

DOCT NO. 2270/12

A-219

SCANNED

2307

1588

2410



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AV 230416

Date : 02-05-2012 Serial No : 6,490 Denomination : 100

Purchased By :

C PRABHAKAR REDDY

S/O K P REDDY

R/O HYD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. VALLABNAGAR

SALE DEED

For Whom :

M/S GREENWOOD ESTATES

This Sale Deed is made and executed on this 18th day of May 2012 at SRO, Vallabhnagar, Hyderabad by:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad -500 003, represented by its Partners / Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 42 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 34 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 45 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 22 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 45 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 38 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 45 years, Occupation Business, Resident of H. No. 1-3-2/C/1, Kisan Nagar, Bhongir, Nalgonda Dist.

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

For Greenwood Estates

For Greenwood Estates

18 వ తేదీన 2012/10/10 34 వ నంబరు

చట్టపత్రం నం. 2270 పాఠశాల కార్యక్రమం సంబంధం

(16) ఈ కార్యక్రమం పట్ల సంబంధం (1)

OFFICE OF THE DISTRICT REGISTRAR

24 APR 2012 సబ్-రిజిస్ట్రారు

RANGA REDDY DISTRICT

ENDORSEMENT

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

I. Stamp Duty:

- 1. in the shape of stamp papers
- 2. in shape of chalan (u/s.41 of I.S.Act.,1899)
- 3. in the shape of cash (u/s.41 of I.S.Act.,1899)
- 4. adjustment of stamp duty u/s.18 of I.S.Act.,1899, if any

100 000
51150 000
=

II. Transfer Duty.

- 1. in the shape of stamp papers
- 2. in the shape of cash

20500 000

III. Registration Fees

- 1. in the shape of stamp papers
- 2. in the shape of cash

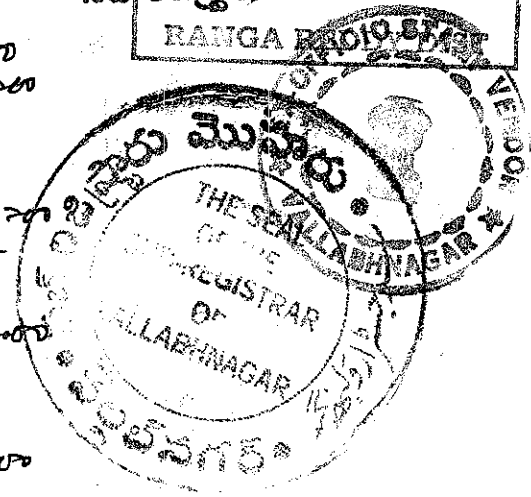
5125 000

IV. User Charges.

- 1. in the shape of chalan
- 2. in the shape of cash

100 000

76975/-



2012 వ సం. 18 వ తేదీ

1934 వ సం. 28 వ తేదీ వరకు

1 మూలము 12

కార్యక్రమమును క. ప్రభాకర్ రెడ్డి

లబ్ధిచేసి చట్టపత్రం నం. 2270 పాఠశాల కార్యక్రమం సంబంధం

సంబంధం కార్యక్రమం పట్ల సంబంధం (1) నం. 16

దాఖలు చేసి రూ. 76975/- మొత్తం చెల్లించినట్లు

వ్రాసి లాభ్యపత్రం తయారుచేసి

అందము కోరబడినట్లు

Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy s/o K.P. Reddy, Occ: Servie
o/a S.H-187/34, 2nd floor, Soham mansion, M.G. Road,
Secrabad, through SPA for presentation of documents, vide SPA
No. 8/BK2/08. Dt. 19.01.08 at SRO, Vallabhnagar, R.R.Dist

CH. Venkat Ramans Reddy s/o Lak Anji Reddy, Servie
R/o 11-187/2, Road No.2, Green Hills colony, Saroornagar, And.

G. B. Rambabu s/o. Satyanarayana Swamy, Servie
R/o. 7 302, Jana Castle, Behind Shivam Temple, New
Nallakunta, Hyderabad - 044.



