

1379

DOCT. NO. 1364/12

A-411

SCANNED

1448



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 6626 Date: 13-03-2012, Rs. 100/-

Purchaser: CH.RAMESH S/O CH. NARSING RAO R/O HYD.

For Whom: M/s. GREEN WOOD ESTATES.

AS 881969  
*S. Poshetty*  
**S. POSHETTY**  
 STAMP VENDOR BHONGIR  
 L.No.23-01-003/2000  
 R.No.23-01-011/2012  
 H.No.1-7-7711, R.D. Nagar, BHONGIR-5031  
 Dist.Nalgonda, Cell:9808557240

SALE DEED


This Sale Deed is made and executed on this 24<sup>th</sup> day of March 2012 at SRO, 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, 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".

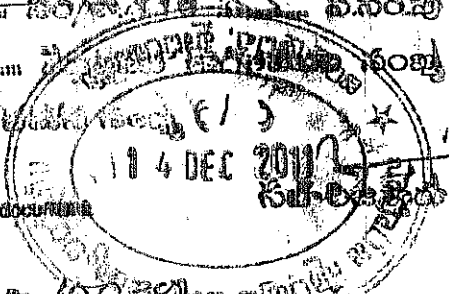
AND

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, Jayamansion, Kavadiguda, 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, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, 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".

For Greenwood Estates To Greenwood Estates  
  
 Reddy

18 Dec 2012 No. 114/2012 S. K. Prabhakar  
 Register No. 1364  
 6143



**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. 100200
- 2. in shape of challan (u/s. 41 of I.S.Act., 1899)..... Rs. 686020
- 3. in the shape of cash (u/s. 41 of I.S.Act., 1899).....
- 4. adjustment of stamp duty u/s. 16 of I.S.Act., 1899, if any.....

**II. Transfer Duty.**

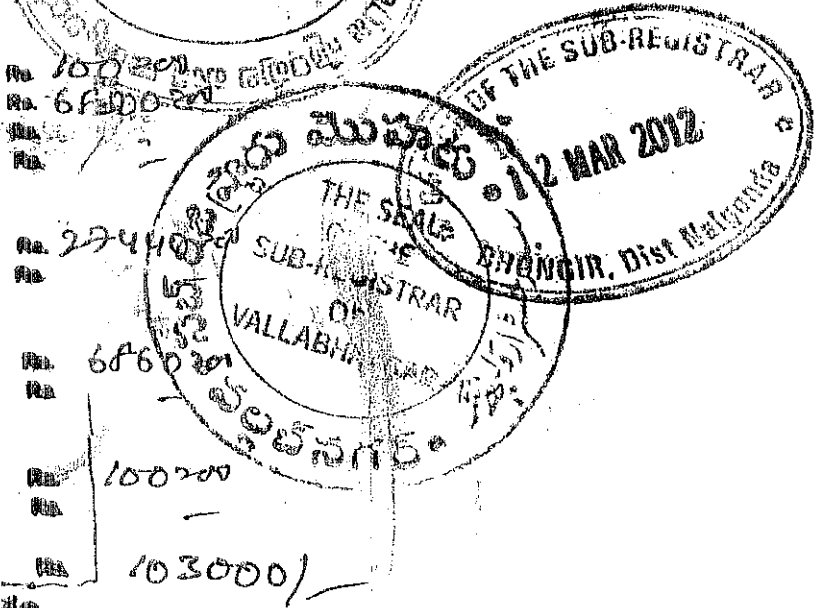
- 1. in the shape of challan.....
- 2. in the shape of cash.....

**III. Registration fees:**

- 1. in the shape of challan.....
- 2. in the shape of cash.....

**4. User Charges.**

- 1. in the shape of challan.....
- 2. in the shape of cash.....



