

4445/12 DDU NO: 4384 of 2012 A-516



4637  
SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AT 883548

S.No. 11.8/11 D.L. 8/7/12 Rs. 100/-

Sold to Kamela S. S. Narasing Rao and

For Whom Greenwood Estates and

K. GIRIBABU  
LICENCED STAMP VENDOR  
LIC.No.16-02-30/1998  
REN.No.16-02-08/2010  
Sub-Bapunagar, Amberpet, Hyd-13.  
Cell.No.9989259839

SALE DEED

This Sale Deed is made and executed on this 20<sup>th</sup> day of September 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, 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, 1<sup>st</sup> lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

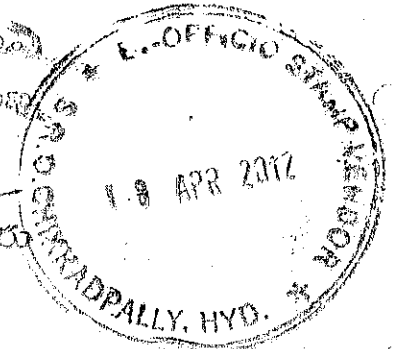
1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 48 years, Occupation Business, R/o. H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S /o. Shri. K. Bhaskar aged about 23 years, Occupation Business, R/o. H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. Shri. A. Purushotham, S /o. Shri. A. Vittal, aged about 48 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 38 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 48 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 42 years, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 years, the Managing Partners / Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owners"

For Greenwood Estates For Greenwood Estates  
*[Signature]* Reddy

1వ పుస్తకము 2012 సం/కా. 19 వల్ల చేసినది  
 దస్తావేజు నెం. 438 మొత్తము కారితముల సంఖ్య  
 (18) ఈ కారితము వరుస సంఖ్య (1)

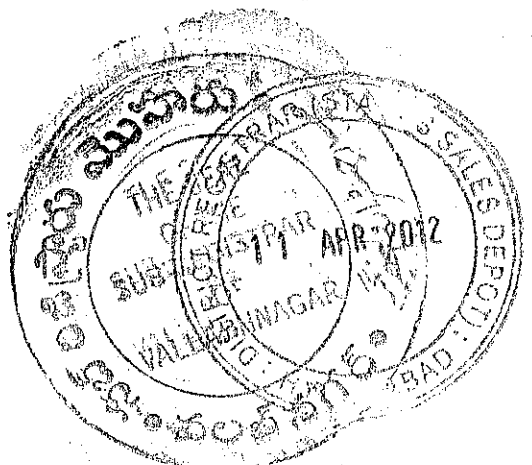
సబ్-రిజిస్ట్రారు



**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.	100 200
2. in shape of challan ( u/s.41 of I.S.Act.,1899).....	Rs.	51150 200
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 200
2. in the shape of cash.....	Rs.	=
<b>III. Registration fees:</b>		
1. in the shape of challan.....	Rs.	5125 200
2. in the shape of cash.....	Rs.	=
<b>IV. User Charges:</b>		
1. in the shape of challan.....	Rs.	100 200
2. in the shape of cash.....	Rs.	=
	<b>Total</b>	<b>76975/-</b>



2012 సం. సెప్టెంబర్ నెం. 20 న తేదీ  
 1934 కా. నెం. 4908 నెం. 29 న తేదీ వరకు  
 11 మందియు 12 మందియు సబ్-రిజిస్ట్రారు సబ్-రిజిస్ట్రారు  
 కార్యాలయంలో వచ్చి K. Prabhakar Reddy  
 లిఖితపూర్వకంగా ఈ డాక్యుమెంట్ ను అనుసరించి  
 సందర్భించబడినది మరియు డాక్యుమెంట్ లో గల  
 డాక్యుమెంట్ ను గురించినది 5125 200 లు చెల్లించినట్లు  
 ప్రాబు ఇచ్చినట్లు దిద్దుకోలేదు  
 ఎడమ దోహదవేలు

*Prabhakar Reddy*

*Prabhakar Reddy*

K. Prabhakar Reddy, s/o. K. P. Reddy, G.P. Service  
 o/o. S.H. 187/399, 2nd floor, Sobhan mansion, M.G. Road,  
 Sec 8, through SPA for presentation of Documents, in the  
 SPA no. 8/BKIV/08, Dt. 19.01.08  
 at SRO, Vallabhnagar  
 R.R. Dist..

*R. B. Bhatt.*

Rahul Kumar B. Bhatt  
 s/o. Bhupatari U. Bhatt  
 R/o. # F.no. 601, 4th floor, Subhasigar Apts,  
 Near Maxmiller Bhavan, Ramkoti, Hyderabad.