1 *Vijaya*

2 *Jay*

Bhagavantha Rao

B. Bhagavantha Rao
సబ్-రిజిస్ట్రారు
వల్లభనగర్

2012 వ సం. 18 వ తేదీ
1934 వ సం. 28 వ తేదీ

IN FAVOUR OF

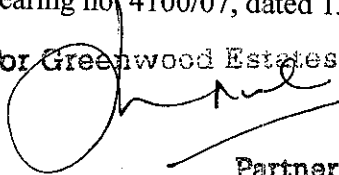
1. Cdr. RAMRAJ VASUDEVAN, SON OF Sri. N. VASUDEVAN, aged about 38 years, Occupation: Service.
2. Mrs. VIDYASHREE. S, WIFE OF Cdr. RAMRAJ VASUDEVAN, aged about 37 years, both are residing at N-14, NO-14A, INS Rajali, Arakkonam, Chennai, Tamil Nadu - 631 006., hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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

WHEREAS:

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

For Greenwood Estates


Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2012 సం/ సం 1934 వ పంపు
 తప్పిదము పే. 2270 నా 100 కాగితముల నంబు
 (16) ఈ కాగితము పంపు (2)

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

No. 2270/12 Date 18/5/12

I hereby Certify that the deficit Stamp duty
51150/- (Rs. Fifty One Thousand
one Hundred and Fifty only)

has been levied in respect of the Government from
 Executant of this deed on the date of registration

Market Value of Rs. 1025000/-
 been higher than the consideration.

B. Suresh Kumar
 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

ENDORSEMENT

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

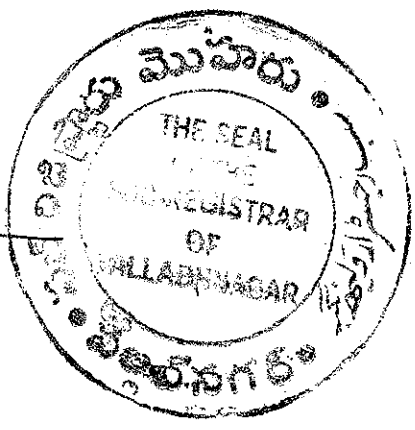
Sl. No.	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Challan U/s 41 of I.S. Act	Cash	Stamp U/s 42 of I.S. Act	DD/BC/ Pay Order	
1	Stamp Duty	100	51150	D.O. NO. 169572			51250/-
2	Transfer Duty	-	20500	Date 7/5/12			20500/-
3	Registration Fee	-	5125	HOFC Bawla Ltd.			5125/-
4	User Charge	-	100	Selwabad.			100/-
	Total	100	76875				76975/-

B. Suresh Kumar
 Collector & Sub-Registrar
 Vallabh Nagar

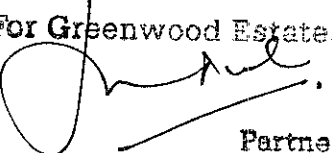
1వ పుస్తకము 2012 సం/ సం 1934 వ పంపు
 2270 నంబునా కాగితము పంపు పే. 2270 నంబు
 తప్పిదము పంపు పే. 2270 నంబు 2012

తేదీ. 18/5/12

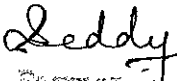
B. Suresh Kumar
 Collector & Sub-Registrar
 Vallabh Nagar



- 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. 216 on the second floor, in block no. 'A' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft., in the proposed group housing scheme known as GREENWOOD RESIDENCY and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has no share in the sale consideration agreed herein.

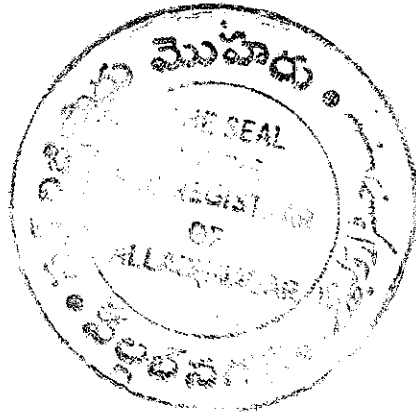
For Greenwood Estates

Partner

For Greenwood Estates


Partner

1st Panchayat 2012/2013 34th session
Resolution No. 2270 regarding the purchase of land
(6) for the purpose of the school (3)

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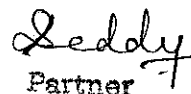
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 216 on the second floor, in block no. 'A', having a super built-up area of 1230 sft. (i.e., 984 sft. of built-up area & 246 sft. of common area) in building known as Greenwood Residency together with:
 - a) An undivided share in the Schedule Land to the extent of 65.88 sq. yds.
 - b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
 - a) Rs. 8,70,400/- (Rupees Eight Lakhs Seventy Thousand and Four Hundred Only) paid by way of cheque no. 971341, dated 17.05.2012 drawn HDFC Bank, Lakdikapul Branch, Hyderabad, issued by LIC Housing Finance Ltd.,
 - b) Rs. 1,54,600/- (Rupees One Lakh Fifty Four Thousand and Six Hundred Only) (Part Payment) paid by way of cheque no. 241435, dated 14.3.2012, drawn on Canara Bank.
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.

