

CO797/12

DOCT No. 788/12

A-322

SCANNED

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 972206

చ.నెం. 67018
 త.నెం. *Ramesh*
 S/o. *G.V. Rao*

K. Satish Kumar
 Licensed Stamp Vendor
 LIC No. *AP/12/1000*
 REG No. *100/1000*
 H.No. *5-2-20, Park Road (V),*
Rampally, Hyderabad.

For Whom Greenwood ~~SALE DEED~~

This Sale Deed is made and executed on this 22nd day of December 2011 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 41 years, Occupation: Business, resident of Plot No. 280, Jublee 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, 1st lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

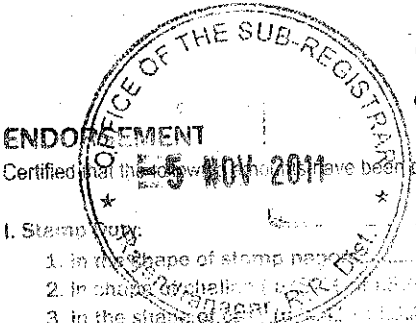
1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 43 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 20 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. Shri. A. Purushotham, S/o. Shri. A. Vittal, aged about 43 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 35 years, Occupation Business, Resident of 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 42 years, Occupation Business, Resident of H. No. 1-3-2/C/1, Kisan Nagar, Bhongir, Nalgonda Dist.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 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".

[Signature]

Reddy

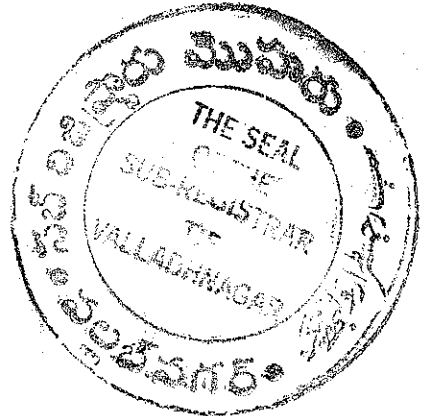
1వ స్థానము 2012 సం/త.శ.19 33 వ.నం.వ
 దస్తావేజు నెం. 788 మొత్తము తాగితముల సంఖ్య
 (15) ఈ తాగితము తయారీ సంఖ్య (1)



ENDORSEMENT
 Certified that the above duties have been paid in respect of this document

సబ్-రిజిస్ట్రారు

- I. Stamp Duty:**
- 1. in the shape of stamp paper Rs. 100 000
 - 2. in the shape of challan Rs. 70650 000
 - 3. in the shape of 2001 Rs. -
 - 4. adjustment of stamp duty u/s. 16 of 1956 Act. if any Rs. -
- II. Transfer Duty.**
- 1. in the shape of challan Rs. 28300 000
 - 2. in the shape of cash Rs. -
- III. Registration fees:**
- 1. in the shape of challan Rs. 7075 000
 - 2. in the shape of cash Rs. -
- User Charges.**
- 1. in the shape of challan Rs. 100 000
 - 2. in the shape of cash Rs. -



2012 వ.నం. 17 వ తేదీ
 1933 త.శ.నం. 28 వ తేదీ

12 వ బిల్లు నం. 1 గంటల మధ్య పబ్లికేషన్ సబ్ రిజిస్ట్రారు
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy
 లిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32బి ను అనుసరించి
 సందర్భించవలసిన ఖాతా గ్రాఫులు తయారు చేయమని సహా
 దాఖలు చేసి రుసుము రూ. 7075 000 లు చెల్లించినది
 వారి ఇచ్చినట్లు తిప్పికోస్తే
 ఎడము బోటునవులు

106225

(Signature)

(Signature)



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. 8/318/08
 dated 19-01-08 registerer at SRO, Vallabhnagar
 Ranga Reddy District.

వికాసం
 ① *(Signature)*

CH. Venkateswaram Reddy S/o late Anji Reddy
 Occ: Service R/o 11-187/2, Road No.2
 Green Hills Colony, Hyderabad.

② *(Signature)*

Dr. Rajkumar S/o. Merkund Rao, occ: Service
 R/o. 1-5/1, M. Bollaram, Secbad.

