

Doc. No. 3704/12 C-105

168

100

135



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

AU 352168

No. 168  
 Date 18/08/2012  
 Sold to P.H. Suresh  
 P/o H. Nagaraj  
 or Whom M/s. Greenwood Estates

T. SUDHAKAR  
 LICENCED STAMP VENDOR  
 LIC No. 15-01-007/2007  
 REEL No 15-01-026/2010  
 LIC 40 A.P.H.B. Colony,  
 Chennamma, R.R. Dist.

**SALE DEED**

This Sale Deed is made and executed on this 18<sup>th</sup> day of August 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, 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. Eashwaraiyah, 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. Vallabh Nagar, hereinafter called the "Owners".

*K. Reddy*

1st Invoice No. 2012/2013 No. 11936  
 దస్తావేజు నెం. 2920 తులనా కారణముల వల్ల  
 (1) ఈ లాభమును పంపించుటకు (1)

**ENDORSEMENT**

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

**I Stamp Duty**

- 1. In the shape of stamp duty Rs. 100 00
- 2. In the shape of challan Rs. 68100 00
- 3. In the shape of cash Rs.
- 4. In the shape of duty (to be paid if any) Rs.

**II Transfer Duty**

- 1. In the shape of challan Rs. 27440 00
- 2. In the shape of cash Rs.

**III Registration Fees**

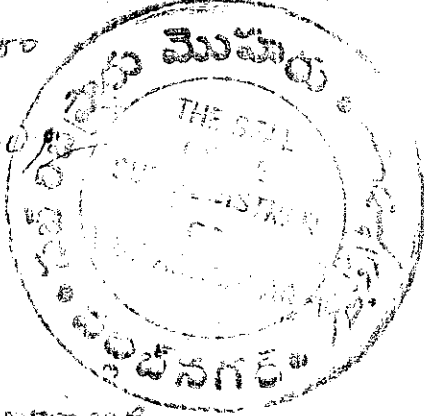
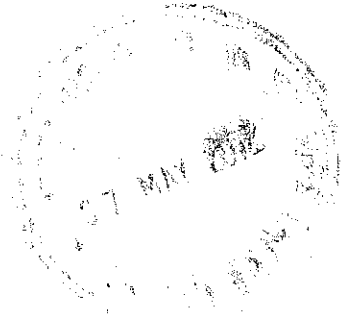
- 1. In the shape of challan Rs. 6860 00
- 2. In the shape of cash Rs.

**Other Charges**

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

100 00  
 68100 00  
 =  
 27440 00  
 6860 00  
 100 00  
 103000 00

సచి-అధికారి



2012/2013 No. 11936  
 2013/2014 No. 27

దస్తావేజు నెం. 2920 తులనా కారణముల వల్ల  
 దస్తావేజు నెం. 1803 తులనా కారణముల వల్ల  
 దస్తావేజు నెం. 1803 తులనా కారణముల వల్ల  
 దస్తావేజు నెం. 1803 తులనా కారణముల వల్ల  
 దస్తావేజు నెం. 1803 తులనా కారణముల వల్ల  
 దస్తావేజు నెం. 1803 తులనా కారణముల వల్ల

*Bhaskar*

K. Prabhakar Reddy, I/O. K. P. Reddy, occ. Service of  
 2-4-19/1946, 1st floor, Sowbhama mansion of 9, road  
 Sec 8, through the for presentation of documents, with  
 SOA nos 8/2012/08, of 11-01-08 at 510  
 (Kollabhragar), R.R. Dist.

