

1189

DOCT No. 1160/19



1246  
SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 434 Date 16/01/12 ₹ 100/-

Sold to S. Prabhakar Reddy S/o K.P. Rao, Sec 10

For whom M/s. Greenwood Estates

AT 213156  
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 9<sup>th</sup> day of March 2012 SRO, Vallabhnagar, Hyderabad 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 42 years, Occupation: Business, resident of Plot No. 280, Jublee 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, 1<sup>st</sup> lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

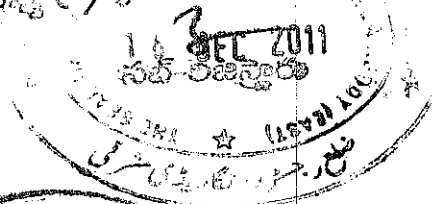
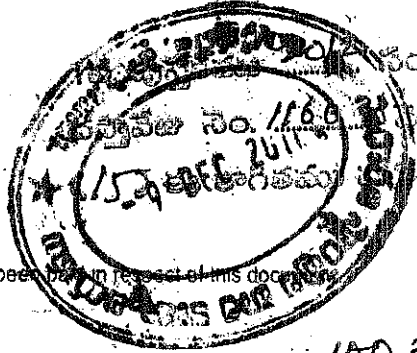
1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 45 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 22 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. Shri. A. Purushotham, S/o. Shri. A. Vittal, aged about 45 years, Occupation Business, Resident of H. No.1-3-1/c/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 37 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 44 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

For Greenwood Estates

Reddy



20/12/2011 వనం మార్చి 09 వ తేదీ  
19.33 వనం మార్చి 19 వ తేదీ

**ENDORSEMENT**

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

**I. Stamp Duty:**

- 1. In the shape of stamp papers..... Rs. 100 200
- 2. In shape of challan (Sec. 101 of I.S.Act, 1999)..... Rs. 51150 200
- 3. In the shape of cash (Sec. 102 of I.S.Act, 1999)..... Rs.
- 4. adjustment of stamp duty (Sec. 16 of I.S.Act, 1999) if any..... Rs.

**II. Transfer Duty:**

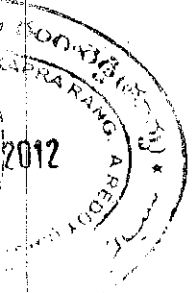
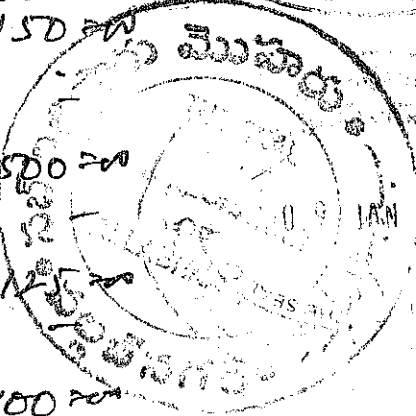
- 1. In the shape of challan..... Rs. 20500 200
- 2. In the shape of cash..... Rs.

**III. Registration fees:**

- 1. In the shape of challan..... Rs. 5125 200
- 2. In the shape of cash..... Rs.

**IV. User Charges:**

- 1. In the shape of challan..... Rs. 100 200
- 2. In the shape of cash..... Rs.



769 200

20/12/2011 వనం మార్చి 09 వ తేదీ  
19.33 వనం మార్చి 19 వ తేదీ

3 మరియు 4 గంటల పుస్తక పల్లెటూరు సెట్ లిజిస్ట్రేట్ కార్యాలయంలో శ్రీ శ్రీమతి **K. Prabhakar Reddy**

లిజిస్ట్రేషన్ చట్టము 1903 లోని సెక్షన్ 32(1) ను అనుసరించి సాంకేతికపరిధిని నిజాం గ్రామీణ మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ. 5125 200 లు చెల్లించినట్లు ప్రాసి ఇచ్చినట్లు దివ్యకోశ్చిద్ర వడమ బోధనవైతం

Ranga Reddy

Ranga Reddy

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/BKIV/2008 dated 13-07-08 registerer at SRO, Vallabhnagar, Ranga Reddy District.