20.12 వ.నం. 17 వ తేదీ
 19.33 వ.త.శ.నం. 28 వ తేదీ

(Signature)
 B. Bhagavantha Rao
 సబ్-రిజిస్ట్రారు
 వల్లభనగర్

IN FAVOUR OF

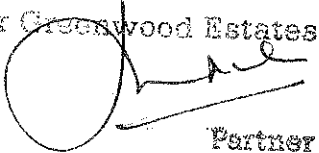
1. Mr. K. VANI PRASAD, SON OF Mr. K. DURGA PRASAD, aged about 41 years, Occupation: Service
2. Mrs. K. HIRA PRASAD WIFE OF Mr. K. VANI PRASAD aged about 39 years, both are residing at H. No: - 33-71/21/1, Street No. 3, Shakti Nagar, R. K. Puram, Secunderabad - 500 056., hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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

WHEREAS:

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

For Greenwood Estates


Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2012 సం/శా.స. 1933 వ సం/పు
 కన్వేషణ నెం. 788 మొత్తము కారితముల సంఖ్య
 (15) ఈ కారితము వరుస సంఖ్య (2)

[Signature]
 సబ్-రిజిస్ట్రారు

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

No. 788/12 Date 17/2/12

I hereby Certify that the deficit Stamp duty
70650 (Rs. Seventy thousand
and 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. 1415000
 been higher than the consideration.

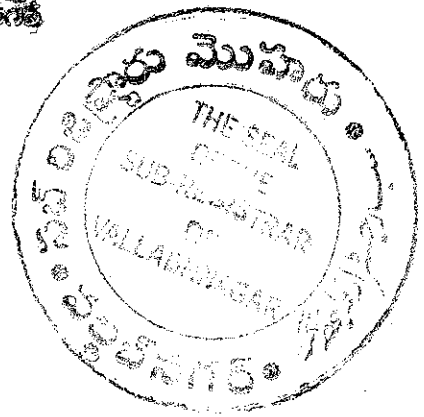
[Signature]
 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

70650
 An amount of Rs. 28300 towards Stamp Duty
 Including Transfer Duty and Rs. 7075 towards
 Registration Fee was paid by the party through
 challan Receipt Number 871023 Dated
17/2/12 at SBH Begumpet at Branch (298)
 Dt. 17/2/12 Sub-Registrar
 St. SRO Vallabh Nagar Vallabh Nagar

1వ పుస్తకము 2012 సం/ శాస 1933 వ సం/పు
788 నెంబరుగా లబ్ధి పు చేయుటచేసినది స్వామింగి
 నిమిత్తం గుర్తింపు నెంబరు 1508-1-788 2012.

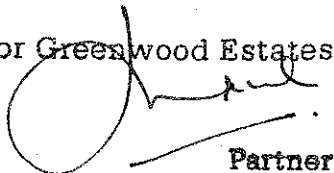
తేది 17/2/12..

[Signature]
 బి. భగవంక రావు
 సబ్ రిజిస్ట్రారు
 వల్లభనగర్



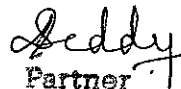
- f) The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after 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. 322 on the third 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 double car on the stilt floor, admeasuring about 200 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. 14,15,000/- (Rupees Fourteen Lakhs Fifteen Thousand Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates



Partner

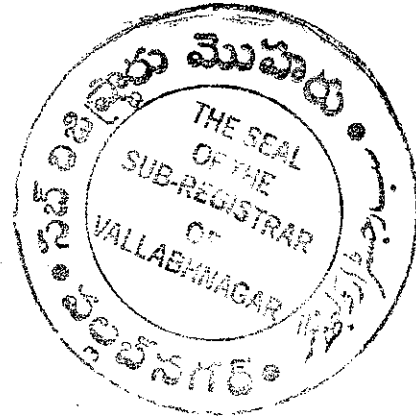
For Greenwood Estates



Partner

1వ పుస్తకము 2012-సం/త.శ.19 33 వ.నం.తి
దస్తావజ్జ సెం. 788 తెలివితము తాగితముల సంఖ్య
(15) ఈ తాగితము పఠన సంఖ్య (3)

సబ్-రజిస్ట్రారు



- 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. 322 on the third 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 ~~two cars~~ on the stilt floor, admeasuring about 200 sft.

