

20831. DOCT No. 810/2010 C-302

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713080

S.No. 1496 Date 09/02/2010 Rs. 100  
Sola to Venkatesh  
S/o. P/o. W/o. A.A. Reddy  
For Whom Greenwood Estates

*[Signature]*  
K. SATISH KUMAR  
SVL.No.13/2000 R.No.16/2009  
5-2-30, Premavathipet (V),  
Rajendranagar (M), R.R. Dist.

1496000  
1496000  
100  
10560  
10000  
15960

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 23<sup>rd</sup> day of March 2010 at SRO, Vallabhnagar, Hyderabad by and between:

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, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 32 years, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

AND

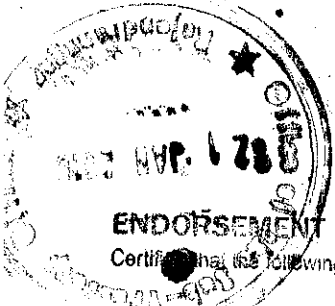
1. MRS. VIBHA BHASIN, WIFE OF MR. PRANAV BHASIN, aged about 44years, Occupation: Service,
2. MR. PRANAV BHASIN, SON OF MR. A. K. BHASIN, aged about 53 years, Occupation: Business, both are residing at U-28/1, Ground Floor, DLF Phase III, Gurgaon, Haryana, India, hereinafter referred to as the Buyer.

The expression Builder and Buyer shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For Greenwood Estates  
*[Signature]*  
Partner

For Greenwood Estates  
*[Signature]*  
Partner

*[Signature]*  
Page 1



1 వ పుస్తకము 2010 నం. 23 వ తేదీ  
 దస్తావేజు నం. 1932 లా.శ. సం. 1932 వ తేదీ పగలు  
 ఈ కారితము పుస్తకము లాగితముల సంఖ్య (2)

**ENDORSEMENT**

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

**I. Stamp Duty:**

- 1. In the shape of stamp papers..... Rs. 100000.
- 2. In shape of challan ( u/s.41 of I.S.Act.,1899)..... Rs. 1486000
- 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. =

నబ్-రిజిస్ట్రారు

**M. Transfer Duty:**

- 1. in the shape of challan..... Rs. =
- 2. in the shape of cash..... Rs. =

**III. Registration fees:**

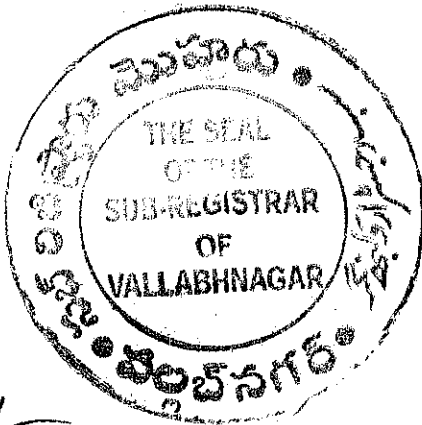
- 1. in the shape of challan..... Rs. 1000000
- 2. in the shape of cash..... Rs. -

**J. User Charges:**

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

Total

Rs. 16060/-



2010 లా. సం. 2010 నం. 23 వ తేదీ  
 1932 లా. శ. సం. 1932 నం. 02 వ తేదీ పగలు

కామలయ్య 4 గుంటుల మున్సిపల్ కార్పొరేషన్ నబ్ రిజిస్ట్రారు  
 కార్యాలయంలో క్రింది వారి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చార్జీలకు 1000 రూపాయల సెషన్ 32వ సూ అనుసరించి  
 సరఫరాచేసిన ఖాతా నామినేట్ గ్రాఫులు మూలము వేలిముద్రలతో సహా  
 దాఖలు చేసి రుసుము రూ. 1000000 లు చెల్లించినది

వాసి ఇచ్చినట్లు టిప్స్ చేయబడింది  
 ఎడమ బొటనపైలు

*(Signature)*

*(Signature)*



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 2nd Floor, Sobham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/SPA for presentation  
 of documents, Vide GPA /SPA No. 2/2411/08  
 dated 19.1.08 registerer at SRO, Vallabh Nagar  
 Ranga Reddy District.

ఎడమ బొటనపైలు Vibha Bhasin



Vibha Bhasin W/o. Pranav Bhasin  
 Occ: Service - R/o. U-28/1, Ground Floor  
 DLF Phase-II, Gurgaon, Haryana, India.

**WHEREAS:**

- A. The Buyer under a Sale Deed dated 2.03.2010 has purchased a semi-finished, semi-deluxe apartment bearing flat no. 302 on the third floor in block no. 'C', admeasuring 1230 sft, of super built up area in residential apartments styled as 'Greenwood Residency' forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District (hereinafter after referred to as the Scheduled Apartment). This Sale Deed is registered as document no. 809/10, in the office of the Sub-Registrar, Vallabhnagar, Hyderabad. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the Scheduled Apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing no. 302 on the third floor in block no. 'C' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Apartment and are desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

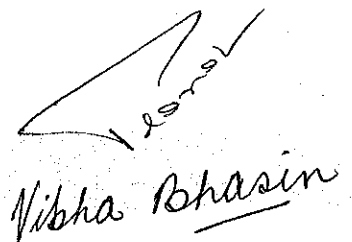
1. The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing no. 302 on the third floor in block no. 'C', admeasuring 1230 sft. of super built up area and undivided share of land to the extent of 65.88 sq. yds, a reserved parking space for single car admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 14,96,000/- (Rupees Fourteen Lakhs Ninety Six Thousand Only).
2. The Buyer already paid the above said amount of Rs. 14,96,000/- (Rupees Fourteen Lakhs Ninety Six Thousand Only) before entering this agreement which is admitted and acknowledged by the builder.
3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 2 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.

For Greenwood Estates

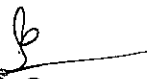
  
Partner

For Greenwood Estates

  
Partner

  
Vibha Bhasin

1 వ పుస్తకము 2010 నం/శా.శ.1932 వ.సం. పు  
 దస్తావేజు నెం. 810 ఈ కారితముల సంఖ్య 12  
 ఈ కారితము వరుస సంఖ్య (2)

  
 సబ్-రిజిస్ట్రారు

విడమ బొటన వ్రేలు




వికాపించినది

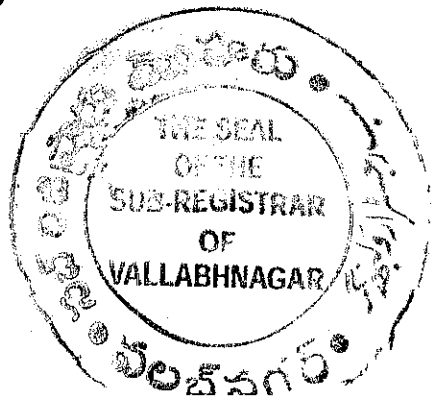
Piancy Bhasin S/o. A.K. Bhasin  
 Occ: Business - R/o. U-28/1, Ground Floor,  
 DLF PHASE-III, Gurgaon, Haryana, India.

Venkataramana Reddy S/o. Anji Reddy Occ: Service  
 R/o. 11-187/2, Rd No. 2, Green Hills Colony,  
 Sarooranagar, Hyderabad.