Bhaskar Makhija, I/O. Mr. Deepak Makhija  
 P.O. H. No. 33, Royal Garden, Madhapur, T. S. Nagar, (M)  
 Hyderabad - 500

M. Srinivas I/O. Late Lingam occ. Service I/O. 2-11-76  
 12-2-80, Hyderabad.

M. Mahender I/O. Late M. Malliah, P.O. 18-10  
 Talav Path, Cheruvu, Hyderabad

20-12-2012 No. 18  
 19-24-2013 No. 27  
 B. Bhagavantha Rao  
 సచి-అధికారి

IN FAVOUR OF

1. Mr. DEEPAK MAKHIJA, SON OF Mr. VIRENDER KUMAR, aged about 46 years, Occupation:- Service
2. Mrs. BHAWNA MAKHIJA, WIFE OF Mr. DEEPAK MAKHIJA, aged about 39 years, both are residing at H. No. 33, Royal garden, Yapral, J. J. Nagar Post, Hyderabad -500 087, 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. Bhasker 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

*Reddy*  
Partner

18 ఫిబ్రవరి 2012 నెంబర్ 34 నెంబర్  
 దస్తావేజ్ నెం. 3904/12 నెంబర్ 3904 నెంబర్  
 (97) ఈ కారితమే నెంబర్ 3904 (22)

నెంబర్ 3904

ENDORSEMENT U/S 41 & 42 OF I.S. ACT  
 No. 3904/12 Date 18/8/12

I hereby Certify that the ad valorem stamp duty  
 Rs. 68500/- (Rs. Sixty Eight thousand  
 Five Hundred only)  
 has been levied in respect of the document from  
 Executant of this deed. The Market Value  
 Market Value of Rs. 1392000/-  
 been higher than the consideration.

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

ENDORSEMENT

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

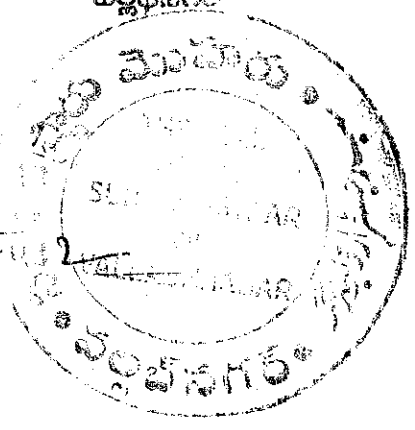
Sl No	Description of Fee/Duty	Rate	Amount	Date	Total
1	Stamp Duty	100	68500	17/7/19	68600/-
2	Registration Duty	-	27440	Date 18/8/12	27440/-
3	Registration Fee	-	6860	Rate Beate	6860/-
4	User Charge	-	100	Remainder	100/-
	Total	100	102900		103000/-

నెంబర్ 3904

18 ఫిబ్రవరి 2012 నెంబర్ 34 నెంబర్  
 3904 నెంబర్ 3904 నెంబర్  
 దస్తావేజ్ నెంబర్ 3904 నెంబర్

18/8/12

Collector & Sub-Registrar  
 Vallabh Nagar



- 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. 105 on the first floor, in block no. 'C' having a super built-up area of 1665 sft., (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with undivided share in the scheduled land to the extent of 89.18 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft., in the building 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

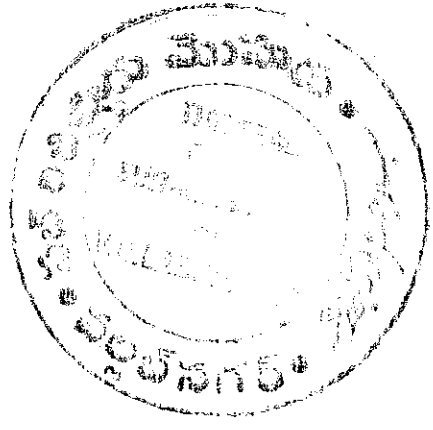
Partner

For Greenwood Estates

Partner

1వ పుస్తకము 2012 నవంబరు 19 రే.ల. వనంబు  
చివరికి నం. 7900 లోని అధికారికము గుంపు  
(17) ఈ అధికారికము (17) 53)

3  
అధికారికము



- 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.
- 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:**

- In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 105 on the first floor, in block no. 'C', having a super built-up area of 1665 sq. ft. (i.e., 1332 sq. ft. of built-up area & 333 sq. ft. of common area) in building known as Greenwood Residency together with:
  - An undivided share in the Schedule Land to the extent of 89.18 sq. yds.
  - A reserved parking space for single car on the stilt floor, admeasuring about 100 sq. ft.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) financed by HDFC Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.
- 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.
- 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.
- The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

