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Doc No. 3068/2011

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 880958

Sl.No. 54670 Dt: 29-08-2011 Rs.100/-  
 Name : Ramesh  
 S/o.Narsing Rao  
 For Whom : M/s. Green Wood Estates

K.SATISH KUMAR  
 Licenced Stamp Vendor  
 LIC.No.15-18-013/2000  
 REN.No.15-18-016/2009

**SALE DEED**

H.No.5-2-30, Premavathipet (v)  
 Rajendranagar, Hyderabad,  
 Ranga Reddy District.  
 Ph.No.9849355156

This Sale Deed is made and executed on this 12<sup>th</sup> day of ~~Aug~~ Sep 2011 at S.R.O. Vallabh Nagar, 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 41 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 33 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

**AND**

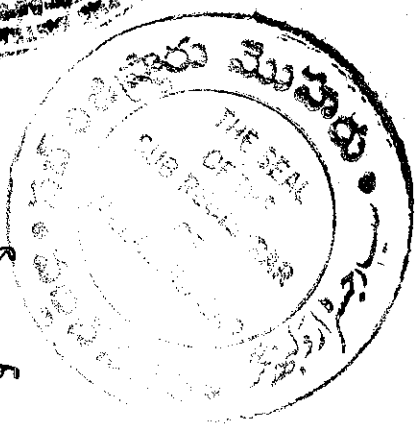
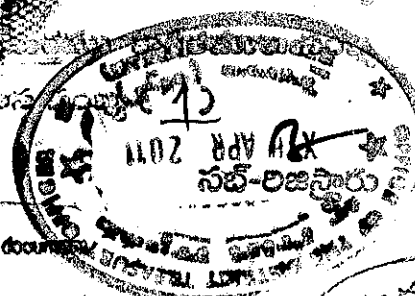
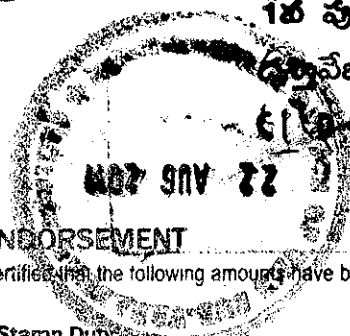
1. SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA, aged about 41 years, Occupation Business, R/o. H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
  2. SHRI. K. GOPINATH, S/O. SHRI. K. BHASKAR aged about 18 years, Occupation Business, R/o. H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
  3. SHRI. A. PURUSHOTHAM, S/O. SHRI. A. VITTAL, aged about 41 years, Occupation Business, R/o. 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 33 years, Occupation Business, R/o. 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 40 years, Occupation Business, R/o. H. No. 1-3-2, Kisan Nagar, Bhongir, Nalgonda Dist.
- being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 41 years, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 33 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

*[Signature]*

*[Signature]*

1వ పుస్తకము No. 2068  
 6150 ఈ కాగితము చతుస్ర



**ENDORSEMENT**

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

<b>I. Stamp Duty:</b>		
1. in the shape of stamp papers.....	Rs.	100 00
2. in shape of challan ( u/s.41 of I.S.Act.,1899).....	Rs.	5/150 00
3. in the shape of cash (u/s.41 of I.S.Act.,1899)	Rs.	-
4. adjustment of stamp duty u/s. 16 of I.S.Act.1899,if any	Rs.	-
<b>II. Transfer Duty:</b>		
1. In the shape of challan	Rs.	20500 00
2. in the shape of cash	Rs.	-
<b>III. Registration fees:</b>		
1. in the shape of challan	Rs.	5/25 00
2. in the shape of cash	Rs.	-
<b>IV. User Charges:</b>		
1. in the shape of challan	Rs.	100 00
2. in the shape of cash	Rs.	-
	<b>Rs.</b>	<b>769 75</b>