B. RAJ KUMAR S/o. MURUND RAO,  
 Occ: BUSINESS R/o ATWAL, SEC Road.

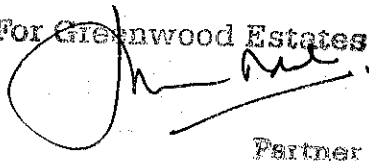
  
 V. RAMESH  
 సబ్-రిజిస్ట్రారు  
 వల్లిభీనగర్

20/12 వ నం. 256 నెల. 23 వ తేది  
 1932 వ.శా.శ. 19/1 మాసం. 02 వ తేది



4. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
5. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 302 on the third floor in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
6. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
7. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
8. The Builder shall complete the construction of the Apartment and handover possession of the same by 25<sup>th</sup> April with the grace period of 06 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
9. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
10. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.

For Greenwood Estates



Partner

For Greenwood Estates



Partner



Nibha Bhasin

1 వ పుస్తకము 2010 సం/శా.శ.1932 వ.సం. పు  
 దస్తావేజు నెం. 810 మొత్తము కాగితముల సంఖ్య (12)  
 ఈ కాగితము వరుస సంఖ్య (3)

సబ్-రిజిస్ట్రారు

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

No. 810/10 Date. 23-03-10.

I hereby Certify that the deficit Stamp duty  
14860/- (Rs. Fourteen thousand  
Eight hundred and sixty only)  
 has been levied in respect of the instrument not  
 Executant of this kind on the basis of agreed  
 Market Value of Rs. 1496000/-  
 been higher than the consideration

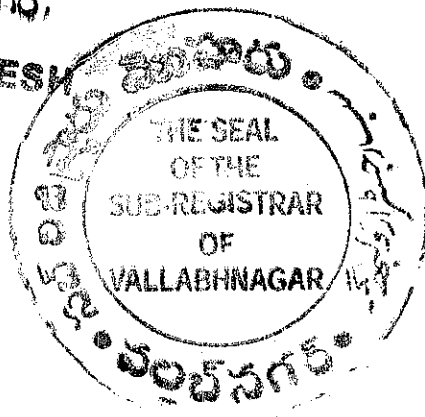
*[Signature]*  
 Collector & Sub-Registrar  
 Vallabh Nagar  
 (Under the Indian Stamp Act)

An amount of Rs. 14860/- towards Stamp Duty  
 including Transfer Duty and Rs. 1000/- towards  
 Registration Fee was paid by the party through cheques  
 Receipt Number 090/84 Dated 23/3/10  
 at SBH Begumpet Branch (299)  
 Dt. 23-03-10  
 St. SRO Vallabh Nagar  
*[Signature]*  
 Sub-Registrar  
 Vallabh Nagar

1 వ పుస్తకము 2010 సం. / శా.శ. 1932 వ సంపు  
 810 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్  
 విమతం గుర్తింపు నెంబరు 1563-1-810-2010.  
 తేదీ- 23-03-10.

*[Signature]*  
 సబ్-రిజిస్ట్రారు  
 వల్లభ నగర్,

V. RAMESH



11. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
12. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
13. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Greenwood Residency project.
14. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Greenwood Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
15. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
16. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
17. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

For Greenwood Estates

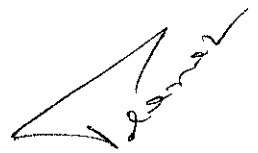


Partner

For Greenwood Estates




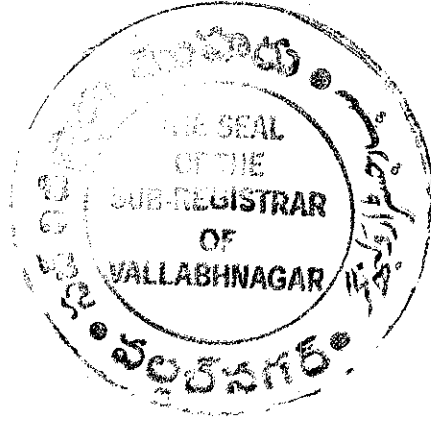
Partner



Nibha Bhasin

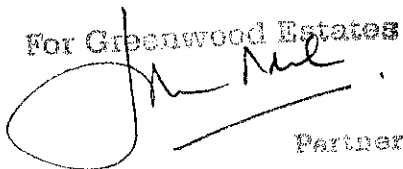
1 వ పుస్తకము 2010 సం/శా.క.19 32 చ.సం. పై  
దస్తావేజు నెం. 210 మొత్తము కారితముల సంఖ్య (12)  
ఈ కారితము వరుస సంఖ్య (4)

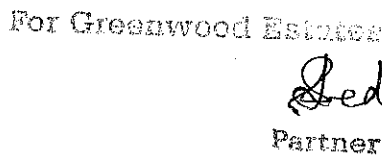
  
సబ్-రిజిస్ట్రారు

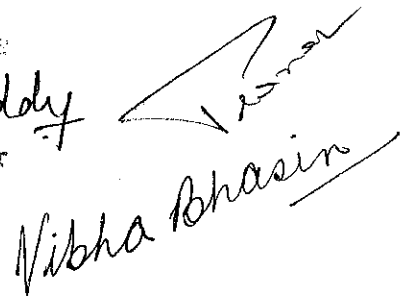




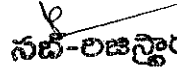
18. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
19. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
20. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
21. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
22. Stamp duty and Registration amount of Rs. 15,960/- is paid by way of challan no. 090184, dated 23.3.10, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 14,960/- paid by the way of payorder no. 154931 dated 23.3.10, HDFC Bank, S. D. Road, Secunderabad.

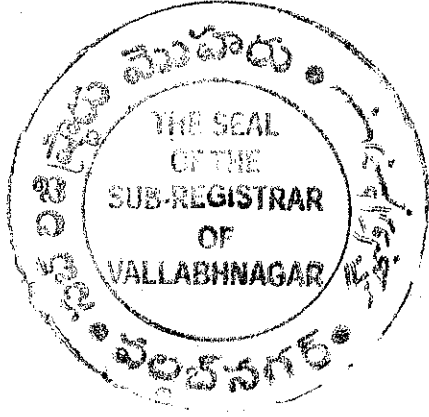
For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

  
Nibha Bhasin

1 వ పుస్తకము 9010 నం/శా.శ.1932 వ.సం. పు  
దస్తావేజు నెం 810 దివిళ్ళము కారితముల సంఖ్య (19)  
ఈ కారితము వరుస సంఖ్య (5)

  
సబ్-రిజిస్ట్రారు



SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment no. 302 on the third floor in block no. 'C' 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 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	7' wide corridor & Open to Sky
South By	Flat No. 304
East By	Open to Sky
West By	Open to Sky

WITNESSES:

- 1.
- 2.