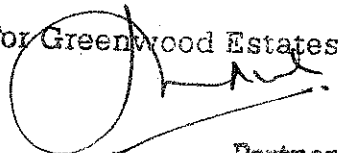
situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 14,15,000/- (Rupees Fourteen Lakhs Fifteen Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs. 8,25,000/- (Rupees Eight Lakhs Twenty Five Thousand Only) paid by way of cheque no.953345, dated 23.01.2012, drawn on HDFC Bank, Lakdikapul Brach, Hyderabad issued by LIC Housing Finance Ltd.,
- ii. Rs. 2,15,000/- (Rupees Two Lakhs Fifteen Thousand Only) paid by way of cheque no..868569, dated 25.05.2011, drawn on HDFC Bank, Banjarahills Branch, Hyderabad.
- iii. Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 741385, dated 02.05.2011, drawn on drawn on HDFC Bank, Banjarahills Branch, Hyderabad.
- iv. Rs. 1,75,000/- (Rupees One Lakh Seventy Five Thousand Only) paid by way of cheque no. 010055, dated 16.02.2012, drawn on drawn on HDFC Bank, Banjarahills 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.

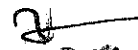
For Greenwood Estates

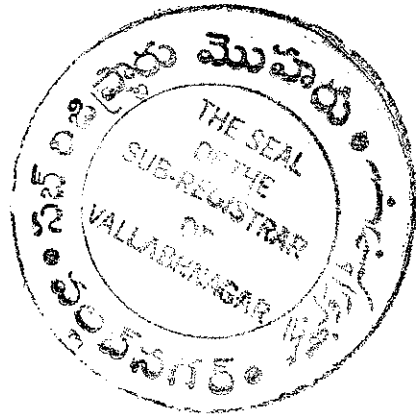

Partner

For Greenwood Estates


Partner

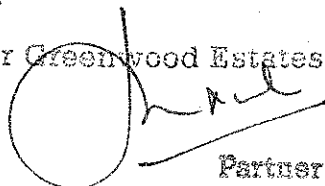
1వ పుస్తకము 2012 సం/శా.స.1933..... వనంపొ
దస్తావేజి నెం. 788 మొత్తము కారితముల సంఖ్య
15) ఈ కారితము వరుస సంఖ్య (4)


సబ్-రిజిస్ట్రారు

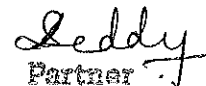


4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone 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.
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.

For Greenwood Estates

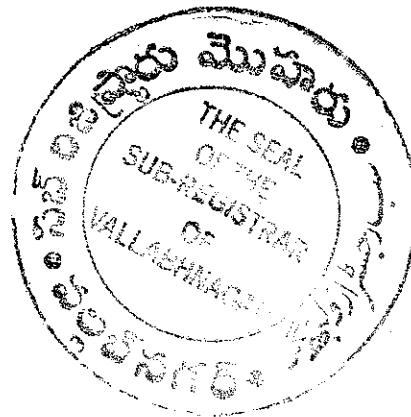

Partner

For Greenwood Estates


Partner

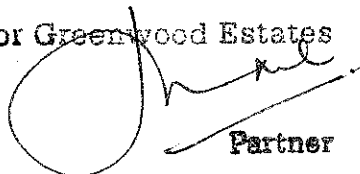
1వ పుస్తకము 2012 శం/శా.న.1933..... వేసంపి
దస్తావేలు నెం. 788 మొత్తము తాగితముల సంఖ్య
(15) ఈ తాగితము వరుస సంఖ్య (5)

సచి-లిజిస్ట్రారు



- 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. 1,06,125/- is paid by way of challan no. 871823, dated 17.2.12, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 41,750/- paid by way of Pay order No.167098 dated 17.2.12, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates



