

423011 DOCT No. 4166/12



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 11850 Dt. 18/9/12 Rs. 100/-

Sold to Ramesh G. Narsing Rao Hnl

For Whom Green wood Estates and

SALE DEED

AT 883534

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

This Sale Deed is made and executed on this 4th day of September 2012 at SRO, 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 42 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

1. SHRI. KARNATI BHASKAR, S/o. SHRI. K. NARSIMHA, aged about 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, 1st 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, 1st 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. Vallabh Nagar, hereinafter called the "Owners".

For Greenwood Estates

For Greenwood Estates

1వ పుస్తకము 2012 సం/శా.శ.19 30... జనరల్
 దస్తావేజు నెం. 1166... మొత్తము కారితముల సంఖ్య
 (15) ఈ కారితము పయన సంఖ్య (1)

సర్-రజిస్ట్రారు
 19 APR 2012

ENDORSEMENT

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

I. Stamp Duty.

- 1. In the shape of stamp papers..... Ra.
- 2. In shape of challan (u/S.41 of I.S.Act.,1899)..... Ra.
- 3. In the shape of cash (u/s.41 of I.S.Act.,1899)..... Ra.
- 4. adjustment of stamp duty (u/s. 18 of I.S.Act.,1899), if any..... Ra.

II. Transfer Duty.

- 1. In the shape of..... Ra.
- 2. In the shape of..... Ra.

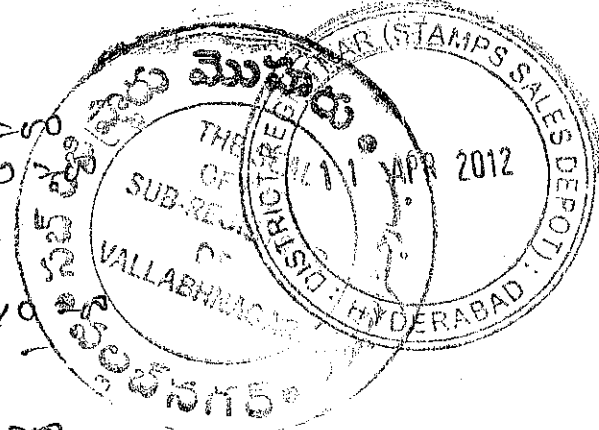
III. Registration Fee.

- 1. In the shape of..... Ra.
- 2. In the shape of..... Ra.

IV. Other Charges.

- 1. In the shape of..... Ra.
- 2. In the shape of..... Ra.

100000
 68500
 =
 27440
 686000
 100000
 1030000



20/2వ సం. సెక్షన్ల నం. 04 వ తేలి
 1934శా.శ సం. 99వ వారము. 13 వ తేలి మాణి

11 మరియు 12 గల రుసుం మళ్ళీ తల్లిదండ్రుల సర్ రజిస్ట్రారు
 కార్యాలయంలో శ్రీ కృపాని K. Prashakar Reddy
 కార్యకర్త జన్మము 1908 తేదీని సెక్షన్ 23వది ను అనువరించి
 సమర్పించవలసిన ఖాతా గ్రాఫ్లును మరియు దేఖాపత్రంలో సమీ
 కాలాలు చేసి రాసుండు మా. 686000 లు చెల్లించినది
 దాని కాల్పనకు ఉపకారమును
 అడమ బోధనలైలు

Prashakar
Prashakar

K. Prashakar Reddy - S/o. K. P Reddy, Officer Service
 0/1, 5-11/17/344, 2nd Floor, Solam mansion, G.G. Road,
 Sec 13, through SPA for presentation of documents, vide SPA
 No. 8/200/08, dt. 9-1-08 at SA, Vallabhnagar,
 LR 018

Vimal
 Vimal Kumar Srivastava, S/o. S.P. Srivastava,
 Service, No 26-B, Airforce Quarters, Old Race course
 Madhav Areg, Sec 13, -063.