**IN FAVOUR OF**

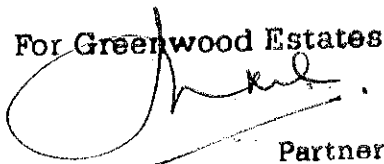
1. Mr. RAHUL KUMAR B. BHATT, SON OF Mr. BHUPATRAI U. BHATT, aged about 50 years, Occupation: Business
2. Mrs. NAYANA R. BHATT, WIFE OF Mr. RAHUL KUMAR B. BHATT, aged about 49 years, both are residing at Flat No. 401, 4th Floor, Subhasagar Apartments, Near Maxmiller Bhavan, Ramkoti, Hyderabad., hereinafter 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 2012వ/తా.19 క్రి. బీసం.వి  
 దస్తావేజు నెం. 4384 మొత్తము తారీఖుల సంఖ్య  
 (18) ఈ కారితము వరుస సంఖ్య (2)

సబ్-రిజిస్ట్రారు

ఎడమ పాటు క్రింది

Nayana R. Bhatt

Mrs. Nayana R. Bhatt  
 W/o. Mr. Rahul Kumar B. Bhatt  
 R/o. # 401, 4<sup>th</sup> Floor, Sabhasagar Apts,  
 Near Maxmiller Bhavan, Ramkoti, Hyderabad.

కుడిపాటు క్రింది

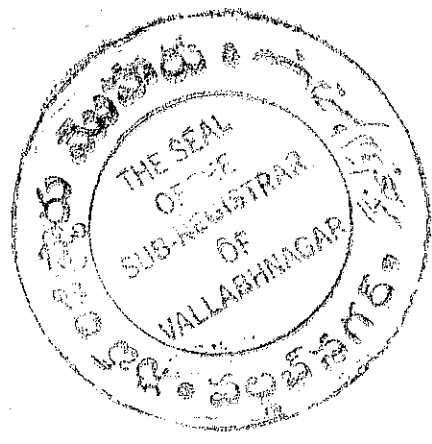
① Binita Bhatt

Name :- Binita Bhatt ; D/o :- Rahul B. Bhatt.  
 Addl: Subh Nagar apt. Ramkoti flat no 402 4<sup>th</sup> floor  
 Hyd. 50001.

② Urnathi Oza

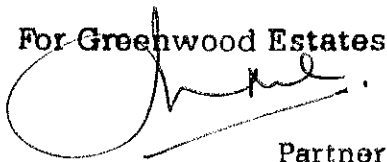
Name:- Urnathi Oza ; wife of Gopal Krishna OZA  
 12-5/3  
 J.J Nagar, Reliance fresh  
 New Alwal. Secunderabad (A.p) - 500010

2012 నవం. 20 కేసు నెం. 20 కేసు B. Bhagavantha Rao సబ్-రిజిస్ట్రారు  
 1934 వ.తా.శ. 29 వ తేది 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 deluxe apartment bearing flat no. 516 on the fifth 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 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.10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand) and the Buyer has agreed to purchase the same.

For Greenwood Estates



Partner

For Greenwood Estates



Partner

1వ పుస్తకము 2012 సం/కా.న.19 ఎ.ఓ. వ.సం.పు  
 దస్తావేజు నెం. 4384 మొత్తము కారితముల సంఖ్య  
 (18) ఈ కారితము వరుస సంఖ్య (3)

సబ్-రజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT  
 No. 4384/12 Date 20/9/12

I hereby Certify that the deficit Stamp duty  
 51150/- (Rs. Fifty one thousand  
 one hundred and fifty only)  
 has been levied in respect of the movement from  
 Executant of this doc on the basis of agreed  
 Market Value of Rs. 1025000/-  
 been higher than the consideration.

Collector & Sub-Registrar  
 Vallabh Nagar  
 (Under the Indian Stamp Act)

ENDORSEMENT

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

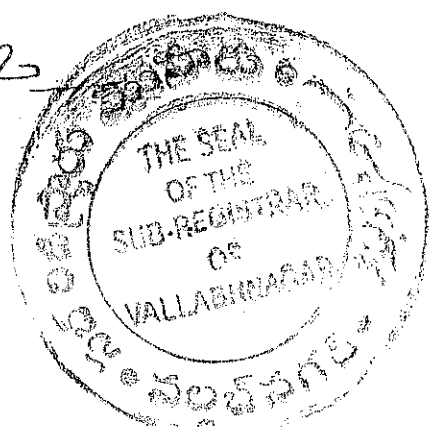
Sl. No.	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Cash	Stamp Duty U/s 16 of I.S. Act	DD/BK/ Pay Order		
1	Stamp Duty	100	51150	0-0-00	172370	51250/-	
2	Transfer Duty	-	20500	Date	18/9/12	20500/-	
3	Registration Fee	-	5125	HDFC Bank Ltd		5125/-	
4	User Charge	-	100	Hyderabad		100/-	
	<b>Total</b>	100	76875			76975/-	

సబ్ రజిస్ట్రారు  
 వల్లభనగర్

1వ పుస్తకము 2012 సం/కా.న.1934 వ సం.పు  
 4384 నెం. పుస్తకము కారితముల సంఖ్య  
 నిమిత్తం గుర్తింపు నెం. 4384 2012.

తేది 20/9/12.

