

DOCT No. 2650/12

A-430

693  
816



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 832935

S.No. 935 Date 05/06/2012 100/-

Sold to Mahender

S/o. D/o. W/o. Mallesh

For Whom M/s. Green Wood Estates

**SALE DEED**

G. Sudhakar  
 LICENCED STAMP VENDOR  
 LIC No. 15-01-007/2007  
 REN.No. 15-01-026/2011  
 LIC-60 A.P.H.B. Colony,  
 Chevella, A.T. Utham

This Sale Deed is made and executed on this 14<sup>th</sup> day of June 2012 at SRO, Vallabh Nagar, Ranga Reddy District by:

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

**AND**

1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 48 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 23 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. Shri. A. Purushotham, S/o. Shri. A.Vittal, aged about 48 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A.Vittal, aged about 40 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 48 years, Occupation Business, Resident of H. No. 1-3-2/C/1, Kisan Nagar, Bhongir, Nalgonda Dist.

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

*[Signature]*  
 For Greenwood Estates

*[Signature]*  
 Reddy

18 డిసెంబరు 2012 నం/త.న.19 34 వ.నం.శ  
 తప్పిదాల నెం. 2650 మొదలైనవి కారితముల సంఖ్య  
 (5) ఈ కారితము చేయని సంఖ్య (1)

**ENDORSEMENT**

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

**I. Stamp Duty:**

- 1. In the shape of stamp papers..... Rs. 100 200
- 2. In shape of challan (u/S.41 of I.S.Act.1899)..... Rs. 68500 000
- 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. 27440 200
- 2. In the shape of cash..... Rs. -

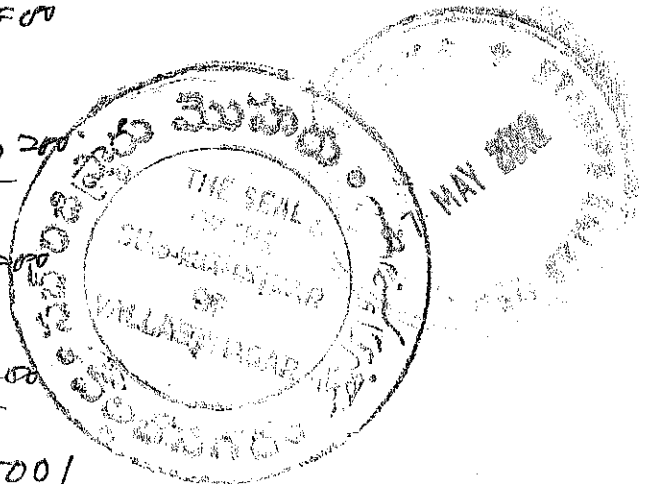
**III. Registration fees:**

- 1. In the shape of challan..... Rs. 6860 200
- 2. In the shape of cash..... Rs. -

**IV. User Charges:**

- 1. In the shape of challan..... Rs. 100 200
- 2. In the shape of cash..... Rs. -

103000/-



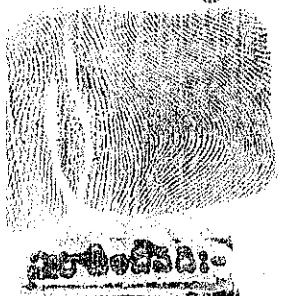
2012 వ.నం. 30వ నెం. 14 వ తేదీ  
 1934 వ.నం. 23వ నెం. 24 వ తేదీ వరకు  
 3 వ.నం. 4

కార్యకర్తలలో శ్రీ కె. ప్రభాకర్ రెడ్డి  
 జన్మతేదీ 1908 లోని సర్టిఫైడ్ కెడర్ గా అనుబంధించి  
 సుదీర్ఘ కాలంగా పనిలో ఉన్నందున తనకు వసూలైన సహకార  
 డాకూంట్ చేసి రుసుము రూ. 6860 200 లు చెల్లించినట్లు  
 ఖాతా బిల్లులను తప్పిదాల సంఖ్య  
 ఎదురు బోధనపెట్టి

*Prabhakar*

*Prabhakar*

K. Prabhakar Reddy s/o. K.P Reddy occ: Service  
 o/a. S-4-189/394, 2nd floor, Soham mansion, m. G. Road  
 Sec'bad, Through SPA for presentation of documents, vide  
 SPA no. 8/BK2/08, dt. 19-01-08 at SRO, Vallabh Nagar,  
 R. L. Dist.



