

24/12

Doc No: 24/12 of 2012

A-415



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 832158

S.No. 158 Date 18/05/2012

T. Sudhakar

Sold to C.H. Romesh

T. SUDHAKAR

S/o. D/o. W/o. G. H. Narayana Rao

LICENCED STAMP VENDOR

LIC No.15-01-007/2007

REN.No.15-01-026/2010

LIG-60 A.P.H.B. Colony, Chevella, R.R. Dist SRO

For Whom This Sale Deed is made and executed on this 29th day of May 2012

Vallabhnagar, Hyderabad by:

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, 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 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, Jayamansion, Kavadiiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A.Vittal, aged about 38 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 45 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".

[Signature]

[Signature]

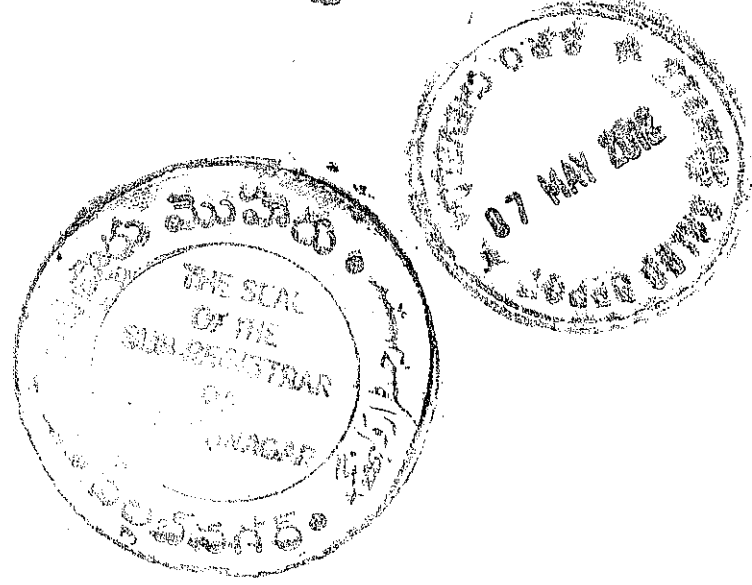
ಇದರ ಮೊತ್ತವು 2012 ಮೇ 19 34 ವರ್ಷದ
 ದಸ್ತಾವೇಜು ನಂ. 2412 ಇವುಗಳಿಗೆ ಪಾವತಿಯಾಗಿದೆ ಎಂದು
 (16) ಈ ದಸ್ತಾವೇಜು ಪಾವತಿಯಾಗಿದೆ ()

ಸಹ-ರಜಿಸ್ಟ್ರಾರರು

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
2. in shape of challan (u/S.41 of I.S.Act.,1959).....	Rs. 68500
3. in the shape of cash (u/S.41 of I.S.Act.,1959)	Rs. -
4. adjustment of stamp duty (u/S. 30 of I.S.Act.,1959,if any)	Rs. -
II. Transfer Duty:	
1. in the shape of challan.....	Rs. 27440
2. in the shape of cash.....	Rs. -
III. Registration fees:	
1. in the shape of challan.....	Rs. 6860
2. in the shape of cash.....	Rs. -
IV. User Charges:	
1. in the shape of challan.....	Rs. 100
2. in the shape of cash.....	Rs. -



ಮೊತ್ತ: 103000/-

2012 ವ.ನಂ. 202 ವ.ನಂ. 30 ವ.ನಂ. 30
 1984 ಉ.ಸ ನಂ. 2412 ನಂ.ನಂ. 09 ವ.ನಂ. 09
 1 ಮೂಲದಾಖಲೆ ನಂ. 2 (ಇವುಗಳ ಮೂಲ ದಸ್ತಾವೇಜುಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಸಹ-ರಜಿಸ್ಟ್ರಾರರು
 ಅಧಿಕಾರವಹಿಸಿ ಈ ದಸ್ತಾವೇಜುಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಸಹ-ರಜಿಸ್ಟ್ರಾರರು
 ಸಹ-ರಜಿಸ್ಟ್ರಾರರು ಮತ್ತು ಸಹ-ರಜಿಸ್ಟ್ರಾರರು ಇವರುಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಸಹ-ರಜಿಸ್ಟ್ರಾರರು
 ದಾಖಲೆ ವೆಚ್ಚ ರೂ. 6860/- ಮತ್ತು ಇತರ ವೆಚ್ಚಗಳನ್ನು
 ಪಾವತಿಸಿ ಈ ದಸ್ತಾವೇಜುಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಸಹ-ರಜಿಸ್ಟ್ರಾರರು
 ಅಧಿಕಾರವಹಿಸಿ ಈ ದಸ್ತಾವೇಜುಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಸಹ-ರಜಿಸ್ಟ್ರಾರರು