Partner

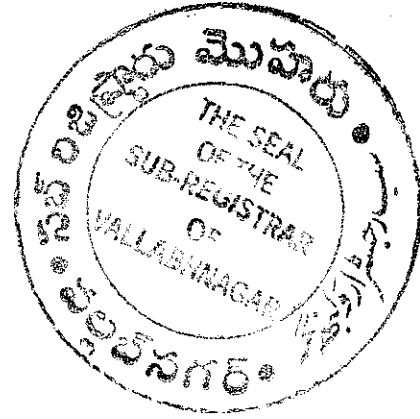
For Greenwood Estates



Partner

1వ పుస్తకము 2012 సం/త.శ.1923..... వచంపా
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(15) ఈ తాగితము 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. 322 on the third 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 two cars on the stilt floor, admeasuring about 200 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

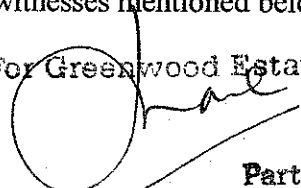
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

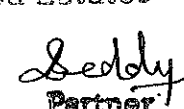
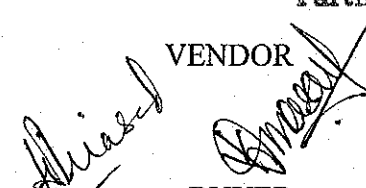
1. 

2. 

For Greenwood Estates

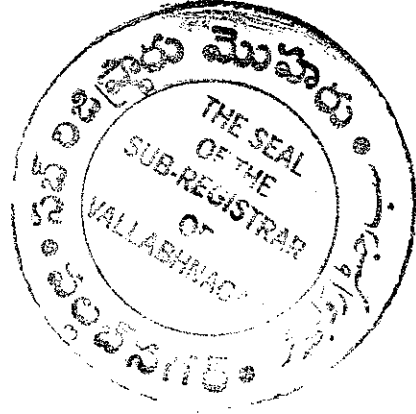

Partner

For Greenwood Estates


Partner
VENDOR

BUYER

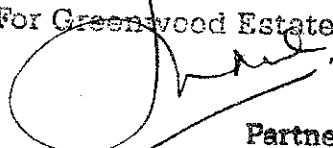
1వ పుస్తకము 2012 సం/త.శ.1933..... వ.నంబు
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(15) ఈ కారితము వరుస సంఖ్య (7)

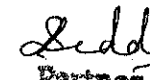
సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 322 on the third floor, in block no. 'A' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 89.18 sq. yds, U/S Out of Ac. 6-05 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor : 200 sft. Parking space for two cars
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : 1665 Sft
- e) In the Fourth Floor : -
- (f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 14,15,000/-

For Greenwood Estates

Partner

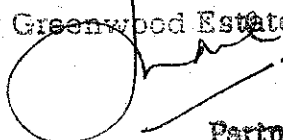
For Greenwood Estates

Partner

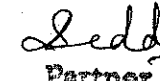
Date: 22.12.2011

Signature of the Executants

C E R T I F I C A T E

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

For Greenwood Estates

Partner

For Greenwood Estates

Partner

Date: 22.12.2011

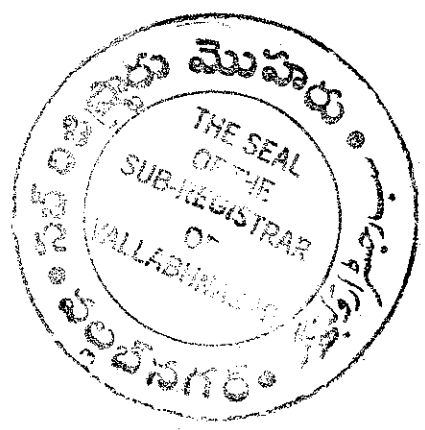
Signature of the Executants





1వ పుస్తకము 2012 సం/తా.న.1933 వసం.పు
దస్తావేజు నెం. 788 మొత్తము కారితముల సంఖ్య
(15) ఈ కారితము వరుస సంఖ్య (8)

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 322 IN BLOCK NO. 'A' ON THIRD 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. K. VANI PRASAD, SON OF MR. K. DURGA PRASAD