*[Handwritten signatures of witnesses]*

For Greenwood Estates

*[Handwritten signature]*  
Partner

For Greenwood Estates


*[Handwritten signature]*  
Partner

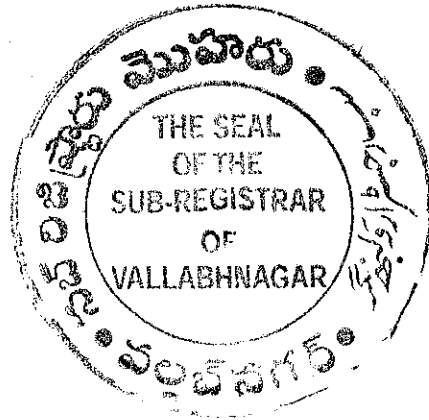
BUILDER

*[Handwritten signature]*  
Nibha Bhasin

*[Handwritten signature]*  
BUYER

1 వ పుస్తకము 2010 సం/తా. 1932 వ. సం. పు  
దస్తావేజు నెం. 810 పుస్తకము కారణముల సంఖ్య (12)  
ఈ కారితము వరుస సంఖ్య (6)

  
సబ్-రిజిస్ట్రారు



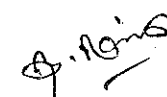
SCHEDULE OF SPECIFICATION FOR  
COMPLETION OF CONSTRUCTION

Item	Semi-Deluxe Flat	Deluxe Flat
Structure	RCC	
Walls	4"/6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Ceramic tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Flush doors with branded hardware Panel main door - polished. Other doors - enamel	Panel doors with branded hardware Panel main door - polished. Other doors - enamel
Electrical	Copper wiring with modular switches	
Windows	Aluminum sliding windows with grills	
Bathroom	Ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado with bathtub in one bathroom.
Utility room	Separate utility area in each flat	
Sanitary	Branded sanitary ware	
C P fittings	Branded CP Fittings	Superior Branded CP Fittings
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft granite tiles dado, SS sink with drain board.
Plumbing	GI & PVC pipes	
Lofts	Lofts in each bedroom & kitchen	

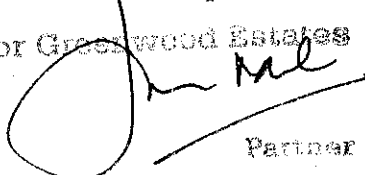
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

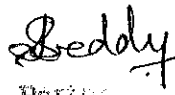
1. 

2. 

For Greenwood Estates


  
Partner

For Greenwood Estates

  
Partner

BUILDER

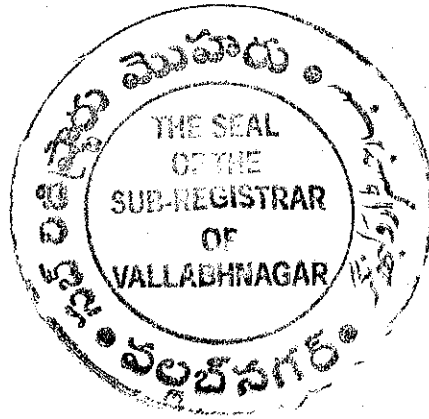
  
Nibha Bhasin



BUYER.

1 వ పుస్తకము 2010 సం/త.శ. 19౫౨ క.నం. 10  
దస్తావేజు నెం. 210 మూర్తము కాగితముల సంఖ్య (12)  
ఈ కాగితము వరుస సంఖ్య (7)

  
సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 302 IN BLOCK NO. 'C' ON THIRD FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

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

**BUILDER:**

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. MRS. VIBHA BHASIN, WIFE OF MR. PRANAV BHASIN

2. MR. PRANAV BHASIN, SON OF MR. A. K. BHASIN

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

65.88

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.



**EXCL:**

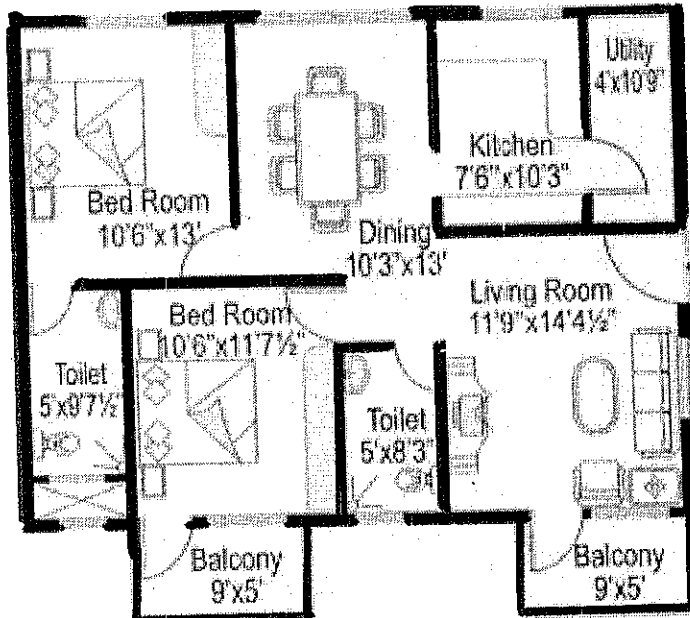


U/S. OUT OF TOTAL: Ac. 6-05 Gts.  
PLINTH AREA : 1230 SFT.

Open to sky



Flat No. 304



Open to sky

For Greenwood Estates

**WITNESSES:**

- 1.
- 2.

*[Handwritten signatures of witnesses]*

For Greenwood Estates

*[Handwritten signature of builder partner]*

Partner

*Vibha Bhasin*

**SIG. OF THE BUILDER**

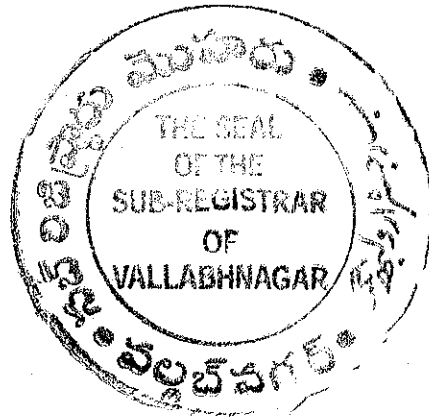
*[Handwritten signature of builder partner]*

*[Handwritten signature of buyer]*

**SIG. OF THE BUYER**





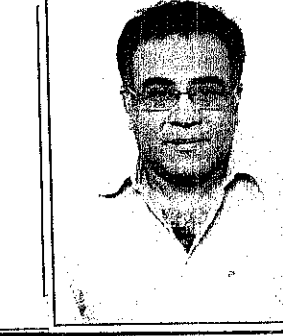
1 వ పుస్తకము 2010 సం/త.శ. 19 2 క.సం. పు  
దస్తావేజు నెం 810 మొత్తము కాగితముల సంఖ్య (12)  
ఈ కాగితము పరుస సంఖ్య (8)

p  
సబ్-రిజిస్ట్రారు


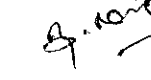




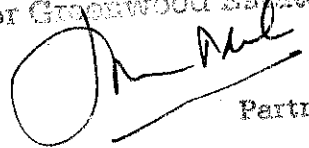
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	    	<p align="center"><u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u></p> <p><u>BUILDER:</u></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 REP. BY ITS PARTNERS 1. SHRI. SOHAM MODI SON OF 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><u>SPA FOR PRESENTING DOCUMENTS:</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><u>BUYER:</u></p> <p>1. MRS. VIBHA BHASIN W/O. MR. PRANAV BHASIN R/O. U-28/1 GROUND FLOOR DLF PHASE III GURGAON, HARYANA INDIA.</p> <p>2. MR. PRANAV BHASIN S/O. MR. A. K. BHASIN R/O. U-28/1 GROUND FLOOR DLF PHASE III GURGAON, HARYANA INDIA</p>
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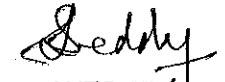
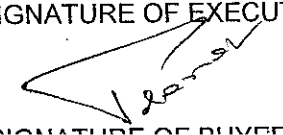
SIGNATURE OF WITNESSES:

- 
- 

For Greenwood Estates

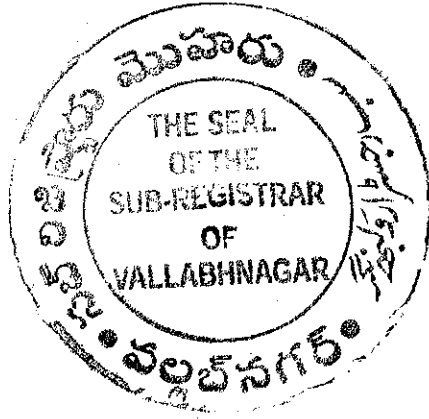
  
Partner  
Vibha Bhasin

For Greenwood Estates

  
SIGNATURE OF EXECUTANTS  
  
SIGNATURE OF BUYER

1 వ పుస్తకము 2010 సం/తా.శ. 1922 వ.నం. వ  
దస్తావేజు నెం. 810 ముఖ్యము లాగి ముల సంఖ్య (12)  
ఈ లాగిబము దరున సంఖ్య ( 9 )

  
నబ-లజస్థారు








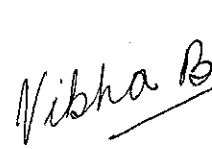
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: **000831/2010** of SRO: **1508(VALLABNAGAR)**

Presentant Name(Capacity): **SOHAM MODI(EX)**

Report Date: 23/03/2010 15:13:39


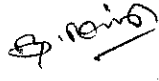
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) PRNAV BHASIN H- NO U-28/1 DLF PH- IIIGURGAON HARYANA INDIA	
2			(CL) VIBHA BHASIN H- NO U-28/1 DLF PH- IIIGURGAON HARYANA INDIA	

Identified by

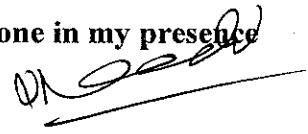
Witness 1

Witness 2


  


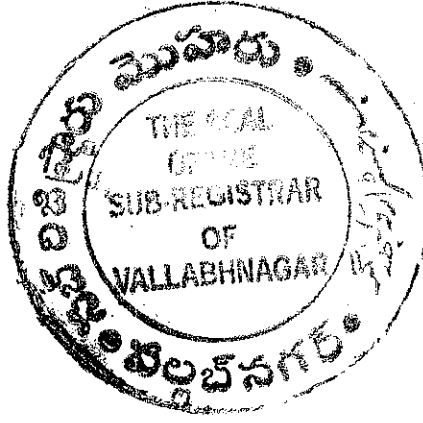
Photos and TIs  
captured by me

Capture of Photos and TIs  
done in my presence




1 వ పుస్తకము 2010 సం/తా.న.19 32 క.సం. పు  
దస్తావేజు నెం. 810 పుస్తకము క.నెం. 100 ల సంఖ్య 12  
ఈ కారితము వరుస సంఖ్య 10

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

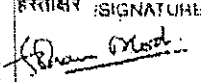
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**



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

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

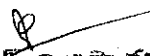
PRABHAKAR REDDY K  
 PADMA REDDY KANDI  
 15/01/1974  
 Permanent Account Number  
**AWSP8104E**

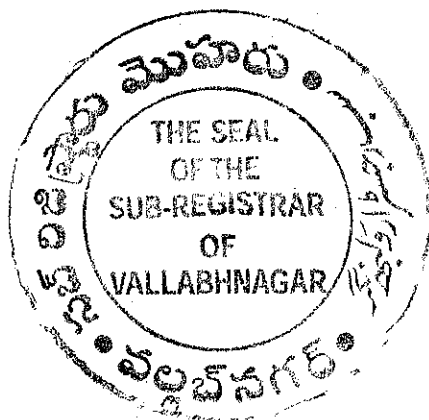
Signature  




19062008

1 వ పుస్తకము 2010 సం/త.శ.1932 వ.సం. పు  
దస్తావేజు నెం. 810 మొత్తము కారీగముల సంఖ్య (12)  
ఈ కారీగము వరుస సంఖ్య (11)

  
సబ్-రిజిస్ట్రారు





*Sharma*

**Transport Department-National Capital Territory of Delhi**  
Licence to drive vehicles throughout India



LICENCE NO. : P09062003296485 R  
NAME : VIBHA BHASIN  
Wife of : SH PRANAV BHASIN  
ADDRESS : B-6/107 S J ENCL  
NEW DELHI 110029  
DT. OF BIRTH : 17/04/1963  
VEHICLE CLASS : LMV(NT) 26/05/1994

*Vibha Bhasin*

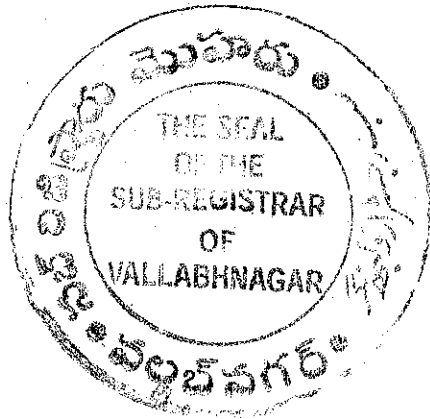
*Vibha Bhasin*  
(Holder's Signature)  
DT. OF ISSUE : 27/06/2003  
VALIDITY : 26/06/2013  
INV CARR. NO.: NA

*[Signature]*  
Sig. Of Licencing Authority

(SWZ)

1 వ పుస్తకము 2010 సం/తా.న. 1932 క.నం. పు  
దస్తావేజ సం 810 నాల్గవ కార్డు మొదల నుండి 12  
ఈ కారితము వరకు సంఖ్య 12

సబ్-రిజిస్ట్రారు





C.S. 830

DOCT No. 809/2010

C-202

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713081

S.No. 1466 Date 09/02/2010 Rs. 1000

Sold to Venkatesh

S/o. D/o. W/o. A. Rao

For Whom Greenwood Estates

**K. SATISH KUMAR**  
 SVL.No.13/2000 R.No.16/2009  
 5-2-30, Premavathipet (V),  
 SALE DEED, Vallabh Nagar (M), R.R. Dist.

This Sale Deed is made and executed on this the 23<sup>rd</sup> day of March 2010 at SRO, Vallabh Nagar, Hyderabad by and between:

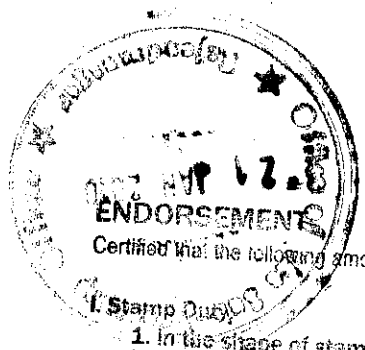
M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003, represented by its Partners/ Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 39 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 32 years, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

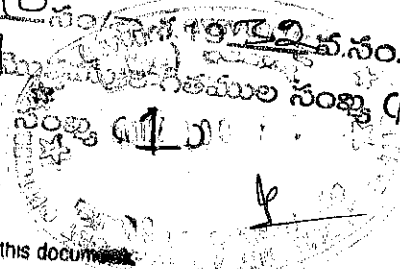
1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 41 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 18 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, 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, 1<sup>st</sup> floor, 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 38 years, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 32 years, the Managing Partners/ Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallabh Nagar, hereinafter called the "Owners".