సబ్ రజిస్ట్రారు  
 వల్లభనగర్

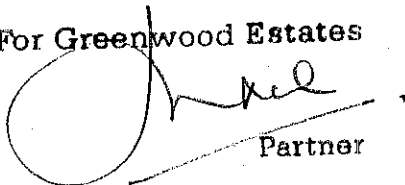


- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has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

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

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 516 on the fifth 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.
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

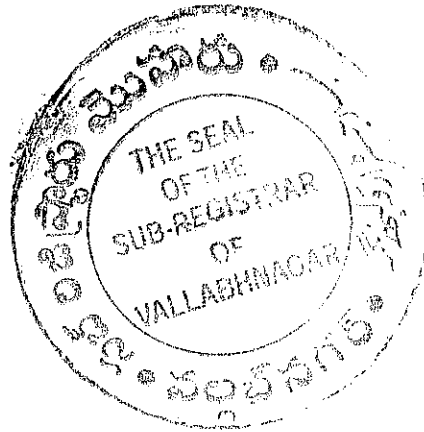
  
Partner

For Greenwood Estates

  
Partner

1వ పుస్తకము 2012 సం/త.శ.19 34 వ.నెంబె  
దస్తావేజు నెం. 438 మొత్తము కారీశముల సంఖ్య  
(18) ఈ కారీశము వరుస సంఖ్య (4)

సబ్-రిజిస్ట్రారు





6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

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

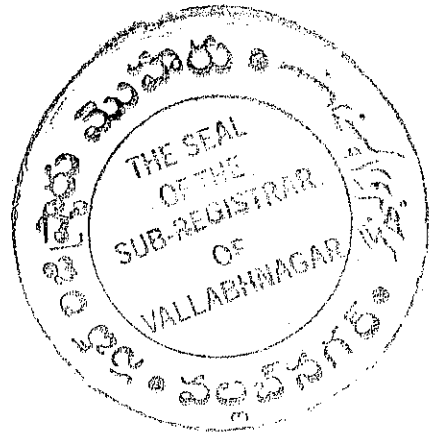


For Greenwood Estates

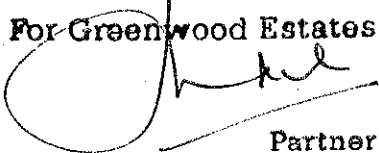


1వ పుస్తకము 2012సం/తా.శ.19 ..... 3౮ వ.సం.నో  
దస్తావేజు నెం. 438౮ మొత్తము కారితముల సంఖ్య  
(18) ఈ కారితము వరకు సంఖ్య (5)

  
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 pay order no. 172370, dated 18.09.12, and VAT an amount of Rs. 35,238/- paid by way of pay order no. 172400, dated 20.9.12, both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

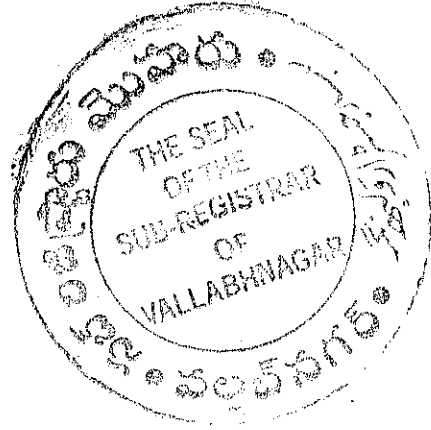
For Greenwood Estates  
  
Partner

For Greenwood Estates

  
Partner

1వ పుస్తకము 2012 సం/శా.స.19 వెలు. వ.సం.సి  
దస్తావేజు నెం. 4384 మొత్తము కారితముల సంఖ్య  
(18) ఈ కారితము వరుస సంఖ్య (6)

సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming a semi-finished, deluxe apartment bearing flat no. 516 on the fifth 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 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:

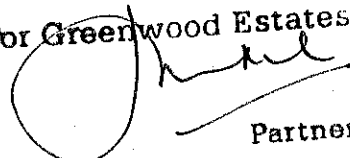
North By	Open to Sky & 7' wide corridor
South By	Flat no. 521
East By	Open to Sky
West By	Open to Sky

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. Rinika Bhatt

2. Umathi Oza

For Greenwood Estates For Greenwood Estates  
 Partner  
Seddy  
Partner

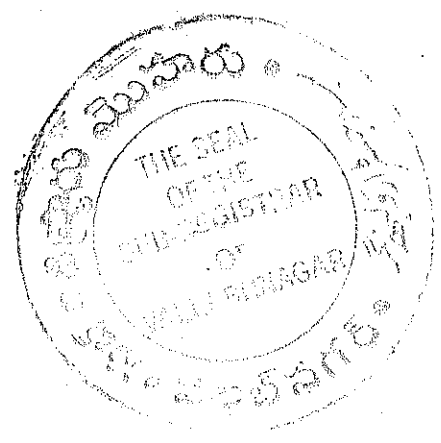
VENDOR  
R. B. Bhatt

Nayana R. Bhatt

BUYER

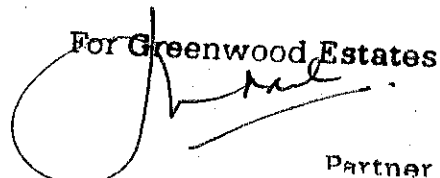
1st Floor 2012/2013 31  
Address No: 4384  
(18) The Registrar of Companies (7)

2  
35-0222



ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 516 on the fifth 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 / Ground Floor : 100 Sft. Parking space for single car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : 1230 sft.,
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

