

నెం.

శ్రీమతి / శ్రీ

81574. Prabhakar Reddy (SPA Holder) 1/12

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

22/12  
26/12

దస్తావేజు స్వభావము	Sale	CA		
దస్తావేజు విలువ	1200,002	19,425		
స్టాంపు విలువ రూ.	100	100		
దస్తావేజు నెంబరు	3321/09	3322/09		
రిజిస్ట్రేషన్ రుసుము	6000-	1000-		
లోటు స్టాంపు(D.S.D.)	59900-	19325-		Nett
GHMC (T.D.)				130190
యూజర్ ఛార్జీలు	24000-	-		130200
అదనపు షీట్లు	100-	100-		
5 x .....	/	/		at 26/12/09 val of Rs. 12002 19425 153271 153282
మొత్తం	90,000	20425	= 110,425	22/12/09

(అక్షరాలాం Rupees one lakh Ten thousand Four hundred and Twenty five only)

తేది 26/12/09  
వాపసు తేది

RETURNED  
7/1/2010  
DATE

రూపాయలు మాత్రమే)  
సబ్ రిజిస్ట్రార్

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



C-114

3376

Doc No. 3321/09

C-114



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 594926

969  
 S.No. 01/12/2009 100/-  
 Name: Anil Kumar  
 S/o. W/o. Mr. Narsing Rao  
 For Whom: Green Wood Estates

M  
**U. MASTANA**  
 S.M.L. No. 09/2009  
 H.No. 8-3-228/678/209  
 YOUSUFGUDA, HYDERABAD.

**SALE DEED**

This Sale Deed is made and executed on this 22<sup>nd</sup> day of December 2009 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 39 years, Occupation: Business, resident of Plot No. 280, Jublee 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 41 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 18 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 41 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 33 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 40 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 39 years, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 34 years, the Managing Partners/ Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owners".

For Greenwood Estates

For Greenwood Estates

*Reddy*

1 వ పుస్తకము 2009 సం/శా.స.19 31 వ.సం. పు  
 దస్తావేజు నెం 2321 ముత్తము కారితముల సంఖ్య 15  
 ఈ కారితము వరుస సంఖ్య (1)

**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. 10000
- 2. In the shape of challan (u/s.41 of I.S.Act.,1899)..... Rs. 599000
- 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. 2400000
- 2. In the shape of cash..... Rs. -

**III. Registration fees:**

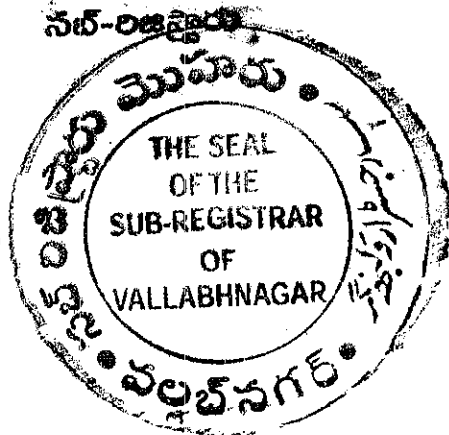
- 1. In the shape of challan..... Rs. 600000
- 2. In the shape of cash..... Rs. -

**IV. User Charges:**

- 1. In the shape of challan..... Rs. 100000
- 2. In the shape of cash..... Rs. -

Total

**Rs. 9010000**



2009 వ.సం. డిసెంబర్ నెం. 26 వ తేదీ  
 1931 శా.సం. ప్రా.శా. మూసము 5 వ తేదీ పగలు  
 3 మరియు 4 గద్దపర్తి ముత్తము వల్లభనగర్ సబ్ రిజిస్ట్రారు  
 కార్యాలయంలో శ్రీ శ్రీమత్ K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ ను అనుసరించి  
 సుగంధించవలసిన ఫోటో గ్రాఫులు మరియు వేలిముద్రలతో సహా  
 దాఖలు చేసి రుసుము రూ. 600000 లు చెల్లించినది  
 వ్రాసి ఇచ్చినట్లు ఊర్ధ్వ కోస్తాది  
 ఎడమ బోటనవైపు

*[Handwritten signature]*

*[Handwritten 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. 31 Bk/108  
 dated 19.1.08 registerer at SRO, Vallabhnagar  
 Ranga Reddy District.