**వివాచించినది,**

1

Ch. Venkatesh Reddy s/o. Late Sujji Reddy  
Service - R/o. 11-187/2, Road No. 2, Green Hills Colony  
HMD ERABAD.

2 **Andradevi** VSHA DEVI w/o P. Saekasham  
Sector 10 A, House No. 1336  
Gurgaon

20.12 వనం మార్చి 09 వ తేదీ  
19.33 వనం మార్చి 19 వ తేదీ

B. Bhargavanth Reddy  
సెట్-లిజిస్ట్రేట్  
పల్లెటూరు

**IN FAVOUR OF**

Mr. RAVI SHEKHAR, SON OF Mr. P. SADASIVAM, aged about 31 years, Occupation: Service, residing at H. No. 1336, 1<sup>st</sup> Floor, Sector IOA, Gurgaon, Haryana - 122 001., 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/తా. 1933 వ సంపు  
 దస్తావేజు నెం. 1160. మొత్తము కారితముల సంఖ్య  
 (19) ఈ కారితము వరుస సంఖ్య (2)

*[Signature]*  
 సబ్-రిజిస్ట్రారు

**ENDORSEMENT U/S 41 & 42 OF I.S. ACT**

No. 1160/12 Date 9/3/12

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 movement from  
 Excutant of this doc on the asis of agreed

Market Value of Rs. 10 25 000/-

been higher than the consideration.

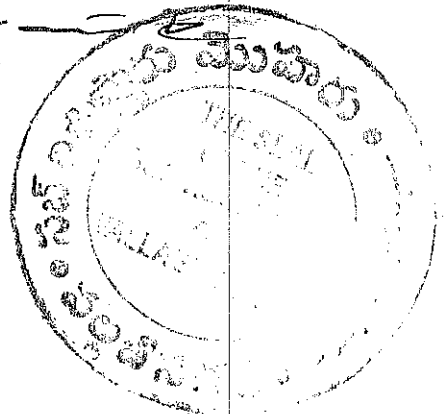
*[Signature]*  
 Collector & Sub-Registrar  
 Vallabh Nagar  
 (Under the Indian Stamp Act)

51150/-  
 An amount of Rs 20500/- towards Stamp Duty  
 including Transfer Duty and Rs 5125/- towards  
 Registration Fee was paid by the party through  
 challan Receipt Number 450.629 Dated  
9/3/12 at SBH Begumpet at Branch (299)  
 Dt. 9/3/12  
 St. SRO Vallabh Nagar  
*[Signature]*  
 Sub Registrar  
 Vallabh Nagar

1వ పుస్తకము 2012 సం/ తా 1933 వ సంపు  
1160 పంబరుగా రిజిస్టరు చేయబడినది. స్వామింగ్  
 విమిత్తం గుర్తింపు నెం. 1160 2012.

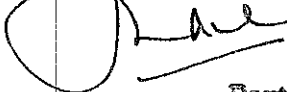
తేదీ 9/3/12.

*[Signature]*  
 ఐ. భగవంతు రావు  
 సబ్ రిజిస్ట్రారు  
 తణుకు



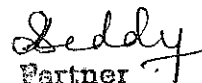
- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after 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 semi-deluxe apartment no. 119 on the first 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

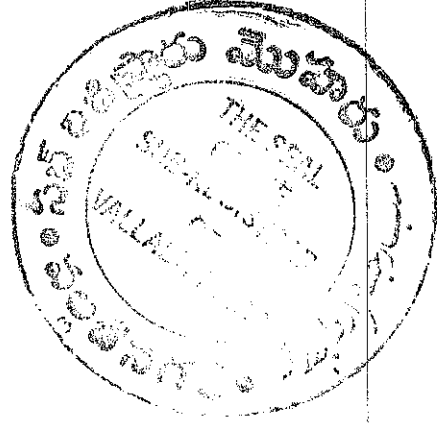
For Greenwood Estates



Partner

1వ పుస్తకము 20/2 సం/చ.శ.1933..... వ.నం.పు  
దస్తావేజు నెం. 1/6.0. మొత్తము కారితముల సంఖ్య  
(1) ఈ కారితము పరుస సంఖ్య (2 )

సచి-రిజిస్ట్రారు

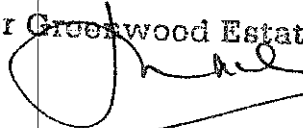


- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has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

