

నెం. 2087 19. P. Prabhakar Reddy (SPA)

శ్రీమతి / శ్రీ ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. 17/10

దస్తావేజు స్వభావము	Sale			15/11
దస్తావేజు విలువ	1025000			
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	5301/12			
రిజిస్ట్రేషన్ రుసుము	5125			
లోటు స్టాంపు (D.S.D.)	5150			
GHMC (T.D.)	20500			
యాజర్ ఛార్జీలు	100			
అదనపు షీట్లు		VAT		
5 x 00110		32925/		
173344		173342		
15/11/12		15/11/12		
మొత్తం	76875			

TURNED

(అక్షరాల) seventy six thousand eight hundred seventy five only రూపాయలు మాత్రమే)

తేది 15/11/12

వాసము తేది

సచివ్ కార్యదర్శి

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

537612

Doc No. 5301/12

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 326935

S.No. 17725 Dt.17-10-2012 Rs.100/-
 Sold to : Sri. Ramesh S/o Narsing Rao, R/o Hyd.
 For Whom: Greenwood Estats, Hyd

K. GIRIBABU
 LICENCED STAMP VENDOR
 LIC.No. 16-02-30/1998
 REN. No, 16-02-08/2010
 Sub-Bapunagar, Amberpet, Hyd-13
 CEI No. 9989259839

SALE DEED

This Sale Deed is made and executed on this 15th day of November 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, Jublee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy aged about 34 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

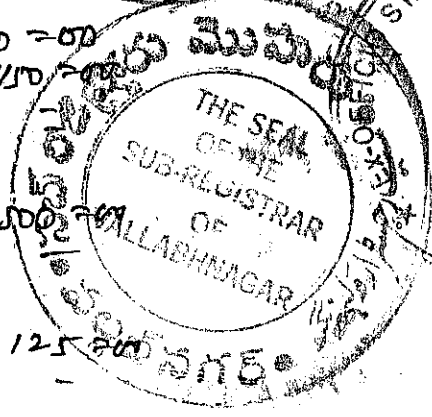
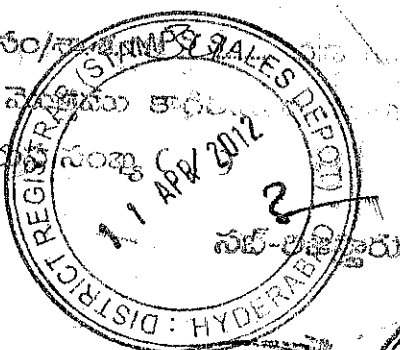
1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 48 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 23 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. Shri. A. Purushotham, S/o. Shri. A.Vittal, aged about 48 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A.Vittal, aged about 38 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 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

1వ పుస్తకము 2012 నం/...
 దస్తావేజు నెం. 5301...
 (18) ఈ కారితము పద...



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 = 00
2. In shape of challan (u/S.41 of I.S.Act.,1899).....	Rs.	5/50
3. In the shape of cash (u/S.41 of I.S.Act.,1899)	Rs.	
4. adjustment of former duty u/S.16 of I.S Act, 1899, if any	Rs.	
II. Transfer Duty:		
1. In the shape of challan.....	Rs.	20000/-
2. In the shape of cash.....	Rs.	
III. Registration fees:		
1. In the shape of challan.....	Rs.	5125/-
2. In the shape of cash.....	Rs.	
IV. User Charges		
1. In the shape of challan.....	Rs.	100 = 00
2. In the shape of cash.....	Rs.	
		76975/-

2012 వ.సం. నవంబర్ నెం. 15 వ తేది
 1994 శా.శ సం. 24 వ తేది వరలు
 2 చురలయు 3 గంటల మధ్య వల్లభనగర సబ్ రిజిస్ట్రార్
 కార్యాలయంలో శ్రీ శ్రీమతి **K. Prabhakar Reddy.**
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ (4) అనుబంధం
 సూచించబడిన ఛార్జీ గ్రాఫులు మరియు పేరిమాటలలో సహా
 దాఖలు చేసి రుసుము రూ. **51,257.00** లు చెల్లించినది
 వ్రాసి అర్జీనట్టు దిద్దుకోవడం
 తరువాత తోటనవైలు

K. Prabhakar Reddy
K. Prabhakar Reddy



K. Prabhakar Reddy s/o. K. P Reddy, occ: Service
 o/a. 5-u-187/3 & 4, 3rd floor, Soham mansion,
 m. G. Road, Secbad, Through SPA for presentation of
 Documents, vide SPA no. 8/BK/05,
 Dt. 19/01/08 at SRO, Vallabhnagar
 R.R. District.