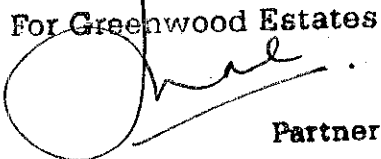
  
Partner

Signature of the Executants

Date: 20.09.2012

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

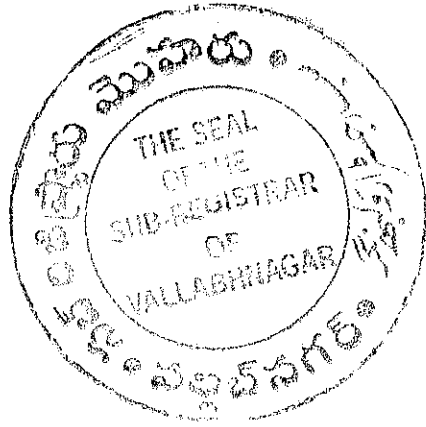
Date: 20.09.2012

Signature of the Executants

R. B. Bhatt  
Nayana R. Bhatt

1వ పుస్తకము 2012 సం/త.శ.19 ... వ.సం. ...  
దస్తావేజు సం. 4784 మొత్తము కారితముల సంఖ్య  
(8) ఈ కారితము పడున సంఖ్య (8)

సబ్-రెజిస్టరు





**REGISTRATION PLAN SHOWING**

FLAT NO. 516 IN BLOCK NO. 'A' ON THE FIFTH 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

**BUYER:**

1. MR. RAHUL KUMAR B. BHATT, SON OF MR. BHUPATRAI U. BHATT

2. MRS. NAYANA R. BHATT, WIFE OF MR. RAHUL KUMAR B. BHATT

**REFERENCE:**

**AREA:**

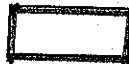
65.88

**SCALE:**

SQ. YDS. OR

**INCL:**

SQ. MTRS.



**EXCL:**



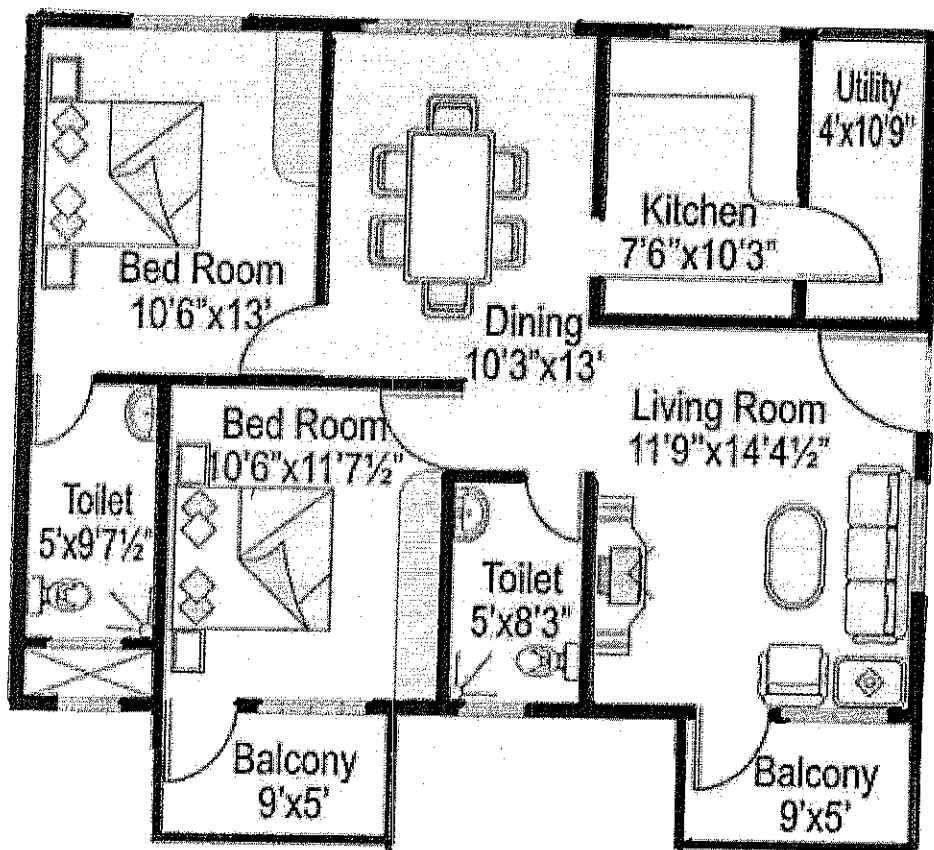
U/S. OUT OF TOTAL: Ac- 6-05Gts.

PLINTH AREA : 1230 Sft.