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 119 on the first 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.,  
Bearing Parking No. C-69,  
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 in the following manner:
- i. Rs. 8,19,200/- (Rupees Eight Lakhs Nineteen Thousand and Two Hundred Only) paid by way of cheque no.957093, dated 07.03.2012 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Limited.
- ii. Rs. 1,99,899/- (Rupees One Lakh Ninety Nine Thousand Eight Hundred and Ninety Nine Only) paid through wire transfer.
- iii. Rs. 5,901/- (Rupees Five Thousand and Nine Hundred One Only) (Part Payment) paid by way of cheque no. 908007, dated 31.07.2012, drawn on Deutsche Bank U. P.
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.


For Greenwood Estates

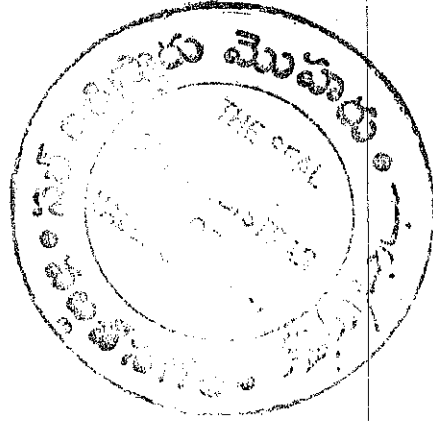
  
Partner

For Greenwood Estates

  
Partner

1వ పుస్తకము 20/2-సం/అ.న.1832..... చనంఘి  
దస్త్రీవేట నెం. 1160 వెంకటము అంతముల సంఖ్య  
(5) ఈ కారితము చతుర సంఖ్య (4)

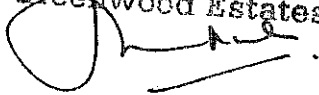
  
సచ-రిజిస్ట్రారు





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.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

For Greenwood Estates



Partner

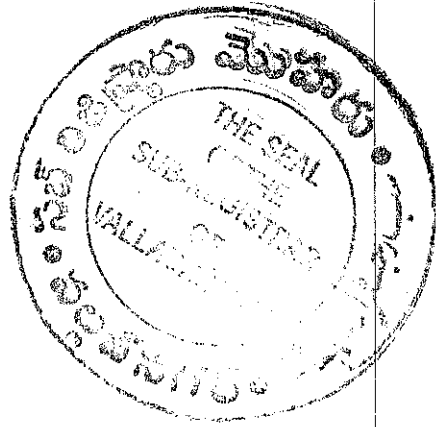
For Greenwood Estates



Partner

1వ పుస్తకము 2012 సం/త.శ.1933..... వ.నం.వి  
దస్తావేజు నెం. 1160 మొత్తము కాగితముల సంఖ్య  
(18) ఈ కాగితము పదున సంఖ్య (18)

సబ్-రిజిస్ట్రారు



- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs. 76,875/- is paid by way of challan no. 450629 dated 09.03.2012, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 33,013/- paid by way of Pay order no. 167659, dated 09.03.2012, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates



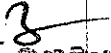
Partner

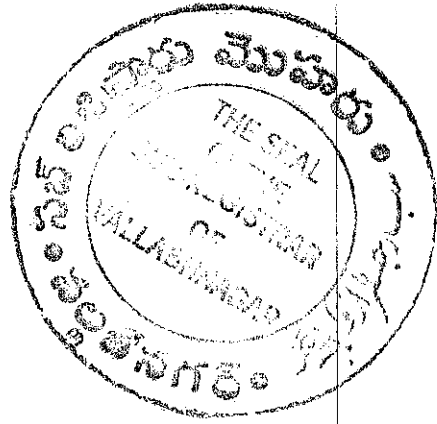
For Greenwood Estates



Partner

1వ పుస్తకము 2012 సం/శా.న.1933..... వ.నం.పౌ  
దస్తావేజి నెం. 1160... మొట్టమొదటి కానికముల సంఖ్య  
(6) ఈ కాగితము పురుష 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. Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, under S.R.O. Vallab Nagar and bounded as under:

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 119 on the first floor, in block no. 'C' admeasuring 1230 sft. of super built-up area (i.e., 984 sft., of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Flat No.108
South By	Open to Sky & 7' wide corridor
East By	Open to Sky & 7' wide corridor
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.