2011వ సం. సెప్టెంబర్ నెం. 12 వ తేదీ  
 1933 వ.సం.నం. 4150 మూలము 21 వ తేదీ పాఠం  
 12వ సం.నం. 12 గంటల పుస్తకము వల్ల సబ్ రిజిస్ట్రారు  
 కార్యాలయంలో శ్రీ శ్రీమంత్ **K. Prabhakar Reddy**  
 లిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ ను అనుసరించి  
 సున్నించబడిన నోట్ల గ్రామము కులయము వేరముద్దుల నరక  
 దాళలు చేసి రుసుము రూ. 5/25 00 ను చెల్లించినది  
 వాని ఇచ్చినట్లు ఉపాధిపతులు  
 ఖరీదు లోబడినవి

*K. Prabhakar Reddy*  
*K. Prabhakar 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. 5/25/08  
 dated 19.01.08 registerer at SRO, Vallabhnagar  
 Ranga Reddy District.

1) *[Signature]*  
 CH. VENKAT RAMANA REDDY S/O. LATE ANJI REDDY  
 OCC. SERVICE, RA. 11-187/2, ROAD No. 2  
 GREEN HILLS COLONY, HYDERABAD

2) *[Signature]*  
 శ్రీ. రంగారావు S/o. ముకుంద రావు  
 OCC. BUSINESS - RA. 5/1A, M. Bollarau,  
 Sec'ad.

2011 వ సం. సెప్టెంబర్ నెం. 12 వ తేదీ  
 1933 వ.సం.నం. 4150 మూలము 21 వ తేదీ

*[Signature]*  
 సబ్-రిజిస్ట్రారు  
 వల్లభనగర్

**IN FAVOUR OF**

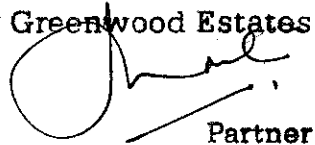
Ms. MONISHA PEPPER, DAUGHTER OF LATE SQ. LDR. D. V. PEPPER, aged about 37 years, Occupation: Service, residing at C/o. Mrs. Kiran Browne, 23, Akbar Road, New Delhi – 110 010, hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, 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:
- 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
- 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.

For Greenwood Estates

  
Partner

For Greenwood Estates

  
Partner

1వ పుస్తకము 2011 సం/త. 1937 వ. సం. పుస్తకము  
 దస్తావేజు నెం. 3068 మొత్తము అగతముల సంఖ్య  
 612 ఈ అగతము వలన సలబు (2)

*B. Bhagavantha Rao*  
 సబ్-రిజిస్ట్రారు

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

No. 3068/11..... Date 12/9/11.

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  
 Executant of this doct on the asis of agreed

Market Value of Rs. 1025000/-  
 been higher than the consideration.

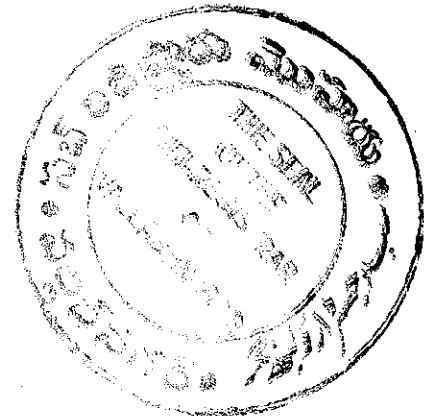
*B. Bhagavantha Rao*  
 Collector & Sub-Registrar  
 Vallabh Nagar  
 (Under the Indian Stamp Act)

51150/-  
 amount of 20500/- towards Stamp Duty  
 including Transfer duty and Rs. 51150/- towards  
 registration Fee was paid by the party through  
 challan Receipt Number 165450 Dated  
 12/9/11 at SBH Begumpet at Branch (299)  
 Dt. 12/9/11. *B. Bhagavantha Rao*  
 Sub-Registrar  
 Vallabh Nagar  
 St. SRO Vallabh Nagar

1వ పుస్తకము 2011 సం/త. 1937 వ. సం. పుస్తకము  
 తిరిగి వేయబడినది. స్టాంప్ గుర్తింపు సంఖ్య 1508  
 1-3068-2011

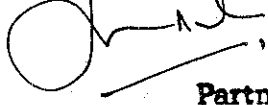
తేదీ - 12/9/11.