Rs. 274400  
 Rs. 686020  
 Rs. 100200  
 Rs. 103000

2012 మార్చి 24 నుండి 1934 వరకు సం. 04 వరకు

11 పుస్తకము 12 గంటల వ్యాజ్య వ్యవహారము నకు లాభము  
 కారణముతో శ్రీ శ్రీమతి K. Prabhakar Reddy  
 లాభము 1998 లోని సం. 32వ ము అనునది  
 సర్కారువారు ఖరీదే గానీ ముందు వివరములతో సహా  
 దాఖలు చేసి రుసుము రూ. 686020 లు చెల్లించినది

*Prabhakar*  
*Prabhakar*



*V. Prabhakar*

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/SPA for presentation  
 of documents, Vide GPA/SPA No. 8/BK/108  
 dated 19-01-08 registered at SRO  
 Ranga Reddy District, Vallabh Nagar

CH. VENKAT RAMANA REDDY S/o. LATE ANJI REDDY  
 OCC. SERVICE R/o. 11-187/2, RA NO-2, Green Hills colony  
 HYDERABAD

*Prabhakar*

D. Pavankumar  
 S/o D. Arjaneyulu, Service  
 Add: H-No-2-63/2, Panathapur  
 Uppal, Hyderabad

2012 మార్చి 24 నుండి 1934 వరకు సం. 04 వరకు

*Prabhakar*  
 D. Bhadravantha Reddy  
 నుండి  
 వ్యవహారము

IN FAVOUR OF

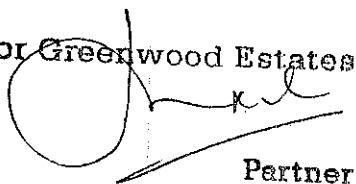
1. Cdr. Y. V. RAMAKRISHNA, SON OF Sri. Y. V. RAMANA, aged about 36 years, Occupation: Service.
2. Mrs. NEELIMA RAMAKRISHNA, WIFE OF Cdr. Y. V. RAMAKRISHNA, aged about 32 years, both are residing at # 34/6, Gorkha Hill, Wellington, Coonoor, Nilgiris, Tamilnadu - 643 231., hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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

WHEREAS:

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

For Greenwood Estates

  
Partner

For Greenwood Estates

  
Partner

1వ పుస్తకము 2012 సం/ త. 1933 వ. సం. పు  
 దస్తావేజు సం. 1364 వెంట్రము ఆగితముల సంఖ్య  
 (14) ఈ ఆగితము వదున సంఖ్య (2)

*[Signature]*  
 సబ్-రిజిస్ట్రారు

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

No. 1364/12 Date 24/3/12

I hereby Certify that the deficit Stamp duty  
 68500/- (Rs. Sixty Eight thousand  
 five hundred only)

has been levied in respect of the movement from  
 Executant of this doct on the asis of agreed

Market Value of Rs. 1372000/-

been higher than the consideration.

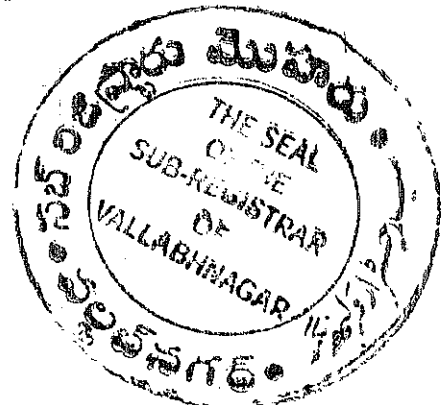
*[Signature]*  
 Collector & Sub-Registrar  
 Vallabh Nagar  
 (Under the Indian Stamp Act)

68500/-  
 An amount of Rs. 22,140/- towards Stamp Duty  
 including Transfer Duty and Rs. 6,000/- towards  
 Registration Fee was paid by the party through  
 challan Receipt Number 9330.R.F. 6 Dated  
 20/3/12 at SBH Begumpet at Branch (299)  
 Dt. 24/3/12.  
 St. SRO Vallabh Nagar  
*[Signature]*  
 Sub-Registrar  
 Vallabh Nagar

1వ పుస్తకము 2012 సం/ త. 1934 వ సం. పు  
 1364 నెంబరుగా రిజిస్టరు చేయబడినది. స్వాసింగ్  
 నమూనూ గుర్తింపు నెంబరు 1508-1-1364-2012.