విశ్రాంతి కార్యదర్శి



2

IN FAVOUR OF

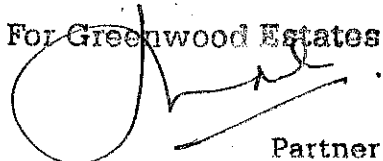
1. Mr. VIMAL KUMAR SRIVASTAVA, SON OF Mr. S. P. SHRIVASTAVA, aged about 45 years, Occupation: Service
2. Mrs. PREETI SRIVASTAVA, WIFE OF Mr. VIMAL KUMAR SRIVASTAVA, aged about 36 years, both are residing at # 26-B, Airforce Quarters, Old Race Course, Mudfort Area, Secunderabad - 500 063., hereinafter referred to as the Buyer., The expression Builder and Buyer shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

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

WHEREAS:

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

For Greenwood Estates




Partner

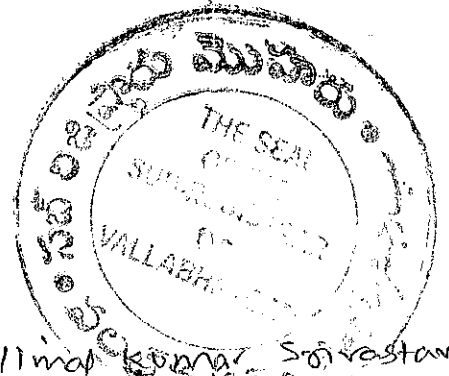
For Greenwood Estates



Partner

1వ పుస్తకము 2012 నెం/కె.కె.19 34 వసతి
 దస్తావేజు నెం. 4166 నేపథ్యము తాగితమునకు సంబంధించి
 (15) ఈ తాగితము చేయవలసిన సంఖ్య (2)


 సచి-అజయ్



అజయ్ అజయ్ కృష్ణ

Pr

Preeti Srivastava w/o. Vinod Kumar Srivastava
 H/o. # 26-B, Air force Qtrs, Old Race course,
 Madhura, Secbad-063.



వివాదానికి


① Srin

M. Srinivas s/o. Late M. Lingaiah, Service
 H/o. 2-11-365, Warasiguda, Hyderabad.


② MM

M. Mahender s/o. Late M. Mallesh, Service
 H/o. # 28-77, Yadav Bashi, Neredmet, Hyderabad.

20.12 నుండి 2012 నెం. 04 వ తేది
 19.39 వసతి 21/10 మాసం 13 వ తేది


 B. Bhagavantha Rao
 సచి-అజయ్
 వల్లభపురము

- 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. 522 on the fifth floor, in block no. 'A' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft., in the proposed group housing scheme known as GREENWOOD RESIDENCY and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.13,72,000/-(Rupees Thirteen Lakhs Seventy Two Thousand Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates

Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2012 సం/కా.19 వె.ల. వనంపు
 దస్తావేజు నెం. 4166. మొత్తము లాభముల సంఖ్య
 6/30 ఈ లాభము వారు సంఖ్య (3)

ENDORSEMENT U/S 41 & 42 OF THE STAMP ACT
 No. 4166/12 Date 4/9/12

I hereby Certify that the Stamp duty
 68500/RS. Eight thousand
five hundred & only
 has been levied in respect of the movement from
 Executant of this deed on the basis of agreed
 Market Value of Rs. 1322000/-
 been higher than the consideration.

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

ENDORSEMENT

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

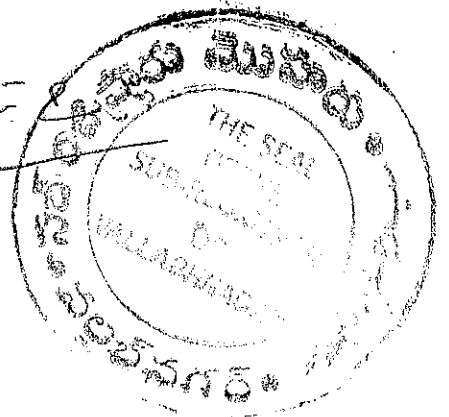
Sl. No.	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Challan U/s 41 of IS Act	Cash	Stamp U/s 42 of IS Act	DD/CC/ Pay Order	
1	Stamp Duty	100	68500	Done	172092		68600/-
2	Transfer Duty	-	27440	date	4/9/12		27440/-
3	Registration Fee	-	6860	HDFC Bank			6860/-
4	Clear Charge	-	100	Secured/abod.			100/-
		100	102900				103000/-