R. R. Dixit

R. R. Dixit

K. Prabhakar Reddy s/o. K. P Reddy, Service
 o/o. S-6-187/344, 2nd floor, Saham mansion, P.T.S.
 Road, Sec 18, through SPA for presentation of document
 vide Doc. No. 8/DK/18, dt. 19.01.08 at
 SRO, Vashi, Mumbai. R. R. Dixit

B. Satyanarayana

H- Col. B. SATYANARAYANA
 s/o Mr L. Balasubrahmanyam
 181, Pocket-1, Sector-6 (LADA flats)
 Sector-6, Anand, New Delhi-110075

① M.H. Kumar M. H. Kumar s/o. Late M. V. Rao, R/o. # 1-B, 504, Bhawani Apt
 Sec-18 A, Plot 8, Dwaraka, New Delhi - 110 078.

② M. V. Ubhaya Bhavani, w/o. M. H. Kumar R/o # 1-B, 504, Bhawani Apt
 Sec-18 A, Plot 8, Dwaraka, New Delhi - 110 078.



2012 ವ.ನಂ. 202 ವ.ನಂ. 30 ವ.ನಂ. 30
 1984 ಉ.ಸ ನಂ. 2412 ನಂ.ನಂ. 09 ವ.ನಂ. 09

B. Satyanarayana
 ಸಹ-ರಜಿಸ್ಟ್ರಾರರು

IN FAVOUR OF

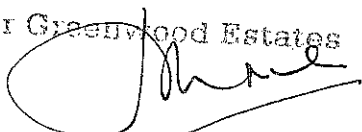
Lt. Col. B. SATYANARAYAN, SON OF Mr. L. BALASUBRAHMANYAN, aged about 37 years, Occupation: Service, residing at # 181, Pocket-I, Sector-6 (DDA Flats), Dwarka, New Delhi - 110 075., hereinafter referred to as the Buyer. The expression Builder and Buyer shall mean and include his/her/theirs, legal representatives, 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:
- a. Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
 - b. Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
 - c. Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
 - d. Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy

For Greenwood Estates


Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2012 నం. 2412 వ సంఖ్య 34 వ సంఖ్య
 దస్తావేజు నెం. 2412 నం. 2412 వ సంఖ్య
 (16) ఈ దస్తావేజు నెం. 2412 (2)

[Handwritten signature]
 16-05-2012

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

No. 2412/2012 Date 30/5/12

I hereby Certify that the duty of Rs. Sixty Eight thousand five hundred Only

has been paid in respect of the movement from Executant or the doc on the date of agreed

Market Value of Rs. 1372000/-

been higher than the consideration.

[Handwritten signature]
 Collector & Sub-Registrar
 Vallabhnagar
 (Under the Indian Stamp Act)

ENDORSEMENT

in the following amounts have been paid in respect of this documents

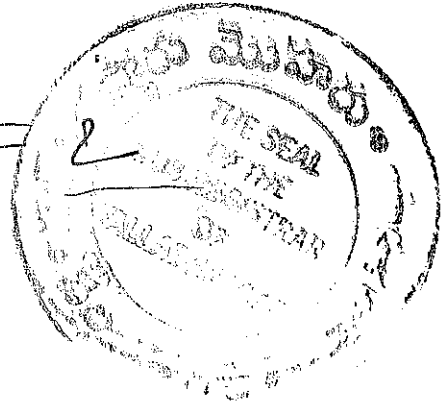
Sl. No.	Description of the document	In the form of					Total
		Stamp Duty	Chetan (S. 17)	Stamp Duty (S. 18 Act)	DD/BC/ Pay Order		
1	...	100	68500	D.O.no. 169998			68600/-
2	...	-	27440	Date 29/5/12			27440/-
3	...	-	6860	NDCG Bank			6860/-
4	Local Charge	-	100	Selamadaras			100/-
	Total	100	102900				103000/-