2. MRS. K. HIRA PRASAD WIFE OF MR. K. VANI PRASAD

REFERENCE:
AREA:

89.18

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

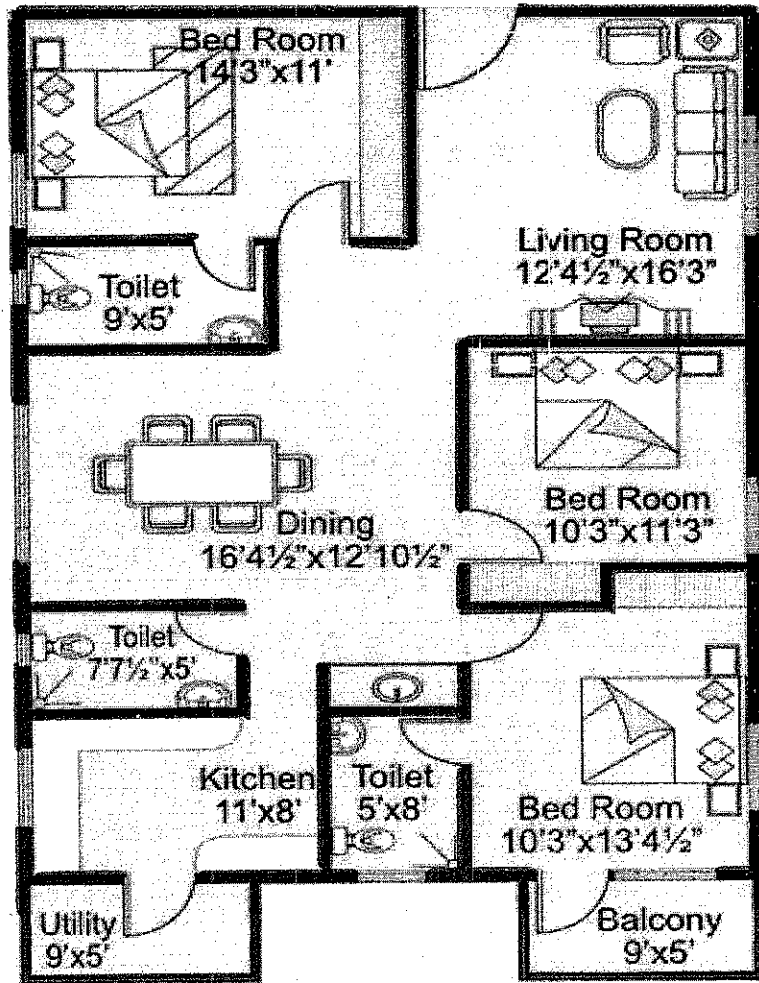


U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1665 SFT.



7' wide corridor

Open to Sky



Open to Sky

Open to Sky

For Greenwood Estates

Seddy
Partner

For Greenwood Estates

[Signature]
Partner

WITNESSES:

- [Signature]*
- [Signature]*

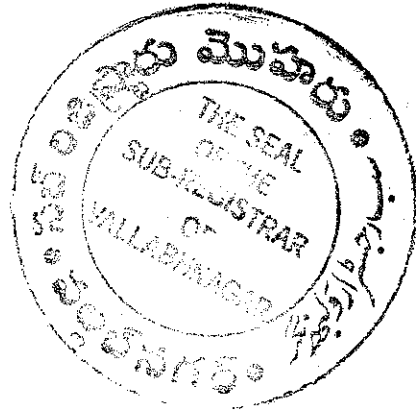
SIG. OF THE VENDOR

[Signature]
[Signature]

SIG. OF THE BUYER

1వ పుస్తకము 2012 సం/శా.శ.1933 వ.నం.వృ
దస్తావేజు నెం. 788 మొత్తము కారితముల సంఖ్య
(15) ఈ కారితము పరుస సంఖ్య (9)