For Greenwood Estates

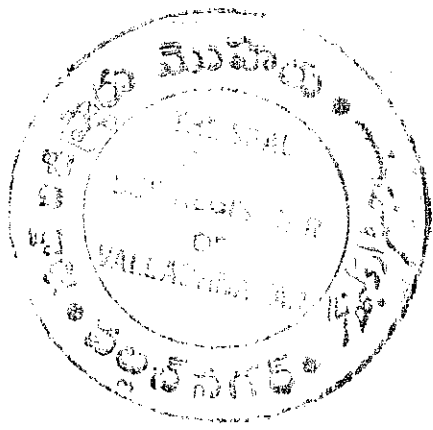
Partner

For Greenwood Estates

*Betty*  
Partner

ಇದೇ ದಿನದಿಂದ 2012 ರಿಂದ 2019 ವರೆಗೆ ಕೆಲವು  
ದಿನಗಳಲ್ಲಿ 3900 ರಷ್ಟು ವಿಸ್ತರಣೆ ಇದೆ  
(/>) ಕೆಲವು ದಿನಗಳಲ್ಲಿ 3000

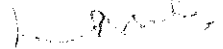
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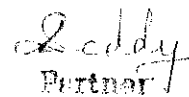
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/rautate 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:-
  - a. 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
  - b. 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.
  - c. 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

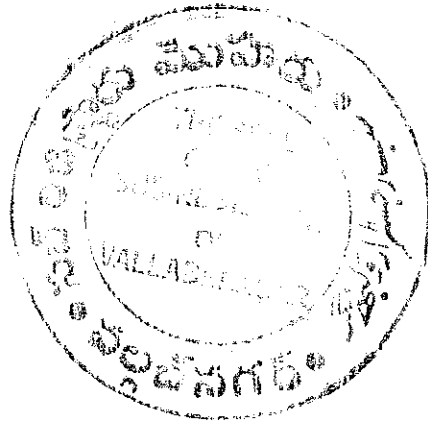
For Greenwood Estates



Partner

18 వ క్యూకేసు 2012 నంబర్ 19 ... 34 వ కేసు  
విధానం నం 3764 కేసు నం 10 వ కేసు నం 10  
(1) ఆ కేసు నం 10 (5)

2  
18 వ క్యూకేసు



- d. 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.
- e. 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.
- f. 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.
- g. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- h. 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, main, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment 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.
- i. 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. 17179, dated 18.08.12 and VAT an amount of Rs. 44,638/- paid by way of pay order no. 17177, dated 18.8.12, both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

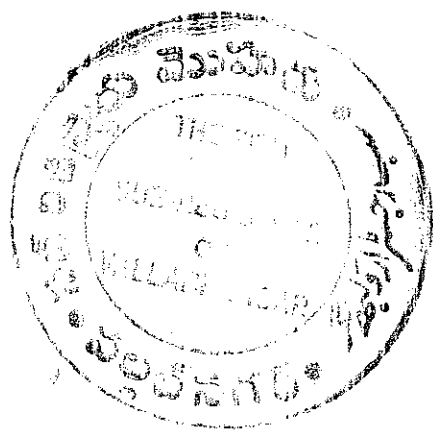
Partner

For Greenwood Estates

Partner

18 ಕ್ಷೇತ್ರ 2012-13 ರಲ್ಲಿ 31. ಕನಕ  
ಹತ್ತಿಮೆ (ಇ. 390) ಮತ್ತು 30 ಕನಕ  
(17) ರೂ. ಕನಕದಿಂದ 10000

ನವ-10000



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. 105 on the first floor, in block no. 'C' 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.

*[Signature]*

For Greenwood Estates

*[Signature]*

Partner

For Greenwood Estates

*[Signature]*

Partner

VENDOR

2.