For Greenwood Estates



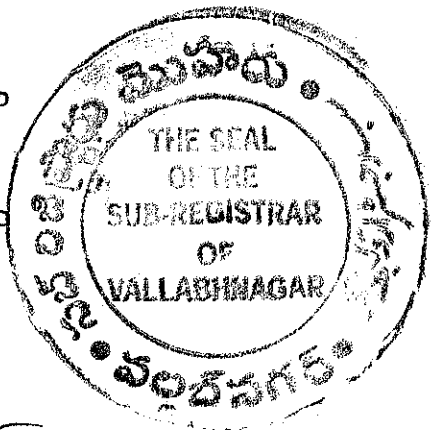
1 వ పుస్తకము నెం. 2010 వ.నం. 23  
 దస్తావేజు నెం. 1932 వ.నం. 02  
 ఈ కారితము వరుస సంఖ్య 4375



సబ్-రిజిస్ట్రారు

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

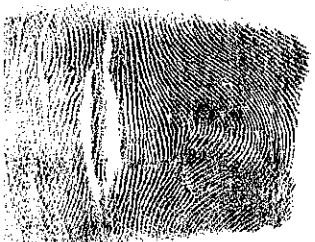
I. Stamp Duty:	
1. In the shape of stamp papers.....	Rs. 100000
2. In shape of challan ( u/s.41 of I.S.Act., 1899).....	Rs. 4365000
3. In the shape of cash (u/s.41 of I.S.Act., 1899)	Rs. =
4. adjustment of stamp duty u/s. 16 of I.S.Act, 1899, if any	Rs. =
II. Transfer Duty:	
1. In the shape of challan	Rs. 1750000
2. In the shape of cash	Rs. =
III. Registration fees:	
1. In the shape of challan	Rs. 4375000
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. =
<b>Total</b>	<b>Rs. 6572500</b>



2010 వ.నం. మూర్తి నెం. 23 వ తేదీ  
 1932 వ.నం. శ్రీ/బి నెం. 02 వ తేదీ

3 మరియు 4 గంటల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రారు  
 కార్యాలయంలో శ్రీ క్రమం K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చేయు 1908 లోని సెక్షన్ కింది ను అనుసరించి  
 సమర్పించబడిన డిమాండ్ ప్రార్థనలు మరియు పరిమూలనలో సహకార  
 డాఖలు చేసి రుసుము రూ. 4375000 లు చెల్లించినది  
 వ్రాసి ఇచ్చినట్లు దిద్దుకోస్తుంది.  
 ఎడమ బొటనపైల్లు,

*(Signature)*



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/SPA for presentation  
 of documents, Vide GPA / SPA No. 8/BK/108  
 dated 19.01.08 registerer at SRO, Vallabhnagar  
 Ranga Reddy District.

నిరూపించినది:

Yencatramang Reddy S/o. Arji Reddy occ: Service  
 R/o. 1-18/2, rd No. 2, Green Hills Colony,  
Saravarnagar, Hyderabad.

RAS KUMAR S/o. MURUND RAO occ: BUSINESS  
 R/o. AIWAL, SEC. ROAD.

*(Signature)*  
**V. RAMESH**  
 సబ్-రిజిస్ట్రారు  
 వల్లభనగర్.

2010 వ.నం. మూర్తి నెం. 23 వ తేదీ  
 1932 వ.నం. శ్రీ/బి నెం. 02 వ తేదీ

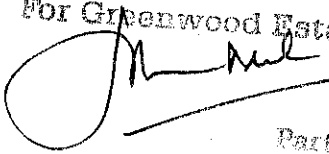
**IN FAVOUR OF**

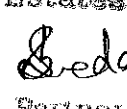
1. MRS. VIBHA BHASIN, WIFE OF MR. PRANAV BHASIN, aged about 44years, Occupation: Service,
2. MR. PRANAV BHASIN, SON OF MR. A. K. BHASIN, aged about 53 years, Occupation: Business, both are residing at U-28/1, Ground Floor, DLF Phase III, Gurgaon, Haryana, India, hereinafter called the "Buyer" (which 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 పుస్తకము 2010 సం/శా.స. 1932 వ.సం. వు  
 దస్తావేజు నెం 809 మొత్తము కాగితముల సంఖ్య 104  
 ఈ కాగితము వరుస సంఖ్య (2)

సబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT  
 No. 809/10 Date 23-03-10

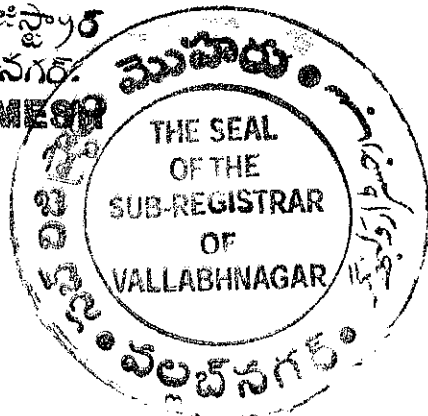
I hereby Certify that the deficit Stamp duty  
 43650/- (Rs. Forty three thousand  
 and fifty only)  
 has been levied on the amount of Rs. 875000/-  
 Executant of this deed on the basis of agreed  
 Market Value of Rs. 875000/-  
 been higher than the consideration

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

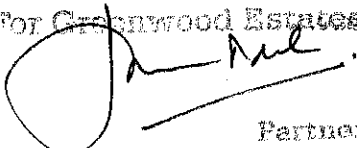
43650/-  
 An amount of Rs. 43750/- towards Stamp Duty  
 including Transfer Duty and Rs. 4375/- towards  
 Registration Fee was paid by the party through challan  
 Receipt Number 090/85 Dated 23/3/10.  
 at SBH Begumpet Branch (299)  
 Dt. 23-03-10  
 St. SRO Vallabh Nagar  
*[Signature]*  
 Sub-Registrar  
 Vallabh Nagar

1 వ పుస్తకము 2010 సం. / శా.స. 1932 వ సం. వు  
 809 నెంబరు కాగితము చేయబడినది. స్కానింగ్  
 ఏమి త్తు గుర్తింపు నెంబరు 1568-1-809-2010  
 తేది: 23-03-10.

*[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 a semi-deluxe apartment bearing flat no. 302 on third floor, in block no. 'C' having a super built-up area of 1230 Sft. together with undivided share in the scheduled 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 building known as Greenwood Residency and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 8,75,000/- (Rupees Eight Lakhs Seventy Five Thousand Only) and the Buyer has agreed to purchase the same.

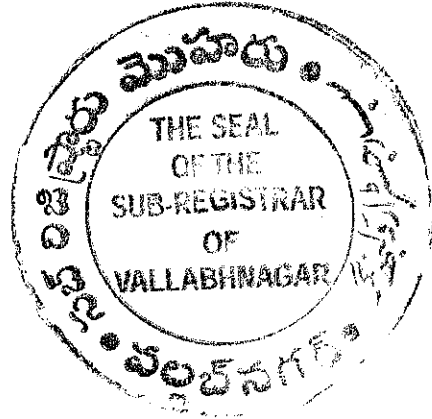
For Greenwood Estates  
  
Partner

For Greenwood Estates

  
Partner

1 వ పుస్తకము 2010 సం/తా.శ.1922 ప.సం. 5  
దస్తావేజు నెం 209 మొత్తము తాగితముల సంఖ్య (14)  
ఈ తాగితము పరుస సంఖ్య (3)

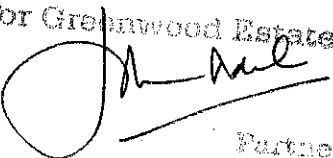
సబ్-రజిస్ట్రారు




- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has no share in the sale consideration agreed herein.