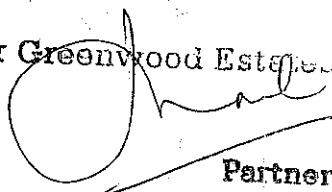
తేదీ, 24/3/12.

*[Signature]*  
 అ. భగవంతు రావు  
 సబ్ రిజిస్ట్రారు  
 వల్లభనగరం



- 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. 411 on the fourth 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) together with undivided share in the scheduled land to the extent of 89.18 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft in the building known as GREENWOOD RESIDENCY and has approached the Vendor. Such apartment 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.

For Greenwood Estate



Partner

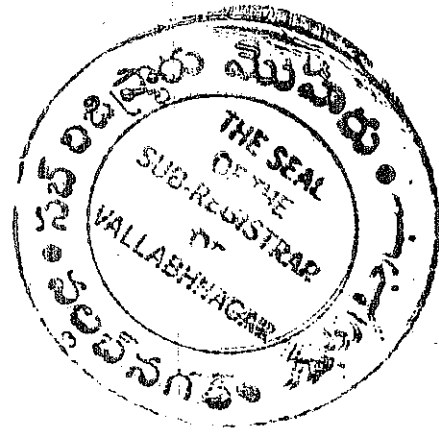
For Greenwood Estate



Partner

1వ పుస్తకము 2012-13/కా.క.19-23..... వ.సం.పొ  
దస్తావేజి. నం. 136/..... సేవార్తము కారితముల సంఖ్య  
(14) ఈ కారితము వరుస సంఖ్య (3)

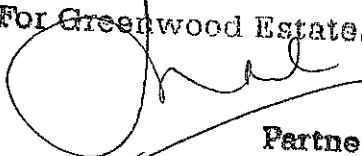
సచి-అకౌంట్స్



- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have no share in the sale consideration agreed herein.

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

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 411 on the fourth 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.

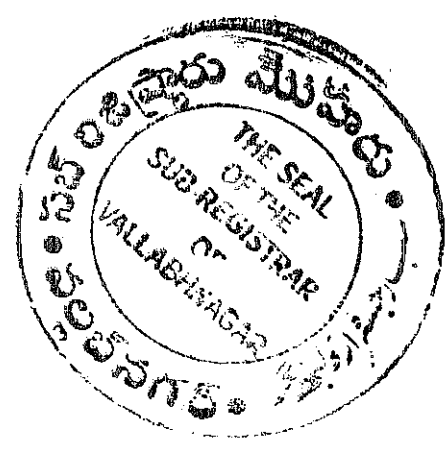
For Greenwood Estates  
  
Partner

For Greenwood Estates

  
Partner

1వ పుస్తకము 2012-13/క.శ.19 33 దసంఖ  
దస్తావేజు నం. 1364 మొట్టమొదట దాఖలుయ్యిన తేదీ  
(1/4) ఈ దాఖలుకు యిలాసం నంబర్ (4)

నవలలికార్లు





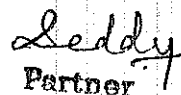
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further 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

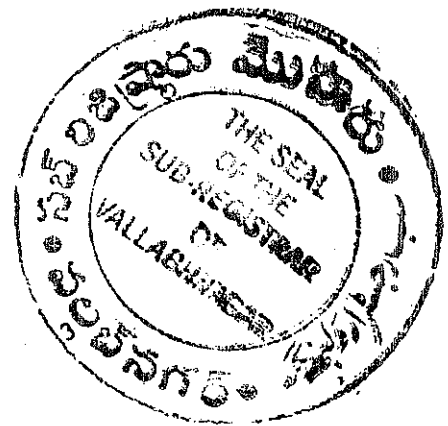
For Greenwood Estates



Partner

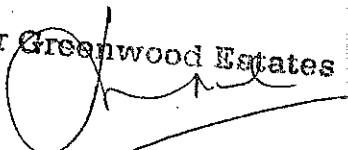
1వ పుస్తకము 202... 1932... ద.నం.తి  
కస్తాబేజ నెం 1364... అధికారుల సంతకం  
(14) ఈ అధికారుల చిహ్నం (5)