[Signature]
 సబ్ రిజిస్ట్రార్
 వల్లభనగర్

1వ పుస్తకము 2012 సం/ కా. 1934 వనంపు
 4166 నెంబరు
 నిమిత్తం గుర్తింపు నెంబరు 4166-2012.

తేది 4/9/12.

[Signature]
 డి. భగవంతుల రావు
 సబ్ రిజిస్ట్రార్
 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.

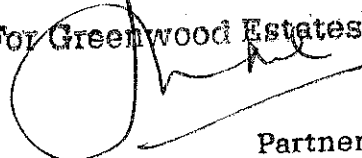
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

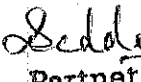
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 522 on the fifth floor, in block no. 'A', having a super built-up area of 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) in building 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 in the following manner:

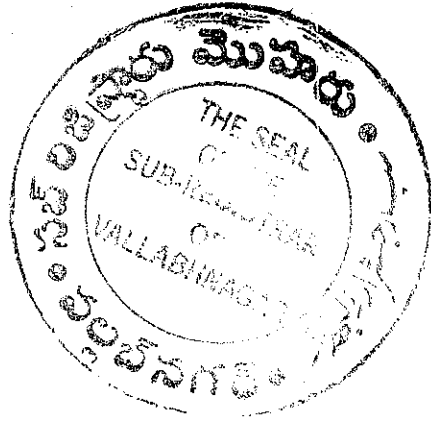
- i. Rs.10,97,600/-(Rupees Ten Lakhs Ninety Seven Thousand and Six Hundred Only) paid by way of cheque no.985442, dated 31.08.2012 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
- ii. Rs.2,74,400/-(Rupees Two Lakhs Seventy Four Thousand and Four Hundred Only) (Part Payment) paid by way of cheque no.978181, dated 24.08.2012 drawn on Syndicate Bank, Begumpet Branch, Hyderabad.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

1ನ ಛಾಪ್ಪಣೆ 2012ನಂ/ಅ.ಶ.19 ಮೆ. ಕನಿಷ್ಠ
ಕನಿಷ್ಠ ನಂ. 4166 ಮೆ. ಕನಿಷ್ಠ ಲಾಭನೀತಿ ಸಂಖ್ಯೆ
(15) ಈ ಲಾಭನೀತಿ ಕನಿಷ್ಠ (4)

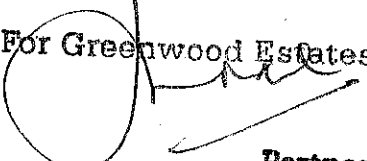

ಕೆ.ಎ.ಎ.ಎ.

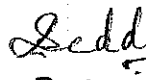


4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

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.

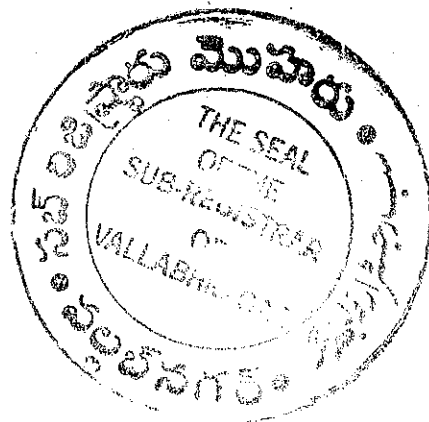
8. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:-
 - i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby 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.