*B. Bhagavantha Rao*  
 B. Bhagavantha Rao  
 సబ్-రిజిస్ట్రారు  
 వల్లభనగర



- 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 semi-finished, semi-deluxe apartment bearing flat no. 402 on the fourth floor, in block no. 'A' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and reserved parking space for single car on the stilt floor, admeasuring about 100 sft., in the 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. 10,25,000/- (Rupees Ten Lakhs Twenty Five 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 has no share in the sale consideration agreed herein.

For Greenwood Estates

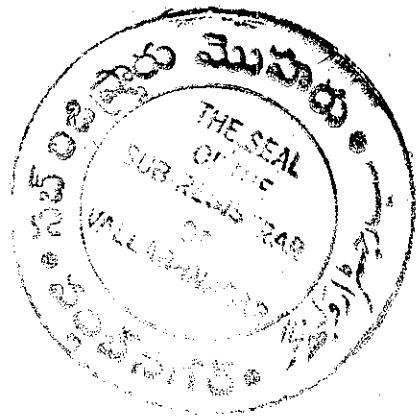
  
Partner

For Greenwood Estates

  
Partner

1వ పుస్తకము నంబరము 19 మొదలు  
దస్తావేజు నంబరము 3068 మొదలు కారితముల నుండి  
(1) ఈ కారితము బయట నుండు (2)

సబ్-రిజిస్ట్రారు



**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. 402 on the fourth floor, in block no. 'A', having a super built-up area of 1230 sft. (i.e., 984 sft. of built-up area & 246 sft. of common area) in building known as Greenwood Residency together with:

- a) An undivided share in the Schedule Land to the extent of 65.88 sq. yds.
- b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.

situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 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. 8,00,000/- (Rupees Eight Lakhs Only) paid by way of D.D.No.435906, dated 23.11.2010 issued by State Bank of India, Subroto Park, New Delhi.
- ii. Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.608520, dated 20.05.2009 drawn on Syndicate Bank, Vayu Bhavan, Raji Marg Branch, New Delhi.
- iii. Rs. 25,000/- (Rupees Twenty Five Thousand Only) paid cheque no 608518, dated 08.05.2009 drawn on Syndicate Bank, Vayu Bhavan, Raji Marg Branch, New Delhi.

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.
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.

For Greenwood Estates

  
Partner

For Greenwood Estates

  
Partner

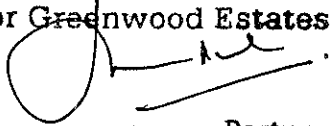
1st Floor, 2011 No. 19, 2nd Floor, 2011  
దస్తావేజు నెం: 2068 ద్వారా ఈ కార్యముల నుండు  
అన్ని ఈ కార్యముల వారు నుండు (19)

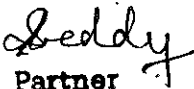
  
సచి-అధికారులు





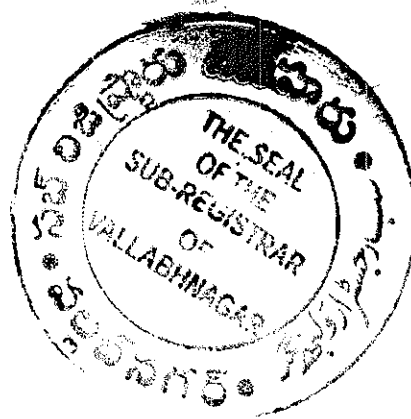
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor 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:-
  - 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

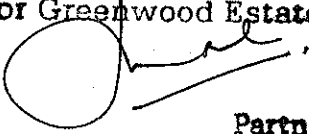
For Greenwood Estates  
  
Partner


1st part of the 2011...  
दस्तावेज सं. 206...  
(14) ఈ కారితము... (5)