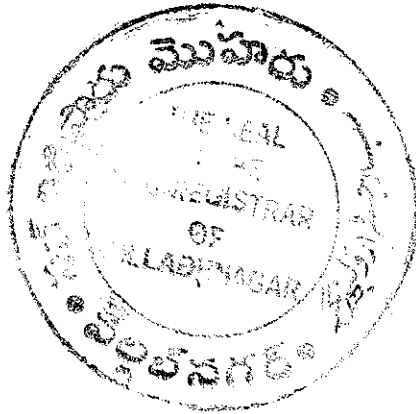
For Greenwood Estates


Partner

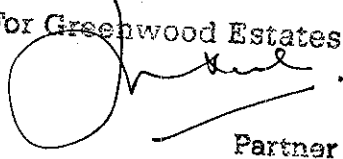
For Greenwood Estates

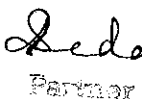

Partner

18 వ పుస్తకము 2012/19 34 వ సంవత్సరం
తస్తకము నెం. 2270 కింద కారితముల సంఖ్య
66) ఈ కారితము వారి సంఖ్య (4)
సకలవిషయము



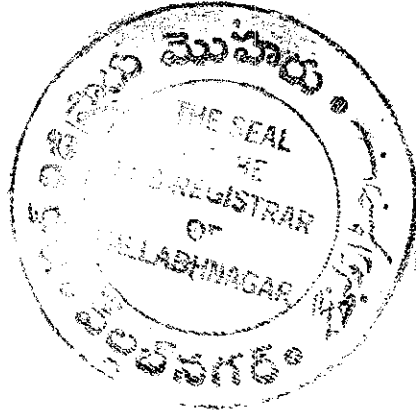
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:-
 - i. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
 - ii. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - iii. That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
 - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For Greenwood Estates

Partner

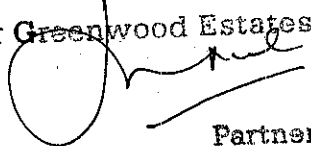
For Greenwood Estates

Partner

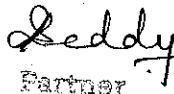
1వ విస్తరణ 2012/2013 కే.ఎ. వనంబి
దస్తావేజు నెం. 2270 మున్సిపల్ కార్పొరేషనుల సంఘం
(16) ఈ కారితము వలన సంఖ్య (5)


సచి-అధికారి



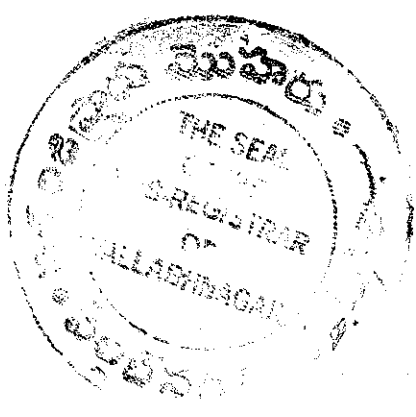
- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- vii. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- viii. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled building nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- ix. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs. 76,875/- is paid by way of pay order no. 169572, dated 07.5.12, and VAT an amount of Rs. 32,238/- paid by way of pay order no. 169576, dated 07.5.12, both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

15 ಪುಸ್ತಕವು 2012 ಸಂ/ಶಾ.19 3ನೇ ವರ್ಷದ
ದಸ್ತಾವೇಜು ಸಂ. 2270 ಕಾನೂನು ಪ್ರಕಾರವಾಗಿ ಸಂಪನ್ಮೂಲ ಸಂಪನ್ಮೂಲ
66) ಈ ಕಾನೂನು ಪ್ರಕಾರವಾಗಿ (6)

ಸಹ-ರಜಿಸ್ಟ್ರಾರ್



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

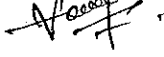

SCHEDULE 'B'

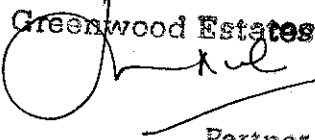
All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 216 on the second floor, in block no. 'A' admeasuring 1230 sft., of super built-up area (i.e., 984 sft. of built-up area & 264 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

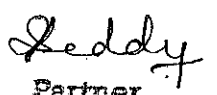
North By	Open to Sky & 7' wide corridor
South By	Flat No. 221
East By	Open to Sky
West By	Open to Sky

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

WITNESSES:

1. 
2. 