For Greenwood Estates

Partner

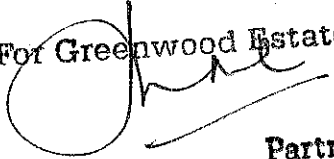
For Greenwood Estates

Partner

శ్రీ పుస్తకము 2012 నెం/సా.శ.19 ము. వనంబు
దస్తావేజు నెం. 4166 మొట్టమొదట తాగితముల సంఖ్య
(5) ఈ తాగితము తుది సంఖ్య (5)

సహ-విజ్ఞాపకం



- 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.
- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- vii. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- viii. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled building nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- ix. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs. 1,02,900/- is paid by way of pay order no. 172092, dated 04.09.2012, and VAT an amount of Rs45,688/- paid by way of pay order no. 172089, dated 04.09.2012, both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

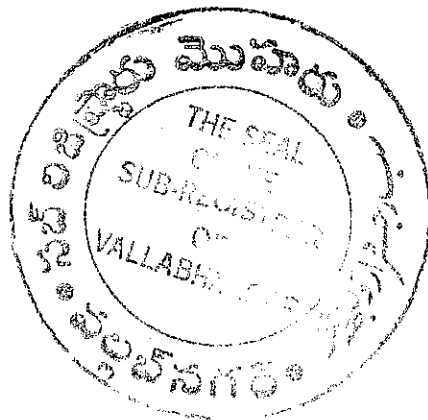
For Greenwood Estates

Partner

For Greenwood Estates


Partner

1st ప్రభుత్వము 2012 నెం/కా.త.19 34 వసంపు
దస్తావేజ్ నెం: 44.66 మొత్తము కారితముల సంఖ్య
(5) ఈ కారితము వరుస సంఖ్య (6)

2
సర్-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

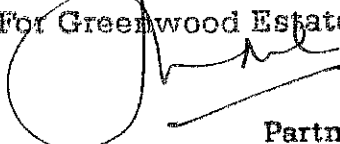
All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 522 on the fifth floor, in block no. 'A' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

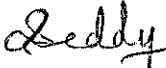
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	7' wide corridor

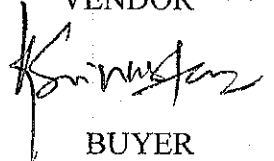
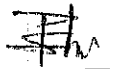
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:


1. 
2. 

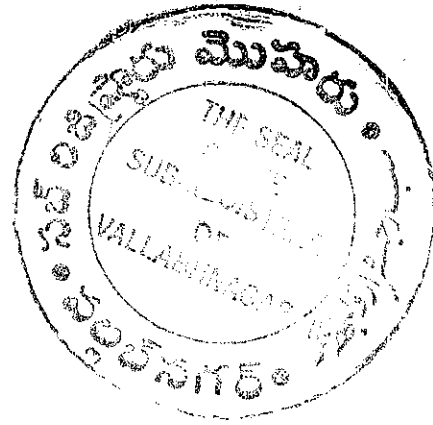
For Greenwood Estates

Partner

For Greenwood Estates

VENDOR Partner


BUYER


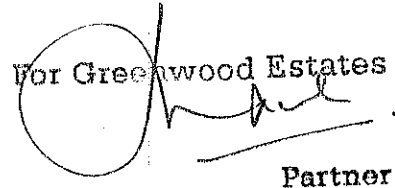
7వ ప్రాంతము 2012 నేర/తా.న.19 36 కనం.వి
డిస్ట్రీట్ నెం. 4.166. మొత్తము తాగితముల సంఖ్య
(5) తో తాగితము పడున సంఖ్య (7)


సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 522 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 : 89.18 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 : 1665 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 13,72,000/-

For Greenwood Estates

Partner

For Greenwood Estates

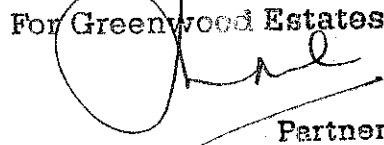

Partner

Signature of the Executants

Date: 04.09.2012

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.