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

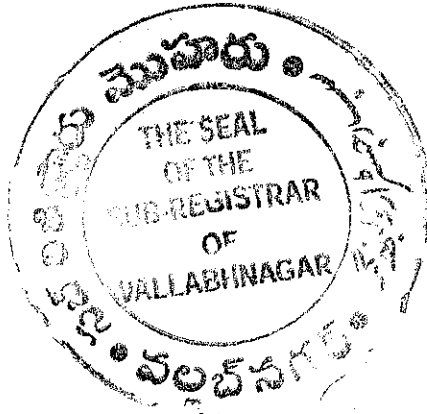
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 302 on third floor in block no. 'C', having a super built-up area of 1230 sft. (i.e., 984 sft. of built-up area & 246 sft. of common area) in building known as Greenwood 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. 8,75,000/- (Rupees Eight Lakhs Seventy Five Thousand 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.
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.

For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

1 వ పుస్తకము 2010 సం/శా.శ. 1932 వ.నం. 5  
దస్తావేజు నెం 209 మొత్తము కాగితముల సంఖ్య 40  
ఈ కాగితము వరుస సంఖ్య ( 4 )

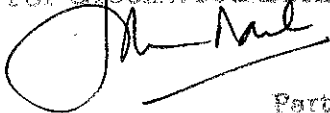
సచి-రిజిస్ట్రారు



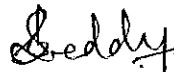


7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor 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.
  - 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.

For Greenwood Estates

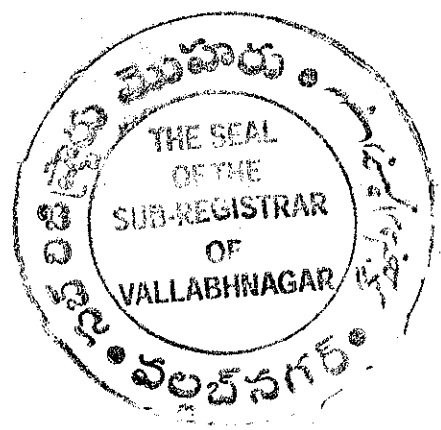
  
Partner

For Greenwood Estates

  
Partner

1 వ భువనము 20/0 నం/తా.న. 19 32 చ.నం. వై  
దస్తావేజు నెం 209 మొక్కము కారితముల సంఖ్య (14)  
ఈ కారితము వరుస సంఖ్య (5)

సబ్-రిజిస్ట్రారు



- 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. 65,625/- is paid by way of challan no. 090185, dated 23.3.10, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 8,750/- paid by way of Pay order No. 154930, dated 23.3.10, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.


For Greenwood Estates

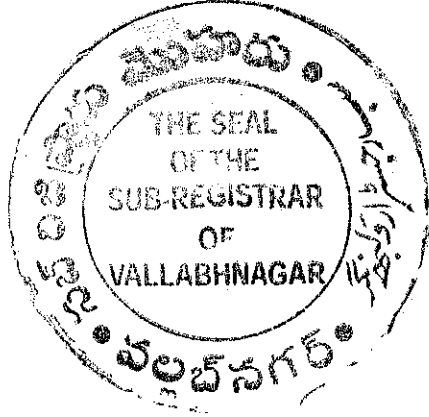
  
Partner

For Greenwood Estates

  
Partner

1 వ పుస్తకము 2010 సం/శా.స.1932 వ.సం. పు  
దస్తావేజు నెం. 809 మొత్తము కాగితముల సంఖ్య (104)  
ఈ కాగితము వరుస సంఖ్య (6)

  
సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac. 6-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, under S.R.O. Vallab Nagar and bounded as under:

North By	Land in Sy. No. 202
South By	Village boundary of Yapral
East By	Land in Sy. No. 202
West By	Land in Sy. No. 207 & 212

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 302 on the third floor in block no. 'C' 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 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:

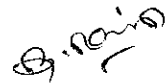
North By	7' wide corridor & Open to Sky
South By	Flat No. 304
East By	Open to Sky
West By	Open to Sky

WITNESSES:

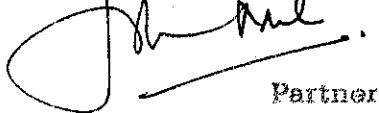
1.



2.



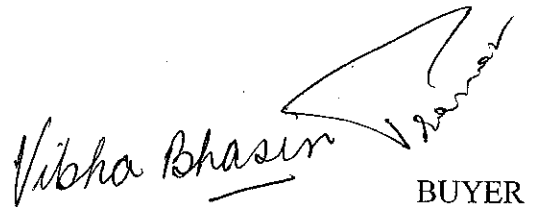
For Greenwood Estates

  
Partner

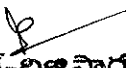
For Greenwood Estates

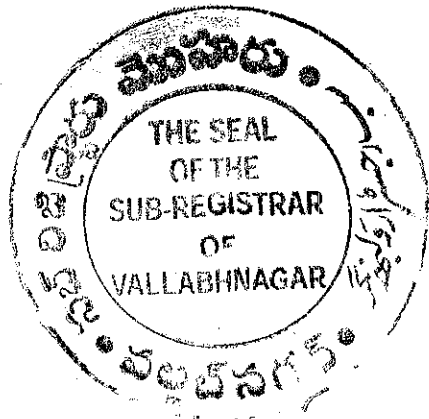
  
Partner

VENDOR

  
BUYER

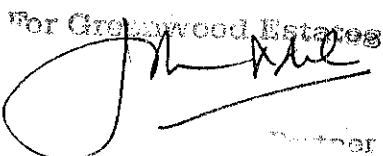
1 వ పుస్తకము 2010 సం/శా.స.19 22 వ.సం. పు  
దస్తావేజు నెం 209 మొత్తము కాగితముల సంఖ్య (10)  
ఈ కాగితము వరుస సంఖ్య ( 7 )

  
సబ్-రిజిస్ట్రారు

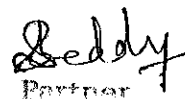


**ANNEXURE - 1 - A**

1. Description of the Building : Semi-deluxe apartment bearing flat no. 302 on the third floor in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. No. 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 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. 8,75,000/-

For Greenwood Estates  
  
Partner

For Greenwood Estates

  
Partner

Date: 23.03.2010

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.