[Handwritten signature]
 16-05-2012

1వ పుస్తకము 2012 నం. 1934 వ సంఖ్య
 2412 నెం. 2412 వ సంఖ్య

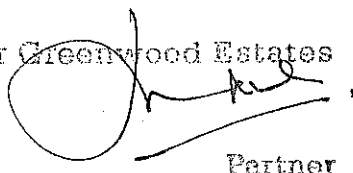
సంఖ్యం గుర్తున సంఖ్య 1500 2412 2012
 తేదీ:- 30/5/12

[Handwritten signature]
 త. భారత రాష్ట్ర
 పబ్లికేషన్
 పబ్లికేషన్



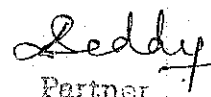
- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after 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 a semi-deluxe apartment bearing flat no. 215 on the second floor, in block no. 'A' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft., in the proposed group housing scheme 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.13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates



Partner

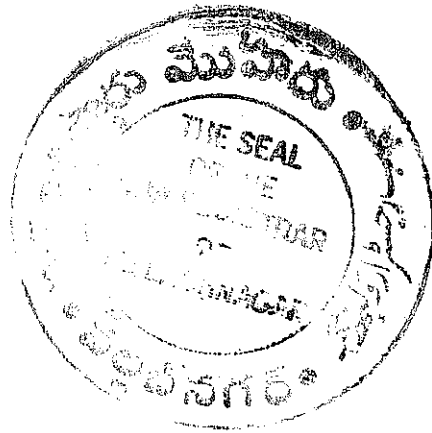
For Greenwood Estates



Partner

1వ పుస్తకము 2012/2013/19 34 వ సంపు
కన్యవేత సం. 2012 కు కుటుంబ కార్యకర్తల సంఖ్య
66 ఈ కార్యకర్తల జాబితా సంఖ్య (3)



సచి-అధికారి



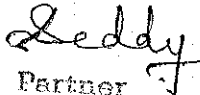
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has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


NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

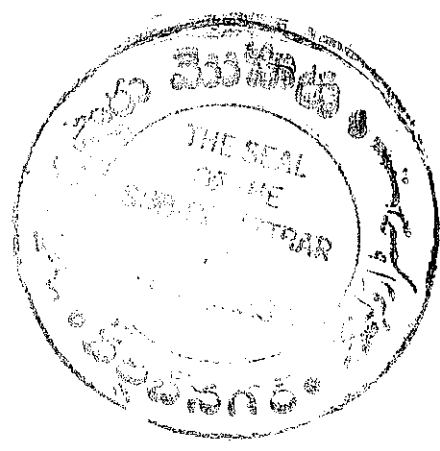
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 215 on the second floor, in block no. 'A', having a super built-up area of 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) in building known as Greenwood Residency together with:
 - a) An undivided share in the Schedule Land to the extent of 89.18 sq. yds.
 - b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 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.13,72,000/- (Rupees Thirteen Lakhs Seventy Two 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.

For Greenwood Estates

Partner

For Greenwood Estates


Partner

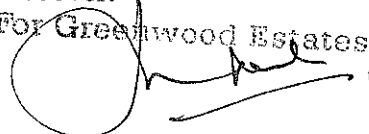
1వ భుజ్జకరం 2012/10/10 35 నంబర్
 దస్తావేజు నెం. 2412 10 గణపాపాల సంఖ్య
 16) ఈ అధికారుని పేరు సంఖ్య 14) 
 సహ-అధికారి

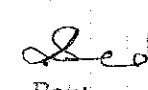



6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, 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.

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 Greenwood Residency as follows:-
 - i. 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.
 - ii. 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.
 - iii. 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.
 - iv. 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.

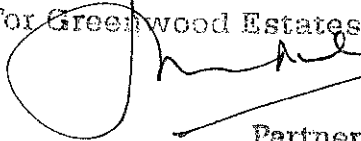
For Greenwood Estates

Partner

For Greenwood Estates

Partner

15 వ తేదీ 2012 కే.ఆ.సీ.19 34 వ.సం.వి
పట్టణం నెం. 24.12.2012 నా జాబితవల సంఖ్య
616 ఈ జాబితవల సంఖ్య (5) 
సహ-అధ్యక్షుడు