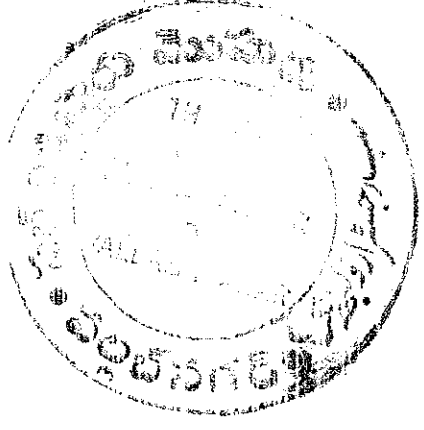
*[Signature]*

*[Signature]*

BUYER

1st Quarter 2012 ... 30. ...  
... 3900 ...  
(7) ...

...



ANNEXURE - J - A

1. Description of the Building : SEMI-DELUXE apartment bearing; flat no.105 on the first floor, in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, Ranga Reddy 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 Silt / Ground Floor : 100 sft. Parking space for one car
- b) In the First Floor : 1665 Sft
- c) In the Second Floor : -
- d) In the Third Floor : -
- 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. 13,72,000/-

For Greenwood Estates

Partner

For Greenwood Estates

Partner

Signature of the Executants

Date: 18.08.2012

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

For Greenwood Estates

Partner

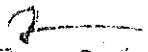
Partner

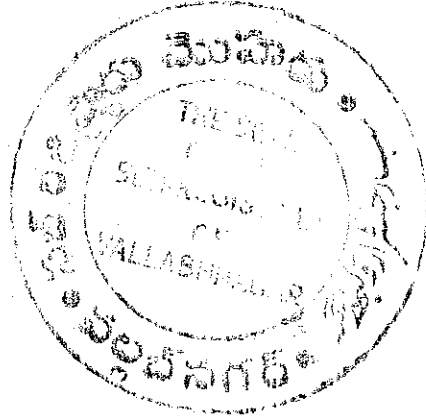
Date: 18.08.2012

Signature of the Executants

*Chowdhury*

1వ పుస్తకము 2012-13-14 34 వసం  
దస్తవేజు నెం. 2904  
(1) (2) (3) (4) (5) (6) (7) (8)

  
సర్కిలర్





**REGISTRATION PLAN SHOWING**

FLAT NO. 105 IN BLOCK NO. 'C' ON FIRST 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 PARTNEFS

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

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

**BUYER:**

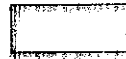
1. MR. DEEPAK MAKHIJA, SON OF MR. V RENDAR KUMAR