① *Yaj.*

CH. Venkat Ramang Reddy s/o. Late Anji Reddy, service.  
 R/o. 11-189/2, Rd no. 2, Green Hills colony, Hyderabad.

② *M Mahender*

M. Mahender s/o. Late M. Mallesh, occ: Service.  
 R/o. 98, 7, Yadav Basti, Nerredmet, Hyderabad.

20.12 వ.నం. 30వ నెం. 14 వ తేదీ  
 19.34 వ.నం. 23వ నెం. 24 వ తేదీ

*B. Bhagavantha Rao*  
 సహకార-రెజిస్ట్రారు  
 వల్లభనగర్

IN FAVOUR OF

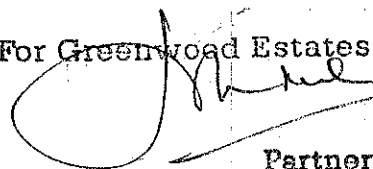
Mrs. RAJANI MANDUVA, WIFE OF Mr. M R P KUMAR, aged about 48 years, Occupation: Service, residing at Flat No. 504, Tapani Ratna Towers, Street No. 11, Gandhinagar, Hyderabad, hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, 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
- 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/ కాశ 19 34 వ సంపు  
 దస్తావేజు నం: 2650 మొదటిసారి కారితముల సుంపు  
 15% ఈ కారితము తరువాత సుంపు (2)

*[Signature]*  
 సహ-రిజిస్ట్రారు

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

No. 2650/12 Date 14/6/12

I hereby Certify that the stated Stamp duty  
68500/- Sixty Eight thousand  
Seven Hundred only

has been levied in respect of the movement from  
 Escheatant of this court on the date of agreed

Market Value of the 1372000/-

been higher than the consideration.

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

**ENDORSEMENT**

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

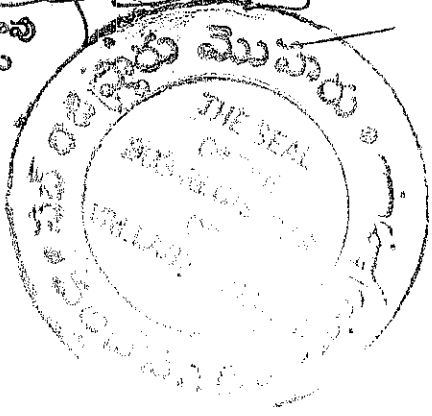
Sl. No.	Description of Fee/Duty	In the form of					
		Stamp Papers	Challan U/s 41 of I.S. Act	Cash	Stamp duty U/s of I.S. Act	DD/BC/ Pay Order	Total
1	Stamp Duty	100	68500	D.D. No	170256	68600	68600 ✓
2	Transfer Duty	-	27440	Date	13/6/12	27440	27440 ✓
3	Registration Fee	-	6860	H.O.P.C Bank Ltd		6860	6860 ✓
4	User Charge	-	100	Securederogad		100	100 ✓
	Total	100	102900				103000 ✓

*[Signature]*

1వ పుస్తకము 2012 సం/ కాశ 19 34 వ సంపు  
 2650 నెంబరుగా రిజిస్ట్రారు చేయబడినది స్యానింగ్  
 విమిత్తం చుట్టంపు నెంబరు 1608-2650 2012.


తేదీ, 14/6/12

*[Signature]*  
 టి. భాగవంతు రావు  
 సహ-రిజిస్ట్రారు  
 వల్లభనగర్



- 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. 430 on the fourth floor, in block no. 'A' having a super built-up area of 1665 sft., (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with undivided share in the scheduled land to the extent of 89.18 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft in the building known as GREENWOOD RESIDENCY and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has no share in the sale consideration agreed herein.