*[Signature]*

For Greenwood Estates

*[Signature]*

Partner

For Greenwood Estates

*[Signature]*  
Partner

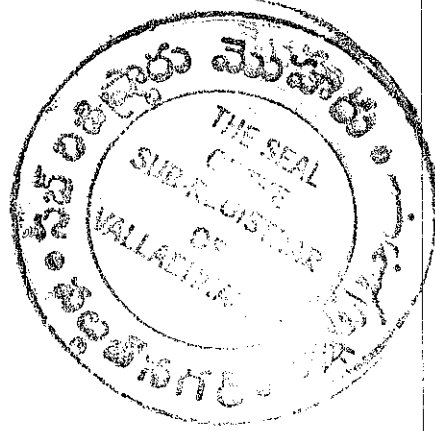
2.

*[Signature]*

VENDOR

1వ పుస్తకము 20/2 సం/శ.శ.1933..... వ.నం.పొ  
దస్తావేజు నెం. 1160.. మొత్తము కాగితముల సంఖ్య  
(1/5) ఈ కాగితము పరుస సంఖ్య (2)

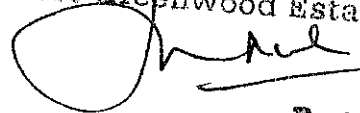
సబ్-రిజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : SEMI-DELXUE apartment bearing flat no.119 on the first floor, in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. No. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R.R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 65.88 sq. yds., U/S Out of Ac. 6-05 Gts.,
4. Built up area Particulars :
- a) In the Stilt Floor : 100 sft. Parking space for one car, bearing no. C-69.
- b) In the First Floor : 1230 sft.
- c) In the Second Floor : -
- 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 Greenwood Estates



Partner

For Greenwood Estates



Partner

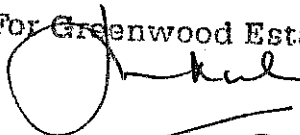
Signature of the Executants

Date: 09.03.2012

C E R T I F I C A T E

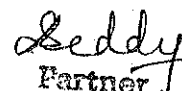
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Greenwood Estates



Partner

For Greenwood Estates



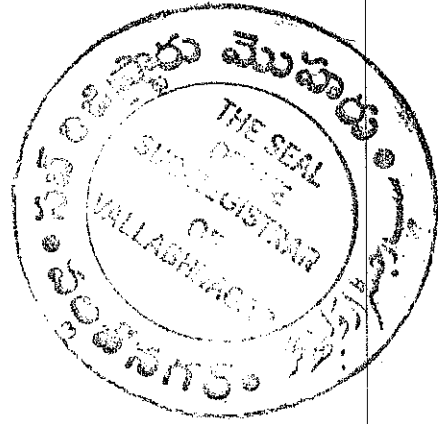
Partner

Signature of the Executants

Date: 09.03.2012

1వ పుస్తకము 20/2 సం/సా.స.19 ౩౩ వ.నం.పు  
దస్తావేజు నెం. 1160 మొదలము కారితముల సంఖ్య  
(15) ఈ కారితము వరకు సంఖ్య (8)

సబ్-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 119, IN BLOCK NO. 'C' ON FIRST 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:**

MR. RAVI SHEKHAR, SON OF MR. P. SADASIVAM

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

65.88

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.