సబ్-రిజిస్ట్రారు





For Greenwood Estates

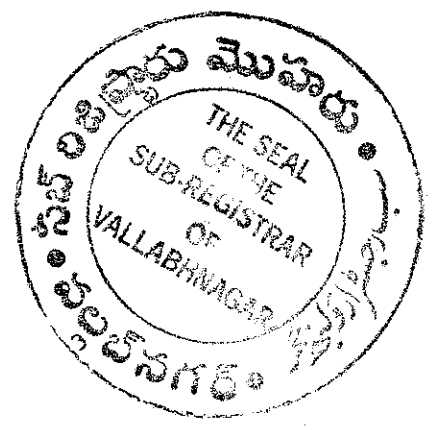
John
Partner

For Greenwood Estates

Leddy
Partner

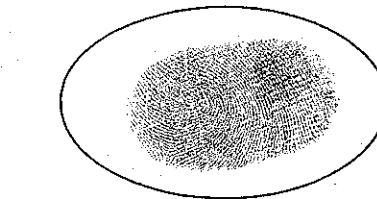
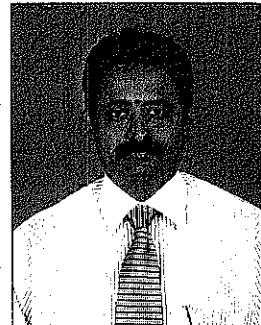
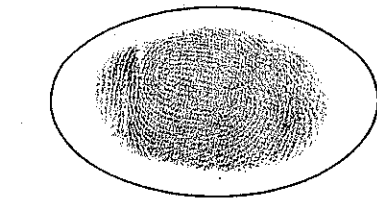
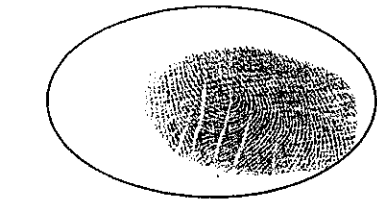
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దస్తావేజ నెం. 788 .. మొత్తము కారితముల సంఖ్య
(15) ఈ కారితము వరుస సంఖ్య (10)

సబ్-రజిస్ట్రారు



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.
& (REPRESENTATIVE TO BUYER)

BUYER:

1. MR. K. VANI PRASAD
S/O. MR. K. DURGA PRASAD
H. NO: - 33-71/21/1, STREET NO. 3
SHAKTI NAGAR, R. K. PURAM
SECUNDERABAD - 500 056.

2. MRS. K. HIRA PRASAD
W/O. MR. K. VANI PRASAD
R/O. H. NO: - 33-71/21/1, STREET NO. 3
SHAKTI NAGAR, R. K. PURAM
SECUNDERABAD - 500 056.

SIGNATURE OF WITNESSES:

1.

2.

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

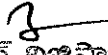
SIGNATURE OF THE REPRESENTATIVE

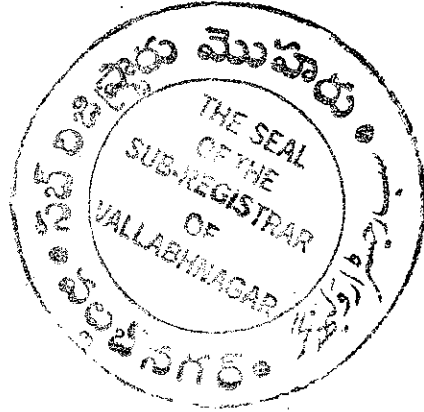
Greenwood Estates
Partner

SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2012 సం/శా.క.19 33..... పు.సం.పొ
దస్తావేజు నెం. 788..... మొత్తము కాగితముల సంఖ్య
(15) ఈ కాగితము పరుస సంఖ్య (11)


సబ్-రిజిస్ట్రారు




स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F



नाम /NAME
SRIDEVI KALICHETI

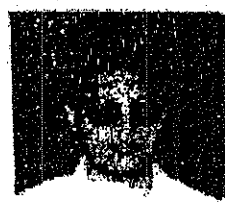
पिता का नाम /FATHER'S NAME
VENKATA RAMI REDDY NARALA

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE


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

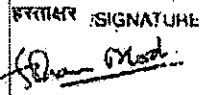
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ABMPM6725H



नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969


हस्ताक्षर /SIGNATURE



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

आयकर विभाग
 INCOME TAX DEPARTMENT


भारत सरकार
 GOVT. OF INDIA

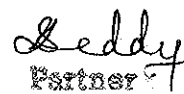
PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