For Greenwood Estates

Partner

For Greenwood Estates

Partner

VENDOR

18 వ పుస్తకము 2012-13-19 కు వసంతు
దస్త్రము నెం. 2270 కు గురించి అధికారుల సంఖ్య
(16) ఈ అధికారుల జాబితా సంఖ్య (7)


సహ-నిర్వాహ



ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 216 on the second floor, in block no. 'A' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 65.88 sq. yds, U/S Out of Ac. 6-05 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor : 100 Sft. Parking space for single car
- b) In the First Floor : -
- c) In the Second Floor : 1230 Sft
- 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. 10,25,000/-

Date: 18.05.2012

For Greenwood Estates

Partner

For Greenwood Estates

Seddy

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.

For Greenwood Estates

For Greenwood Estates

Partner

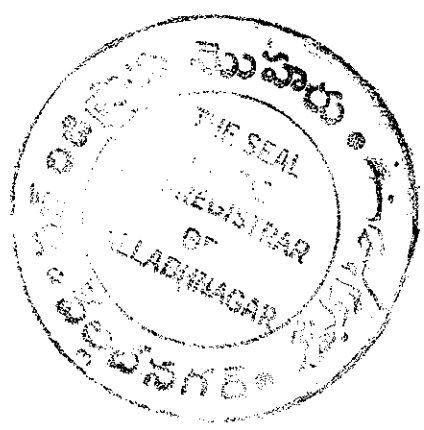
Seddy

Partner

Signature of the Executants

Date: 18.05.2012

15 వ పట్టణము 2012-సం/నా.19 34 వ నెంబి
దస్తావీజు నెం. 2270 నెంబులను కారితముల సంఖ్య
06) ఈ కారితము దిద్దిన సంఖ్య (8)
సర్-అఫ్-జుమ్లా



REGISTRATION PLAN SHOWING

FLAT NO. 216 IN BLOCK NO. 'A' ON THE SECOND 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. CDR. RAMRAJ VASUDEVAN, SON OF SRI. N. VASUDEVAN

2. MRS. VIDYASHREE, S. WIFE OF CDR. RAMRAJ VASUDEVAN

REFERENCE:

AREA:

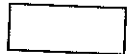
65.88

SCALE:
SQ. YDS. OR

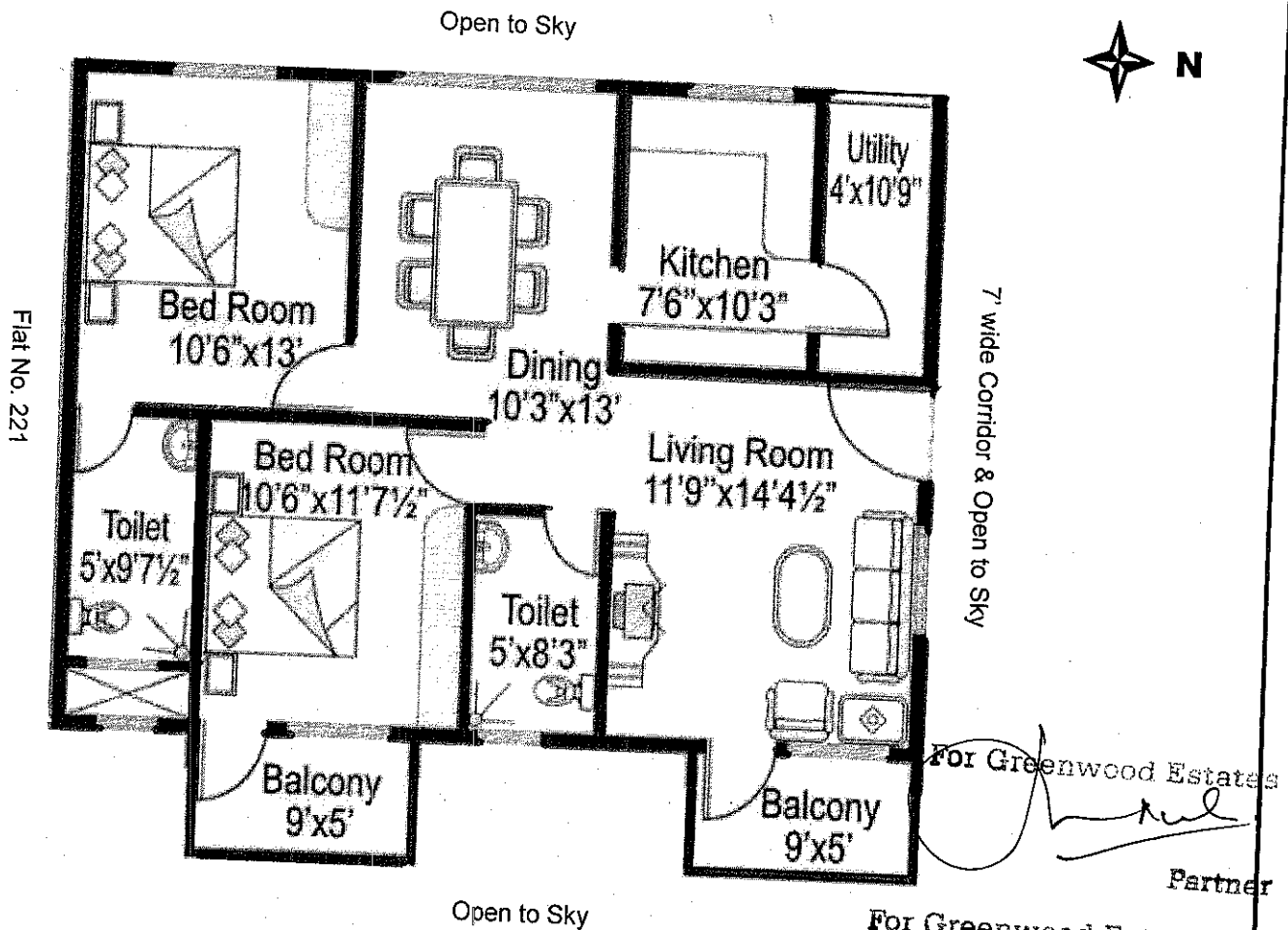
INCL:
SQ. MTRS.



EXCL:



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



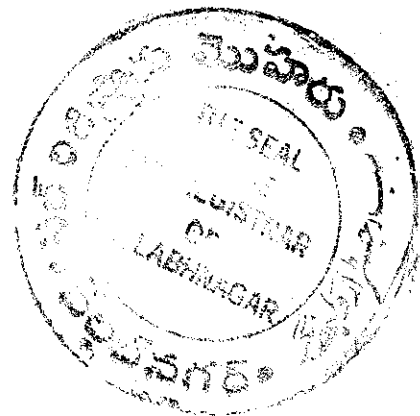
For Greenwood Estates
[Signature]
Partner

For Greenwood Estates
[Signature]
Partner
SIG. OF THE VENDOR

WITNESSES:

- 1. *[Signature]*
- 2. *[Signature]*

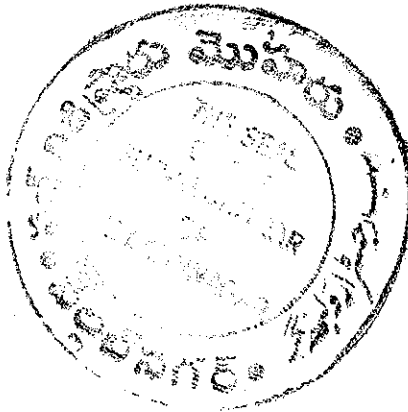
1వ వార్షికము 2012-13/2013-14 34 వ.సం.ల
దస్తవీజుల సం. 2270 మొత్తము కార్యముల సంఖ్య
(16) ఈ కార్యములను పరిశీలించి (9) 2
పరిశీలించారు