- v. 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.
- vi. 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.
- vii. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- viii. 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.
- ix. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs.1,02,900/- is paid by way of pay order no. 169998, dated 29.5.12, and VAT an amount of Rs.40,713/- paid by way of pay order no. 170000, dated 29.5.12, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

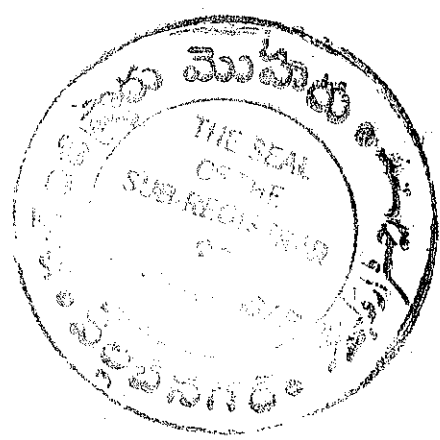
For Greenwood Estates

Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2012-13/త.న.19 34 వ.నం.పు
దస్త్రవేళ నెం. 2412 తొలిసారి కారీవారుల సంఖ్య
(16) ఈ కారీవారుల పేర్లు (6)


సహ-నిర్వాహకుడు



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 bearing flat no. 215 on the second floor, in block no. 'A' admeasuring 1665 sft. of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

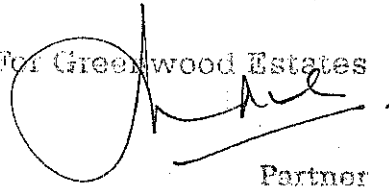
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	7' wide corridor

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

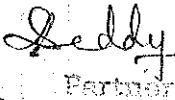
WITNESSES:

1. MKKumar

For Greenwood Estates

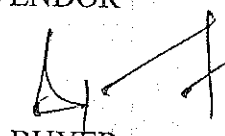

Partner

For Greenwood Estates


Partner

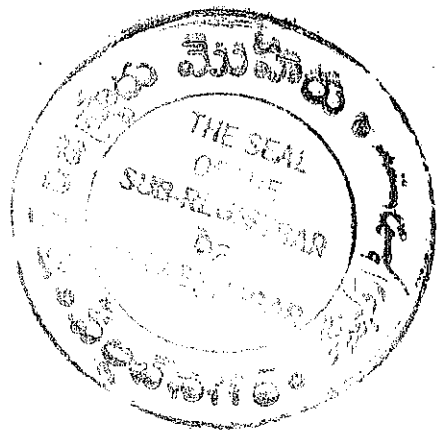
VENDOR

2. M.V. Ubhaya Bharathi


BUYER

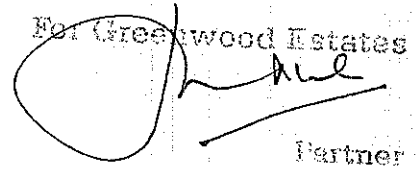
18 ಫೆಬ್ರವರಿ 2012 ರ 24.12.11 ರ 34 ಕನಂಪೆ
ದಸ್ತಖತಾ ನಂ. 24.12.11 ರ 34 ಕನಂಪೆ
618 ಕೆ ಕನಂಪೆ (77)

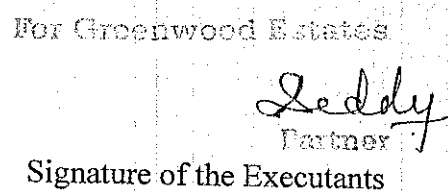
ಸಹ-ಅಧ್ಯಕ್ಷರು



ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 215 on the second floor, in block no. 'A' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 89.18 sq. yds, U/S Out of Ac. 6-05 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor : 100 sft. Parking Space for one car
- b) In the First Floor : -
- c) In the Second Floor : 1665 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. 13,72,000/-

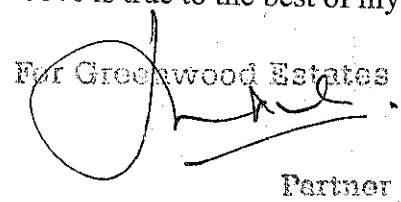
For Greenwood Estates

Partner

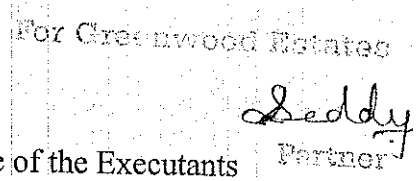
For Greenwood Estates

Partner
Signature of the Executants

Date: 29.05.2012

C E R T I F I C A T E

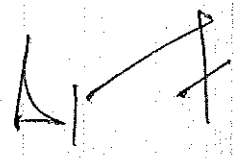
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