Venkataram Reddy S/o. Anji Reddy  
 R/o. 11-187/2, Rd No. 2. Green Hills Colony,  
 Tanker Nagar, Hyderabad.

B. RAS KUMAR S/o. SUKUND RAO  
 OCC. SERVICE R/o. AIWAL, SEC. BAD.

*[Handwritten signature]*

2009 వ సం. డిసెంబర్ నెం. 26 వ తేదీ  
 1931 వ.శా.స. ప్రా.శా. మూసము 5 వ తేదీ

సబ్-రిజిస్ట్రారు  
 వల్లభనగర్  
**V. RAMESH**

**IN FAVOUR OF**

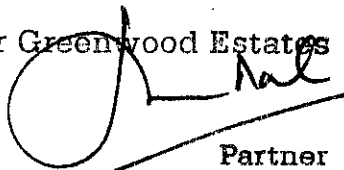
1. WG. CDR. JOACHIM JOSEPH, SON OF MR. VICTOR JOSEPH, aged about 48 years, Occupation: - Service.
2. MRS. SYLVIE JOSEPH, WIFE OF, WG. CDR. JOACHIM JOSEPH, aged about 50 years, Occupation :- House wife, both are residing at 27-16/19, St. No. 14, Sri Krishna Nagar, Behind Krupa Complex, R. K. Puram P.O, Neredmet, Hyderabad - 500056, 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

1 వ వుస్తకము 2009 సం/శా.శ.1931 వ.సం. ష  
 దస్తావేజు నెం 3321 మొత్తము కారితముల సంఖ్య (1)  
 ఈ కారితము వరుస సంఖ్య (2)

*[Signature]*  
 సబ్-రిజిస్ట్రారు

**ENDORSEMENT U/S 41 & 42 OF I.S. ACT**  
 No. 3321/09 Date 26-12-09

I hereby Certify that the deficit Stamp duty  
 59900/- (Rs. Fifty nine thousand  
 five hundred only  
 has been levied in respect of the instrument from  
 Executant of this deed on the basis of agreed  
 Market Value of Rs. 1,00,000/-  
 been higher than the consideration.

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

59900/-  
 An amount of Rs. 24000/- towards Stamp Duty  
 including Transfer Duty and Rs. 6000/- towards  
 Registration Fee was paid by the party through challan  
 Receipt Number 130190 Dated 26-12-09  
 at SBH Begumpet Branch (209)  
 Dt. 26-12-09  
 St. SRO Vallabhnagar  
*[Signature]*  
 Sub-Registrar  
 Vallabhnagar

1 వ వుస్తకము 2009 సం. / శా.శ. 1931 వ సం|| పు  
 3321 నెంబరుగా రిజిస్ట్రారు చేయబడినది. స్కాన్ నెం  
 విమిత్రం గుర్తింపు నెంబరు 1508-1-3321-2009  
 తేదీ 29-12-2009

*[Signature]*  
 సబ్-రిజిస్ట్రారు  
 వల్లభ నగర్  
 V. RAMESH



- 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 semi-deluxe apartment bearing flat no. 114 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 two cars on the stilt floor admeasuring about 200 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