Adm

Mapr: Shashikiran Bacchappa Admuthe
 S/o: Dr Bacchappa Dada Admuthe
 R/O: Flat No 404, Sri Sai Residency, SV Officers Colony,
 RK Puram, Secunderabad 500056

IN FAVOUR OF

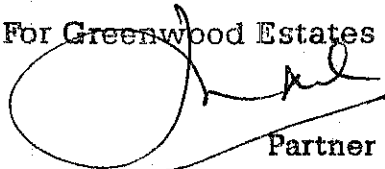
1. Maj. Admuthe Shasikiran Bacchappa, son of Mr. Bacchappa Dada Admuthe, Aged About 33 Years, Occupation: Service
2. Mrs. Dipti Shashikiran Admuthe, wife of Maj. Admuthe Shasikiran Bacchappa, aged about 26 years, both are residing at # 404, GKS Sri Sai Residency, SV Officers Colony, R. K.Puram, Tirumalgiri, Secunderabad., 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. Bhaker 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

For Greenwood Estates

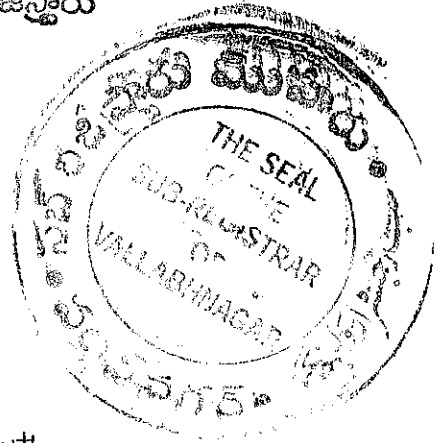

Partner

For Greenwood Estates


Partner

1వ పుస్తకము 2012 సం/శా.శ.19 క్రి...
 దస్తావేజు నెం. 5301... మొత్తము కారితముల సంఖ్య
 (19) ఈ కారితము పరుస సంఖ్య (2)

సబ్-రిజిస్ట్రారు



పాసాబా బొటన వ్రేత



Pasoba

Mrs Dipti Shashikiran Admuthe
 W/O Major Shashikiran Bacchappa Admuthe
 R/O Flat No 404, Sri Sai Residency, SV Officers Colony,
 RK Puram, Secunderabad.

సాక్షి

① Trupti Mrs. Trupti Raviprasad Admuthe
 W/O Mr. Raviprasad B. Admuthe
 R/O Flat no 404, Sri Sai Resy, S.V. OFFICERS colony
 R.K. Puram, Secunderabad

② Subbaraya

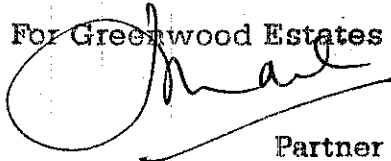
20/12 వ.నం. సంఖ్య నెం. 15 వ తేది
 1984 వ.శా.శ. సంఖ్య మా.సం. 24 వ తేది

B. Bhagavantha Rao

B. Bhagavantha Rao
 సబ్-రిజిస్ట్రారు
 వల్లభనగర్

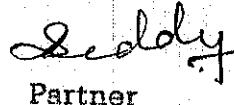
- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos.202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after 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. 213 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 refered 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.

For Greenwood Estates



Partner

For Greenwood Estates



Partner

1వ పుస్తకము 2012 సం/ లా. 19 34 వ సంఖ్య
 దస్తావేజు నెం. 5301. మొత్తము కారితముల సంఖ్య
 (18) ఈ కారితము పరుస సంఖ్య (3)

[Signature]
 సబ్-రిజిస్ట్రారు

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

No. 5301/12 Date 15/11/12

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 movement from
 Executant of this doc on the asis of agreed

Market Value of Rs. 10,25,000/-
 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

