

6010

DOGT NO. 5923/12 A32A



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AY 933600

S.No. 18888 Dt. 24-11-2012 Rs.100/-  
 Sold to : Ramesh S/o Narsing Rao, R/o Sec.bad,  
 For Whom: Greenwood Estates, Sec.bad

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

**SALE DEED**

This Sale, Deed is made and executed on this 10<sup>th</sup> day of December 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, Resident of 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, Resident of 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, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 38 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 45 years, Occupation Business, Resident of H. No. 1-3-2/C/1, Kisan Nagar, Bhongir, Nalgonda Dist.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 42 years, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 years, the Managing Partners/ Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no.4101/07, dated 13.09.2007, registered at S.R.O. Vallabhnagar, hereinafter called the "Owners".

For Greenwood Estates

For Greenwood Estates

*Soham Modi*

*Sridevi*

1వ పేజీలము 2012/వ.నం. 17 వ తేది  
 దస్తవేజు నెం. 5923 మొత్తము తాగితముల సం.  
 (17) ఈ తాగితము వరుస సంఖ్య (17)

**ENDORSEMENT**

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

**I. Stamp Duty:**

- 1. In the shape of stamp papers..... Rs. 100 = 00
- 2. In shape of challan ( u/s.41 of I.S.Act.,1899)..... Rs. 51150 = 00
- 3. In the shape of cash (u/s.41 of I.S.Act.,1899)..... Rs. =
- 4. adjustment of stamp duty u/s.16 of I.S.Act.,1899,if any..... Rs. =

**II. Transfer Duty.**

- 1. In the shape of challan..... Rs. 20500 = 00
- 2. In the shape of cash..... Rs. =

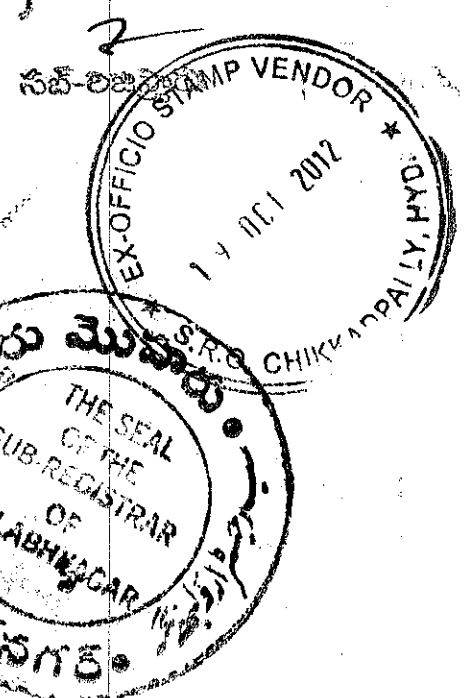
**III. Registration fees.**

- 1. In the shape of challan..... Rs. 5125 = 00
- 2. In the shape of cash..... Rs. =

**Usef Charges**

- 1. In the shape of challan..... Rs. 100 = 00
- 2. In the shape of cash..... Rs. =

No. 769257



2012వ సం. డిసెంబర్ నెం. 17 వ తేది  
 1934వ సం. ఫిబ్రవరి నెం. 26 వ తేది సగలు  
 12 మూలములు గలది మొత్తము 5125 రూపాయలు  
 తాగితములలో శ్రీ శ్రీమతి K. Prabhakar Reddy  
 లింగమైన చట్టము 1908 లోని సెక్షన్ 32లో ను అనుసరించి  
 సమర్పించవలసిన ఛార్జీ గావులు మరియు వేరిముద్దలతో సహా  
 దాఖలు చేసి రుసుము రూ. 5125 రూపాయలు చెల్లించినది  
 వాని ఇచ్చినట్లు ఊహించుటకు  
 ఎదము లోపనవులు



Prabhakar Reddy K. Prabhakar Reddy s/o. K.P. Reddy  
 Office: Service - R/o # 5-4-187/3 & 4, 2nd floor, Soham mansion  
 M.G. Road Secbad through SPA for presentation of document  
Abdul Karim Basha vide SPA no. 8/BCE/108, dt. 19/01/08,  
 at SRO, Vallabhnagar, R.R. &

Abdul Karim Basha  
 s/o. Mr. Abdul Gaffur, Service, Add: Fl.No. 204,  
 Block-6, D.V. Township, Old Sapilguda, R.K. Puram (A),  
 Secunderabad, 500056.