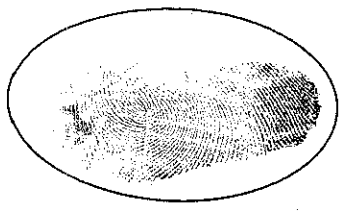
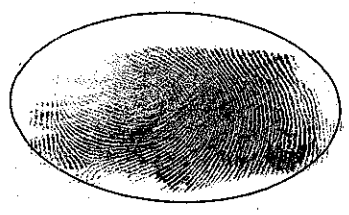
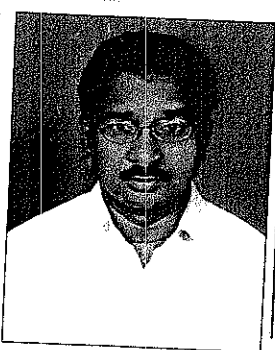
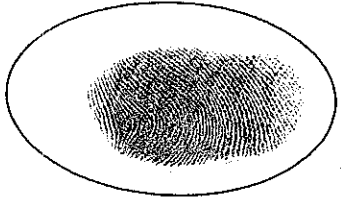
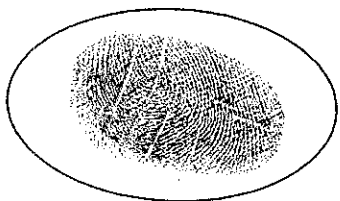
1వ పుస్తకము 2012 సం/డా.క.19 34 వసం.వి
తస్తావేణ నెం. 2270 పాఠ్యము కారితముల సంఖ్య
(16) ఈ కారితము చివర సంఖ్య (10)

సహాయక



PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF N 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
REPRESENTED BY ITS PARTNERS
1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI

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

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

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

BUYERS:

1. CDR RAMRAJ VASUDEVAN
S/O. MR. N. VASUDEVAN
R/O. N^o4, N^oFRAINS RAJALI
ARAKKONAM, CHENNAI
TAMIL NADU - 631 006

2. MRS. VIDYASHREE.S
W/O. CDR.RAMRAJ VASUDEVAN
R/O.N^o4, N^oFRAINS RAJALI
ARAKKONAM, CHENNAI
TAMIL NADU - 631 006.

SIGNATURE OF WITNESSES:

1. *[Signature]*
2. *[Signature]*

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

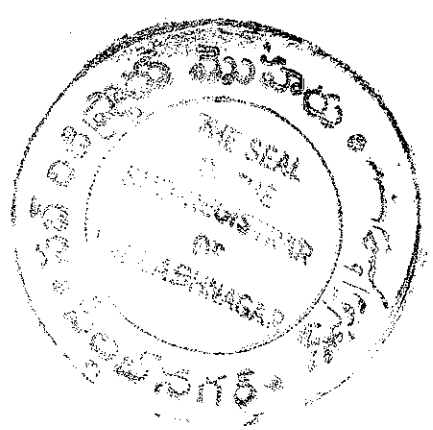
SIGNATURE OF THE REPRESENTATIVE

For Greenwood Estates
[Signature]
Partner

For Greenwood Estates
[Signature]
Partner

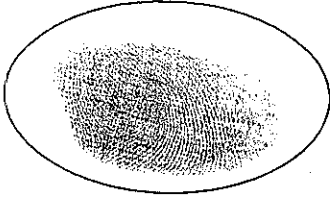
1. *[Signature]* 2. *[Signature]*
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2012/2013.19 34 వ.వ.సంఖ్య
దస్తావేజు సం. 2270 మొదటి భాగముల సంఖ్య
(16) ఈ భాగము అనుబంధ సంఖ్య (11)
సర్-రిజిస్ట్రారు



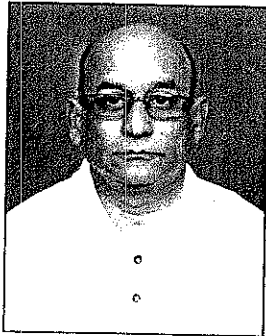
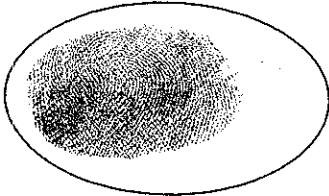
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
---------------	---	---	---



WITNESSES:

1. MR. CH. VENKAT RAMANA REDDY
S/O. LATE ANJI REDDY
R/O. 11-187/2, ROAD NO.2
GREENHILLS COLONY
SAROORNAGAR
HYDERABAD.



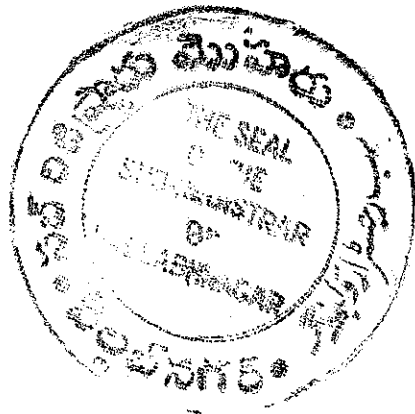
2. MR. G.B. RAM BABU
S/O. MR. SATYANARAYANA SWAMY
FLAT NO. 302
JAYA CASTLE
BEHIND SHIVAM TEMPLE
NEW NALLAKUNTA -500 044

SIGNATURE OF WITNESSES:

1.

2.

1వ పుస్తకము 2012వం/త.న.19 34 పేజీల
దస్తావేజు నెం. 2270 కార్యక్రమ కారితముల సంఖ్య
(16) ఈ కార్యక్రమము 12వ సంఖ్య (12)
సర్-లిబ్రరరీ




VENDORS

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


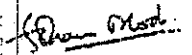
मुख्य आयकर अधिकारी, अन्ध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

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


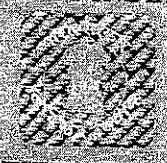

मुख्य आयकर अधिकारी, अन्ध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E

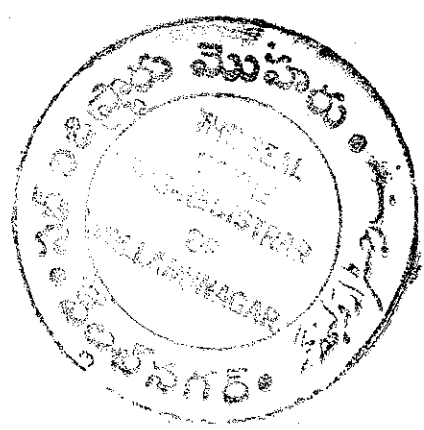
Signature 

Prabhaakar

1వ తీర్మానము 2012-13/అ.శ.19 - 34 వసరాల్లో
దస్తావేజు నెం. 2240 మొత్తము కాగితముల సంఖ్య
(16) ఈ కాగితము మూల సంఖ్య (13)

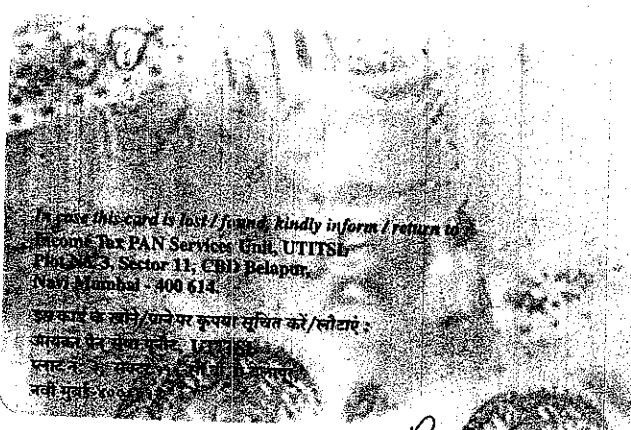
సచి-లి.బి.బి.బి.




DUYER 11

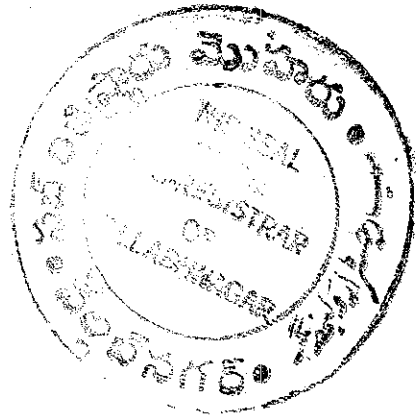


J.S.
(जे सुन्दर)
(J Sundar)
ले. कमाण्डर
Lt Commander
मौसम / शिक्षा अधिकारी
Met / Edn Officer



J.S.
(जे सुन्दर)
(J Sundar)
ले. कमाण्डर
Lt Commander
मौसम / शिक्षा अधिकारी
Met / Edn Officer