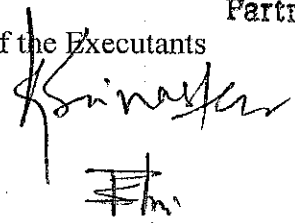

For Greenwood Estates

Partner

For Greenwood Estates


Partner

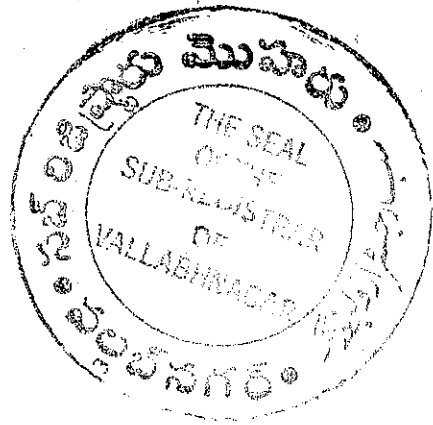
Date: 04.09.2012

Signature of the Executants

1వ పుస్తకము 2012 సం/తా.క.19 వె. వశంతు
దస్తావజా నెం. 11166 మొత్తము కాగితముల సంఖ్య
(15) ఈ కాగితము పేరు సంఖ్య (8)

నల్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 522 IN BLOCK NO. 'A' ON FIFTH FLOOR

IN THE PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

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

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

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

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

BUYER: 1. MR. VIMAL KUMAR SRIVASTAVA, SON OF MR. S. P. SHRIVASTAVA

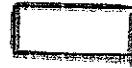
2. MRS. PREETI SRIVASTAVA, WIFE OF MR. VIMAL KUMAR SRIVASTAVA

REFERENCE:
AREA:

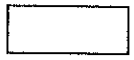
89.18

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



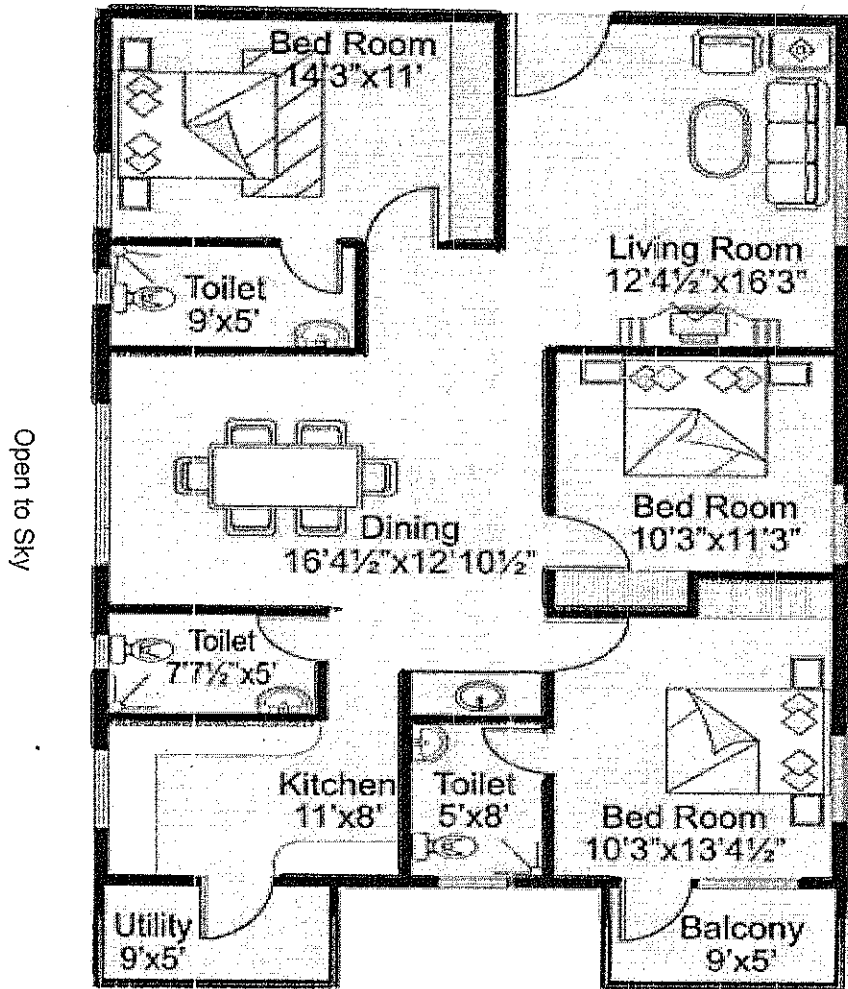
EXCL:



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



7' wide corridor



Open to Sky

For Greenwood Estates
[Signature]
Partner

For Greenwood Estates
[Signature]
Partner

WITNESSES:

- [Signature]*
- [Signature]*

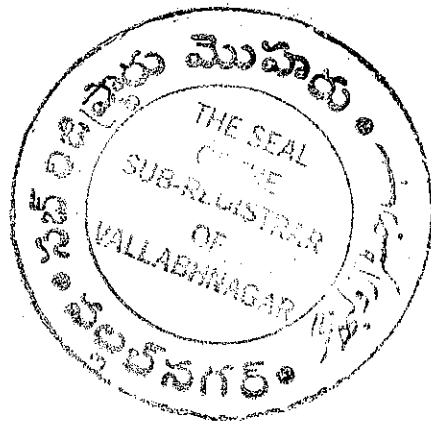
[Signature]

SIG. OF THE VENDOR

[Signature]
SIG. OF THE BUYER

1st పుస్తకము 2012 సం/సా.శ.19 36 వనంబు
దస్తవీజ నెం: 1166 వెంకటము తాగితముల సంఖ్య
(15) ఈ తాగితము పేరున సంఖ్య (9)

సర్-రెజిస్ట్రారు



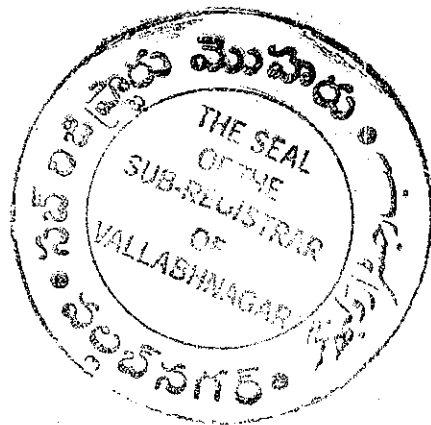


For Greenwood Estates
[Signature]
Partner



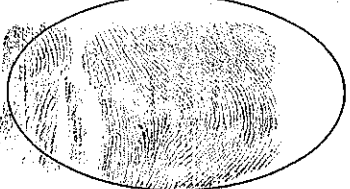


For Greenwood Estates
[Signature]
Partner

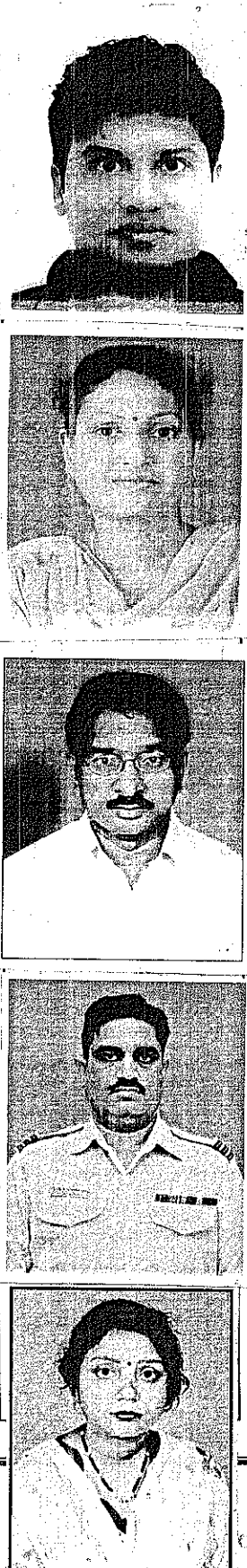
1వ పదకొండవ సంవత్సరము 2012 సం/కె.శ.19 నెం. వసంబి
1వ పుస్తకము
దస్తావజా నెం. 6/166. మొత్తము కారీకముల సంఖ్య
65) ఈ కారీకము పదున సంఖ్య (10)

సర్-రిజిస్ట్రారు



PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF 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, 1ST LANE
BEGUMPET, HYDERABAD

**SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 08/BKIV/2008 Dt: 09.01.2008:**



MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M.G. ROAD
SECUNDERABAD -500 003.