**EXCL:**

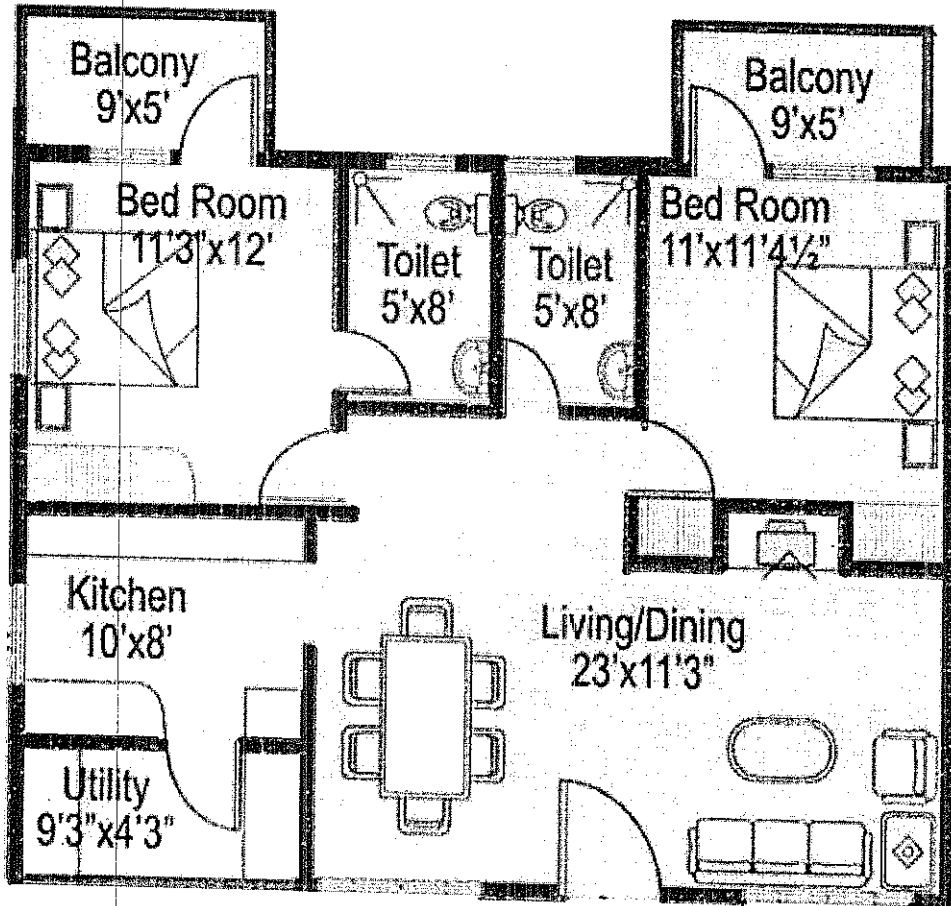


**U/S. OUT OF TOTAL:** Ac- 6-05Gts.  
**PLINTH AREA** : 1230 Sft.

Open to Sky



Open to Sky & 7' wide corridor



Flat No. 108

Open to Sky & 7' wide corridor

**WITNESSES:**

- 1.
- 2.

For Greenwood Estates

Partner

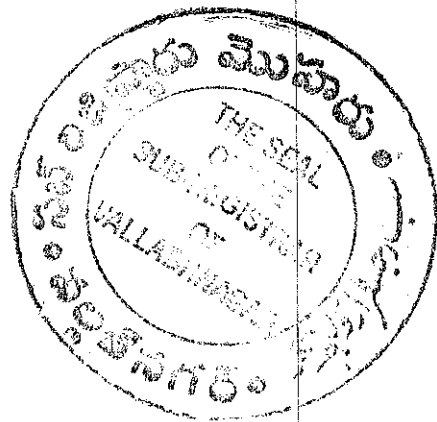
For Greenwood Estates

Partner

**SIG. OF THE VENDOR**

1వ పుస్తకము 2012 సం/భ.న.1932..... వ.నం.పు  
చస్తావేట నెం. 1160... మొదలము కాగితముల సంఖ్య  
(1/5) ఈ కాగితము చతుర సలఖ్య (9)

సచి.వి.స్వైరు





For Greenwood Estates

A handwritten signature in black ink, appearing to be 'D. A. Q.', written over a horizontal line.


Partner

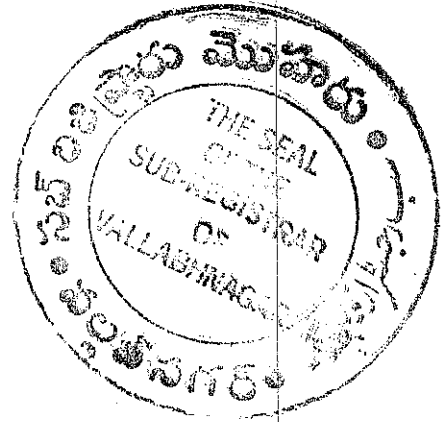
For Greenwood Estates

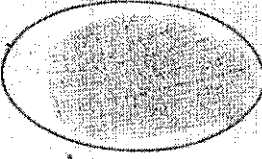
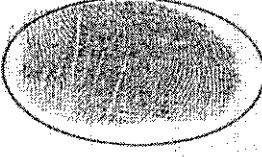

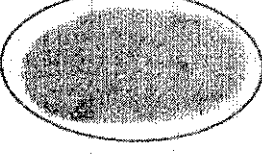
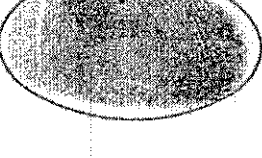
A handwritten signature in black ink, appearing to be 'Ledy', written over a horizontal line.