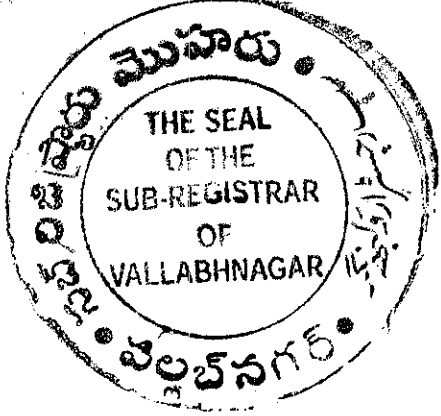
For Greenwood Estates



Partner

1 వ పుస్తకము 2009 సం/శ.స.193 వ.సం. పు  
దస్తావేజు నెం 3321 ముత్తము కాగితముల సంఖ్య 4 క  
ఈ కాగితము వరుస సంఖ్య (2)

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. 12,00,000/- (Rupees Twelve Lakhs 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 has no share in the sale consideration agreed herein.

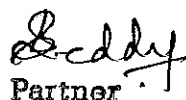
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 114 on 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) 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, 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. 12,00,000/- (Rupees Twelve Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

For Greenwood Estates

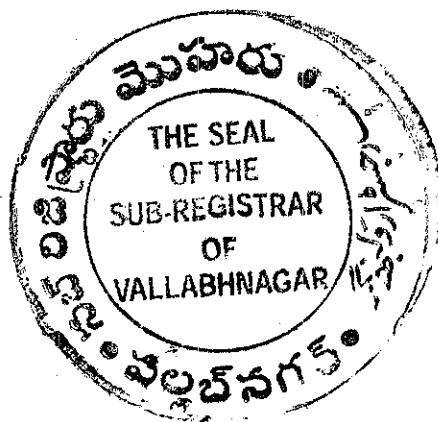
  
Partner

For Greenwood Estates

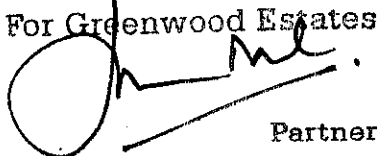
  
Partner

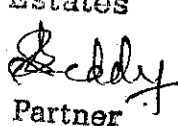
1 వ పుస్తకము 2009 సం/శా.శ.19 3 వ.సం. పు  
దస్తావేజు సం 3321 మొత్తము కాగితముల సంఖ్య ( 3 )  
ఈ కాగితము వరుస సంఖ్య ( 4 )

6  
సబ్-రిజిస్ట్రారు



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:-
  - 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.

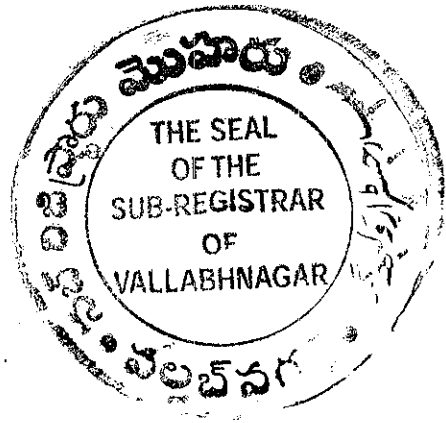
For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

1 వ పుస్తకము 2009 సం/శా.శ. 19 31 వ.నం. పు  
దస్తావేజు నెం. 2321 ముక్తము కాగితముల సంఖ్య ( 5 )  
ఈ కాగితము వరుస సంఖ్య ( 5 )

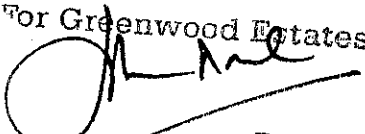


సబ్-రిజిస్ట్రారు



- 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, maim, 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.