For Greenwood Estates

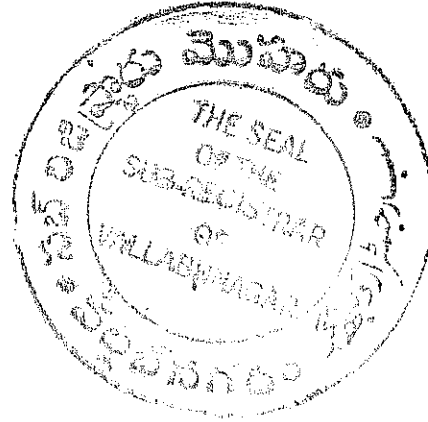
  
Partner

For Greenwood Estates

  
Partner

జిల్లా పుస్తకము 2012వం/కా.నం.19 ...34 చదవ  
దస్తావేజు నెం. 2650 మొట్టమొదటి భాగముల న  
(5) కి కిగితవన వదన సంఖ్య (3)

  
సబ్-రిజిస్ట్రారు



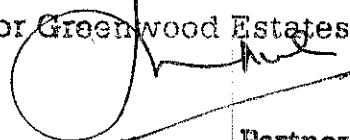
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

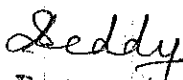
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 430 on the fourth floor, in block no. 'A', having a super built-up area of 1665 sft., (i.e., 1332 sft. of built-up area & 333 sft. of common area) in building known as Greenwood Residency together with:

- a) An undivided share in the Schedule Land to the extent of 89.18 sq. yds.
- b) A reserved parking space for 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.13,72,000/- (Rupees Thirteen Lakhs Seventy Two Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

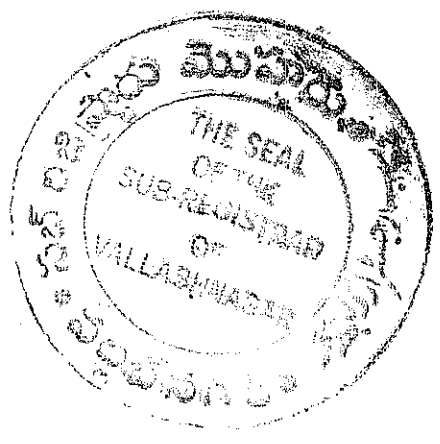
- i) Rs.8,00,000/- (Rupees Eight Lakhs Only) paid by way of cheque no.973248, dated 08.06.2012 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Limited.
  - ii) Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 164346, dated 13.03.2012 drawn on Canara Bank, Gandhinagar Branch, Hyderabad.
  - iii) Rs.3,42,000/- (Rupees Three Lakhs Forty Two Thousand Only) paid by way of cheque no. 480682, dated 16.04.2012 drawn on SBH, Bakaram Branch, Hyderabad.
  - iv) Rs.25,000/- (Rupees Twenty Five Thousand Only) paid by way of cheque no. 260321, dated 23.02.2012, drawn on Axis Bank, Mumbai.
  - v) Rs.5,000/- (Rupees Five Thousand Only) paid by way of cash.
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.

For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

19 వ తేదీ 2012  
1వ భాగము 36/2012 34 వ.సం.  
దస్తావజ్జీ 2650 మొదటి భాగముల సంఖ్య  
(5) ఈ భాగము కరుణ నంద్య (4)

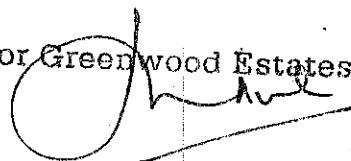
  
కర్-లిజిస్ట్రేటరు





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.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