Open to Sky



Flat No. 521



7' wide Corridor & Open to Sky

Open to Sky

**WITNESSES:**

- 1. Binita Bhatt
- 2. Umathiora

For Greenwood Estates

*[Signature]*  
Partner

For Greenwood Estates

*[Signature]*  
Partner

SIG. OF THE VENDOR

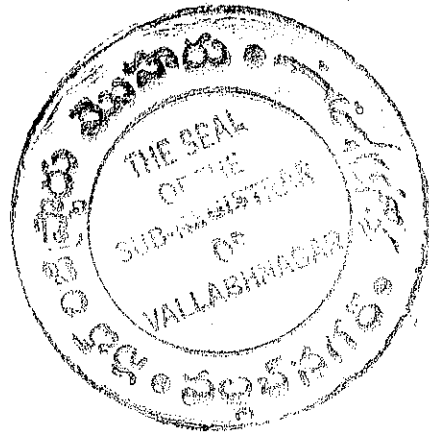
*R. B. Bhatt*

*Nayana R. Bhatt*

SIG. OF THE BUYER

1వ పుస్తకము 2012సం/కా.శ.19 వెలు. వనం.పు  
దస్తావేజు నెం. 4284 నిర్ణయము కారితముల సంఖ్య  
(9) ఈ కారితము వదులు సంఖ్య (9) 2

సబ్-రిజిస్ట్రారు



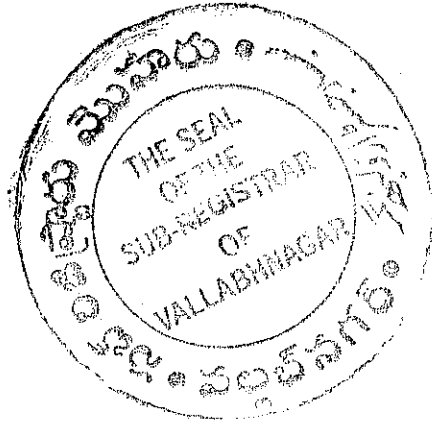


For Greenwood Estates  
*[Signature]*  
Partner

For Greenwood Estates  
*[Signature]*  
Partner

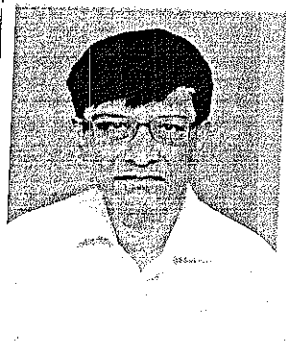
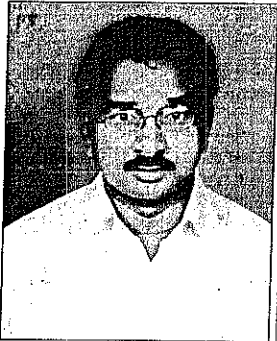
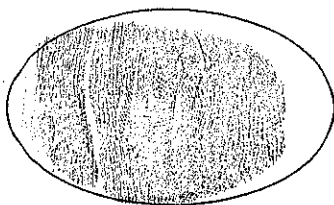
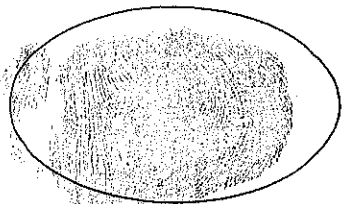
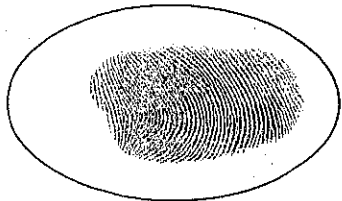
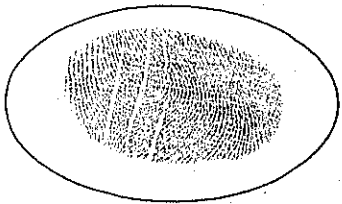
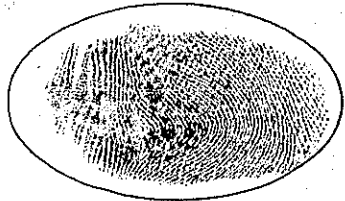
1వ పుస్తకము 2012 సం/నా. 19 34 వ.నం. 10  
దస్తావేజు నెం. 4284 నో. 10 వ.నం. 10  
182 ఈ కారితము వరకు సంఖ్య (10)

సబ్-రిజిస్ట్రారు



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF THE REGISTRATIONS 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  
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> 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.

**BUYERS**

1. MR. RAHUL KUMAR B. BHATT  
S/O. MR. BHUPATRAI U. BHATT  
R/O. FLAT NO. 401, 4TH FLOOR  
SUBHASAGAR APARTMENTS  
NEAR MAXMILLER BHAVAN  
RAMKOTI, HYDERABAD

2. MRS. NAYANA R. BHATT  
W/O. MR. RAHUL KUMAR B. BHATT  
R/O. FLAT NO. 401, 4TH FLOOR  
SUBHASAGAR APARTMENTS  
NEAR MAXMILLER BHAVAN  
RAMKOTI, HYDERABAD.

**SIGNATURE OF WITNESSES:**

1. Binika Bhatt
2. Umaathioza

**For Greenwood Estates**

*[Signature]*  
Partner

**For Greenwood Estates**

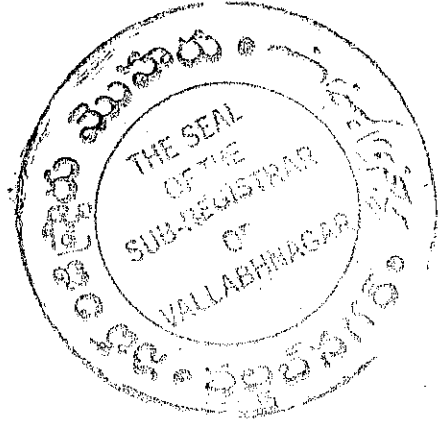
*[Signature]*  
Partner  
SIGNATURE OF EXECUTANTS