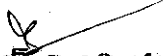
For Greenwood Estates  
  
Partner

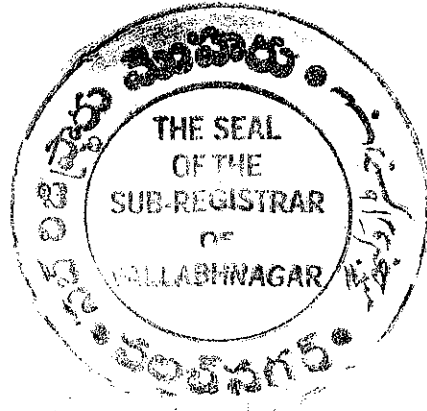
For Greenwood Estates

  
Partner  
Signature of the Executants

Date: 23.03.2010

1 వ పుస్తకము 2010 సం/తా.శ.1932 వ.నం. వై  
దస్తావేజు నెం. 109 మొట్టమొదటి కాగితముల సంఖ్య (14)  
ఈ కాగితము వరుస సంఖ్య ( 8 )

  
నవ-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 302 IN BLOCK NO. 'C' ON THIRD 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. MRS. VIBHA BHASIN, WIFE OF MR. PRANAV BHASIN

2. MR. PRANAV BHASIN, SON OF MR. A. K. BHASIN

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

65.88

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

**INCL:**



**EXCL:**

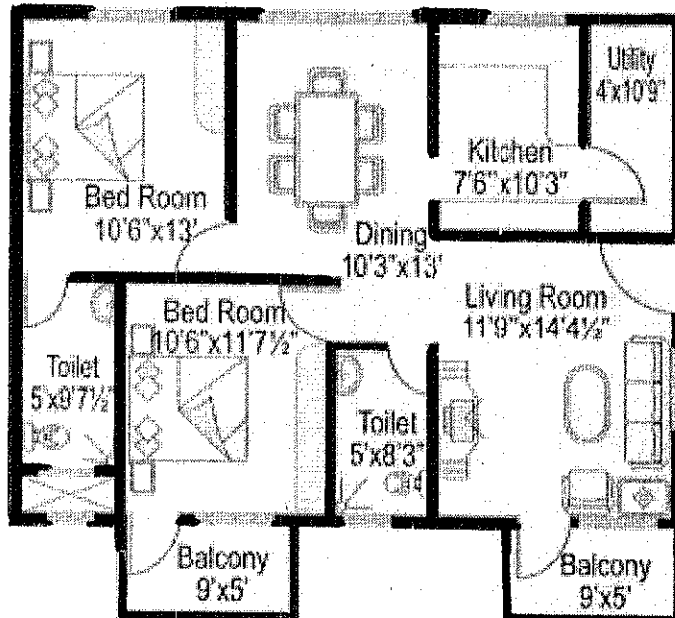


**U/S. OUT OF TOTAL:** Ac. 6-05 Gts.  
**PLINTH AREA** : 1230 SFT.

Open to sky



Flat No. 304



Open to sky

For Greenwood Estates  
*[Signature]*  
Partner

For Greenwood Estates  
*[Signature]*  
Partner

**WITNESSES:**

- [Signature]*
- [Signature]*

**SIG. OF THE VENDOR**

*[Signature]*  
Vibha Bhasin

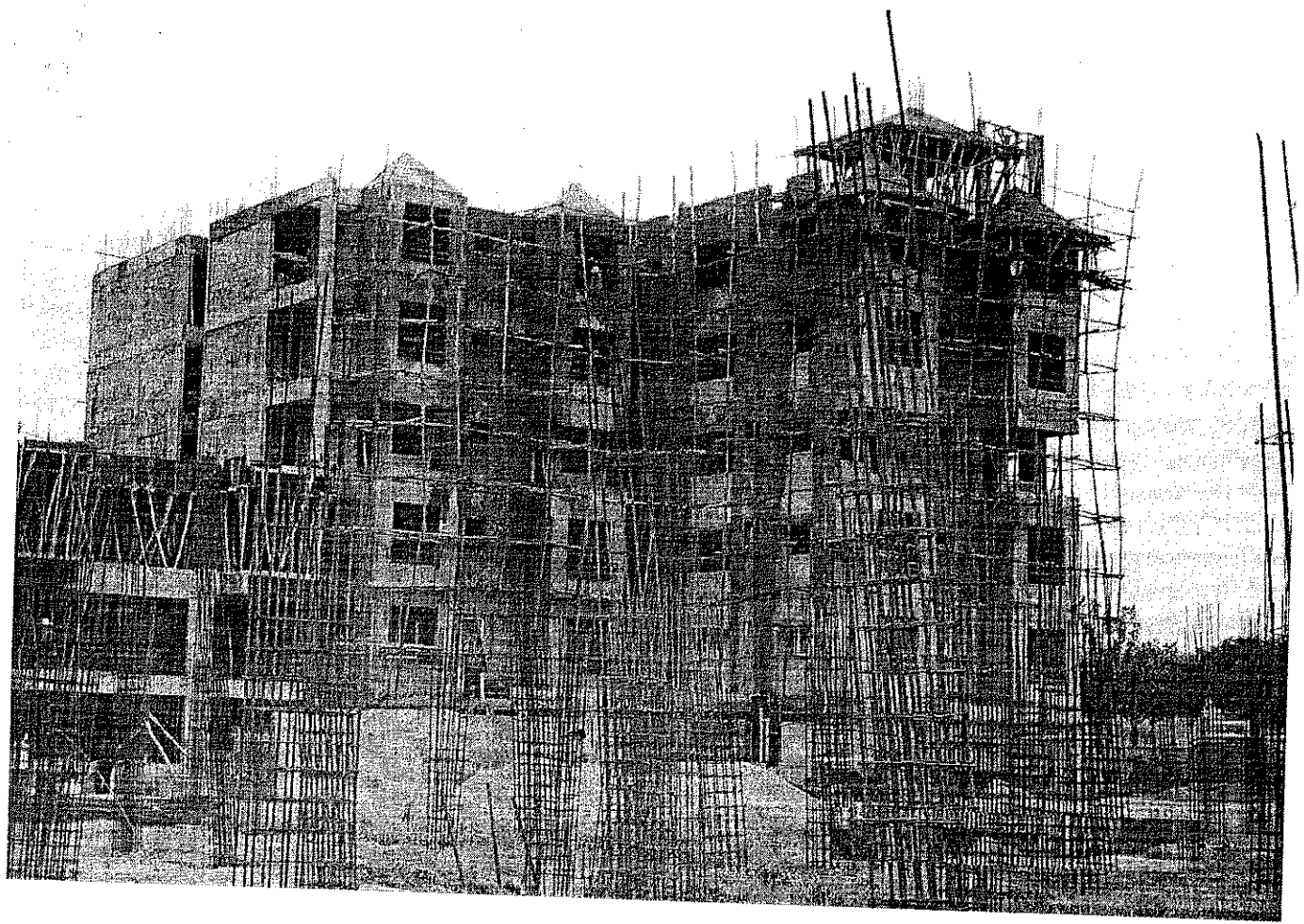
*[Signature]*

**SIG. OF THE BUYER**


1 వ పుస్తకము 2010 సం/శా.శ.1932 వ.సం. పు  
దస్తావేజు సం. 209 మొత్తము కారీకముల సంఖ్య (10)  
ఈ కారీకము పరుస సంఖ్య (9)

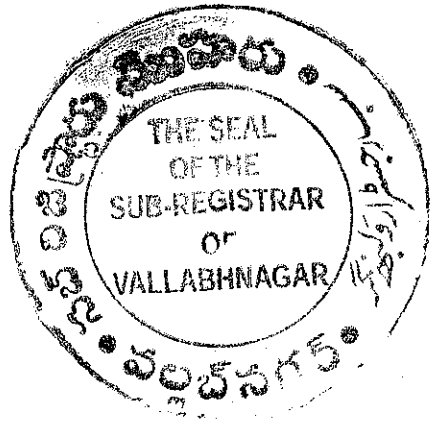
సచి-రిజిస్ట్రారు





1 వ పుస్తకము 2010 సం/తా.శ. 1922 వ.సం. పు  
దస్తావేజు నెం. 209 మొత్తము కాగితముల సంఖ్య 404  
ఈ కాగితము పరుస సంఖ్య (10)

  
సబ్-రిజిస్ట్రారు



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

SL. NO.