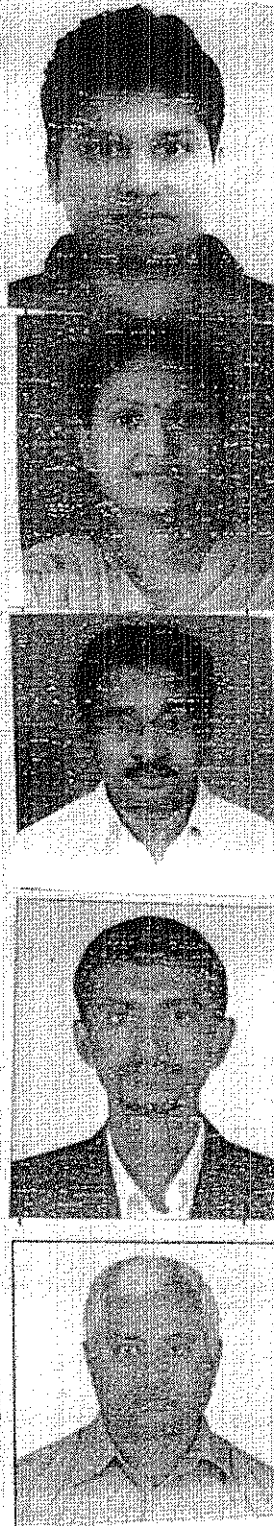
Partner

1వ పుస్తకము 20/2 సం/త.శ.19 22..... వ.నం.పు  
దస్తావేజు నం. 1160 మొత్తము కాగితముల సంఖ్య  
(15) ఈ కాగితము వరుస సంఖ్య (10)

  
సబ్-రిజిస్ట్రారు



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



**ITS AS PER SECTION 32A OF ACT, 1908.**

**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, 1<sup>ST</sup> LANE  
 BEGUMPET, HYDERABAD

**SPA FOR PRESENTING DOCUMENTS:  
 VIDE DOC NO. 8/BK-IV/ 2008 DL 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.


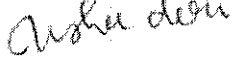
**BUYER:**

MR. RAVI SHEKHAR  
 S/O. MR. P. SADASIVAM  
 R/O. H. NO. 1336, 1<sup>ST</sup> FLOOR  
 SECTOR IOA, GURGAON  
 HARYANA - 122 001.

**REPRESENTATIVE:**

MR. P. SADASIVAM  
 S/O. P. KRISHNA MURTHY  
 R/O. H. NO. 1336, 1<sup>ST</sup> FLOOR  
 SECTOR IOA, GURGAON  
 HARYANA - 122 001.

**SIGNATURE OF WITNESSES:**

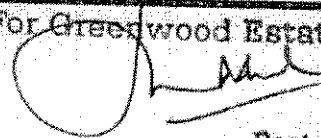
- 
- 

I stand herewith my photograph and finger prints in the form prescribed, through my representative, Mr. P. Sadasivam, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabh Nagar, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE



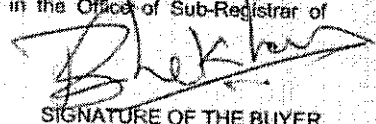
For Greenwood Estates For Greenwood Estates



SIGNATURE OF THE EXECUTANTS



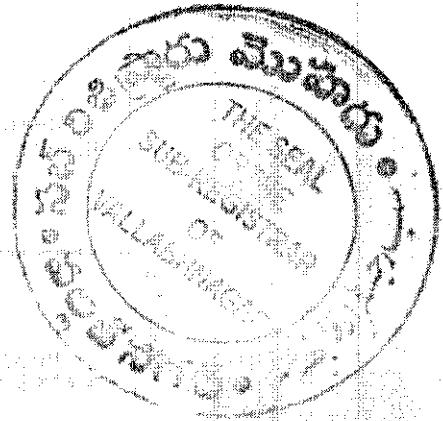
1.