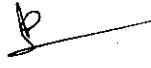
10. Stamp duty and Registration amount of Rs. 90,000/- is paid by way of challan no. 130190, dated 21.12.2009, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 12,000/- paid by way of Payorder No. 153271, dated 21.12.2009, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

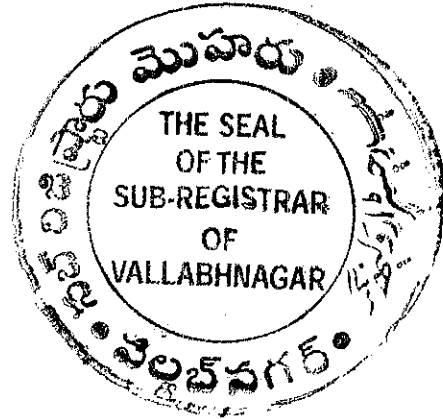
For Greenwood Estates  
  
Partner

For Greenwood Estates

  
Partner

1 వ పుస్తకము 2009 సం/శా.స.19 2 వ.సం. పు  
దస్తావేజు సం 2321 మొత్తము కారితముల సంఖ్య (15)  
ఈ కారితము పరుస 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'


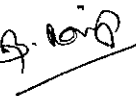
SCHEDULE OF APARTMENT

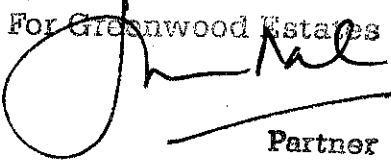
All that portion forming a semi-deluxe apartment bearing flat no. 114 on the first floor in block no. 'C' admeasuring 1665 sft. of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds. and reserved 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:


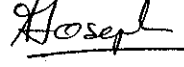
WITNESSES:

1. 
2. 

For Greenwood Estates  
  
Partner

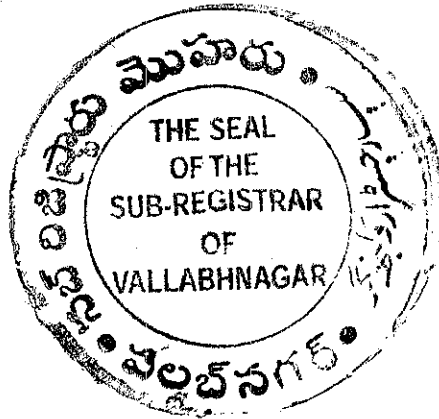
For Greenwood Estates  
  
Partner

VENDOR

1. 
  2. 
- BUYER

1 వ పుస్తకము 2019 సం/శ.శ.19 21 వ.సం. పు  
దస్తావేజు నెం. 2221 మొత్తము కారితముల సంఖ్య ( 5 )  
ఈ కారితము వరుస సంఖ్య ( 7 )

P  
సబ్-రిజిస్ట్రారు

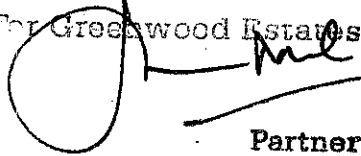




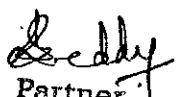
ANNEXURE-1-A

1. Description of the Building : semi-deluxe apartment bearing flat no 114 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 Ground Floor : 200 sft. Parking space for two cars
- 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. 12,00,000/-

Date: 22.12.2009

For Greenwood Estates  
  
Partner

For Greenwood Estates

  
Partner  
Signature of the Executants

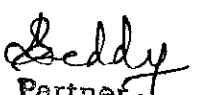
C E R T I F I C A T E

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

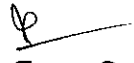
Date: 22.12.2009

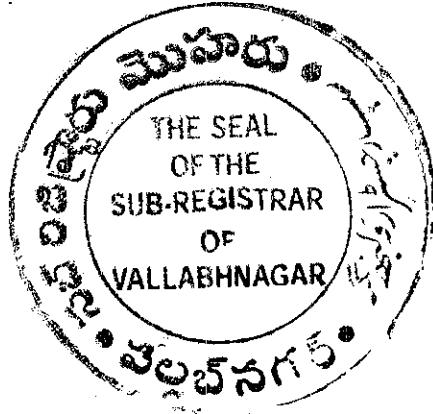
For Greenwood Estates  
  
Partner

For Greenwood Estates

  
Partner  
Signature of the Executants

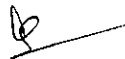
1 వ పుస్తకము 287 సం/శా.శ.1921 వ.సం. పు  
 దస్తావేజు నం 221 మొత్తము కాగితముల సంఖ్య 45  
 ఈ కాగితము వరుస సంఖ్య ( 8 )

