస సంఖ్య (12)

సచి-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT
RIJHSINGHANI RAJU

भारत सरकार
GOVT OF INDIA

RAMCHAND RIJHSINGHANI

11/07/1956
Permanent Account Number
AFYPR1521E


Signature






आयकर विभाग
INCOME TAX DEPARTMENT
NEERAJ RIJHSINGHANI

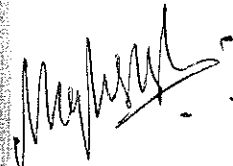
भारत सरकार
GOVT OF INDIA

RAJU RIJHSINGHANI

23/07/1989
Permanent Account Number
ARAPR5356F

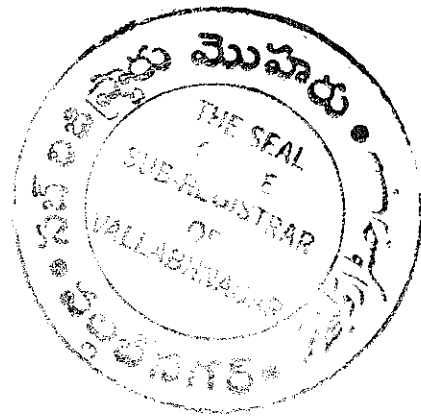

Signature





1వ పుస్తకము 2012 సం/రా.శ.19 33 వశంపు
దస్తావేజు నెం. 192 మొత్తము కారితముల సంఖ్య
(15) ఈ కారితము పురుష సంఖ్య (13)

సచి-రజిస్ట్రారు



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AABHK9919F



नाम /NAME

KODAM SAYANNA

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

01-04-1990

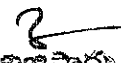
मुख्य आयकर आयुक्त, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

1వ పుస్తకము 2012 సం/జనవరి 13 తుదింపు
దస్తావేజు నెం. 192 చెయ్యవలసిన సంఖ్య
(15) ఈ కారితము వరుస సంఖ్య (14)


సబ్-రిజిస్ట్రారు