M. Srinivasa Rao, s/o- late M. Lingaiab, Service  
 R/o. 2-11-365, Uchariguda, Secbad

T. Raghavendrakumar s/o. Late Tekumalla Srinivasa Rao, Service  
 R/o: # 1-8-473, St No-9, Near SRS Temple, Chikkedope  
 Hyderabad - 020

2012 వ.సం. డిసెంబర్ నెం. 17 వ తేది  
 1934 వ.సం. ఫిబ్రవరి నెం. 26 వ తేది

Bhagavantha Rao  
 సబ్-రిజిస్ట్రారు  
 వల్లభనగర్

**IN FAVOUR OF**

Mr. ABDUL KARIM BASHA, SON OF Mr. ABDUL GAFFUR, aged about 33 years, Occupation: Service, residing at Flat No. 204, Block- 6, D. V. Township, Old Safilguda, R. K. Puram Post - 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:
  - 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 సం/శా.స.19 క్రి. వనంబు  
 దస్తావేజు నెం. 5923 మొత్తము కారితముల సంఖ్య  
 (77) ఈ కారితము వతున సంఖ్య (2)

సబ్-రిజిస్ట్రారు

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

No. 5923/12 Date 17/12/12.

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 doct on the asis 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 documents

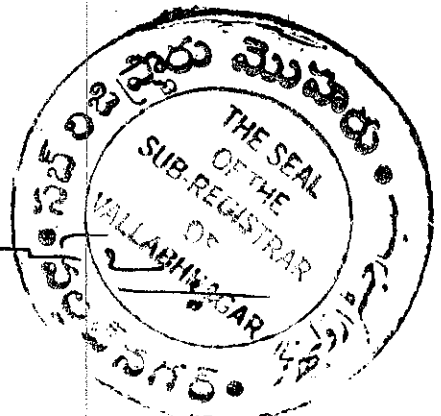
Sl No	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Chalan U/s 41 of I.S. Act	Cash	Stamp duty U/s 16 of I.S. Act	DD/BC/ Pay Order	
1	Stamp Duty	100	51150	Dono	173883		51250/-
2	Transfer Duty	-	20500	Date	10/12/12		20500/-
3	Registration Fee	-	5125	HDFC Bank.			5125/-
4	User Charge	-	100	HFD.			100/-
	Total	100	76875				76975/-

సబ్ రిజిస్ట్రారు  
 వల్లభనగర్

1వ పుస్తకము 2012 సం/ శాస 1934 వ సంఖ్య  
 5923 నెంబరుగా రిజిస్ట్రారు చేయబడినది. స్కానింగ్  
 నిమిత్తం గుర్తింపు నెంబరు 1508-15923 2012.

తేదీ: 17/12/12

అ. భగవంతుల 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 semi-deluxe apartment bearing flat no. 324 on the third 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.


For Greenwood Estates

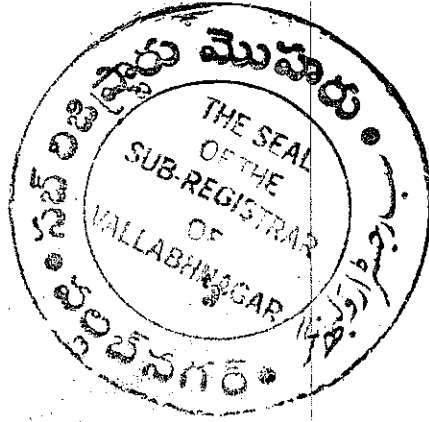
Partner

For Greenwood Estates

Seddy  
Partner

1వ పుస్తకము 2012సం/శ.శ.19 కు విచారణ  
దస్తావేజు నెం. 5923 మొత్తము తాగితముల సంఖ్య  
(7) ఈ తాగితము చతుస సంఖ్య (3)

  
సబ్-రిజిస్ట్రారు



- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have no share in the sale consideration agreed herein.

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

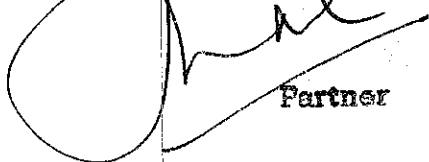
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no.324 on the third floor, in block no.'A', having a super built-up area of 1230 sft., (i.e., 984 sft. of built-up area & 246 sft. of common area) in building 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) paid by way of cheque no.001530, dated 07.12.2012 issued by SBI, RACPC, Secunderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.