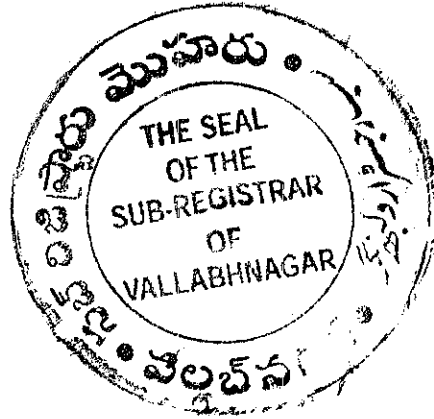
  
 సబ్-రిజిస్ట్రారు





1 క పుస్తకము 2007 సం/కా.శ.19 21 బ.నం. పు  
దస్తావేజు నెం 2221 మొత్తము కారితముల సంఖ్య ( 5 )  
ఈ కారితము వరుస సంఖ్య ( 9 )

  
సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 114 IN BLOCK NO. 'C' ON FIRST FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

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

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

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

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

**BUYER:** 1. WG. CDR. JOACHIM JOSEPH, SON OF MR. VICTOR JOSEPH

2. MRS. SYLVIE JOSEPH, WIFE OF WG. CDR. JOACHIM JOSEPH

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

89.18

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.

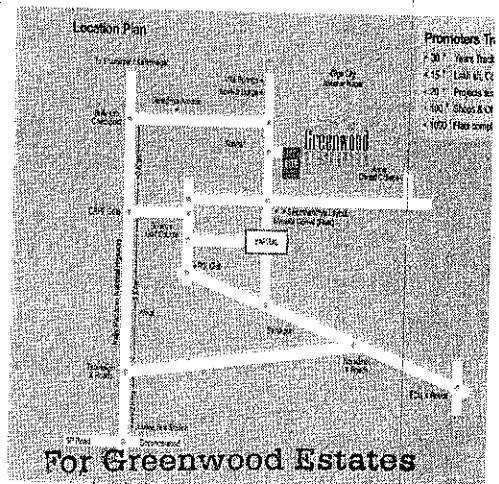
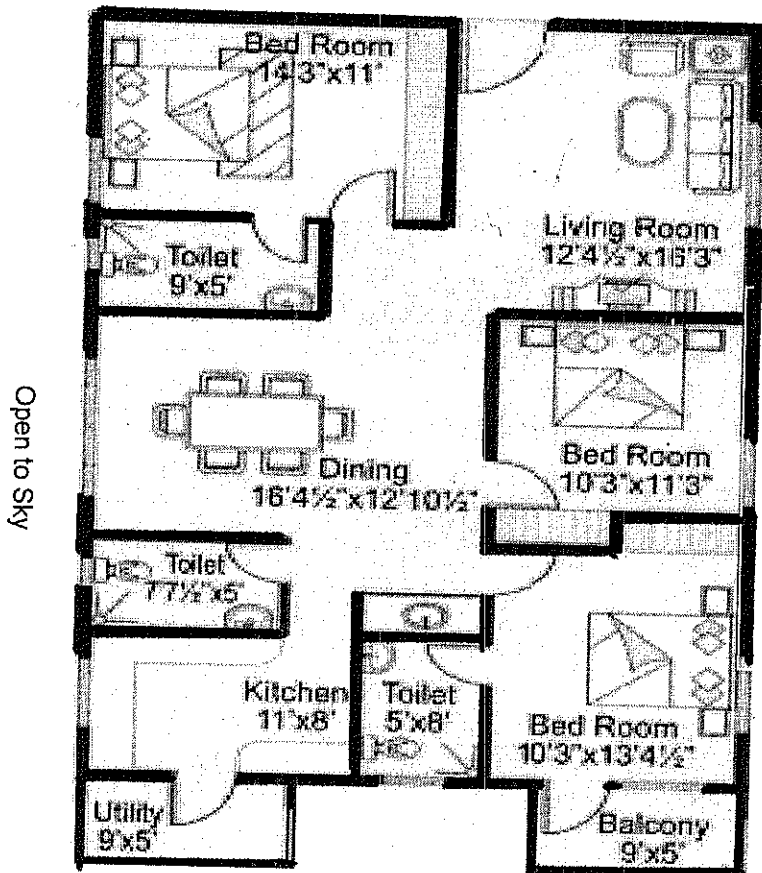