సర్-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 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. 1,02,900/- is paid by way of challan no. 450886 dated 20.3.12, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 42,788/- paid by way of Payorder no. 167639, dated 20.3.12, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

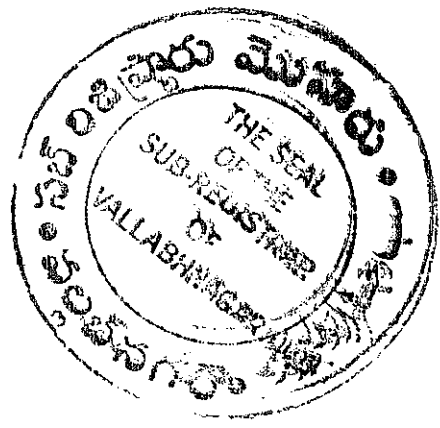
  
Partner

For Greenwood Estates

  
Partner

1వ వ్యవహారం 2012-13/అ.ఆ.1933..... తనంబు  
తస్తాపేజీ నెం. 1364..... మొత్తము అగతముల సరిబట్టి  
(14) ఈ అగతము జరుగు సరిబట్టి (6)

సచివ్



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'

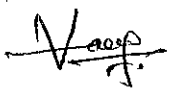
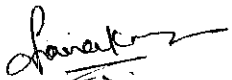
SCHEDULE OF APARTMENT

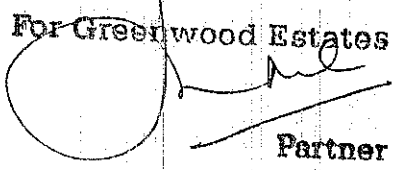
All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 411 on the fourth floor, in block no. 'A' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft., of built-up area & 333 sft., of common area) together with proportionate undivided share of land to the extent of 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	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. 
2. 

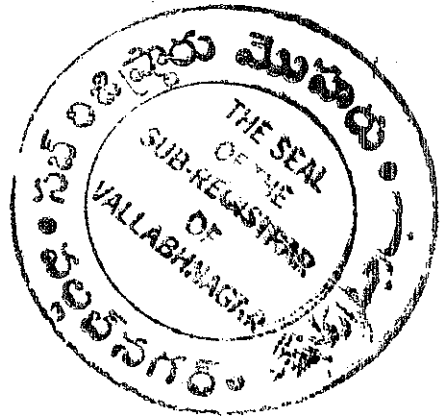
For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

VENDOR

1వ పుస్తకము 2012 సం/తే.19 37 వసంపు  
దస్తావీజ్ నెం. 1364 మొదలము లాగితముల సంఖ్య  
(14) తది తదిగిరిము వసంపు (7)

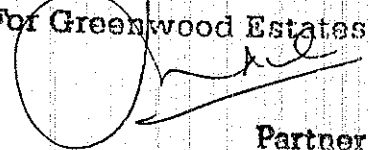
సచ-కార్యులు

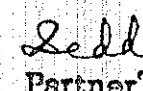


ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 411 on the fourth 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, Ranga Reddy 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 : -
- (d) In the Third Floor : -
- (e) In the Fourth Floor : 1665 sft
- (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/-

Date: 24.03.2012

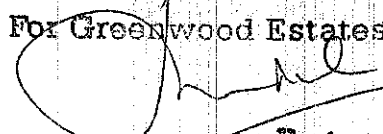
For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