సబ్-రిజిస్ట్రారు



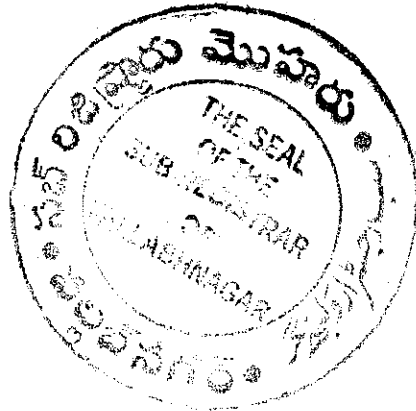
- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor 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. 76,875/- is paid by way of challan no. 165450, dated 12.09.2011, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 23,340/- paid by way of Pay order No. 166311, dated 10.9.11, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

1వ పుస్తకము 2011 సం/చ.శ.19 వవంతు  
దస్తావేజు నెం.2068 మొదలగు కారితముల సంఖ్య  
(14) ఈ కారితము చివరి సంఖ్య (6)

సచి-రిజిస్ట్రార్



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. 402 on the fourth floor, in block no. 'A' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 264 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 admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

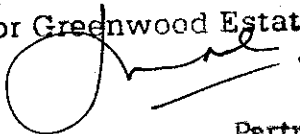
North By	Open to Sky & 7' wide corridor
South By	Flat No. 405
East By	Open to Sky
West By	Open to Sky

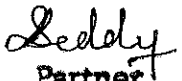
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

2. 

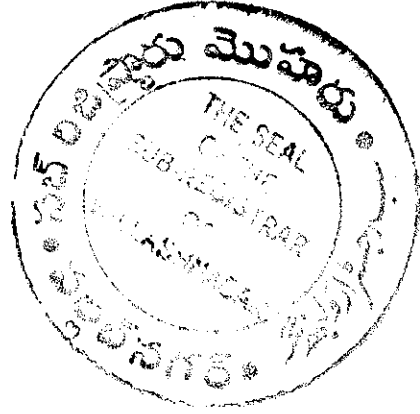
For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

VENDOR

1వ పుస్తకము 2011 సం/జూలై 19 23 తుది  
దస్తావేజు నెం. 2068 మొట్టమొదటి అధికారుల సంఖ్య  
(14) ఈ అధికారుల సంఖ్య (7)

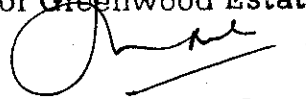
సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 402 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, 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
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : 1230 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. 10,25,000/-

For Greenwood Estates



Partner

For Greenwood Estates



Partner

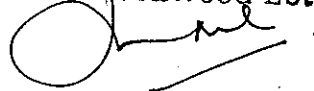
Signature of the Executants

Date: 12.09.2011

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



Signature of the Executants

Date: 12.09.2011

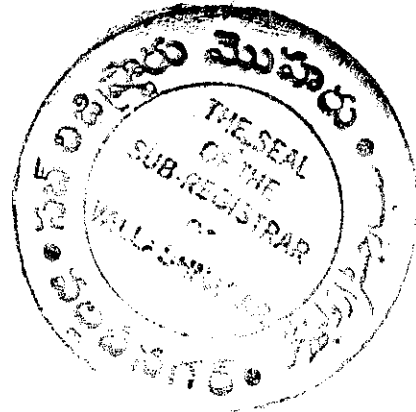
For Greenwood Estates



Partner

1వ పుస్తకము 2011...  
దస్తావేజు నెం. 3068...  
(14) ఈ కాగితము పడుట నువ్వు (తి)

2  
సబ్-రెజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 402 IN BLOCK NO. 'A' ON FOURTH FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