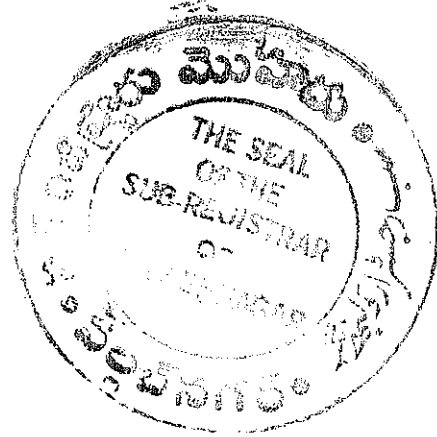
Date: 29.05.2012

Signature of the Executants



1st ప్రజ్ఞాపకము 2012-20/కా.గి.19 ...34 వనంబు
దస్త్రావళి నెం. 2412-20 ప్రజ్ఞాపక తాదాకముల సంఖ్య
(16) ఈ తాదాకము కుటుంబ సంఖ్య (8)

సచి-అధ్యక్షులు



REGISTRATION PLAN SHOWING

FLAT NO. 215 IN BLOCK NO. 'A' 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

BUYERS: LT. COL. B. SATYANARAYAN, SON OF MR. L. BALASUBRAHMANYAN

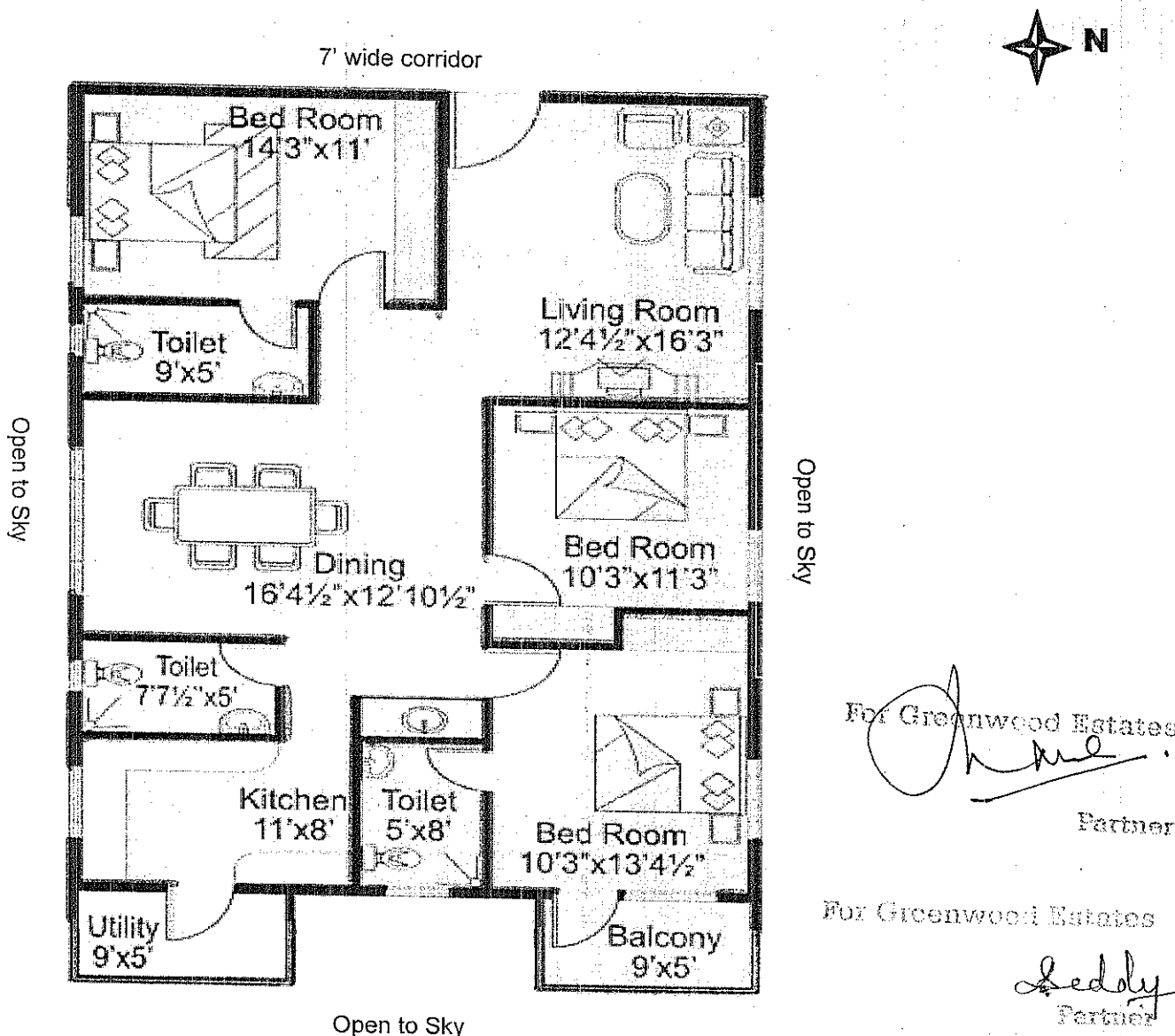
REFERENCE:
AREA: 89.18

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

EXCL:

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



For Greenwood Estates
[Signature]
Partner

For Greenwood Estates
[Signature]