2. MRS. BHAWNA MAKHIJA, WIFE OF MR. DEEPAK MAKHIJA

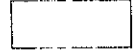
**REFERENCE:**

**SCALE:**

**INCL:**



**EXCL:**



**AREA:**

89.18

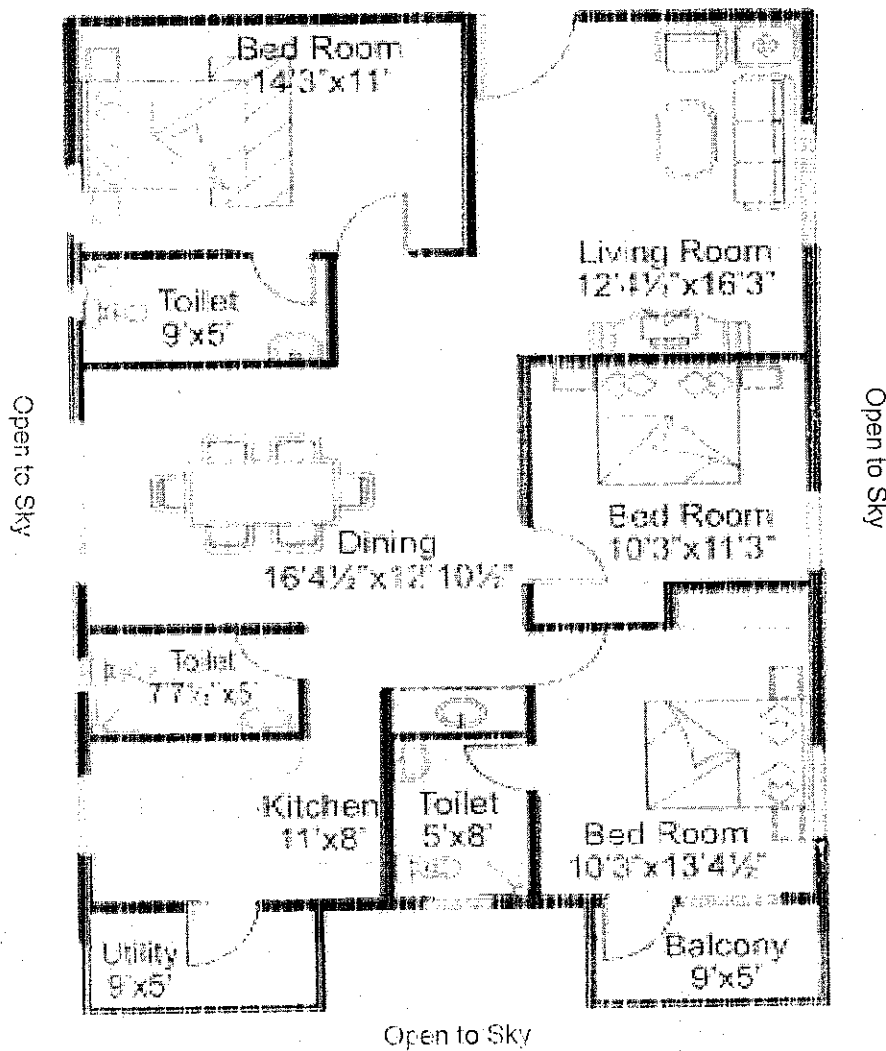
**SQ. YDS. OR**

**SQ. MTRS.**

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

PLINTH AREA : 1665 Sff.,

7' wide corridor



For Greenwood Estates  
 Partner  
 For Greenwood Estates

*Siddhi*  
 Partner

SIG. OF THE VENDOR

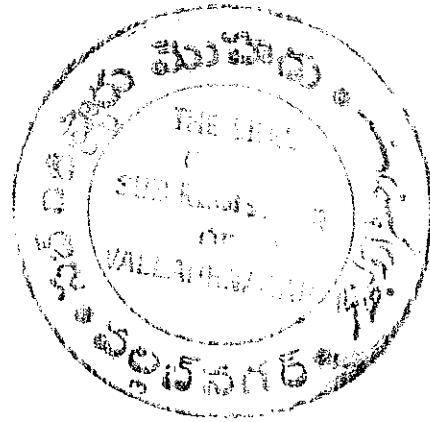
SIG. OF THE BUYER

**WITNESSES:**

- [Signature]*
- [Signature]*

1st Quarter 2012 (April 19) 76th Anniversary  
of the organization No. 3900-12  
6/72 B.A. (1972) 1972