BUYER:

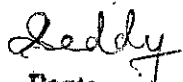
1. MR. VIMAL KUMAR SRIVASTAVA
S/O.MR. S. P. SHRIVASTAVA
26-B, AIRFORCE QUARTERS
OLD RACE COURSE
MUDFORT AREA
SECUNDERABAD - 500 063


2. MRS. PREETI SRIVASTAVA
W/O. MR. VIMAL KUMAR SRIVASTAVA
R/O. # 26-B, AIRFORCE QUARTERS
OLD RACE COURSE
MUDFORT AREA
SECUNDERABAD - 500 063

SIGNATURE OF WITNESSES:

- 
- 


Partner

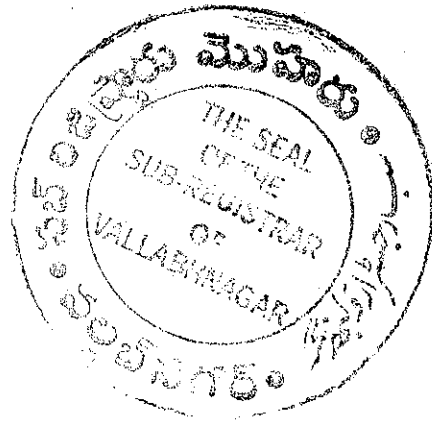
For Greenwood Estates

Partner


SIGNATURE OF EXECUTANTS

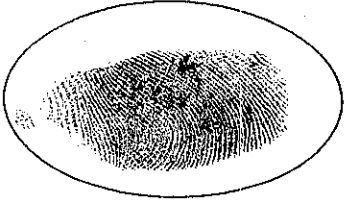


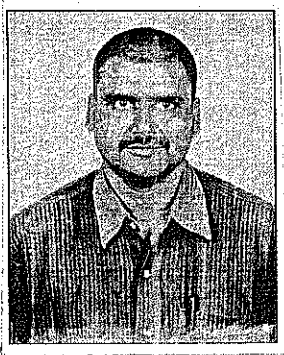
SIGNATURE OF BUYER

18 వ పుస్తకము 2012/సం/శా.న.19 వై. వనం.పొ
తస్తావేటి నెం. 4166 మొత్తము తాగితముల సంఖ్య
(1) ఈ తాగితము వరుస సంఖ్య (11)



సర్-రిజిస్ట్రార్

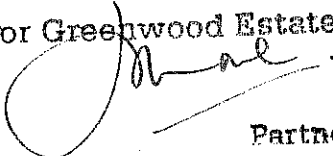


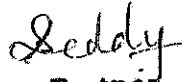
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

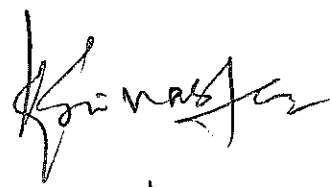
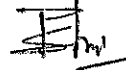
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>WITNESSES:</p> <p>1. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O. H. NO: - 2-11-365 WARASIGUDA SECUNDERABAD.</p>
			<p>2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD</p>

SIGNATURE OF WITNESSES:

- 
- 

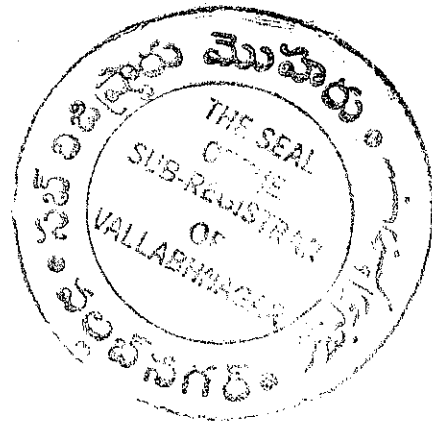
For Greenwood Estates

Partner

For Greenwood Estates

Partner

18 వ పంపు 2012 సం/తా.శ.19 34 వ సంపు
దస్తావీజు నం: 4166 మొట్టమొదటి అగతముల సంఖ్య
65 తది అగతము బిరుదు సంఖ్య 022