For Greenwood Estates



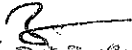
Partner

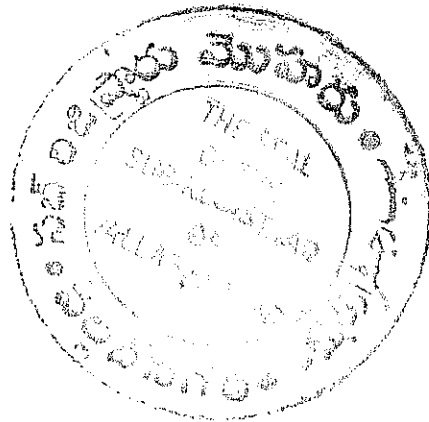
For Greenwood Estates



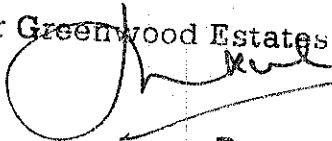
Partner

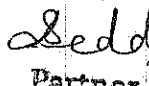
1ನೇ ವಿಸ್ತರಣೆ 2012-13/2013-14 34 ವಸತಿ  
ನಿರ್ಮಾಣ ಸಂ: 26.50 ಮೊತ್ತದ ಕಾರ್ಪೊರೇಷನ್ ಸಂಖ್ಯೆ  
653 ಕೆ ಕಾರ್ಪೊರೇಷನ್ ಸಂಖ್ಯೆ (5)

  
ಸಹ-ವಿಜ್ಞಾನಿ



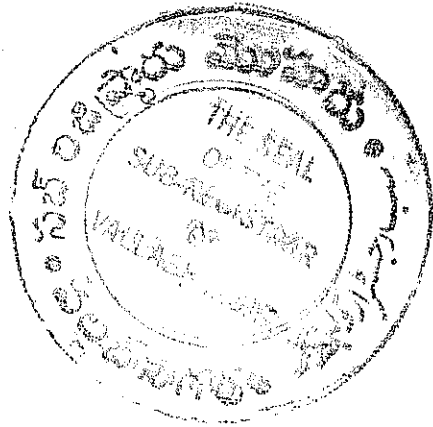
- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the 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.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs.1,02,900/- is paid by way of Pay order no. 170286, dated 13.06.18 and VAT an amount of Rs.42,788/- paid by way of Pay order no. 170289, dated 13.06.18, both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

15 వ ఏటకు 2012 కేల/వారి 19 34 మంది  
అందులో కేల: 2650 కేలకు అనుగుణంగా పన్ను  
(5) కేల కేలకు అనుగుణంగా పన్ను (6)

సచి-లిజిస్ట్రేటరు



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'

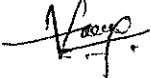

SCHEDULE OF APARTMENT

All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 430 on the fourth floor, in block no. 'A' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft., of built-up area & 333 sft., of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car on the stilt floor, admeasuring about 100 sft., in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District marked in red in the plan enclosed and bounded as under:


North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	7' wide corridor

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

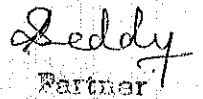
WITNESSES:

1. 
2. 

For Greenwood Estates

  
Partner

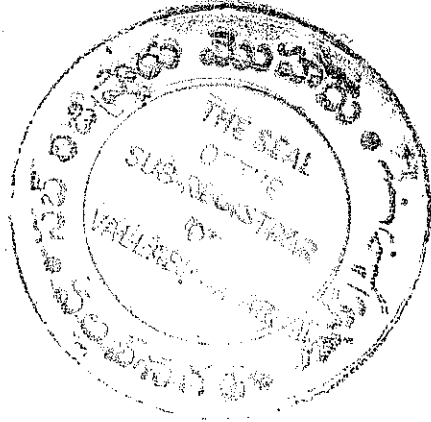
For Greenwood Estates

  
Partner

VENDOR

1వ పుస్తకము 2012 సం/నా.త.19 34 వ.సం.లో  
ప్రస్తుతము నెం: 2150 పుస్తకము అంగీకరముల నుండి  
(15) ఈ అంగీకరణ బోధన సరియ్య (7)