2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

For Greenwood Estates

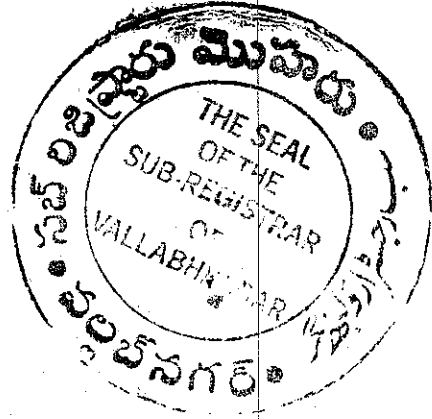
  
Partner

For Greenwood Estates

  
Partner

1వ పుస్తకము 2012సం/ఐ.స.19 వనంబు  
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(17) ఈ కాగితము వరుస సంఖ్య (4)

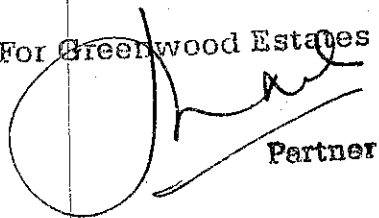
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5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant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

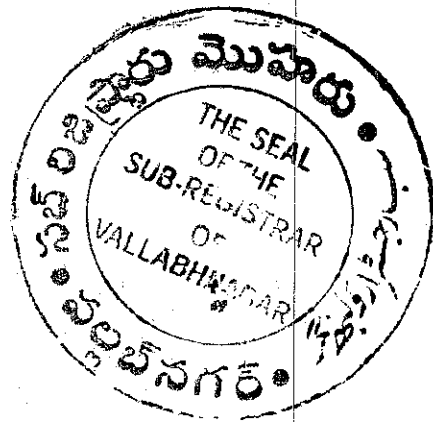
  
Partner

For Greenwood Estates

  
Partner

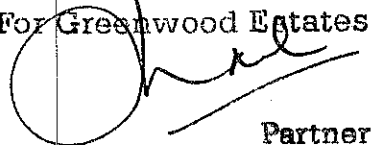
1వ పుస్తకము 2012సం/శ.శ.19 వనంబు  
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(17) ఈ కారితము వకుస సంఖ్య (5)

సబ్-రజిస్ట్రారు



- 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. 76,875/- is paid by way of pay order no. 173883, dated 10.12.2012, and VAT an amount of Rs. 34,463/- paid by way of Pay order no. 173884, dated 10.12.2012, both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

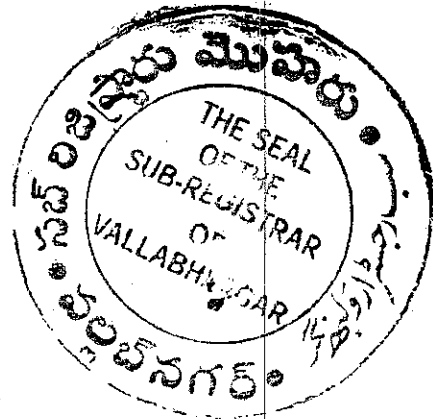
  
Partner

For Greenwood Estates

  
Partner

1వ పుస్తకము 2012 సం/త.శ.19 మే... వ.నం.బ  
దస్తావేజు నెం. 5923 మొత్తము కారితముల సంఖ్య  
(17) ఈ కారితము వరుస సంఖ్య (6)

సబ్-రజిస్ట్రారు



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

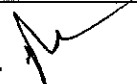
All that portion forming a semi-finished, semi-deluxe apartment bearing flat no.324 on the third floor, in block no. 'A' admeasuring 1230 sft., of super built-up area (i.e., 984 sft. of built-up area & 264 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for single car 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. 329
East By	Open to Sky
West By	Open to Sky

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

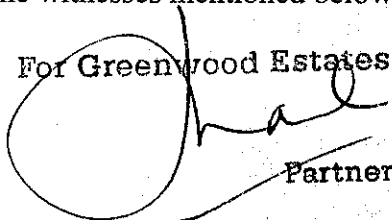
WITNESSES:

1.

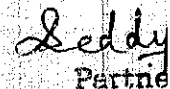


2. T. Raghavendrarao

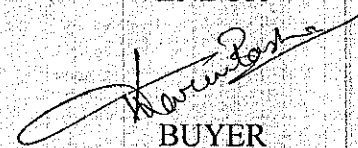
For Greenwood Estates

  
Partner

For Greenwood Estate

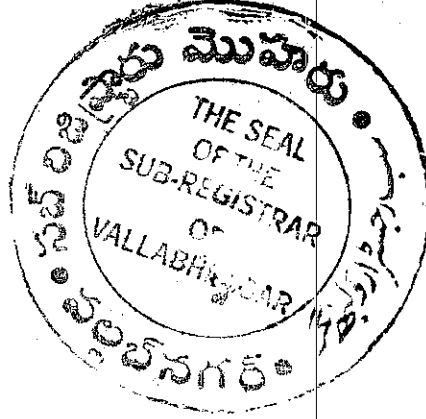
  
Partner

VENDOR

  
BUYER

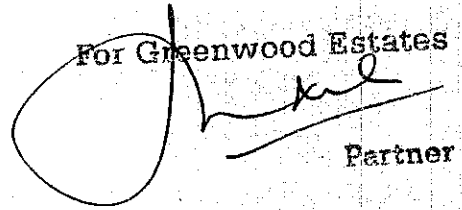
1వ పుస్తకము 2012సం/శా.శ.19 వేల వసూలు  
దస్తావేజు నెం. 592 మొత్తము కాగితముల సంఖ్య  
(7) ఈ కాగితము వతున సంఖ్య (7)