**EXCL:**



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

7' wide corridor



Open to Sky For Greenwood Estates

**WITNESSES:**

- 1.
- 2.

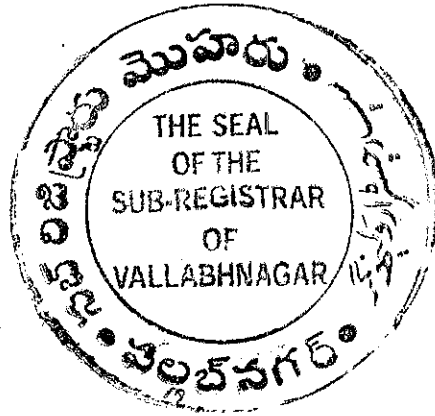
Partner

Partner  
**SIG. OF THE VENDOR**

- 1.
  - 2.
- SIG. OF THE BUYER**

1 వ పుస్తకము 2009 సం/శా.శ.19 31 వ.సం. వ  
దస్తావేజు నెం. 3321 మొత్తము కాగితముల సంఖ్య 45  
ఈ కాగితము పరుస సంఖ్య 10

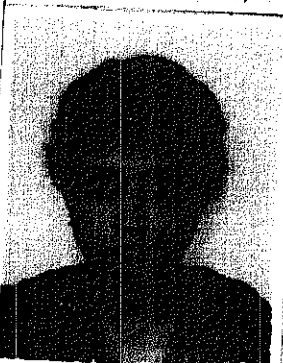
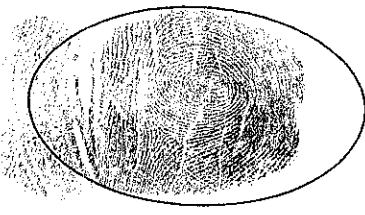
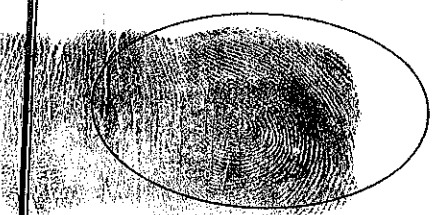
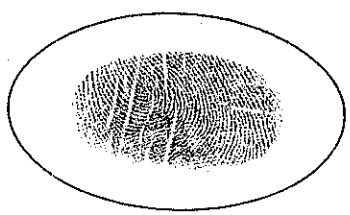
సబ్-రిజిస్ట్రారు



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION 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  
SON OF 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/IV/ 2008 Dt. 19/01/08**

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

**BUYERS:**

1. WG. CDR. JOACHIM JOSEPH  
S/O. MR. VICTOR JOSEPH  
R/O. 27-16/19, ST. NO. 14  
SRI KRISHNA NAGAR  
BEHIND KRUPA COMPLEX  
R. K. PURAM, P. O. NEREDMET  
HYDERABAD - 500 056.
2. MRS. SYLVIE JOSEPH  
W/O. WG. CDR. JOACHIM JOSEPH  
R/O. 27-16/19, ST. NO. 14  
SRI KRISHNA NAGAR  
BEHIND KRUPA COMPLEX  
R. K. PURAM, P. O. NEREDMET,  
HYDERABAD - 500 056.