**Situated at**

KOWKUR VILLAGE,

MALKAJGIRI

**Mandal, R.R. Dist.**

**VENDOR:** M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

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

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

**BUYER:** MS. MONISHA PEPPER, DAUGHTER OF LATE SQ. LDR. D. V. PEPPER

**REFERENCE:**  
**AREA:** 65.88

**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**



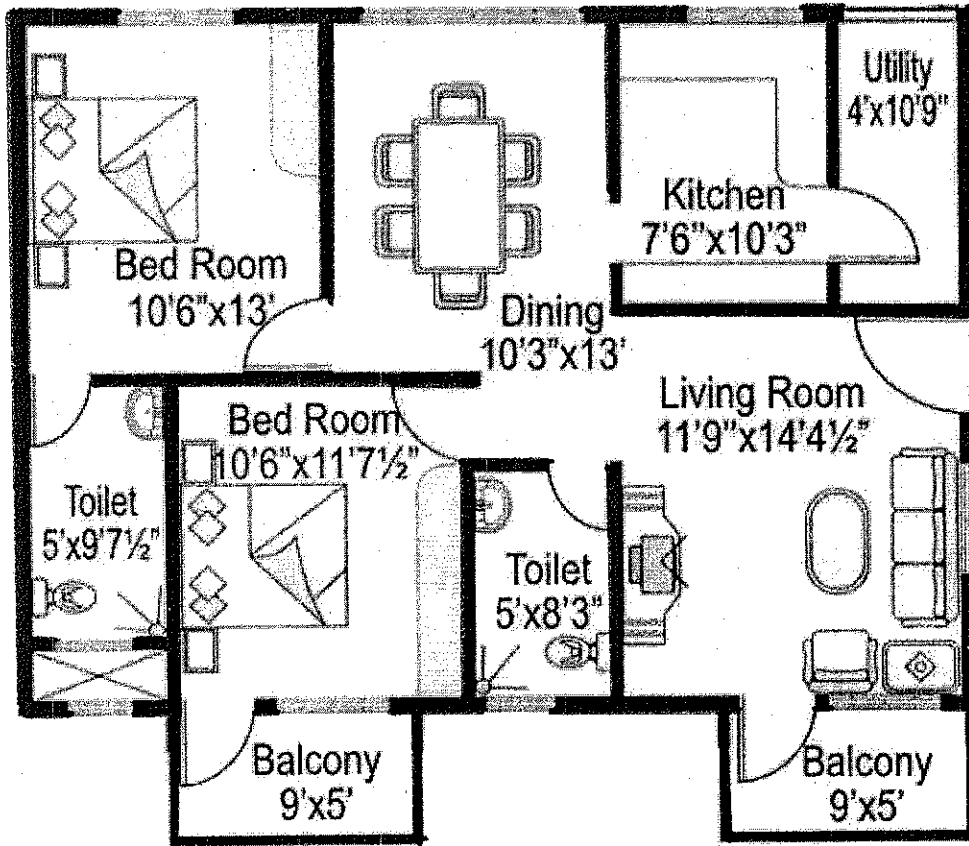