సబ్-రిజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no 430 on the fourth 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, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 89.18 sq. yds, U/S Out of Ac. 6-05 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor : 100 sft. Parking space for One Car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : 1665 sft
- f) In the Fifth Floor : -
5. Annual Rental Value : -
6. Municipal Taxes per Annum : -
7. Executant's Estimate of the MV of the Building : Rs. 13,72,000/-

Date: 14.06.2012

For Greenwood Estates

Partner

For Greenwood Estates

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

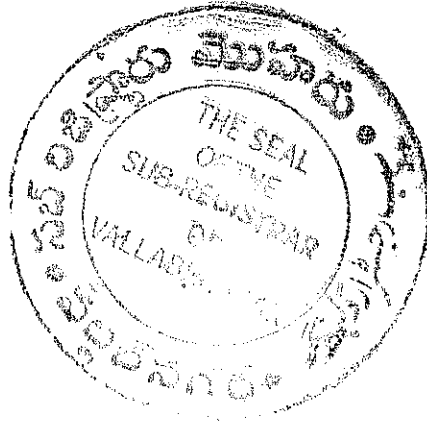
Partner

Signature of the Executants

Date: 14.06.2012

1వ వార్షికము 2012-13/అ.క.19 మే.24 వ.నం.వి  
కన్యకల నెం.2650. మొదటి భాగముల సంఖ్య  
(15) ఈ భాగముల కుటుంబ సంఖ్య (8)

  
సబ్-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 430 IN BLOCK NO. 'A' ON FOURTH 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:** MRS. RAJANI MANDUVA, WIFE OF MR. M R P KUMAR

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

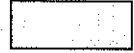
89.18

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.