*[Signature]*  
Secretary





For Greenwood Estates

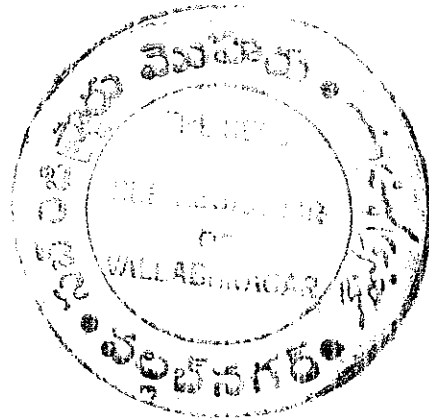
*[Signature]*  
Partner

For Greenwood Estates

*[Signature]*  
Partner

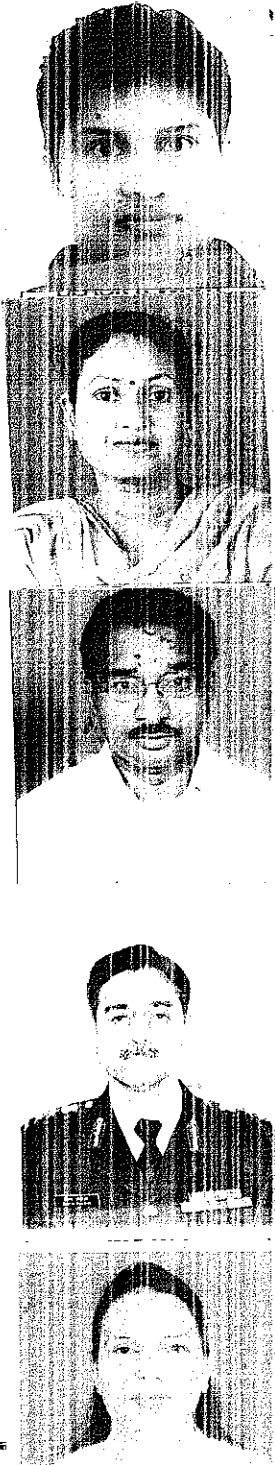
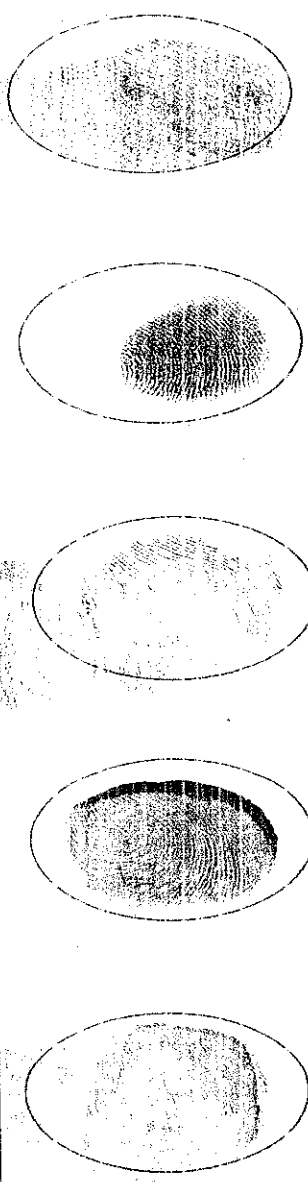
1వ భుక్తికము 2012-13 సం. క. 19 34 వ. సం. వి  
దస్త్రావళి నెం. 3904 వ. సం. వి. అధికారుల సంఖ్య  
(17) ఈ అధికారుల సంఖ్య 100

...



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

SI. NO. FINGER PRINT IN BLACK (LEFT THUMB)



NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

**VENDOR:**

M/S. GREENWOOD ESTATES  
 A REGISTERED PARTNERSHIP FIRM  
 HAVING ITS OFFICE AT 5-4-187/3 & 4  
 II FLOOR, SOHAM MANSION  
 M.G. ROAD, SECUNDERABAD - 500 003  
 REP. BY ITS PARTNERS  
 1. SHRI. SOHAM MODI  
 S/O. SHRI. SATISH MODI  
  
 2. SMT. K. SRIDEVI  
 W/O. SHRI. K.V.S. REDDY  
 R/O. FLAT NO. 502  
 VASAVI HOMES, UMA NAGAR  
 1<sup>ST</sup> LANE, BEGUMPET  
 HYDERABAD.

**SPA FOR PRESENTING DOCUMENTS:  
 VIDE DOC NO. 8/BK-IV/ 2008 Dt. 19/01/08**

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

**BUYER**

1. MR. DEEPAK MAKHIJA  
 S/O. MR. VIRENDER KUMAR  
 R/O.H. NO. 33, ROYAL GARDEN  
 YAPRAL  
 J. J. NAGAR POST  
 HYDERABAD -500 037.

**BUYER CUM REPRESENTATIVE:**

2. MRS. BHAWNA MAKHIJA  
 W/O. MR. DEEPAK MAKHIJA  
 R/O.H. NO. 33, ROYAL GARDEN  
 YAPRAL, J. J. NAGAR POST  
 HYDERABAD -500 087.

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

I stand herewith our photograph(s) and finger prints in the form prescribed, through our representative Mrs. Bhawna Makhija, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabh Nagar, Ranga Reddy District.