Partner

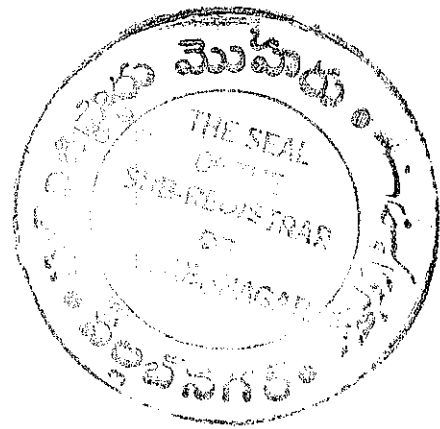
WITNESSES:

1. *M. K. Kumar*
2. *M. V. Ubhaya Bhavathi*

SIG. OF THE VENDOR

SIG. OF THE BUYER

15 నవంబరు 2012 మంగళవారం 34 వ.సం.పు
తనకొకటి రెండు 24/27 వ.సం. అనుబంధాల సంఖ్య
616 ఈ కారణము వల్ల (9) 3
సహ-అధ్యక్షులు






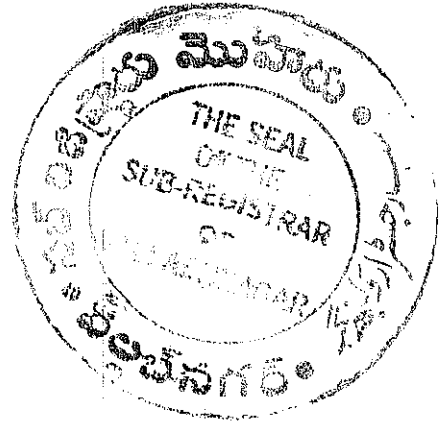
For Greenwood Estates, For Greenwood Estates

[Handwritten signature]
Partner

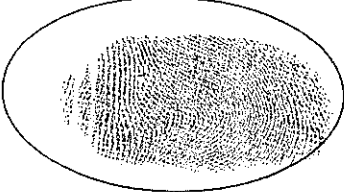

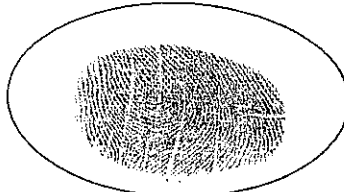



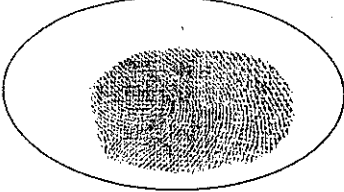

[Handwritten signature]
Partner

18 వ పుస్తకము 20120/అ.శ.19 క్ష.నం.1
దస్తావేజు నెం. 2412 కు పుస్తకము లాగిణముల సంఖ్య
(16) ఈ లాగిణముల వరుస సంఖ్య (10)