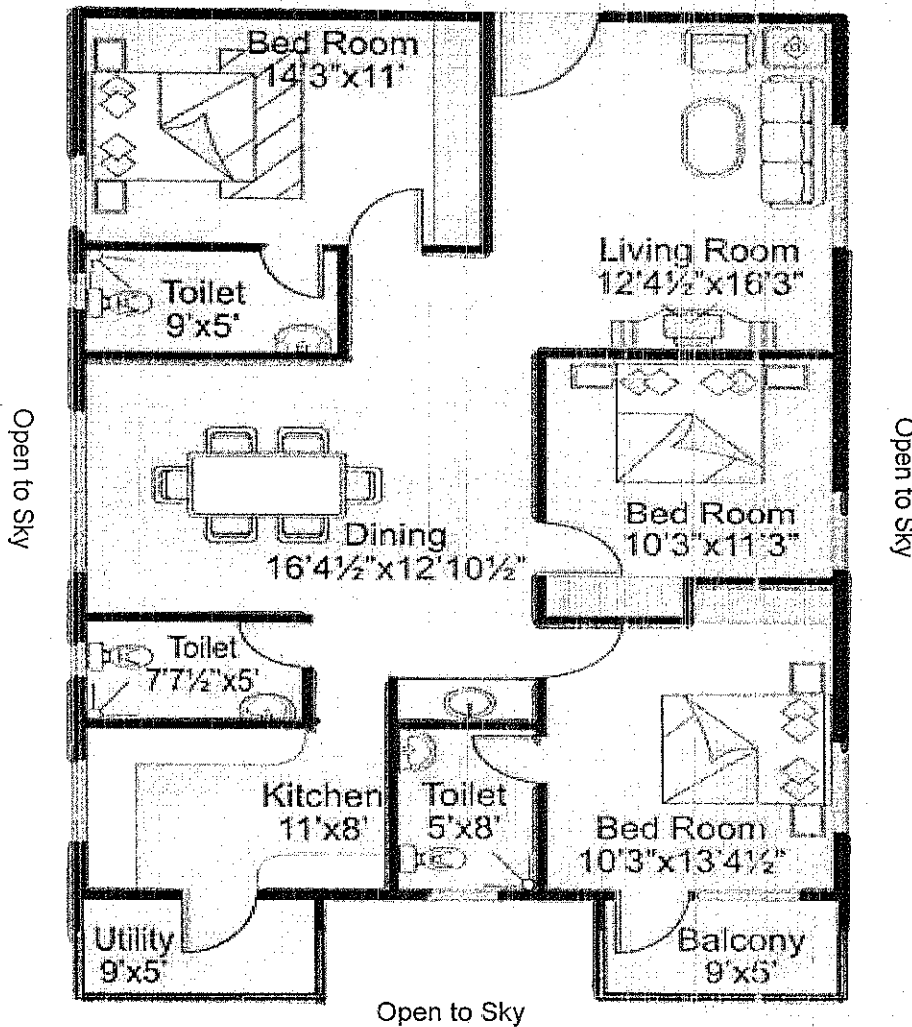


**EXCL:**



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

7' wide corridor



For Greenwood Estates  
*[Signature]*  
Partner

For Greenwood Estates  
*[Signature]*  
Partner

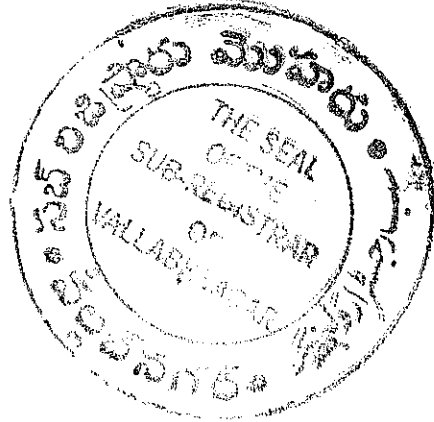
**WITNESSES:**

- [Signature]*
- [Signature]*

**SIG. OF THE VENDOR**


1వ పుస్తకము 2012 సం/అ.న.19 ...34 నవంబరు  
దస్తావేజు నెం. 2650 మొట్టమొదటి కారితముల సంఖ్య  
(15) ఈ కారితము వరుస సంఖ్య (9)

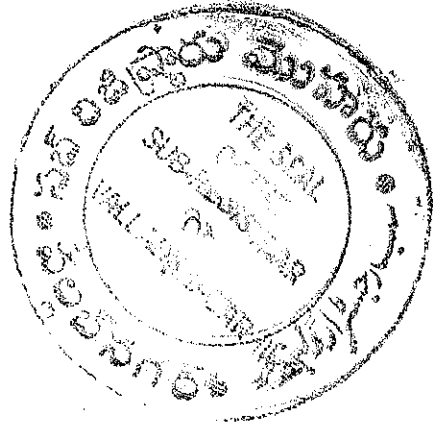
సబ్-రిజిస్ట్రార్





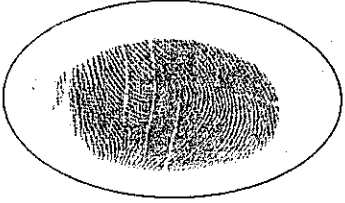


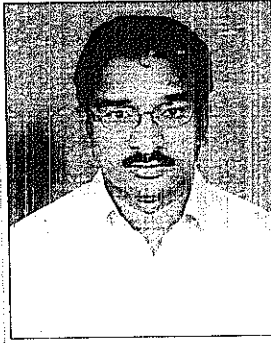
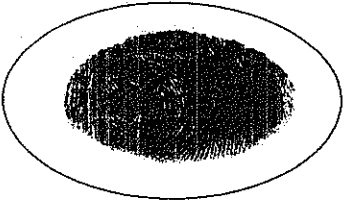



1వ పుస్తకము 2012 సం/తా.న.19 ...34, దం  
దస్త్రీపాత సెం. 2650 మొత్తము తారీఖులు  
95) ఈ తారీఖు వదున సంఖ్య (10)



  
సబ్-రిజిస్ట్రారు



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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>VENDOR:</b>  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, 1 <sup>ST</sup> LANE BEGUMPET HYDERABAD
			
			<b>SPA FOR PRESENTING DOCUMENTS</b> <b>VIDE DOC. NO. 08/BK-IV/2008 Dt: 09.01.2008:</b>  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 BUYER)
			<b>BUYER:</b>  MRS. RAJANI MANDUVA W/O. MR. M R P KUMAR R/O. FLAT NO. 504 TAPANI RATNA TOWERS STREET NO. 11 GANDHINAGAR HYDERABAD.