సహ-రిజిస్ట్రారు

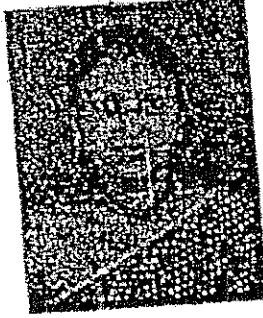


For Greenwood Estates

Leddy
Partner

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

Leddy

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

Leddy

For Greenwood Estates

Mani
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, 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

Prabhakar
Signature

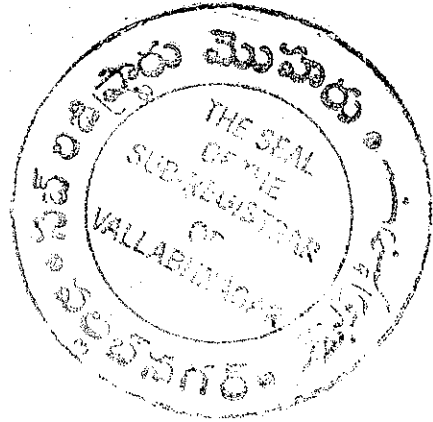


10062008

Prabhakar

1st ప్రస్తావన 2012సం/కా.స.19 34 వ.నం.వీ
దస్తావేజి నెం. 4166 మొత్తము కాగితముల సంఖ్య
(15) ఈ కాగితము వరుస సంఖ్య (13)

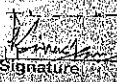
సచి-రజస్వారు





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIMAL KUMAR SRIVASTAVA
S P SHRIVASTAVA
01/08/1967
Permanent Account Number
AAUPS2672J


Signature






970
11
01/08/1967


Vimal Kumar Srivastava


आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

PREETI SHRIVASTAVA
R K SHRIVASTAVA
17/03/1976
Permanent Account Number
BZEPS1080A


Signature



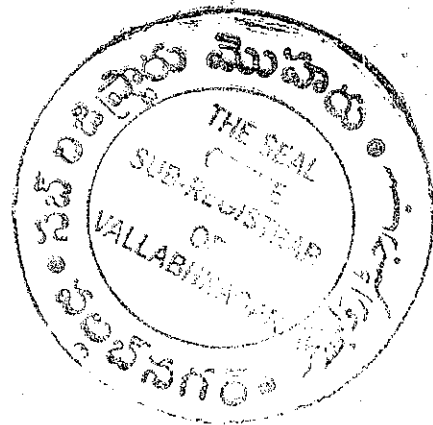




Preeti Shrivastava

1వ పుస్తకము 2012-13/19 34 వ.నం.బి
దస్తావేజు నెం. 4166 కింద అభివృద్ధి సంఖ్య
(5) ఈ అభివృద్ధి సంఖ్య (14)

నల్-అభివృద్ధి



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH




Number DLFAPQ10413402001
Name SRINIVAS M
S/D/W of M LINGAIAH
Address 12-11-364/6
WARSIGUDA
SECUNDERABAD

PIN
DOB 06-06-1971

Signature

DL Of Issue: 09-10-2001

Addr. Licencing Authority
Secunderabad



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

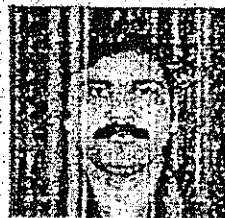
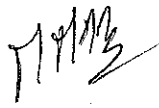

MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

Signature



1వ పుస్తకము 2012 సం/జి.నం. 319 మే. వనం. 1
దస్తావేజు నం. 4166. మొదటి భాగముల సంఖ్య
(15) ఈ భాగము చివరి సంఖ్య (15)

సచి-రిజిస్ట్రారు