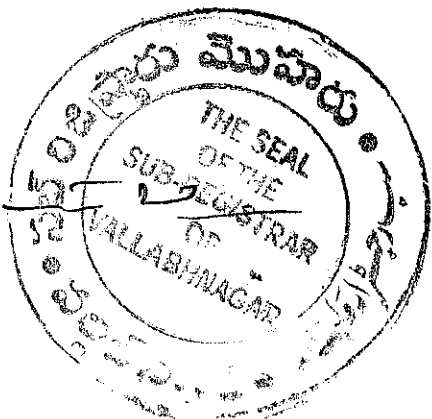
Sl No	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Consideration U/s 4 of I.S. Act	Cash	Stamp duty U/s 10 of I.S. Act	DD/B/C/ Pay Order	
1	Stamp duty	100	51150	DD/B/C	173344	51250	
2	Transfer Duty	-	20500	Cash	15/11/12	20500	
3	Registration Fee	-	5125	HDFC Bank		5125	
4	User Charge	-	100	Deccan Bank		100	
	Total	100	76875			76975	

[Signature]
 సబ్ రిజిస్ట్రారు
 వల్లభనగర్

1వ పుస్తకము 2012 సం/ లా. 19 34 వ సంఖ్య
 5301 నెంబరుగా రిజిస్ట్రారు చేయబడినది. సెక్యూరింగ్
 నిబంధన గుర్తింపు నెంబరు 1508-15301-2012.

తేదీ 15/11/12

[Signature]
 అ. భగవంత్ రావు
 సబ్ రిజిస్ట్రారు
 వల్లభనగర్

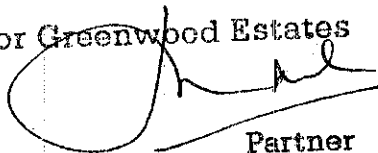


- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has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

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

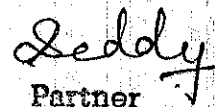
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no.213 on the second floor, in block no.'A', having a super built-up area of 1230 sft., (i.e., 984 sft. of built-up area & 246 sft. of common area) in building 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.
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.

For Greenwood Estates



Partner

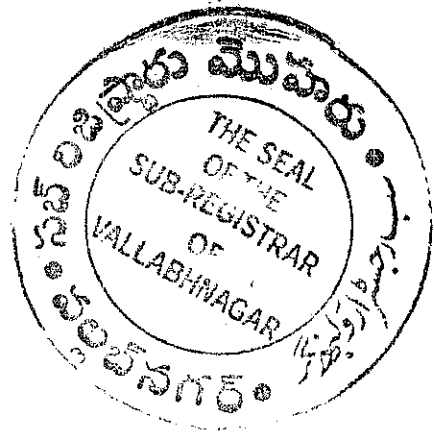
For Greenwood Estates



Partner

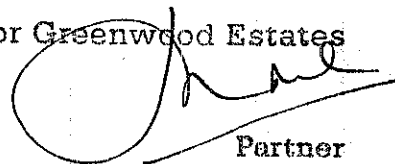
1వ పుస్తకము 2012సం/కా.శ.19 వై. క.సంఖ్య
దస్తావేజు నెం. 5301 మొత్తము తాగితముల సంఖ్య
(18) ఈ తాగితము పదున సంఖ్య (4)

సబ్-రజిస్ట్రారు



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:-
 - 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.

For Greenwood Estates



Partner

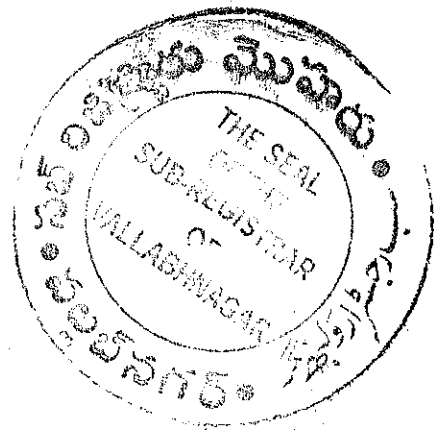
For Greenwood Estates



Partner

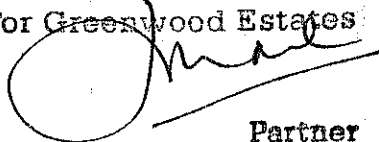
1వ పుస్తకము 2012 సం/శా.శ.19 32 వ.నంబు
దస్తావేజు నెం. 5301 మొత్తము తాగితముల సంఖ్య
(18) ఈ తాగితము వరుస సంఖ్య (5)