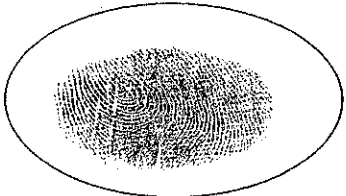
FINGER PRINT  
IN BLACK  
(LEFT THUMB)

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

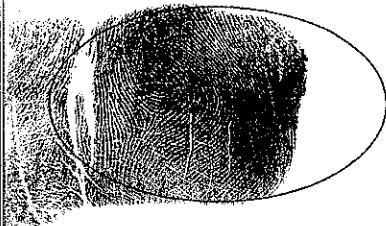


2. SMT. K. SRIDEVI  
W/O. SHRI. K.V.S. REDDY  
R/O. FLAT NO. 502  
VASAVI HOMES  
UMA NAGAR, 1<sup>ST</sup> LANE  
BEGUMPET  
HYDERABAD



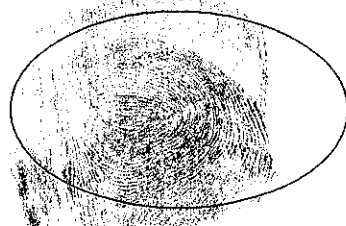
SPA FOR PRESENTING DOCUMENTS:

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. MRS. VIBHA BHASIN  
W/O. MR. PRANAV BHASIN  
R/O. U-28/1 GROUND FLOOR  
DLF PHASE III  
GURGAON, HARYANA  
INDIA.



2. MR. PRANAV BHASIN  
S/O. MR. A. K. BHASIN  
R/O. U-28/1 GROUND FLOOR  
DLF PHASE III  
GURGAON, HARYANA  
INDIA

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Greenwood Estates

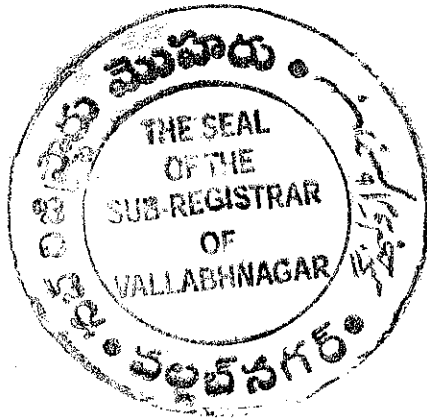
Partner  
Vibha Bhasin

For Greenwood Estates

Partner  
SIGNATURE OF EXECUTANTS

1 వ పుస్తకము 2010 సం/శా.న.1939 వ.నం. పు  
దస్తావేజు నెం 809 రిజిస్ట్రేషను కారితముల సంఖ్య (10)  
ఈ కారితము బహుళ సంఖ్య (11)

సబ్-రిజిస్ట్రారు









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

C.S.No./Year: 830/2010 of SRO: 1508(VALLABNAGAR)  
 Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 23/03/2010 15:14:39

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) PRANAV BHASIN U-28/1 DLF PH-III GURGAONHARYANA INDIA	
2			(CL) VIBHA BHASIN U-28/1 DLF PH-III GURGAONHARYANA INDIA	

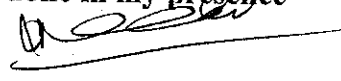
Identified by

Witness 1 

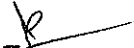
Witness 2 

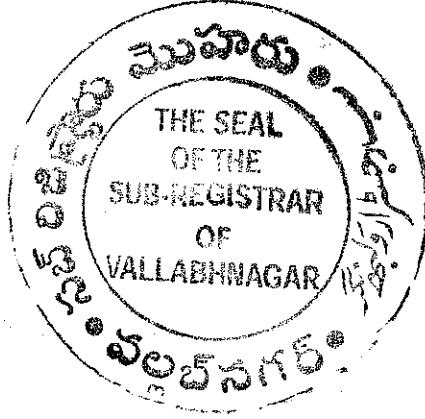
Photos and TIs  
captured by me

Capture of Photos and TIs  
done in my presence



1 వ పుస్తకము 2010 సం/శా.న.1932 వ.నం. పు  
దస్తావేజు నెం. 209 మొట్టమొదటి కాగితముల సంఖ్య 44  
ఈ కాగితము వరుస సంఖ్య 122

  
సబ్-రిజిస్ట్రారు



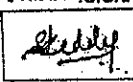


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AIYPK2089F**

नाम /NAME  
**SRIDEVI KALICHETI**

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

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

हस्ताक्षर /SIGNATURE  


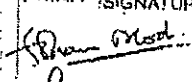
मुख्य आयकर आयोग, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

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

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

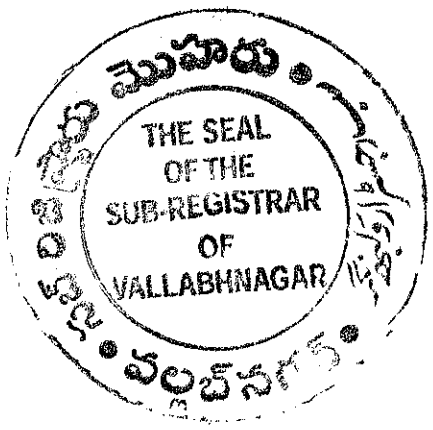
PRABHAKAR REDDY K  
 PADMA REDDY KANDI  
 15/01/1974  
 Permanent Account Number  
**AWSP8104E**

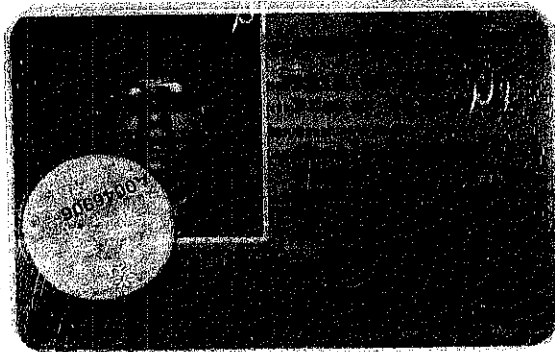
Signature  


10062003  


1 వ పుస్తకము 2010 నం/శా.న.1932 వ.నం. వై  
దస్తావేజి నెం. 109 మొత్తము లాభముల సంఖ్య (14)  
ఈ లాభములను చూస సంఖ్య (13)

సబ్-రిజిస్ట్రారు





*Vibha*

**Transport Department-National Capital Territory of Delhi**

Licence to drive vehicles throughout India



LICENCE NO. : P09062003296485 R  
NAME : VIBHA BHASIN  
Wife of : SH PRANAV BHASIN  
ADDRESS : B-6/107 S J ENCL  
NEW DELHI 110029

DT. OF BIRTH : 17/04/1963

VEHICLE CLASS : LMV(NT) 26/05/1994

*Vibha Bhasin*

*Vibha Bhasin*  
(Holder's Signature)  
DT. OF ISSUE : 27/06/2003  
VALIDITY : 26/06/2013  
INV CARR. NO.: NA

*[Signature]*

Sig. Of Licencing Authority

(SWZ)

1 వ పుస్తకము 20/0 సం/కా.త.1932 క.సం. 2  
దస్తావేజు నెం. 809  
ఈ కారితము దిక్కున సంఖ్య (14)

సబ్-రిజిస్ట్రారు