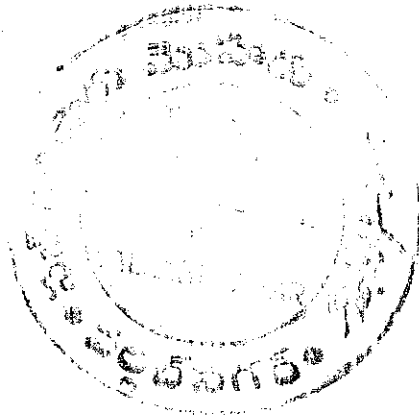
SIGNATURE OF THE REPRESENTATIVE

Partner SIGNATURE OF EXECUTANTS

1.   
 2.   
 SIGNATURE(S) OF BUYER(S)

15 AUGUST 2012  
Office No. 220/K...  
(17) de...

7  
...



**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
---------	--	--	--



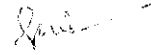
**WITNESSES:**


1. MR. M. SRINIVAS  
S/O. LATE M. LINGAIAH  
R/O. H. NO: - 2-11-365  
WARASIGUDA  
SECUNDERABAD.

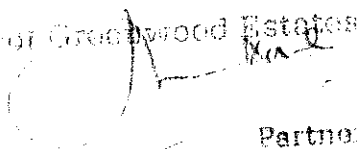



2. MR. M. MAHENDER  
S/O. LATE M. MALLESH  
R/O. H. NO: - 28-77  
YADAV BASTI  
NEREDMET  
HYDERABAD.


**SIGNATURE OF WITNESSES:**

1. 

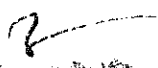
2. 

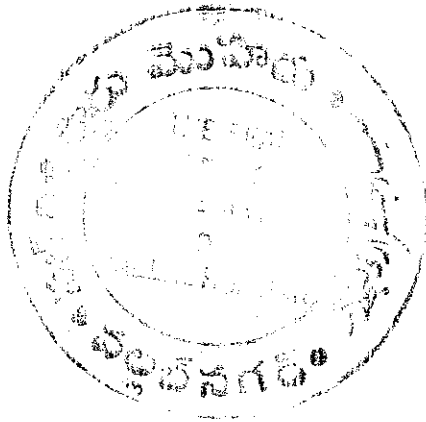
for Greenwood Estates  
  
Partner

for Greenwood Estates  
  
Partner

  
\_\_\_\_\_

1st Receipt No. 2024/2023.19 34. 34. 34.  
3907  
172

  
K. S. Srinivas







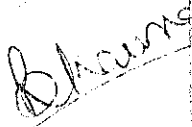
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 003968/2012 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 18/08/2012 15:44:28

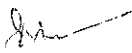
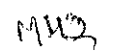
This report prints Photos and FPs of all parties

SINo	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) BHAWNA MAKHLIA H.NO.33,ROYAL GARDEN,YAPRAL,J.J.NAGARHY D	

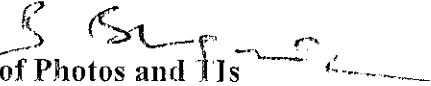
Identified by

Witness 1

Witness 2

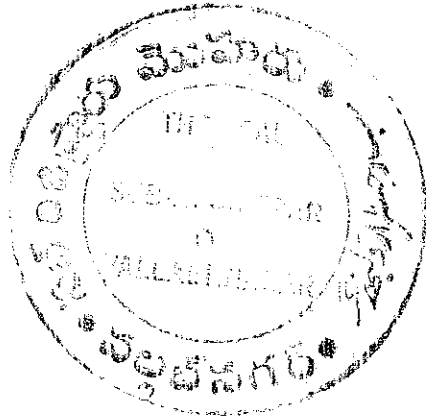
  


Photos and TIs  
captured by me

  
Capture of Photos and TIs  
done in my presence

1st Floor, 2012, N. Chakraborty, 3rd Floor,  
B. N. S. No. 390, Chakraborty, Chakraborty, Chakraborty,  
(12) Chakraborty, Chakraborty, Chakraborty (13)