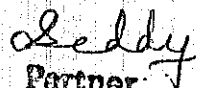
Signature of the Executants

C E R T I F I C A T E

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

For Greenwood Estates  
  
Partner

For Greenwood Estates

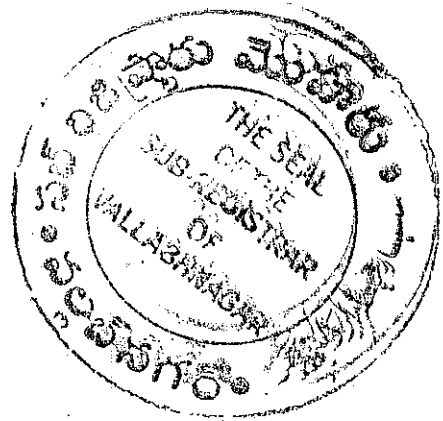
  
Partner

Date: 24.03.2012

Signature of the Executants

1వ పుస్తకము 2012 తి/త.శ.1922 వసంపు  
దిస్తావట్ల నం: 1364 మొట్టమొదటి కాగితముల సంఖ్య  
(14) తు కుగితము బహుళ సంఖ్య (9)

సహ-రజిస్ట్రారు





# REGISTRATION PLAN SHOWING

FLAT NO. 411 IN BLOCK NO. 'A' ON THE FOURTH FLOOR  
IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

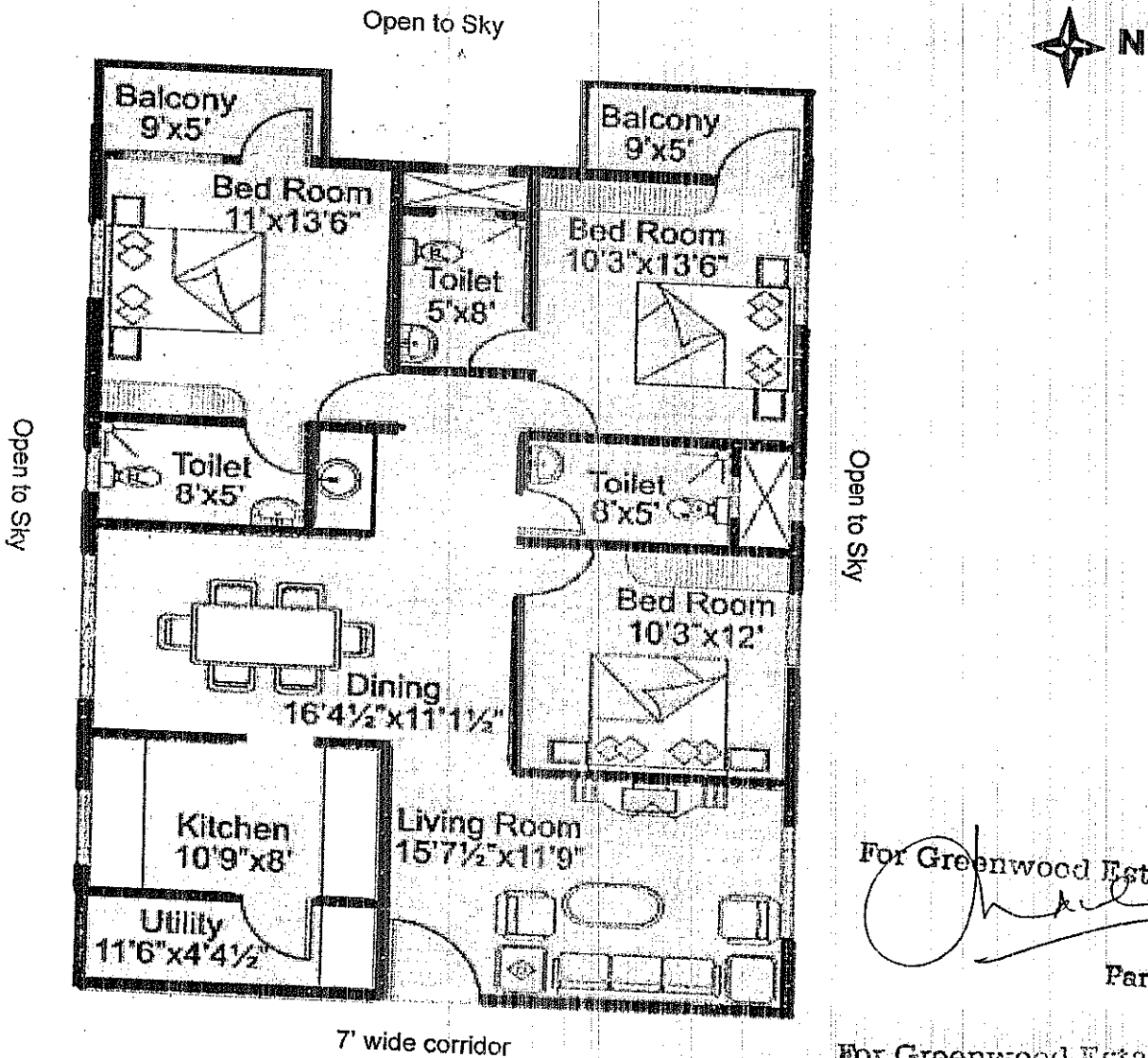
**VENDOR:** KOWKUR VILLAGE, MALKAJGIRI Mandal, R.R. Dist.  
M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