సబ్-రిజిస్ట్రారు



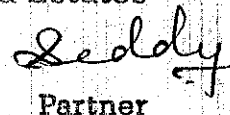
- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various 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.
- 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 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.
- 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. 173344, dated 15.11.2012, and VAT an amount of Rs.32,925/- paid by way of Pay order no. 173342, dated 15.11.2012, both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates



Partner

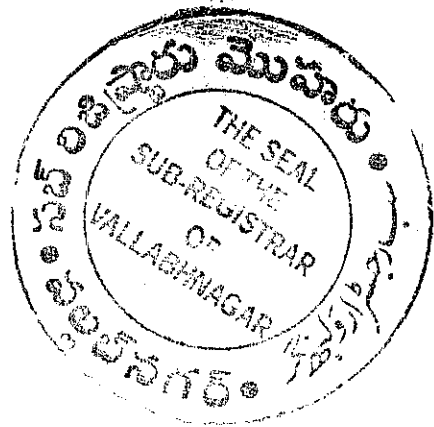
For Greenwood Estates



Partner

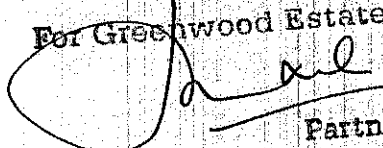
1వ పుస్తకము 2012 సం/తా.శ.10 .34 వసూలు
తస్తావేజ నెం. 530. మొత్తము తాగితముల సంఖ్య
(18) ఈ తాగితము వరుస సంఖ్య (6)

సబ్-రిజిస్ట్రారు

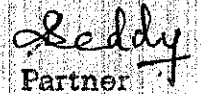


ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 213 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 / Ground Floor : 100 Sft. Parking space for one 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/-

For Greenwood Estates

Partner

For Greenwood Estates

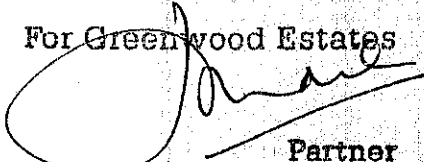

Partner

Signature of the Executants

Date: 15.11.2012

C E R T I F I C A T E

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

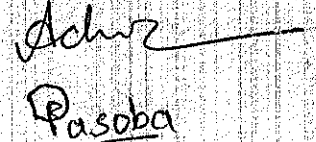
For Greenwood Estates

Partner

For Greenwood Estates

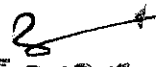

Partner

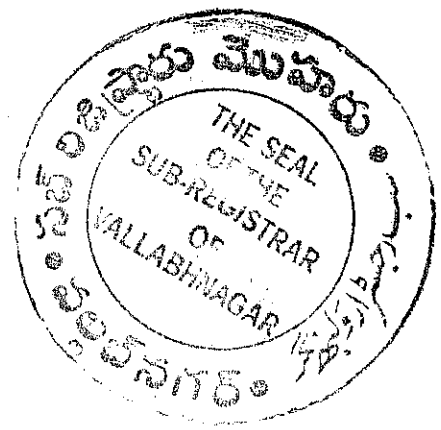
Date: 15.11.2012

Signature of the Executants


Pasoba

1వ పుస్తకము 2012 సం/శా.శ.19 వ.సం.వి
తస్తావేణ సెం. 530.1. మొత్తము తాగితముల సంఖ్య
(18) ఈ తాగితము తరుస సంఖ్య (8)


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 Yaprul
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. 213 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:

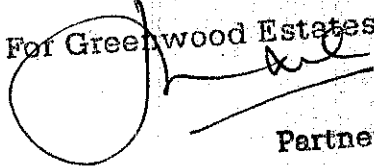
North By	Flat No. 208
South By	Open to Sky & 7' wide corridor
East By	Open to Sky
West By	Open to Sky & 7' wide corridor