Chakraborty



VENKATA

For Greenwood Estates

*Sridhy*  
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AIYFK2089F

नाम / NAME  
SRIDEVI KALICHETTI

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

जन्म तिथि / DATE OF BIRTH  
19-04-1977

हस्ताक्षर / SIGNATURE  
*Sridhy*

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

For Greenwood Estates

*Soham*  
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

*Prabhakar*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSP8104E

*Prabhakar*  
Signature



10062008

1st Quarter 2012 (01/01/2012 to 31/03/2012) వసతి

దస్త్రాల నం. 7904 ఆంధ్ర ప్రదేశ్ శాసనసభ

సంఖ్య 114

2  
స.ప. - అధ్యక్షుడు



BOYARD

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADAPM5781B



नाम /NAME

DEEPAK MAKHIJA

पिता का नाम /FATHER'S NAME

VIRENDER KUMAR

जन्म तिथि /DATE OF BIRTH

17-11-1965

हस्ताक्षर /SIGNATURE

अधिकार आदेश-1, पुणे  
Commissioner of Income-tax I, Pune

कर्मचारी  
Col  
उप मुख्य संवेत अधिकारी  
DG-BO  
मुख्यालय 9 कोर  
HQ 9 Corps

15 వ తేదీన 2012 సంవత్సరం 300 నంబరు  
సంఖ్యలో 3904 కేసులో కేసును సమీక్షించి  
6/7 వ తేదీన కేసును సమీక్షించి 9/5

సచి-6



సచి-6  
ఆంధ్రప్రదేశ్ ప్రభుత్వం  
ఆరోగ్యం మరియు కుటుంబ సంరక్షణ శాఖ  
హైదరాబాద్

Buyer.


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BHAVINA MAKHJA  
SURIENDER KUMAR BELL

08/11/2015  
Panthera Limited

AJQFV517 SM

  
Signature

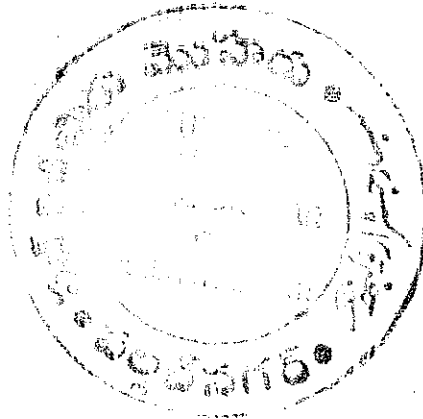


Self Attestation

Bhavina

18 వ కేంద్రకమీ 2012 వేదాంతం 30 వ. వ.సంఖ్య  
కేంద్రకమీ సం. 3904 వ. వ.సంఖ్య సంఖ్య  
(1/1) 18 వ కేంద్రకమీ వేదాంతం 30 వ. వ.సంఖ్య

2  
స. కే. కే. కే.





21/11/1978

INDIAN UNION DRIVING LICENCE  
 ANDHRA PRADESH

Number: DEFA010413402100  
 Name: BIRNIVAS M  
 S/DW of: M LINGAJAH  
 Address: 12-11-364/E  
 WARSIGUDA  
 SECUNDERABAD

DOB: 06-06-1971

Signature

Issued on: 04-10-2007  
 Issuing Authority: Addi Licensing Authority  
 Sec Hyderabad

आयकर विभाग  
 INCOME TAX DEPARTMENT



भारत सरकार  
 GOVT. OF INDIA

M. MAHENDAR

MALLESH MANDA

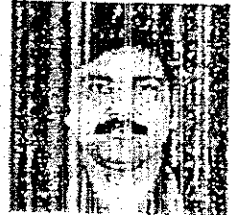
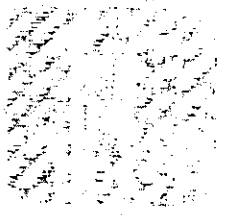
20/07/1978

Permanent Account Number  
 AQAPM0412C

*M. Mahendar*

Signature

*M. Mahendar*



0-1072007

18 ಏಪ್ರಿಲ್ 2012 ಸಂ/ರೂ.19 ಪ್ರ. ಕ.ವಂ.ಕು  
ದಸ್ತಾವೇಜು ನಂ. 39046: 19 ಅಧಿಕಾರ ಮೂಲ ಸಂಖ್ಯೆ  
672 ಈ ಅಧಿಕಾರ ಮೂಲ ಸಂಖ್ಯೆ 672

ಕೆ.ಎ.ಎಸ್.ಎಸ್.