- 1. MR. SOHAM MODI, SON OF MR. SATISH MODI
- 2. MRS. K. SRIDEVI, WIFE OF MR. K. V. S. REDDY

**BUYERS:**  
1. CDR. Y. V. RAMAKRISHNA, SON OF SRI. Y. V. RAMANA  
2. MRS. NEELIMA RAMAKRISHNA, WIFE OF CDR. Y. V. RAMAKRISHNA

**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

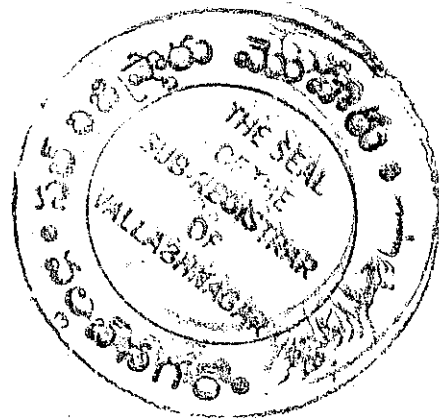
**WITNESSES:**

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

**SIG. OF THE VENDOR**

18 వ పేజీ కమిషన్ 2012 తి/త.శ.1932 వ సంవత్సరం  
దస్తావజ్జీ నం: 1364 మొదటి భాగం కాగితముల సంఖ్య  
(14) తి. కమిషన్ భాగం నంబర్ (9)

సహ-అజిస్టెంట్



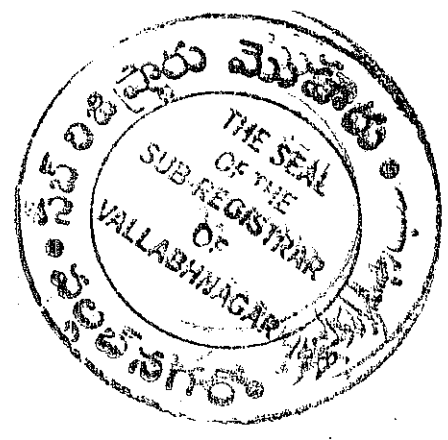


For Greenwood Estates  
*[Signature]*  
Partner

For Greenwood Estates  
*[Signature]*  
Partner

1వ పేజీ కమీషన్ 2012 నం/సా.శ.1933 వ.నం.పు  
దస్తావేజు నం: 1364 మొత్తం కారితముల సంఖ్య  
614 ఈ కారితము వరుస సంఖ్య (10)