SIGNATURE OF THE BUYER

1వ పుస్తకము 20/2 సం/కా.శ.1923..... వనంపల్లి  
దస్తావేజు నెం. 1160 మొదలయిన కారితముల సంఖ్య  
650 ఈ కారితము మూస సంఖ్య 611

  
సచి-విభాగము




खाई 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, अंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

खाई 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, अंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh


**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

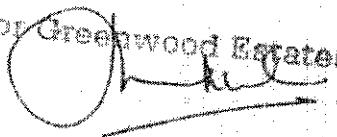
**प्रभाकर रेड्डी क**  
**PADMA REDDY KANDI**

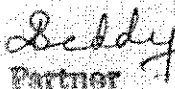
**15/01/1974**  
 Permanent Account Number  
**AWSPP3104E**

**भारत सरकार**  
**GOVT. OF INDIA**

हस्ताक्षर /SIGNATURE  


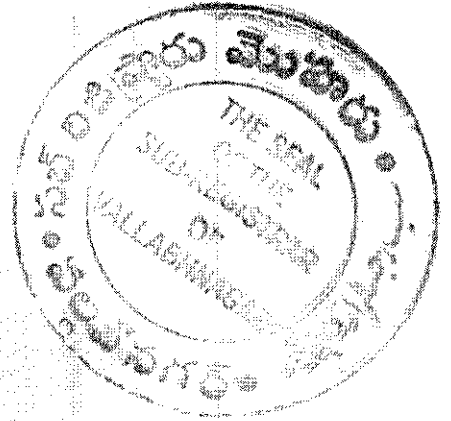


For Greenwood Estates  
  
 Partner

For Greenwood Estates  
  
 Partner

1వ పుస్తకము 2012 నం/తా.డి.1973..... వ.నం.వృ  
తస్యావేణ నెం. 1160 మొత్తము లాగితముల సంఖ్య  
(95) ఈ లాగితము పరుస సంఖ్య (12)