Signature




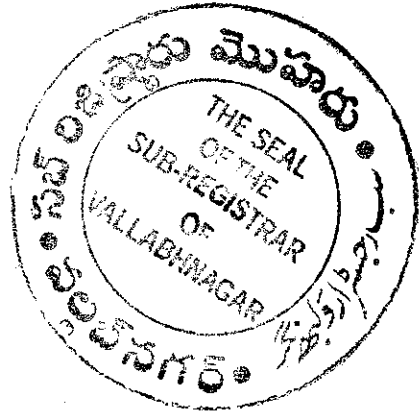
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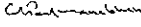

For Greenwood Estates

 Partner

For Greenwood Estates

 Partner

1వ పుస్తకము 2012 సం/తా.శ.19 33 వ.నం.వృ
దస్తావేజు నెం. 788 మొత్తము కారితముల సంఖ్య
(15) ఈ కారితము వరుస సంఖ్య (12)

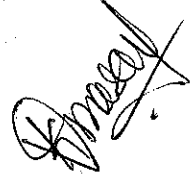
సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADFPK3850J	
नाम /NAME	VANI PRASAD KOMARAVELLI	
पिता का नाम /FATHER'S NAME	DURYA PRASAD KOMARAVELLI	
जन्म तिथि /DATE OF BIRTH	15-02-1970	
हस्ताक्षर /SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

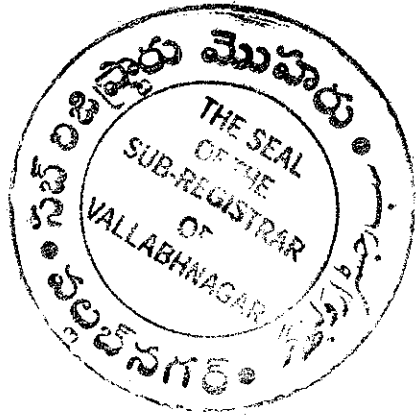
इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.



1వ పుస్తకము 2012 సం/త.శ.1933..... వ.నం.పు
దస్తావేజు నెం. 788 మొత్తము తాగితముల సంఖ్య
(15) ఈ తాగితము వరుస సంఖ్య (13)


సబ్-రెజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

HIRA PRASAD KOMARAVELLI

GUR TARA SINGH

13/01/1972

Permanent Account Number
BRUPK0158H


 Signature



30072010

एक कार्ड खोया / गुमनाम कार्ड / लोस्ट / तलाश:
 आयकर विभाग, भारत सरकार
 नया दिल्ली, भारत
 आयकर विभाग, नया दिल्ली
 भारत - 110045

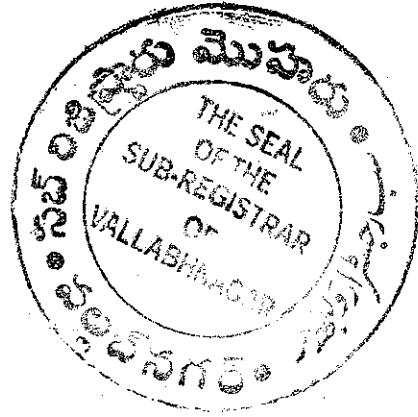
If this card is lost / forgotten / lost card is found:
 Please inform / return to:
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Contact: 11-26118081

Hira

1వ పుస్తకము 2012 సం/త.శ.1933 వ.సం.పు
దస్తావేజు నెం. 788 మొత్తము కారితముల సంఖ్య
(15) ఈ కారితము వరుస సంఖ్య (14)


2
సచి-లిజిస్ట్రారు


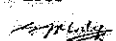


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Tel: 91-22-7499 4630, Fax: 91-22-7495 0664
email: ininfo@nsdl.co.in

1వ పుస్తకము 2012 సం/త.శ.1933 వ.నం.పు
దస్తావేజు నెం. 788 మొత్తము కారితముల సంఖ్య
(15) ఈ కారితము వరుస సంఖ్య (15)


సబ్-రిజిస్ట్రారు