**EXCL:**

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

Open to Sky



Flat No.405



Open to Sky & 7' wide corridor

For Greenwood Estates

Partner

For Greenwood Estates


Partner

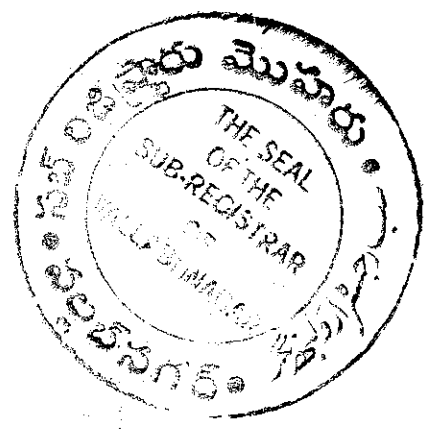
SIG. OF THE VENDOR

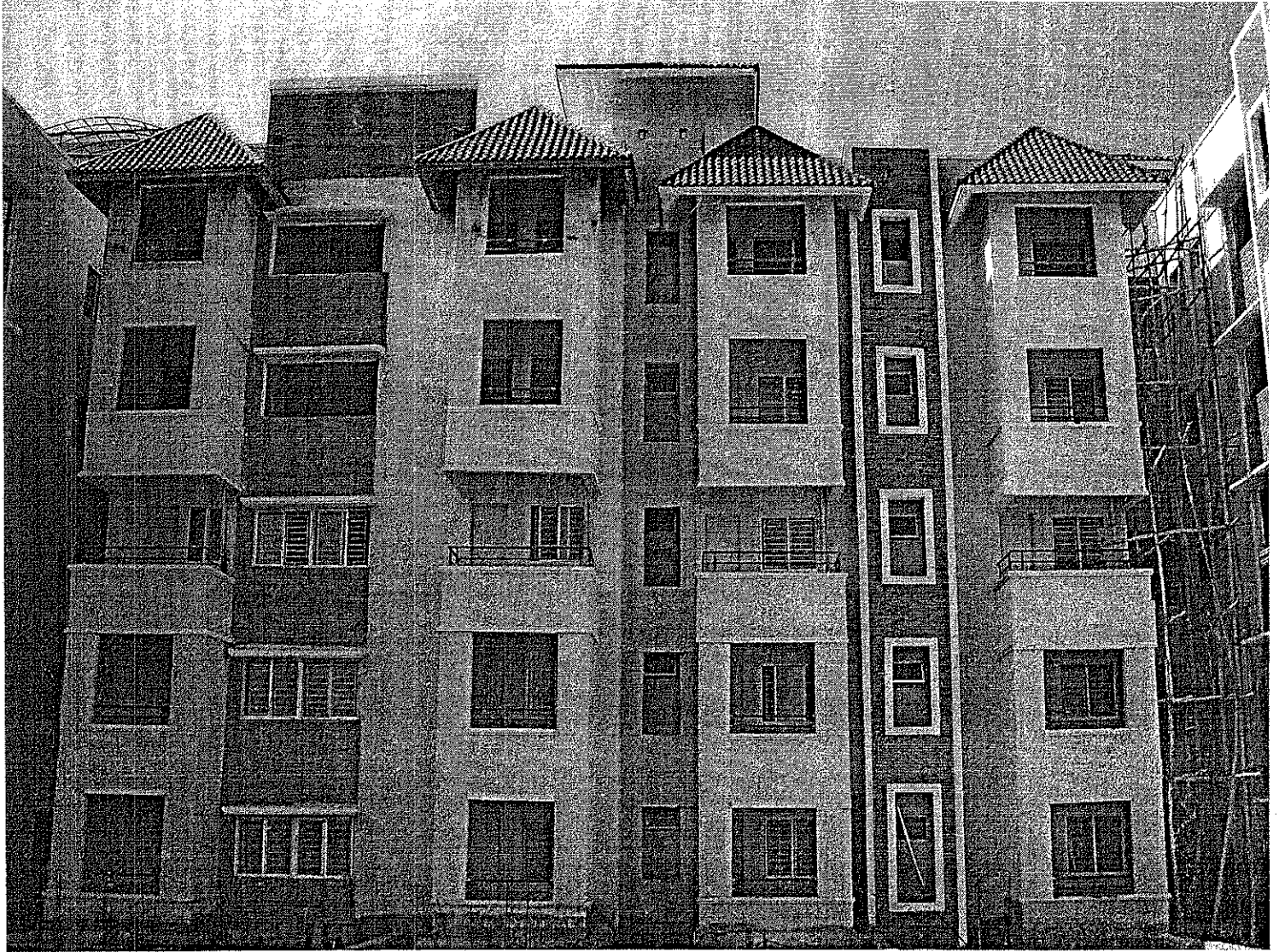
**WITNESSES:**

- 1.
- 2.

1వ పుస్తకము లి. స. 10/11 వ. సం. పు  
దస్తావేజు నెం. 206 కి మొత్తము లాగితముల సంఖ్య  
619 ఈ తాగితము లి. స. సంఖ్య 69