SIGNATURE OF WITNESSES:

- 
- 

For Greenwood Estates

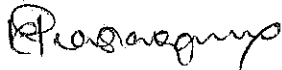
  
Partner

For Greenwood Estates

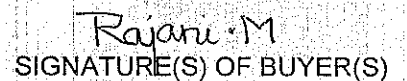
  
Partner

SIGNATURE OF EXECUTANTS

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

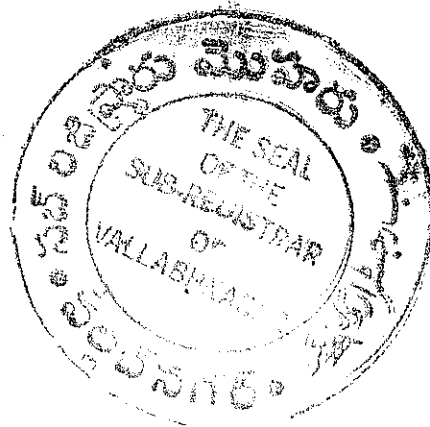


SIGNATURE OF THE REPRESENTATIVE

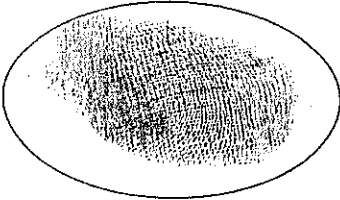



  
SIGNATURE(S) OF BUYER(S)

16 ఫిబ్రవరి 2012 సో/త.వ.19 74 నంబరు  
దస్తావేజు నెం. 2650 మొత్తము కాగితముల సంఖ్య  
(15) ఈ కాగితము వదుల సంఖ్య (11)

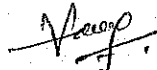
సబ్-రెజిస్ట్రారు




**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 &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<b>WITNESSES:</b> 1. MR. CH. VENKATA RAMANA REDDY S/O. LATE ANJI REDDY R/O. H. NO: - 11-187/2 ROAD NO. 2 GREENHILLS COLONY SAROORNAGAR. HYDERABAD..
			2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD

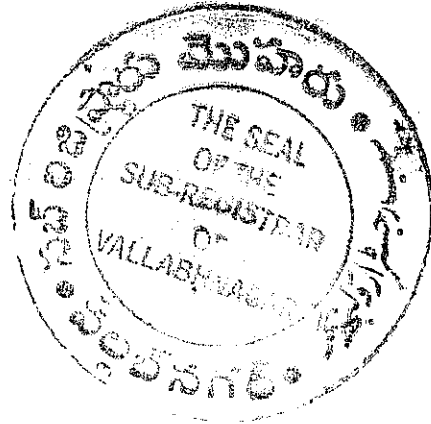
SIGNATURE OF WITNESSES:

1. 

2. 

1వ పుస్తకము 2012వం/అ.న.19 34 గా  
దస్తవేలి నెం. 2650 మొత్తము లాభియించు ను  
(15) ఈ లాభియము పనుల సంఖ్య (12)