సబ్-రెజిస్ట్రారు

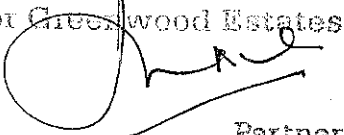


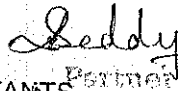
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>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</p> <p>1. SHRI. SOHAM MODI, S/O. SHRI. SATISH MODI</p> <p>2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502, VASAVI HOMES UMA NAGAR, 1ST LANE BEGUMPET, HYDERABAD</p> <p>SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 08/BK-IV/2008 Dt: 09.01.2008:</p> <p>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.</p> <p>BUYER:</p> <p>LT. COL. B. SATYANARAYAN S/O. MR. L. BALASUBRAHMANYAN R/O. # 181, POCKET-I SECTOR-6(DDA FLATS) DWARKA NEW DELHI - 110 075,</p>
			
			
			


SIGNATURE OF WITNESSES:

- M.H.Kumar
- M.V. Ubhaya Bhavathi

For Greenwood Estates

 Partner

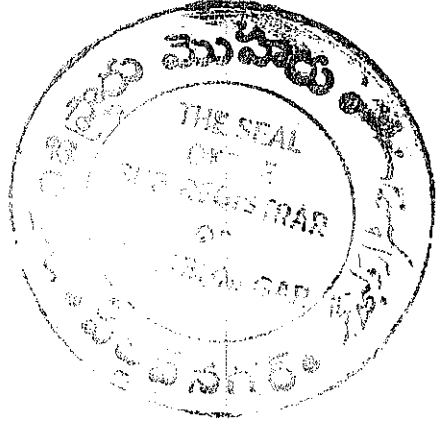
For Greenwood Estates

 Partner

SIGNATURE OF EXECUTANTS


 SIGNATURE(S) OF BUYER(S)

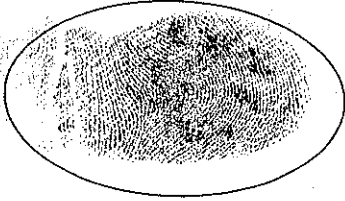
1వ పుస్తకము 2012-13-14 34వ ప.నం.వల్ల
దస్తావేజు నెం. 24.1.22 కమల సంఖ్య
(10) ఈ కాగితము బహుళ సంఖ్య (11)

సచి-రజస్వారు



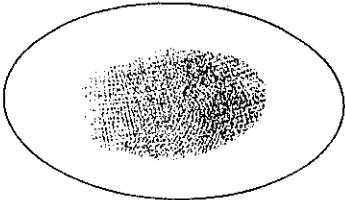
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<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>
---------------	---	---	---



WITNESSES:

1. MR. M. H. KUMAR
S/O. LATE. M. V. RAO
R/O. # I-B, 504
BHARAT APARTMENT
SECTOR-18 A, PLOT 8
DWARAKA
NEW DELHI - 110 078.



2. MRS. M. V. UBHAYA BHARATHI
W/O MR. M. H. KUMAR
R/O. # I-B, 504
BHARAT APARTMENT
SECTOR-18 A, PLOT 8
DWARAKA
NEW DELHI - 110 078

SIGNATURE OF WITNESSES:

1. *MH Kumar*


2. *M.V. Ubhaya Bharathi*

15 నవంబరు 2012-వం/అ.న.19 34 వసంసృ
దస్తావేజు నెం. 24/2-వంసంసృ బాగీతముల సంఖ్య
616 ఈ బాగీతము బయట సంఖ్య (12)

సహాయక



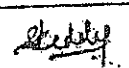
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F



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

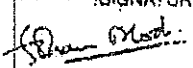
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H



नाम /NAME
SOHAM SATISH MODI


पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE


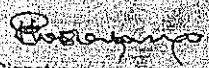
मुख्य आयकर आयुक्त, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh


आयकर विभाग
 INCOME-TAX DEPARTMENT



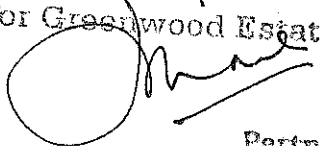
भारत सरकार
 GOVT. OF INDIA

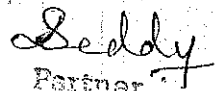
PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