  
సబ్-రిజిస్ట్రారు





For Greenwood Estates

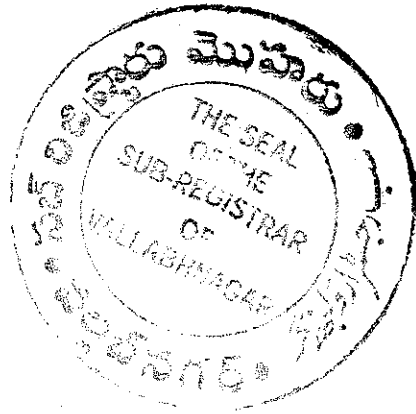
*[Handwritten signature]*  
Partner

For Greenwood Estates



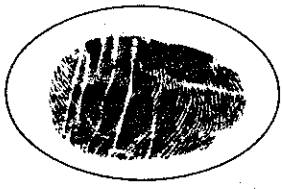

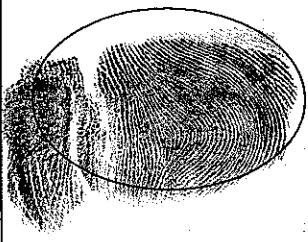

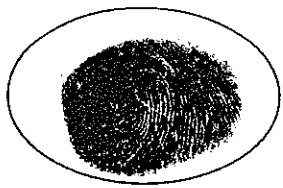

*[Handwritten signature]*  
Partner

1వ పుస్తకమునం/కా.నం 22 వసం.పే  
దస్తావేజు నెం. 206 కిందకు సంబంధించి సంఖ్య  
(1) ఈ కాగితము వరుస సంఖ్య (10)

సచి-అ.నగర్



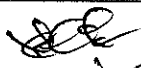

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

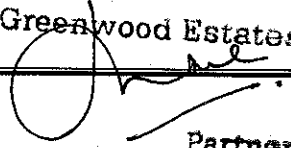
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>VENDOR:</b>  <b>M/S. GREENWOOD ESTATES</b> A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROA, SECUNDERABAD -500 003 REP. BY ITS 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> FLOOR, BEGUMPET HYDERABAD.
			<b>SPA FOR PRESENTING DOCUMENTS:</b> <b>VIDE DOC NO. 8/IV/ 2008 Dt. 19/01/08</b>  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.
			<b>BUYER:</b>  MS. MONISHA PEPPER D/O. LATE SQ. LDR. D. V. PEPPER C/O. MRS. KIRAN BROWNE 23, AKBAR ROAD NEW DELHI - 110 011

For Greenwood Estates

For Greenwood Estates

**SIGNATURE OF WITNESSES:**

- 
- 

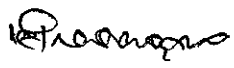


Partner  
SIGNATURE OF EXECUTANTS

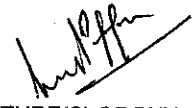


Partner

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



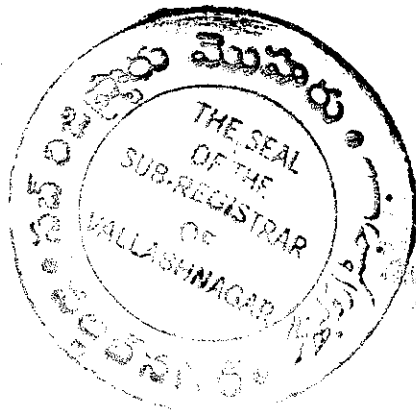
SIGNATURE OF THE REPRESENTATIVE



SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2011 మే 12 23 వ.నంబు  
దస్త్రము నం. 2068 ఈ కారితముల సంఖ్య  
(14) ఈ కారితముల సంఖ్య (11)


  
సబ్-రిజిస్ట్రారు



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT OF INDIA**

MONISHA PEPPER  
 DARWIN VINCENT PEPPER  
 26/08/1973  
 Permanent Account Number  
**BBZPR098U**

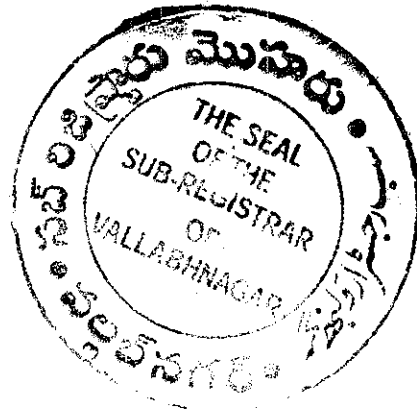
  
  
 Signature

  
**(R Seth)**  
**Wg Cdr**  
**SO to CAS**  
**Air Headquarters**

(The reverse side of the card contains faint, mostly illegible text, likely a signature strip or official stamp.)