సబ్-రిజిస్ట్రారు



**ANNEXURE-1-A**

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 324 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 : 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 one car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : 1230 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. 10,25,000/-

For Greenwood Estates  
  
Partner

For Greenwood Estates

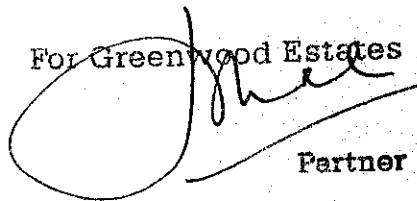
  
Partner

Date: 10.12.2012

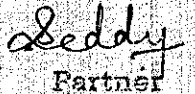
Signature of the Executants

**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.

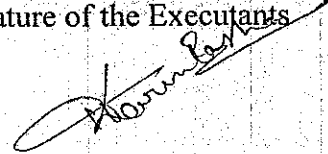
For Greenwood Estates  
  
Partner

For Greenwood Estates


  
Partner

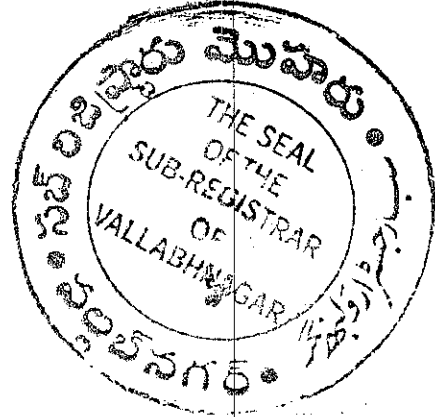
Date: 10.12.2012

Signature of the Executants



1వ పుస్తకము 2012సం/శా.శ.19 వ.నం.పు  
దస్తావేజు నెం. 5923 మొత్తము కాగితముల సంఖ్య  
(17) ఈ కాగితము వతుస సంఖ్య ( 9 )

  
సబ్-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 324 IN BLOCK NO. 'A' ON THE THIRD FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