1. A. B. Bhatt.

2. Nayana R. Bhatt

1వ పుస్తకము 2012వం/రా.స.10 కె.ల. నుసంబంధ  
దస్తావేజు సెం. 4381. పొయ్యలపాడు కారితముల సంఖ్య,  
(18) ఈ కారితము వరుస సంఖ్య (11)

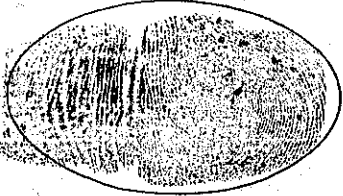
సచి-రెజిస్ట్రారు



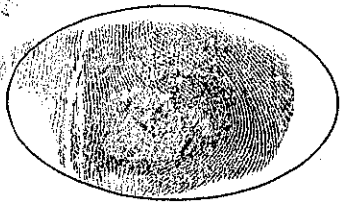
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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**WITNESSES:**



1. MS. BINITA BHATT  
D/o. MR. RAHUL B. BHATT  
R/O. # 401, 5<sup>th</sup> FLOOR  
SUBH SAGAR APARTMENTS  
RAMKOTE  
HYDERABAD - 01.



2. MRS. UNNATHI OZA  
W/o. MR. GOPAL KRISHNA OZA  
R/O. # 12-5/3,  
J.J. NAGAR  
RELIANCE FRESH  
NEW AIWAL  
SEC-BAD - 010.

SIGNATURE OF WITNESSES:

1. Binika Bhatt

2. Unnathi Oza

For Greenwood Estates

Partner

For Greenwood Estates

Partner

SIGNATURE OF THE EXECUTANT

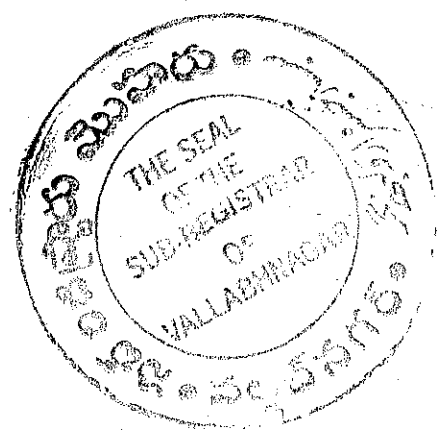
R. B. Bhatt.

Nayana R. Bhatt

SIGNATURE OF THE BUYER

1వ పుస్తకము 2012వం/తా.శ.19 కె.ఎ. వ.సం.ప  
దస్తావేజు నెం. 4584 మొత్తము కారితముల సంఖ్య  
(18) ఈ కారితము ఐదు సంఖ్య (12)

సచి-లిజిస్ట్రారు









**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 004445/2012 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 20/09/2012 11:49:13

This report prints the Photos and FPs taken on 20/09/2012  
11:48:10

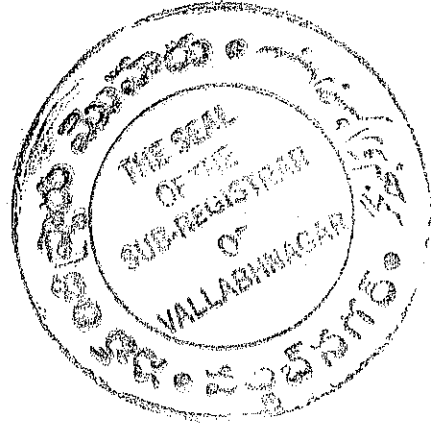
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) NAYANA R.BHATT F.NO.401, 4TH FLOOR, SUBHASAGAR APTSNEAR MAXMILLER BHAVAN, RAMKOTI, HYD	<i>Nayana R. Bhatt</i>
2			(CL) RAHUL KUMAR B.BHATT F.NO.401, 4TH FLOOR, SUBHASAGAR APTSNEAR MAXMILLER BHAVAN, RAMKOTI, HYD	<i>R. B. Bhatt.</i>

Identified by *B. Bhatt* Photos and TIs  
Witness 1 *Binita Bhatt*  
Witness 2 *Unathiora* captured by me

*B. Bhatt*  
Capture of Photos and TIs  
done in my presence

1వ పుస్తకము 2012నం/రా.న.19 30... వ.న.ల.పు  
దస్తావేజు నెం. 4...మొత్తము కారితముల సంఖ్య  
(18) ఈ కారితము పుస్తక సంఖ్య (13)

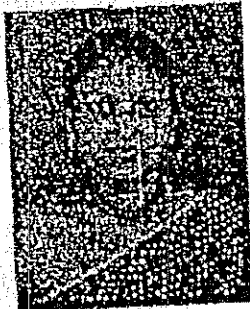
సబ్-రజిస్ట్రారు



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

*Sridevi*

मुख्य आयकर अधिकारी, आन्ध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

For Greenwood Estates

*Partner*

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

*Soham Modi*

मुख्य आयकर अधिकारी, आन्ध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

For Greenwood Estates

*Partner*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number  
AWSPP8104E