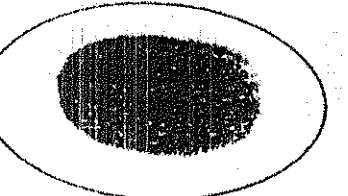
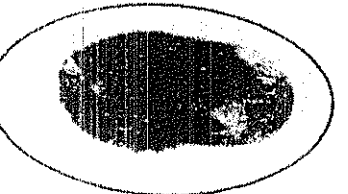
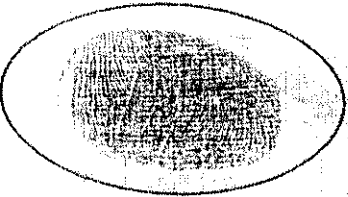
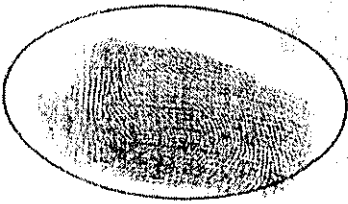
సచ-బి.జి.స్టోరు



**PHOTOGRAPHS AND**

**PRINTS AS PER SECTION 32A OF  
N 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, 1<sup>ST</sup> LANE  
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.  
(& REPRESENTATIVE TO BUYERS)

**BUYER:**

1. Cdr. Y. V. RAMAKRISHNA  
S/o. SRI. Y. V. RAMANA  
34/6, GORKHA HILL  
WELLINGTON, COONOR  
NILGIRIS, TAMILNADU - 643 231.

2. MRS. NEELIMA RAMAKRISHNA  
W/O. Cdr. Y. V. RAMAKRISHNA  
R/O. 34/6, GORKHA HILL  
WELLINGTON, COONOR  
NILGIRIS, TAMILNADU - 643 231.

**SIGNATURE OF WITNESSES:**

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

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

*[Signature]*

Greenwood Estates

For Greenwood Estates

Partner

*[Signature]*  
Partner

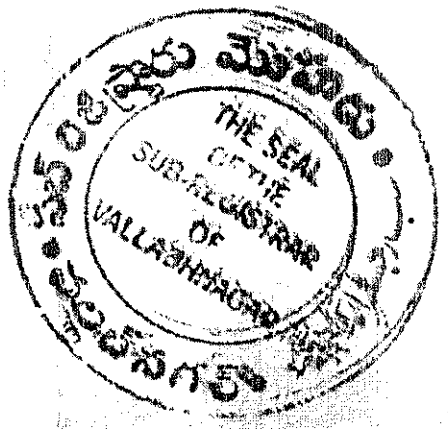
SIGNATURE OF THE EXECUTANTS

*[Signature]*  
(Y.V. Ramakrishna)  
Coonoor (64679)


*[Signature]*  
Coonoor

1వ ప్రకటన 2012 సం/అ.6.19 33 వసం.చి  
దస్తావేజ్ నెం: 1364 హుక్కుమా తాగితముల సంఖ్య  
6173 ఆ తాగితముల జరుగున సంఖ్య (11)

అ.క.రాజు



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AIYPK2089F

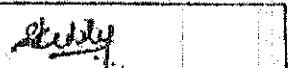


नाम / NAME  
SRIDEVI KALICHETI

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


जन्म तिथि / DATE OF BIRTH  
19-04-1977

हस्ताक्षर / SIGNATURE



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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

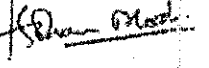


नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE




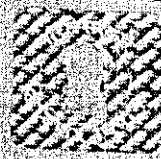
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

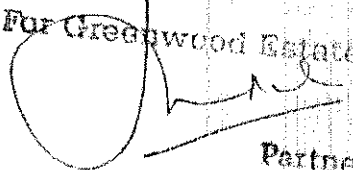
15/01/1974  
Permanent Account Number  
AWSPP8104E


Signature



10082008

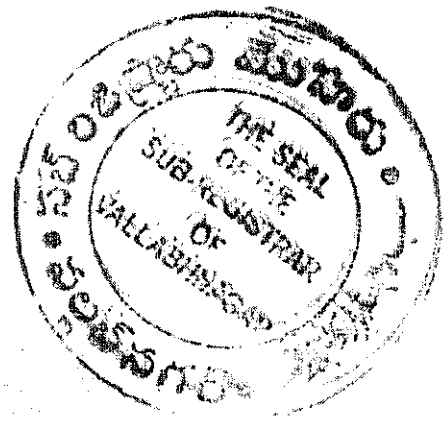
For Greenwood Estates  
  
 Partner

For Greenwood Estates

  
 Partner

18 వేస్త్రావళి 2012 నంబరు 1933 వనంబు  
కన్యావేద సం. 1364 మొత్తము తాగివయిల సంఖ్య  
0143 తది తాగివయిల వయిల సంఖ్య (12)