1st part of the ... .. వ.నం.పు  
దస్తావేజు నెం. 2068 ... ..  
(1) ఈ కారితము పంపించునట్లు (1) 2

  
సబ్-రిజిస్ట్రారు





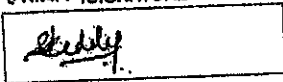
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AIYPK2089F**



नाम /NAME  
**SRIDEVI KALICHETI**

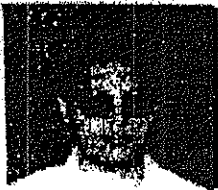
पिता का नाम /FATHER'S NAME  
**VENKATA RAMI REDDY NARALA**

जन्म तिथि /DATE OF BIRTH  
**19-04-1977**

हस्ताक्षर /SIGNATURE  


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

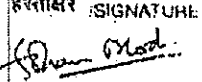
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**



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, आन्ध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग INCOME TAX DEPARTMENT  
 भारत सरकार GOVT. OF INDIA

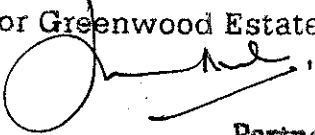
PRABHAKAR REDDY K  
 PADMA REDDY KANDI  
 15/01/1974  
 Permanent Account Number  
**AWSP8104E**

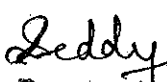
Signature  




1005-2003

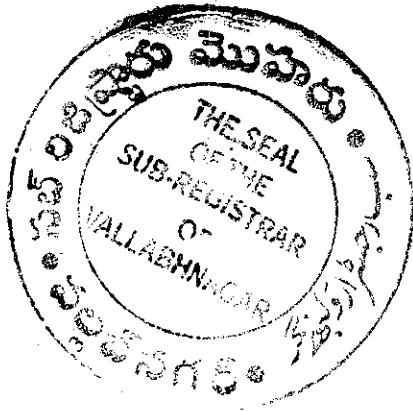
*Prabhakkar*

For Greenwood Estates  
  
 Partner

For Greenwood Estates  
  
 Partner


1వ పుస్తకము వి.సిం/కా.11 22 వ.సం.పు  
దస్తావేజు నెం. 3068 కు ప్రముఖ కారితముల సంఖ్య  
119 ఈ కారితము వి.సిం/కా.11 22

సచి-రెజిస్ట్రారు





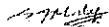
**WITNESSES NO. 1**

Customer Relations Division



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



Name : Ch.Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature :   
Valid upto : 30 April 2009  
Issuing Authority :   
Blood Group : O +ve  
Address:  
5-4-187/3&4, 11nd 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, 9246165561

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

B M RAJ KUMAR  
MUKUND RAO  
03/01/1978  
Permanent Account Number  
AIOPR9833L



  
Signature

22022006

इस कार्ड के खो जाने पर / कोई दूजा कार्ड मिलने पर  
कृपया सूचित करें / लौटा दें  
आयकर वेब पोर्टल [www.irdco.gov.in](http://www.irdco.gov.in) पर  
तीसरी मंजिल, ट्रेड वर्ल्ड, ए.विंग, कामाक्षी मिल्स कंपाउंड  
एस. बी. मार्ग, लोअर पैरल, मुंबई - 400 013

If this card is lost / someone's tax card is found,  
please inform / return to:

Income Tax PAN Services Unit, NSDL  
3rd Floor, Trade World, A Wing  
Kamata Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013  
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664  
email: [info@nsdl.co.in](mailto:info@nsdl.co.in)

1వ పుస్తకము 2011 నవంబరు 23 వనంబు  
దస్తావేజు నెం. 2068 కింద భూమి రికార్డులను సరిజ్జా  
119 ఈ కారణము వలన సరిజ్జా 119

సచి-రాజుగారు