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

**VENDOR:** 1. MR. SOHAM MODI, SON OF SHRI. SATISH MODI

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

**BUYER:** MR. ABDUL KARIM BASHA, SON OF MR. ABDUL GAFFUR

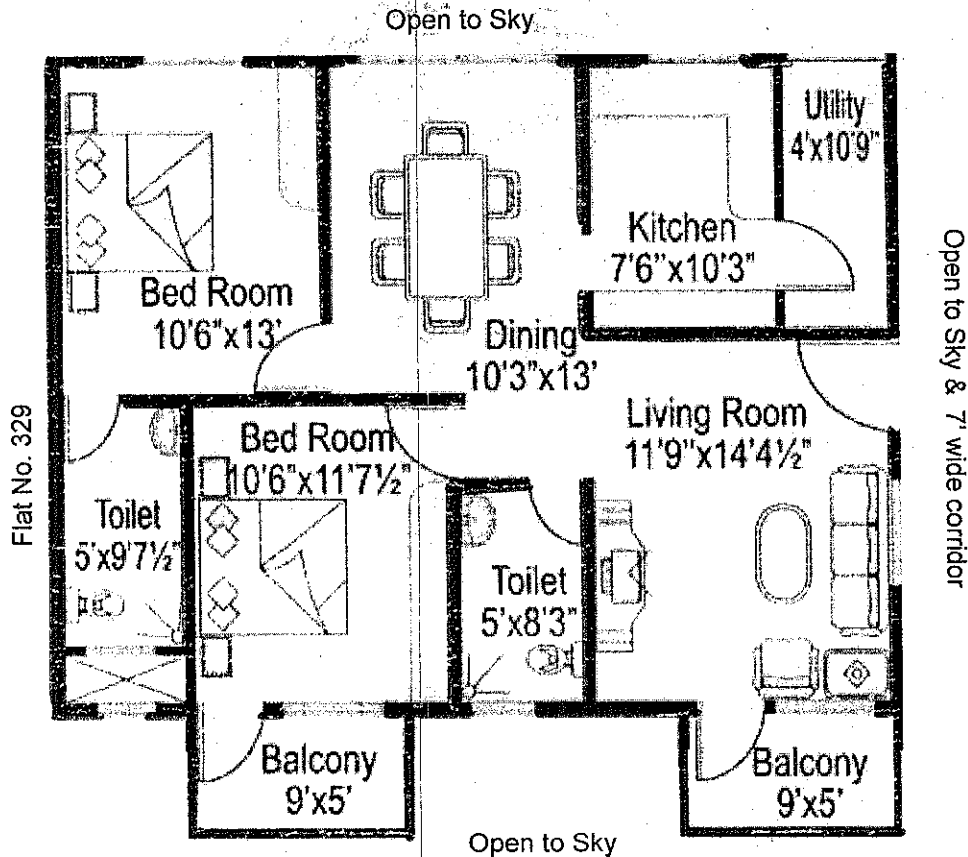
**REFERENCE:**  
**AREA:** 65.88

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

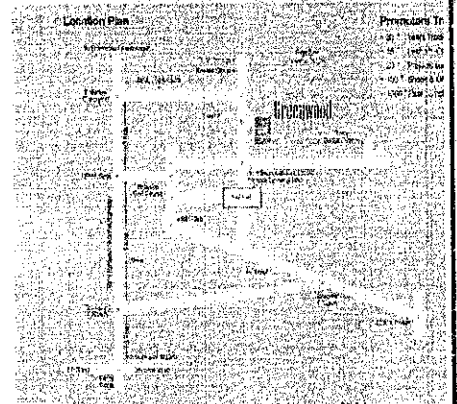
**INCL:**   
**SQ. MTRS.**

**EXCL:**

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



Location Map



For Greenwood Estates

*Seddy*  
Partner

SIG. OF THE VENDOR

*Abdul Karim Basha*  
SIG. OF THE BUYER

For Greenwood Estates

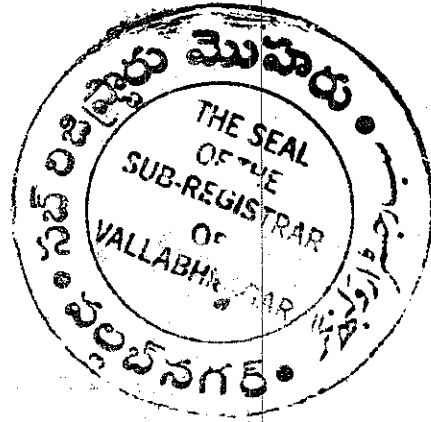
*[Signature]*  
Partner

**WITNESSES:**

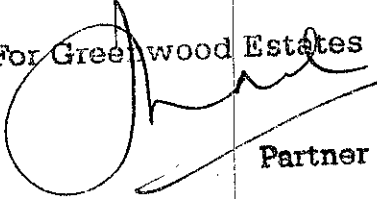
- [Signature]*
- T. Raghavendra Reddy


1వ పుస్తకము 2012సం/శా.శ.19 34 వసతి  
దస్తావేజు నెం. 5923 మొత్తము కాగితముల సంఖ్య  
(17) ఈ కాగితము వరుస సంఖ్య (9)

సబ్-రిజిస్ట్రారు



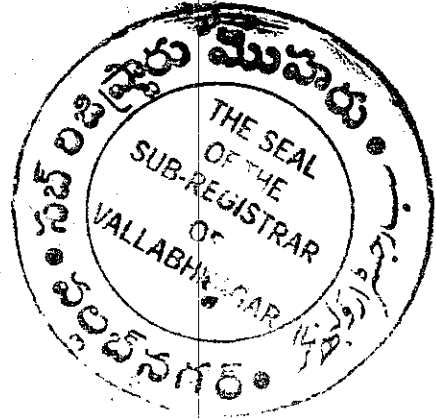


For Greenwood Estates  
  
Partner

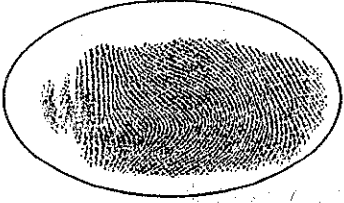



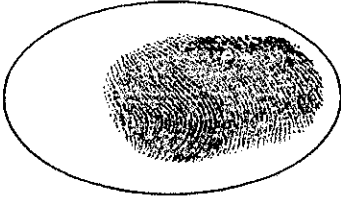
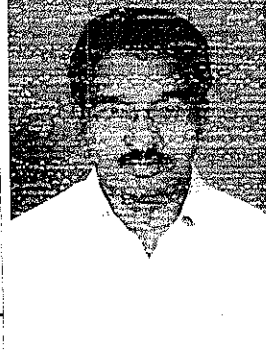
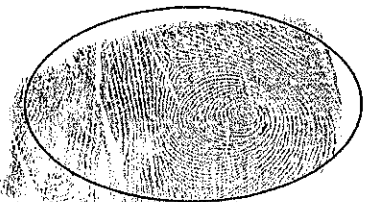

For Greenwood Estates  
  
Partner

1వ పుస్తకము 2012సం/శా.శ.19 వనంపు  
దస్తావేజు నెం. 5923 మొత్తము కాగితముల సంఖ్య  
(17) ఈ కాగితము వరుస సంఖ్య (10)