సబ్-కలెక్టరు





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

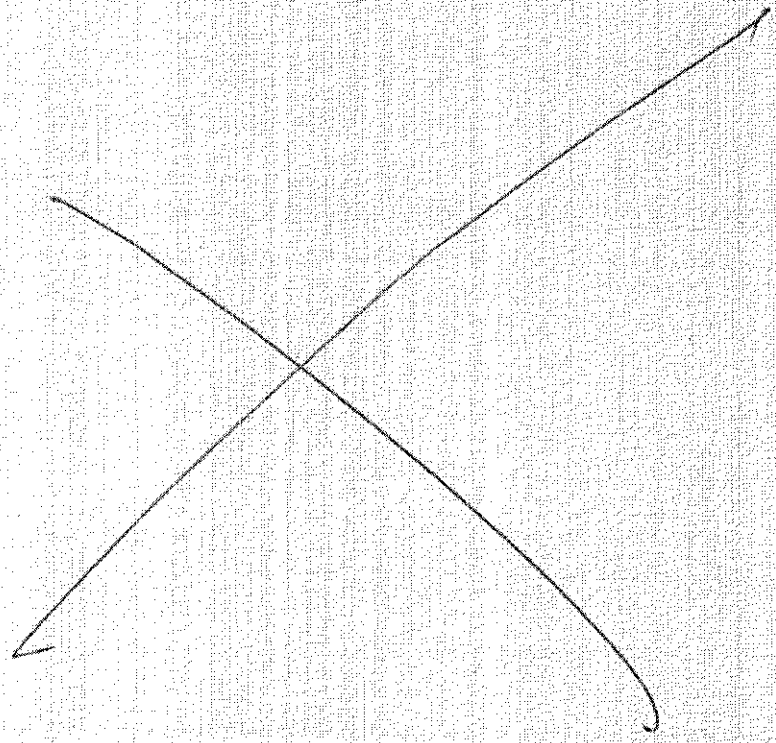
RAVI SHEKHAR  
SADASHIVAM

12/07/1980  
Permanent Account Number  
AYNPS1163M

*Ravi Shekhar*  
Signature

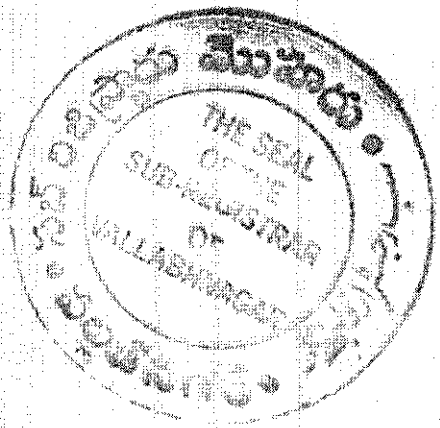


*Ravi Shekhar*  
5/3/2012



1వ పుస్తకము 2012 సం/నా. 19 33..... కనుంపు  
దస్తావేజు నెం. 1160 మొదట్లోని కారితముల సంఖ్య  
95) ఈ కారితము వదుల సంఖ్య (13)

  
సచి-అధికారులు



भारत सरकार  
गृह मंत्रालय



GOVERNMENT OF INDIA  
MINISTRY OF HOME AFFAIRS

वेद्य तिथि

VALID UPTO **JUL 2012**

No Y 2079004

P. SADASIVAM

SR. ACCOUNTS OFFICER

EXTERNAL AFFAIRS



मंत्रालय/कार्यालय  
Ministry/Office

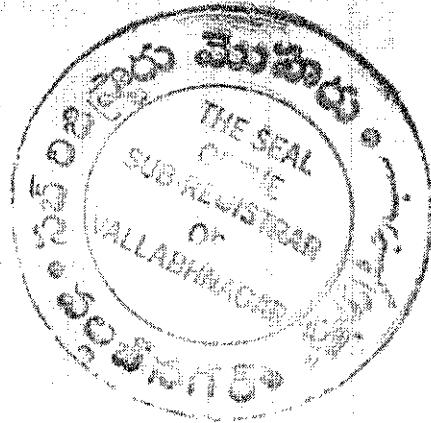
Blood group : B+  
Tel.No. O: 26686035  
Tel No. R: 2371229

मुख्य सुरक्षा अधिकारी  
CHIEF SECURITY OFFICER

*Jasa*


1వ పుస్తకము 20/2 నం/తా.న.19 23 కనంపొ  
దస్త్రము నం. 1160 మొదలమొదల తాగితముల సంఖ్య  
(15) ఈ తాగితము తరుస సంఖ్య (14)

సబ్-రజిస్ట్రారు




**WITNESSES NO. 1**

Customer Relations Division



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : Ch. Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature : *[Handwritten Signature]*  
Valid upto : 30 April 2009  
Issuing Authority : *[Handwritten Signature]*  
Blood Group : O +ve  
Address:  
5-4-187/354, IInd Floor,  
M.G Road, Secunderabad-500003.  
Ph:040-66335551, 040-27544058  
[www.modiproperties.com](http://www.modiproperties.com)

Resi. Add :  
# 11-187/2, Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393381666, 9246165551

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admn. Div. immediately


**WITNESSES NO. 2**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

K USHA DEVI  
CHANDRASEKHAR NAJR PUTHAN  
22/05/1960

Permanent Account Number:  
**ASEPK0176F**



*[Handwritten Signature]*  
Signature

इस कार्ड के खो जाने पर / किसी द्वारा खोई मिलने पर  
दुबारा सुरक्षा करें / रिपोर्ट करें  
कानून की शर्तों के तहत इस को हम  
श्रीलंका मंत्रालय, ट्रेड वर्ल्ड, 3 वीं, कक्षा, सिटी कम्पाउंड  
एन. डी. मार्ग, लोअर पैसल, मुंबई - 400 013

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Trade World, A Wing,  
Kandla Mills Compound,  
S. D. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2499 4656, Fax: 91-22-2495 0664,  
email: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

*K. Usha Devi*

1వ పుస్తకము 20/12 సం/త.న.19 ౨౨ తరం నె  
దస్తావేజి నెం. 1160 మొదటి భాగముల సంఖ్య  
85) ఈ భాగము చిరున సంఖ్య (15)

  
సచి-లికెన్డారు