సహాయక

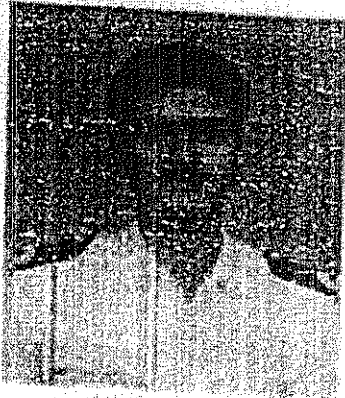




**PHOTOCOPIES OF PAN CARD**

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

**AAAPY6339P**



नाम / NAME

**VENKATA RAMAKRISHNA  
YELLEPEDDY**

पिता का नाम / FATHER'S NAME

**VENKATA RAMANA YELLEPEDDY**

जन्म तिथि / DATE OF BIRTH

**08-03-1975**

हस्ताक्षर / SIGNATURE

*[Handwritten signature: V. Ramakrishna]*

*[Handwritten signature: R. Singh]*

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

*[Handwritten signature: V. Ramakrishna]*  
Commander (0467914)

**आयकर विभाग**

**INCOME TAX DEPARTMENT**



**भारत सरकार**

**GOVT. OF INDIA**

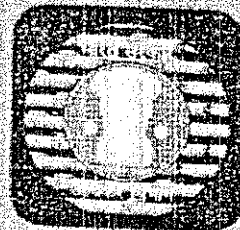
**Y NEELIMA**

**KAMESWARARAO SRIPADA**

**18/04/1979**

Permanent Account Number

**ACQPY2128P**



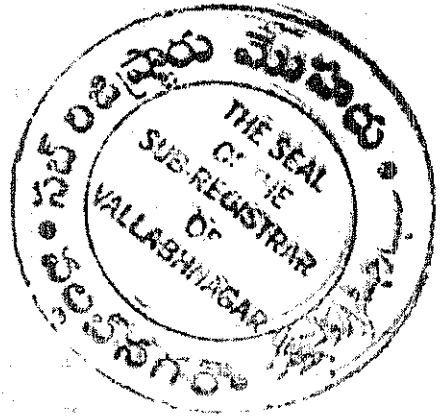
*[Handwritten signature: Neelima]*  
Signature

*[Handwritten signature: Neelima]*

*[Handwritten signature: Yellepeddy Neelima Ramakrishna]*

18 వ పుస్తకము 2012 సం/శా.శ.1933 వ సంఖ్య  
దస్తవేజు నెం. 1364 మొత్తము ఆగిరిముల సంఖ్య  
(17) ఈ ఆగిరిముల దయచే సంఖ్య (13)

సబ్-రెజిస్ట్రారు



WITNESSES NO. 1

Customer Relations Division



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  
5-4-167/3A1, 3rd floor,  
M.G Road, Secunderabad-500003  
Ph: 040-66335551, 040-27544054

[www.modiproperties.com](http://www.modiproperties.com)

Res. Add.  
# 11-167/2, Road No 2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad,  
Ph: 9393381665, 9246165861

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 Admin Div immediately

WITNESSES NO. 2

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
DOKUPARTHY PAVANKUMAR		
ANJANEYULU DOKINARTHY		
1405/1999		
Panama, Arolics Park BCUPD249M		
<i>[Handwritten Signature]</i> Signature		

*[Handwritten Signature]*

1వ పుస్తకము 2011 సం/త. 1937 వ సంవ  
దస్తవేదిక నెం. 1364 పేరుతో అనుబంధముల సంఖ్య  
(14) ఈ అనుబంధము చిట్టా సంఖ్య (14)

సబ్-రిజిస్ట్రారు