1వ పుస్తకము-2012 సం/త.ద.19 ...36 వ.నంబు
దస్తావేజు నెం. 2270 మొత్తము కాగితముల సంఖ్య
06) ఈ కాగితము వరుస సంఖ్య 94) 
సబ్-రిజిస్ట్రారు



BUYER: 2.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEWPR5002H



नाम /NAME
VIDYASHREE RAMRAJ

पिता का नाम /FATHER'S NAME
SHIVAMURTHY

जन्म तिथि /DATE OF BIRTH
24-10-1975

हस्ताक्षर /SIGNATURE

[Signature]

[Signature]

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax(Computer Operations)

[Signature]

(जे. सुन्दर)
(J Sundar)
जे. कमाण्डर
Lt Commander
मैसम / शिक्षा अधिकारी
Met / Edn Officer

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्यूटर केन्द्र),
सी-13, प्रत्यक्षकर भवन,
बान्द्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to the issuing authority :

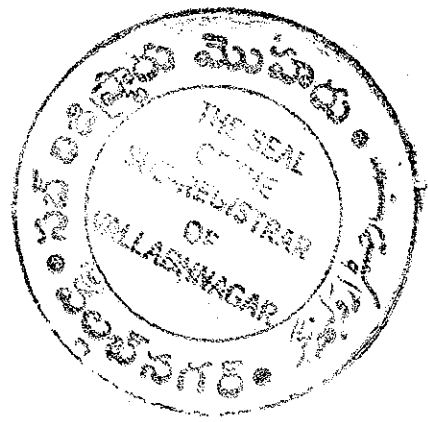
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.

[Signature]

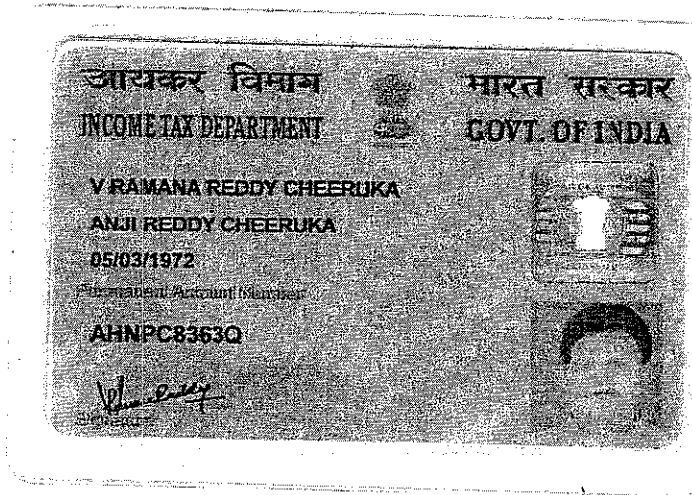
[Signature]

(जे. सुन्दर)
(J Sundar)
जे. कमाण्डर
Lt Commander
मैसम / शिक्षा अधिकारी
Met / Edn Officer

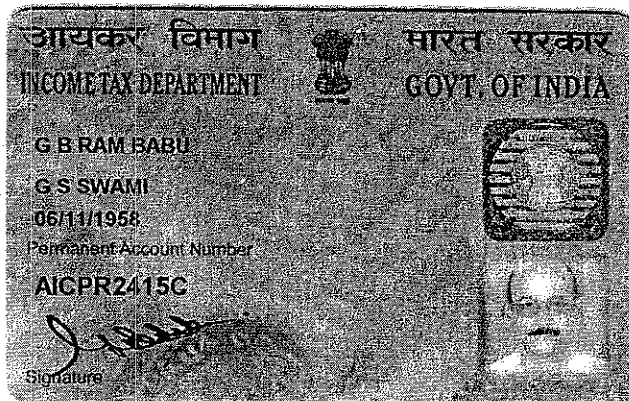
1వ దృష్టికము 2012నం/జ.శ.19 34 వనంబి
కస్తావేణ నం. 2270 మొట్టమొదటి కారితముల నంబి
(6) ఈ కారితము: వనంబి (15)
నవ-రిజిస్ట్రారు



WITNESS NO. 1:



WITNESS NO. 2:



1వ ద్విస్తకము 2012 సం/త.శ.19 ...34... వ.సం.సా
తస్తావేత నెం. 2270 మొత్తము భాగీతముల సంఖ్య
(16) ఈ భాగీతముల కరణ సంఖ్య (16)

సర్-అండ్