*Prabhakar*  
Signature

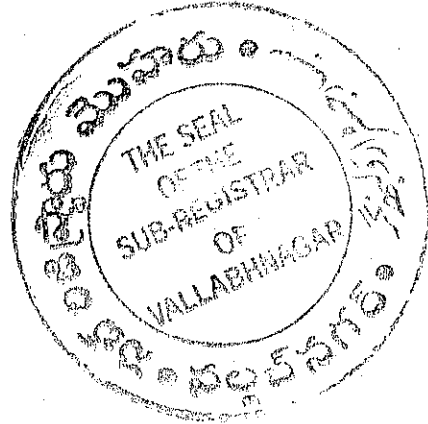


10062008

*Prabhakar*

1వ పుస్తకము 2012/2013.19 34 వేచంపే  
దస్తావేజు నెం. 4384 మొత్తము తారీఖముల సంఖ్య  
(18) ఈ తారీఖము పరుస సంఖ్య (14)

సబ్-రజిస్ట్రారు



BUYER!

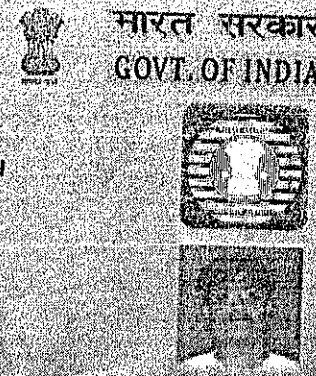
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RAHUL B BHATT  
BHUPENDRA BHAI BHATTI

04/04/1961  
Permanent Account Number  
AHPPB8757R

*R. B. Bhatt*  
Signature



*In case this card is lost / found, kindly inform / return to:*  
Income Tax PAN Services Unit, UTISI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

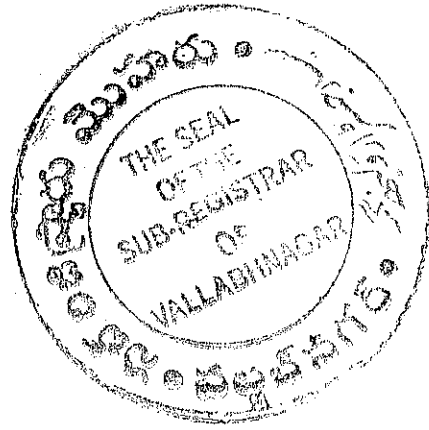
यदि कार्ड खो जाने पर कृपया सूचित करें / लौटायें :  
आयकर पैन सेवा यूनिट, UTISI,  
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,  
नवी मुंबई - 400 614.

VOT IN 820345-1103

*R. B. Bhatt*

1వ పుస్తకము 2012వం/రా.శ.19 వె.ల. వనం.సి  
దస్తావేజు నెం. 4384 పుస్తకము కారితముల సంఖ్య  
(18) ఈ కారితము వరుస సంఖ్య (15)

సబ్-రిజిస్ట్రారు



BUYER 5



భారత ఎన్నికల సంఘము  
గుర్తింపుకార్డు

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

TDZ0326876



ఓటరు పేరు : ఆర వయస భట్

Elector's Name : R Nayana Bhatt

భర్త పేరు : రాహుల్ బి భట్

Husband's Name :Rahul B Bhatt

లింగము / Sex : స్త్రీ / F

పుట్టిన తేదీ / Date of Birth 05/10/1962

విరునామా :

TDZ0326876

3-5-43

రాజ్ మోహల్లా రాంకోట్,నారాయణగూడ,హిమాయత్ నాగర్,హైదరాబాదు

Address:

3-5-43

Rajmohalla  
Ramkote,Narayanaguda,Himayat  
Nagar,Hyderabad

Date: 24/10/2009

(ప్రతిపాదన సంకల్పము)

ఓటరు రిజిస్ట్రేషన్ అధికారి

60...ఖైరతాబాద్ శాసనసభ నియోజక వర్గం

Facsimile Signature of  
Electoral Registration Officer

60 - Khairatabad Assembly Constituency

విరునామాలో మార్పు ఉన్నట్లయితే మారిన విరునామాలో మీ పేరు జాబితాలో చేర్చుటకై మరియు అదే సంవత్సరంలో కార్డు పొందుటకై సంబంధిత ఫారంలో ఈ కార్డు నంబరు తెలుపవలెను.

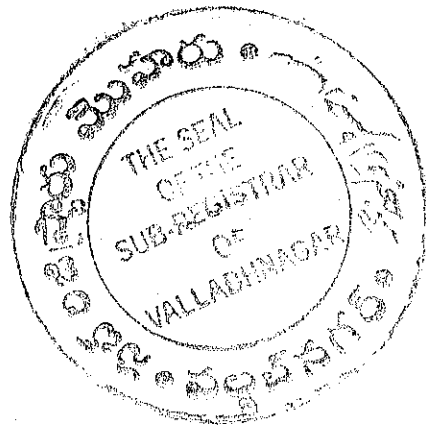
In case of change in address, mention this Card No. in the relevant form for including your name in the Roll at the changed address and to obtain the card with same number

190 / 1291

Nayana R. Bhatt

1st పోస్టు కమ్యూనికేషన్ 2012 సం/త.స.19 366 వ.నంబరు  
దస్తావేజు నెం. 4384 మొట్టమొదట రారితముల సంఖ్య  
(18) ఈ కార్యము పూర్తి సంఖ్య (16)