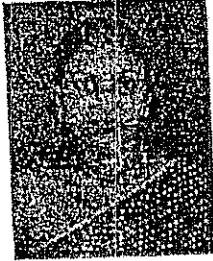
సబ్-రిజిస్ట్రార్





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIYPK2089F



नाम /NAME

SRIDEVI KALICHETI

पिता का नाम /FATHER'S NAME

VENKATA RAMI REDDY NARALA

जन्म तिथि /DATE OF BIRTH

19-04-1977

हस्ताक्षर /SIGNATURE

*Sridevi*

*Reddy*

मुख्य आयकर जागृक, 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

*Soham Modi*

मुख्य आयकर जागृक, 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



*Prabhakar*  
Signature

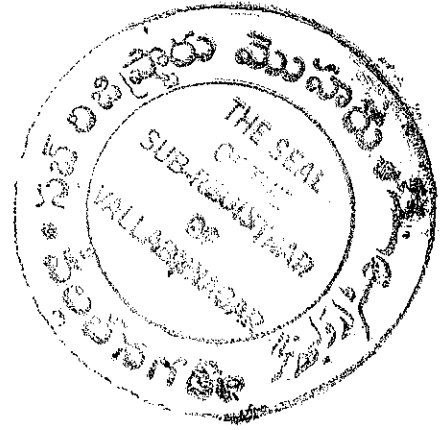


10067008

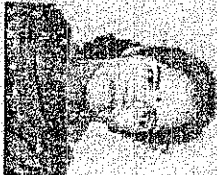
*Prabhakar*

1వ భుస్తకము 2012 సం/కా.నం. 19 ఎల్. వి. అం.  
దస్తావేజు నెం. 2650 మొత్తము కారీతముల కు  
(5) ఈ కారీతము పడున సంఖ్య (13)

నవ-కృష్ణ



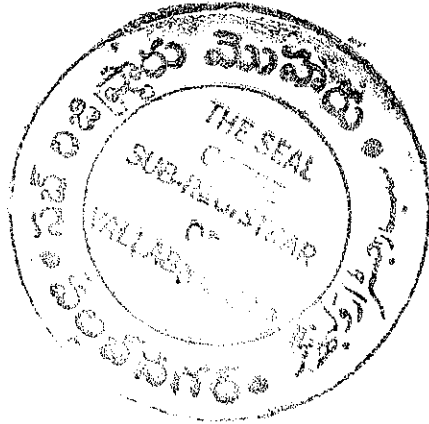
BUYER:

वर्तमान स्थिति / PERMANENT ACCOUNT NUMBER	
ACEPM0926H	
नाम / NAME	राजनी मण्डुवा
पिता का नाम / FATHER'S NAME	पोलवारपु श्री कृष्णमाह
जन्म तिथि / DATE OF BIRTH	17-02-1964
हस्ताक्षर / SIGNATURE	
सिद्धार्थ शर्मा, सिपाई COMMISSIONER OF INCOME TAX, AGRA	

Rajani M

1వ పుస్తకము 2012 సం/నా. 19 ... 34 వ సంఖ్య  
దస్తావేజు నెం. 2650 మొత్తము కారితము సంఖ్య  
95) ఈ కారితము పుస్తక సంఖ్య (14)

నల్-రిజిస్ట్రార్



WITNESS 1 :

आयकर विभाग  
INCOME TAX DEPARTMENT

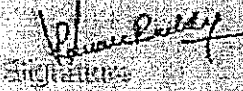
भारत सरकार  
GOVT. OF INDIA

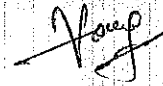
V RAMANA REDDY CHEERUKA  
ANJI REDDY CHEERUKA

05/03/1972

Permanent Account Number

AHNPC8363Q

  
Signature



WITNESS 2 :

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M MAHENDAR

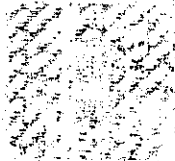
MALLESH MANDA

20/07/1978

Permanent Account Number

AQAPM0412C

  
Signature







04072007

188 ಟ್ರಸ್ಟ್ ಕಾಯಿದೆ 2017ರ/ಕಾನೂನು 34 ರನ್ವಯ  
ದತ್ತಾತ್ರೇಯ ಶಿರಿ: 2650 ಮೊತ್ತವು ಕಾಗರಿತನುತ ಸಂಖ್ಯೆ  
615 ಶಿ ಕೆ ಕಾಗರಿತನು ವಲಿಸು ಸಂಖ್ಯೆ (15)

ಕೆ.ಎ.ಎ.ಎ.