Signature




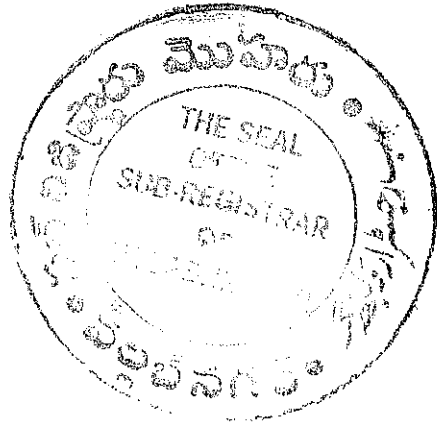
10062009

For Greenwood Estates

 Partner

For Greenwood Estates

 Partner

1వ ప్రస్తావన 2012వే/ఆ.న.19 34 వసం.న
దస్తావేజు నెం. 2412 కౌన్సిలరు కారితముల సంఖ్య
(16) ఈ కారితము తయారు సంఖ్య (13)

సచి/ఆస్ట్రో




BUYER:

भारत सरकार
 GOVT. OF INDIA
 आयकर विभाग
 INCOME TAX DEPARTMENT
 B SATYANARAYAN
 L BALASUBRAHMANYAN
 14/07/1974
 Permanent Account Number
 AWEPS2559N
 Signature

Handwritten signature

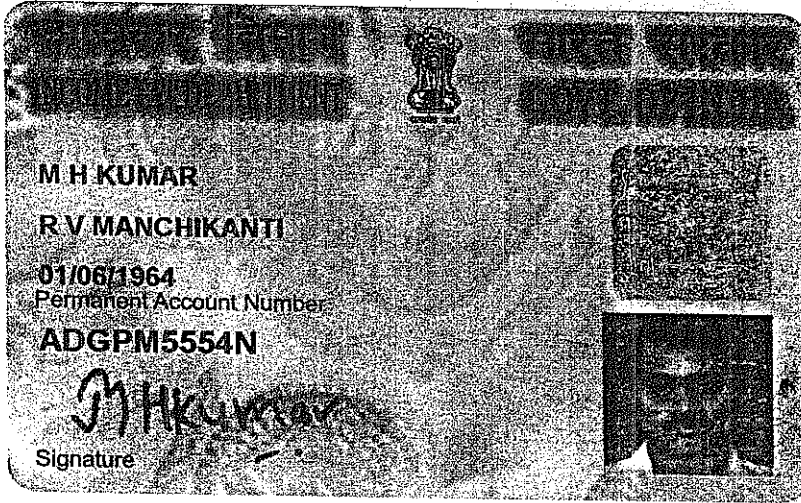
In case this card is lost/damaged, kindly inform return to
 Income Tax PAN Services Unit, ITIS,
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614
 यह कार्ड खो जाने पर कृपया सूचित करें / भेजें
 आयकर सेवा सेवा यूनिट, ITIS,
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई - 400 614

1వ పుస్తకము 2012-వం/అ.స.19 34 వసం.వి
దస్త్రావళి నెం. 2412 కైయ్యగుం లాటికేషనల నంబర్
616 ఈ లాటికేషను వదుల నంబర్ 14


పబ్లికేషన్



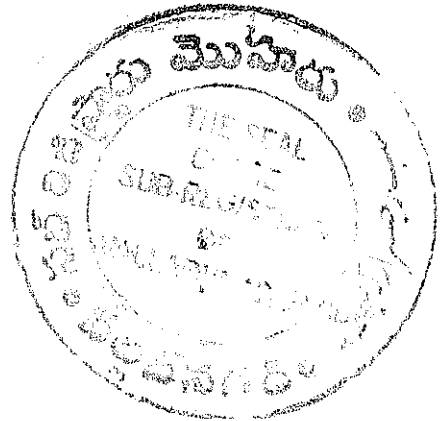
WITNESS NO-1 :



MHKumar

1వ పుస్తకము 2012వం/అ.న.19 324 వసం.వి
దస్తవేళ నెం. 2412 మొత్తము కారితముల సంఖ్య
616 ఈ కారితము వరుస సంఖ్య 65

స. రెడ్డి



WITNESS NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

M V UBHAYA BHARATHI
BHANUMURTHY INDRAGANTI
29/07/1969
Permanent Account Number
AIWPM9419M

M. V. Ubhaya Bharathi
Signature



M. V. Ubhaya Bharathi

1st Floor, No. 2012/10/19 34, 4th Floor
Kannada Bldg. No. 2012 7th Floor, 4th Floor, 5th Floor
(16) 4th Floor, 5th Floor, 6th Floor (16)

Sub-Registrar