సచి-అధికారి





WITNESS



భారత ఎన్నికల సంఘము  
గుర్తింపుకార్డు  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

TDZ0326868



ఎన్నికల పేరు : బినిత భట్

Elector's Name : Binita Bhatt

తండ్రి పేరు : రాహుల్ బి భట్

Father's Name : Rahul B Bhatt

లింగము / Sex : స్త్రీ / F

పుట్టిన తేదీ / Date of Birth 04/02/1990

Binita Bhatt

చిరునామా : TDZ0326868

3-5-43

రాజ్ మహల్లా రాంకోట్, వారాయగుడ, హిమయత్ నగర్, హైదరాబాద్

Address:

3-5-43

Rajmohalla  
Ramkota, Narayanaguda, Himayat  
Nagar, Hyderabad

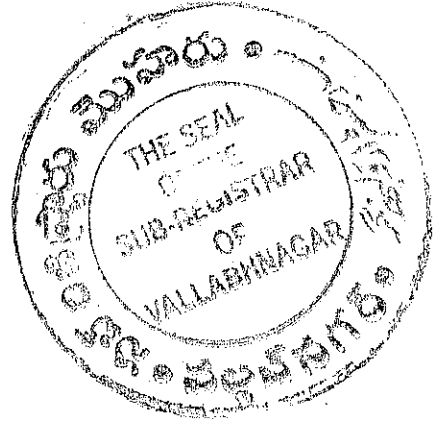
Date: 20/10/2009

ప్రతినిధి సంతకము  
ఎన్నికల పట్టికలో  
నా పేరును చేర్చడానికి  
అధికారి  
60... క్షేత్రాధికారి కార్యాలయ నియోజక వర్గం

Facsimile Signature of  
Electoral Registration Officer  
60 - Kheerabad Assembly Constituency  
ఎన్నికల పట్టికలో మార్పు చేర్పులను చేయడానికి ముందు  
మీ పేరు కార్యాలయ పట్టికలో చేర్చడానికి ముందు  
అదే సంఖ్యలో కార్డు  
ఫారంను సందర్భించి పూర్తిగా ఈ కార్డు నంబరు  
కలిపి పంపించండి.  
In case of change in address, mention this Card No. in the  
relevant form for including your name in the Roll at the  
changed address and to obtain the card with same number  
190 / 1294

1వ ఫుల్టరము 2012 సెం/కా.వ.19 ... 36 వ.సం.సి  
దస్తావేజు నెం. 4384 మొక్కలము కారితముల సంఖ్య  
(18) ఈ కారితము వరుస సంఖ్య (17)

సబ్-రిజిస్ట్రారు



WITNESS :



**నిర్దేశములు**

- ఆధార్ గుర్తింపుకు మాత్రమే నిరూపణ. పౌరసత్వానికి కాదు.
- గుర్తింపు నిరూపణకై, ఆన్‌లైన్‌లో నిర్ధారణ పొందండి.
- ఏదైనా సహాయం అవసరమైతే :  
ఫోన్ నెం. **1800 180 1947** లో సంప్రదించండి లేదా  
పోస్ట్‌బాక్స్ నెం. **1947**, బెంగుళూరు - **560001** కి ఉత్తరం రాయండి లేదా  
**help@uidai.gov.in.** కి ఈ-మెయిల్ పంపండి.

**INSTRUCTIONS**

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- In case any help is required :-  
Call us **1800 180 1947** or;  
Write to P.O. Box No. **1947**, Bengaluru - **560 001** or;  
Email **help@uidai.gov.in**



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
W/O గోపాల కృష్ణ ఓజా  
12-5/3, జి జి నగర్  
రిలయన్స్ ఫ్రెష్  
అల్వల్, సెకండరాబాద్  
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500010

Address :  
W/O Gopal Krishna Oza  
12-5/3, J J NAGAR  
RELIANCE FRESH  
ALWAL, SECUNDERABAD  
Hyderabad, Andhra Pradesh, 500010

**Aadhaar - Saamanyuni Hakku**

*Unnathi oza*



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
భారత ప్రభుత్వం

Unique Identification Authority of India  
Government of India

వమాదు క్రమసంఖ్య / Enrolment No.: 1111/15129/05283

To: Unnathi Oza  
(ఉన్నతి ఓజా)  
W/O Gopal Krishna Oza  
12-5/3  
J J NAGAR  
RELIANCE FRESH  
ALWAL  
SECUNDERABAD  
Hyderabad  
Andhra Pradesh - 500010

Date: 06/07/2011

Ref. No : 00003948-00000046-00000023-



UA 00003948 8 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**7938 5640 6825**

**ఆధార్ - సామాన్యుని హక్కు**



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



ఉన్నతి ఓజా  
Unnathi Oza

పుట్టిన సంవత్సరం / Year of Birth : 1987  
స్త్రీ / Female

**7938 5640 6825**



**ఆధార్ - సామాన్యుని హక్కు**

1వ పుస్తకము 2012/పం/చా.19 మే. వనం.వి  
దస్తావేజు నెం. 1284 మొత్తము కారితముల సంఖ్య  
(18) ఈ కారితము వరుస సంఖ్య (18)

సబ్-రిజిస్ట్రారు