సబ్-రిజిస్ట్రారు



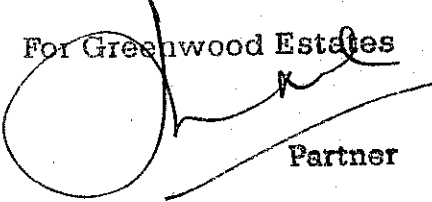
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR:</b></p> <p>M/S. GREENWOOD ESTATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 &amp; 4, II FLOOR, SOHAM MANSION M.G. ROAD, SECUNDERABAD - 500 003 REPRESENTED BY ITS PARTNERS</p> <p>1. SHRI. SOHAM MODI S/O. SHRI. SATISH MODI</p> <p>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.</p> <p><b>SPA FOR PRESENTING DOCUMENTS:</b> <u>VIDE DOC NO. 8/BK-IV/ 2008 Dt. 19/01/08</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003.</p> <p><b>BUYER:</b></p> <p>MR. ABDUL KARIM BASHA S/O. MR. ABDUL GAFFUR R/O. # FLAT NO. 204, BLOCK-6 D. V. TOWNSHIP OLD SAFILGUDA R. K. PURAM POST - 500 056</p>
			
			
			

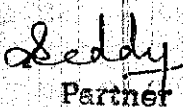
SIGNATURE OF WITNESSES:

- 
- T. Raghavendra Rao

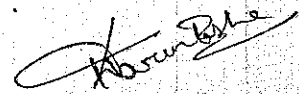
For Greenwood Estates

  
Partner

For Greenwood Estates

  
Partner

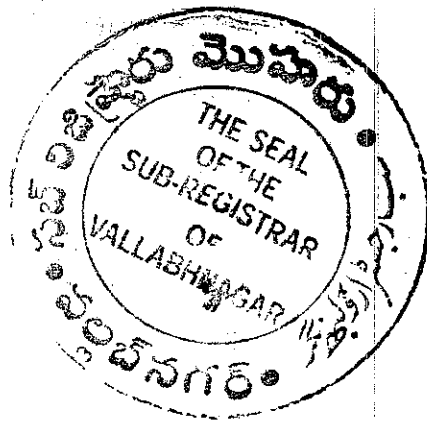
SIGNATURE OF EXECUTANTS



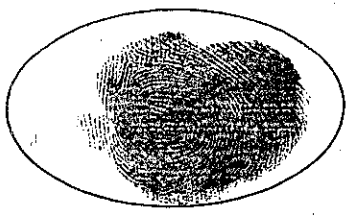
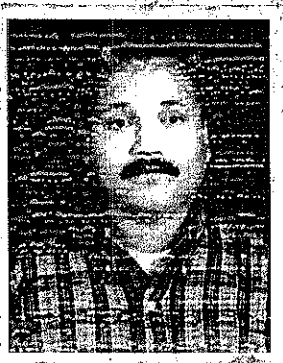
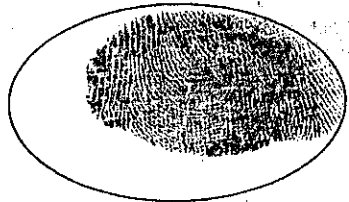

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2012సం/శా.శ.19 వై.వ. వ.నం.వె  
దస్తావేజు నెం. 5923 మొత్తము కారితముల సంఖ్య  
(17) ఈ కారితము వరుస సంఖ్య (11)

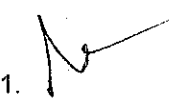
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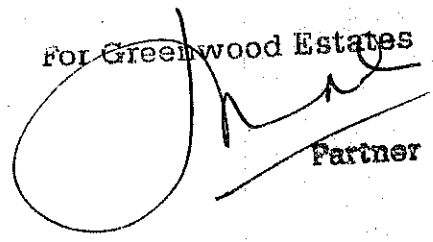
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>WITNESSES:</b></p> <p>1. MR. M. SRINIVAS S/o. LATE M. LINGAIH R/O: # H-NO: 2-11-365 WARASIGUDA SECUNDERABAD.</p>
			<p>2. MR. T. RAGHAVENDRA RAO S/o. LATE T. SRINIVASA RAO R/O: # 1-8-473, ST-NO. 9 NEAR SVS TEMPLE CHIKKADPALLY HYDERABAD</p>

SIGNATURE OF WITNESSES:

- 
- T. Raghavendra Rao

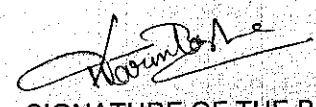
For Greenwood Estates

  
Partner

For Greenwood Estates

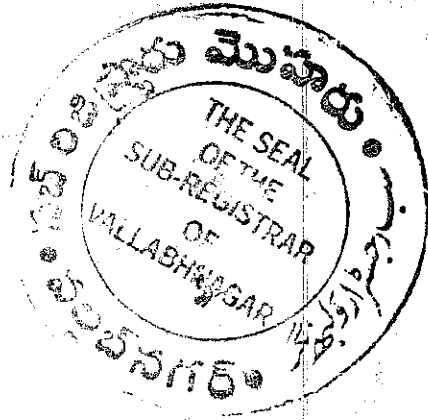
  
Partner

SIGNATURE OF THE EXECUTANTS



SIGNATURE OF THE BUYER

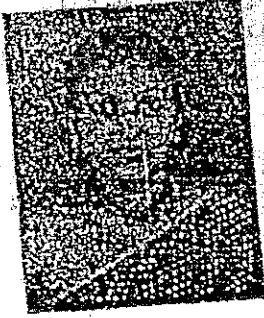
1st పుస్తకము 20 సరి/క. 19 34 వసం  
దస్తావేజు నెం. 592 కేసుకము తాగితముల సంఖ్య  
(12) ఈ తాగితముల పేరున సంఖ్య (12)  
సబ్-రిజిస్ట్రారు





VENDOR

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

*Sridevi*

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

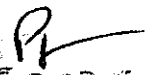
*Prabakar*  
Signature

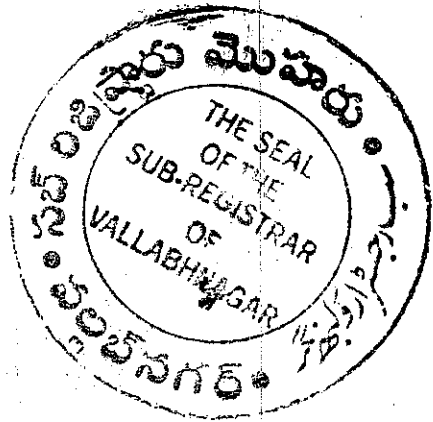


10062008

*Prabakar*

1వ పుస్తకము 2012సం/త.శ.19 34 వ.సం.పు.  
దస్తావేజు నెం. 5923 మొత్తము కారితముల సంఖ్య  
(17) ఈ కారితము వరుస సంఖ్య (13)

  
సబ్-రిజిస్ట్రారు





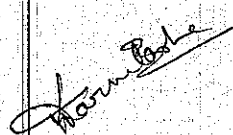
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 006010/2012 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 17/12/2012 12:56:44

This report prints the Photos and FPs taken on 17/12/2012  
12:56:14

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) ABDUL KARIM BASHA FLAT NO 204,BLOCK 6,D.V.TOWNSHIP OLDSAFILGUDA R.R. PURAM	

Identified by

Witness 1

Witness 2

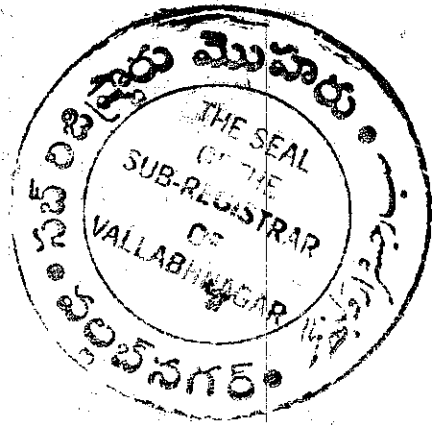
T. Raghavendra Rao

Photos and TIs  
captured by me

Capture of Photos and TIs  
done in my presence

1వ పుస్తకము 2012 సం/త. 19 కె.ఎ. చీసెంబ  
దస్తావేజు నెం. 5923 మొత్తము తాగితముల సంఖ్య  
(17) ఈ తాగితము వరుస సంఖ్య (14)

సబ్-రిజిస్ట్రార్




BUYER


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

ABDUL KARIM BASHA  
GAFFUR ABDUL

10/01/1979  
Permanent Account Number  
AIWPA7396K

  
Signature



*Abdul Karim Basha*

इस कार्ड के खाने / पाने पर कृपया सावधान रहें / लांछन  
आयकर धन सेवा कार्ड है। एन एस डी एन  
पहली मंजिल, टाईम्स टॉवर, कमला मिल कॉम्पाउंड,  
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013

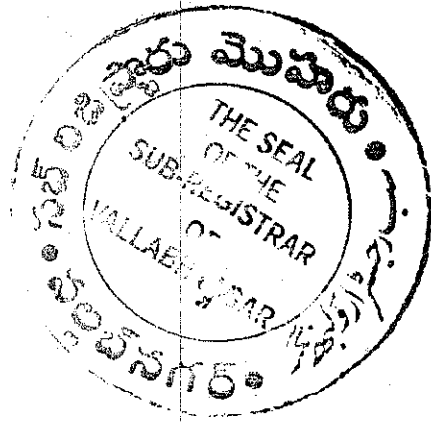
If this card is lost / someone's lost card is found,  
please inform / return to:

Income Tax PAN Services Unit, NSDI,  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013

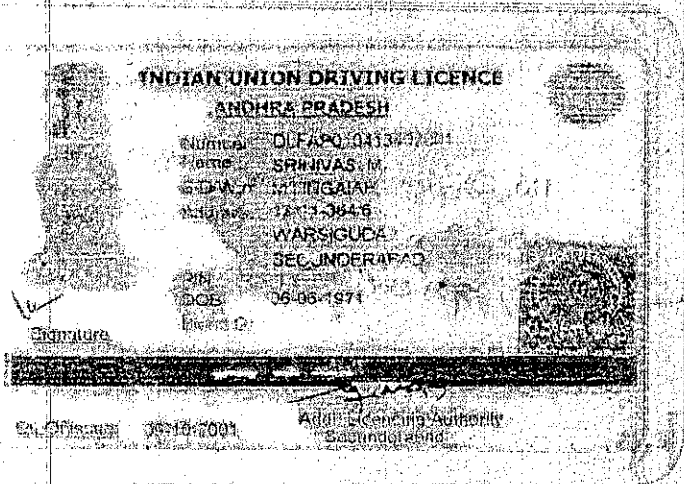
Tel: 91-22-2499 4650 Fax: 91-22-2495 0664  
e-mail: [uninfo@nsdl.co.in](mailto:uninfo@nsdl.co.in)

1వ పుస్తకము 2012సం/శా.శ.19 వ.సం.బి  
దస్తావేజు నెం. 5923 మొత్తము కాగితముల సంఖ్య  
(17) ఈ కాగితము వతున సంఖ్య (19)

సబ్-రిజిస్ట్రారు




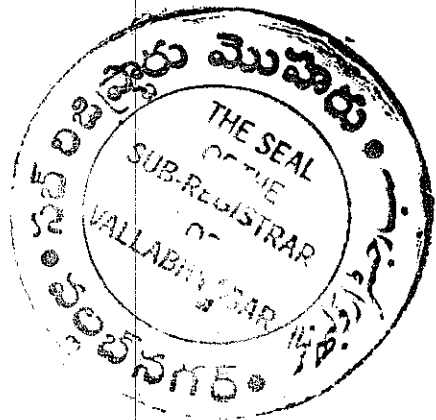
WITNESS



Non  
Transport  
Transport  
Original No. DLFAP010413402001  
Original LA. RTA SECUNDRABAD

<u>Class Of Vehicle</u>	<u>Validity</u>
MCWG	05-06-2021

1వ పుస్తకము 2012సం/కా.శ.19 కే.సం.పే  
దస్తావేజు నెం. 5923 మొత్తము కారితముల సంఖ్య  
(17) ఈ కారితము వరుస సంఖ్య (16)   
సబ్-రిజిస్ట్రారు






WITNESS

భారత ఎన్నికల సంఘము  
గుర్తింపుకార్డు

**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**

GTR4205639



ఓటరు పేరు : టి రాగవేంద్ర

Electors Name : T RAGAVENDRA

తండ్రి పేరు : టి లాటే శ్రీనివాస రావు

Father's Name : TLATE SRINIVAS RAO

లింగము / Sex : పు / M

వయస్సు / Age : 33

GTR4205639

చిరునామా :  
1-8-430/3  
వెంకటేశ్వరం భవనాల లలిత మేన్షన్‌సెల్యు అపార్టు  
అజామాబాద్  
హైదరాబాద్

AviDirect:  
1-8-430/3  
VENKATESHWARA TEMPLE LALITA  
MANSIONR APTS , AZAMABAD,  
HYDERABAD

Date: 10-08-2008

*T. Raghavendra*

ప్రతిరూప సంతకము  
ఓటరు రికార్డుస్ అధికారి  
206, ముషీరాబాద్  
Facsimile Signature: of  
Electoral Registration Officer  
206, MUSHEERABAD

చిరునామాలో మార్పు తప్పకయు లేమార్చిన చిరునామాతో మీ  
పేరు జాబితాలో చేర్చబడిన పరియు అదే సంఖ్యతో కార్డు  
పొందినకై సంబంధిత ఫోటోలో ఈ కార్డు సంఖ్య తెలుపవలసి.

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  
at the same number.

T. Raghavendra *(Signature)*

1వ పుస్తకము 2012 సం/శా.స.19 వ.నం.వి  
దస్తావేజు నెం. 592 మొత్తము కారితముల సంఖ్య  
(17) ఈ కారితము వరుస సంఖ్య (17)

సబ్-రిజిస్ట్రారు