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

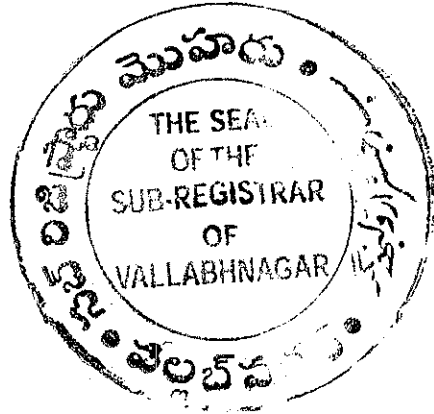
Greenwood Estates  
Partner

For Greenwood Estates

- Partner
- SIGNATURE OF EXECUTANTS**
- 1.
  2.   
**SIGNATURE OF BUYER**

1 వ పుస్తకము 2009 సం/రా.శ.19 31 క.నం. 4  
దస్తావేజు నెం. 3321 కు ముఖ్యము కారితముల సంఖ్య (1)  
ఈ కారితము వరుస సంఖ్య (11)

k  
సబ్-రిజిస్ట్రారు





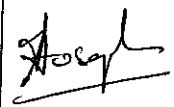





**Photographs and FingerPrints As per Section 32A of Registration Act 1908**


C.S.No./Year: 003376/2009 of SRO: 1508(VALLABNAGAR)  
 Presentant Name(Capacity): SOHAM MODI(EX)

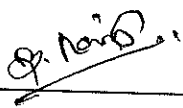
Report Date: 26/12/2009 16:01:38

This report prints Photos and FPs of all parties

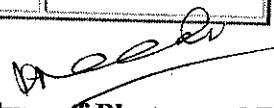
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) SYLIVE JOSEPH H-NO 27- 16/19 SRI KRISHNA NAGARKURPA COMPLEX R.K.PURAM NEREDMET HYD- 56	
2			(CL) WG.CDR.JOACHIM JOSEPH H-NO 27- 16/19 SRI KRISHNA NAGARKURPA COMPLEX R.K.PURAM NEREDMET HYD- 56	

Identified by


Witness 1 

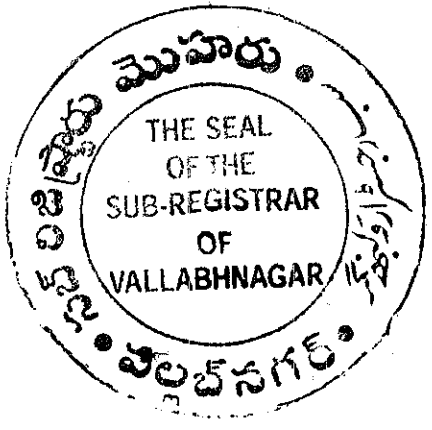
Witness 2 

Photos and TIs  
captured by me

  
 Capture of Photos and TIs  
done in my presence

1 వ పుట్టికామ 2009 సం/రా.శ.19 31 వ.సం. వు.  
దస్తావేజు నెం 332 మొత్తము కారితముల సంఖ్య 15  
ఈ కారితము వరుస సంఖ్య 12

  
సబ్-రిజిస్ట్రారు

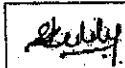


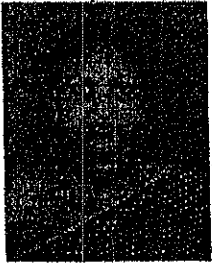
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AIYPK2089F**


नाम /NAME  
**SRIDEVI KALICHETI**

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

जन्म तिथि /DATE OF BIRTH  
**19-04-1977**

हस्ताक्षर /SIGNATURE  




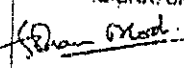
  
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

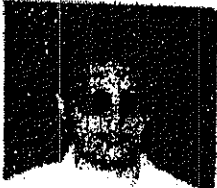
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**


नाम /NAME  
**SOHAM SATISH MODI**

पिता का नाम /FATHER'S NAME  
**SATISH MANILAL MODI**

जन्म तिथि /DATE OF BIRTH  
**18-10-1969**

हस्ताक्षर /SIGNATURE  






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

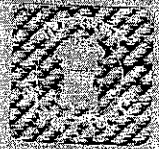
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

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

हस्ताक्षर /SIGNATURE  


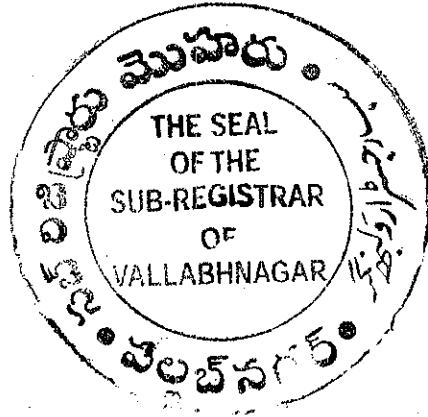




*Prabhaakar*

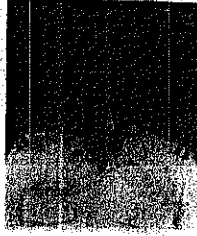
1 వ పుస్తకము 2009 సం/శా.శ.1921 బ.సం. ష  
దస్తావేజు సం 3321 మొత్తము కాగితముల సంఖ్య (15  
ఈ కాగితము వరుస సంఖ్య (12)

4  
సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAAPJ2684F



नाम / NAME  
JOACHIM JOSEPH

पिता का नाम / FATHER'S NAME  
VICTOR JOSEPH

जन्म तिथि / DATE OF BIRTH  
16-08-1961

हस्ताक्षर / SIGNATURE

*Joachim Joseph*

*R. Singh*

आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)

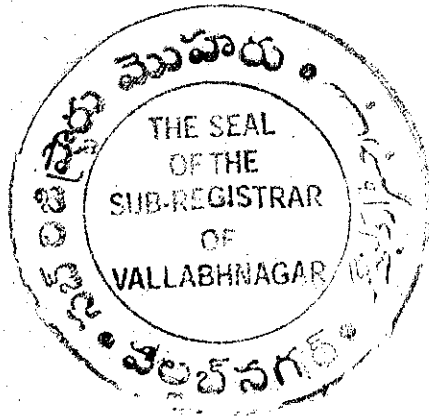
इस कार्ड को खो / गिरा जाने पर कृपया जारी करने वाले  
प्राधिकारी को सूचित / वापस कर दें  
आयकर निदेशक (पद्धति)  
ए. आर. ए. सेक्टर, भूतल  
ई-2, जन्डेवालान एक्सटेंशन  
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Director of Income Tax ( Systems )  
ARA Centre, Ground Floor  
E-2, Jhandewalan Extn.  
New Delhi - 110 055

*Joachim Joseph*

1 వ పుస్తకము 209 నం/త.శ.19 31 వ.నం. పు  
దస్తావేజ నెం 3321 మొత్తము కారితముల సంఖ్య 48  
ఈ కారితము వరుస సంఖ్య 14

p  
సబ్-రిజిస్ట్రారు



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SYLVIE JOSEPH

JOHN MANAPADAM

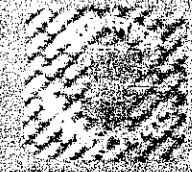
27/10/2050

Principal Account Officer

AG/10/17725P

*[Signature]*

8/10/2050



9007507

*Joseph*

1 వ పుస్తకము 2009 సం/శా.శ.19 3 వ.నం. పు  
దస్తావేజు నెం 22 మొత్తము కాగితముల సంఖ్య 15  
ఈ కాగితము పరుస సంఖ్య 15

  
సబ్-రిజిస్ట్రారు