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. Rampal

2. M

For Greenwood Estates

Partner

For Greenwood Estates

Seddy
Partner

VENDOR

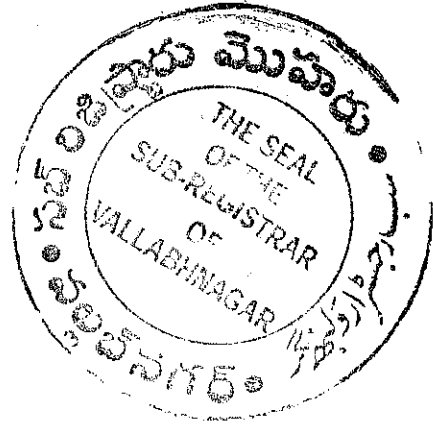
Achur

BUYER

Pasoba

1వ పుస్తకము 2012 సీరి/కా.శ.19 క్రింది పేరు
దస్తావేజు నెం. 5301 మొట్టమొదటి తాగితముల సంఖ్య
(18) ఈ తాగితము వరుస సంఖ్య (7)

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 213 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 SHRI. SATISH MODI

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

BUYER: 1. MAJ. ADMUTHE SHASIKIRAN BACCHAPPA, SON OF MR. BACCHAPPA DADA ADMUTHE

2. MRS. DIPTI SHASHIKIRAN ADMUTHE, WIFE OF MAJ. ADMUTHE SHASIKIRAN BACCHAPPA

REFERENCE:
AREA: 65.88

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

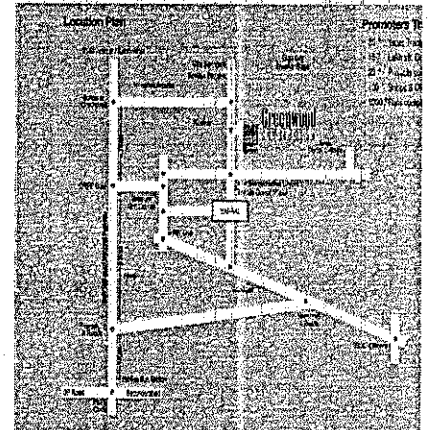
EXCL:

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

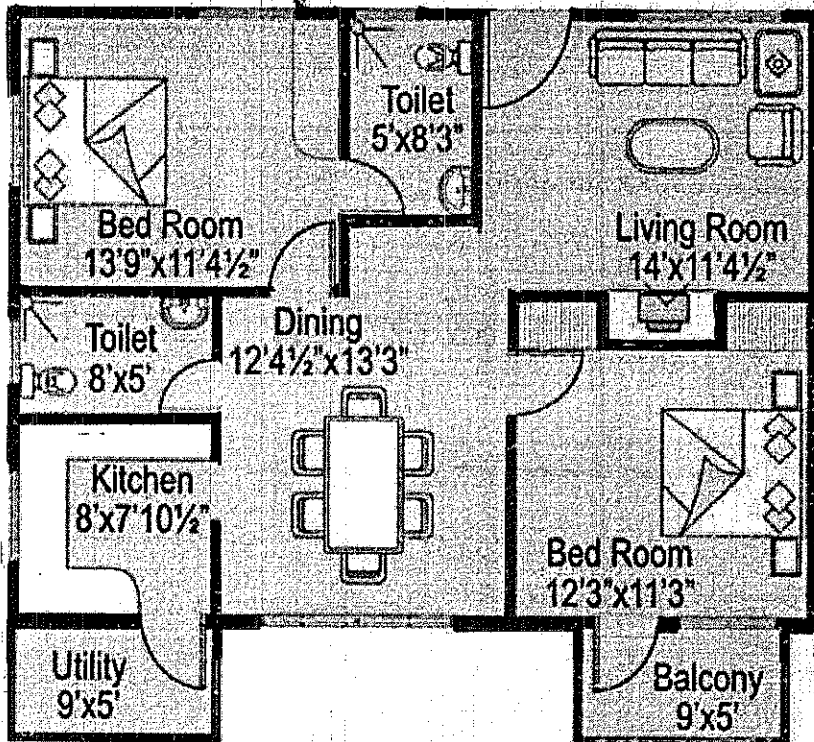
Open to Sky & 7' wide corridor



Location Map



Open to Sky & 7' wide corridor



Flat No. 208

Open to Sky

For Greenwood Estates
[Signature]
Partner

For Greenwood Estates

[Signature]
Partner

SIG. OF THE VENDOR

WITNESSES:

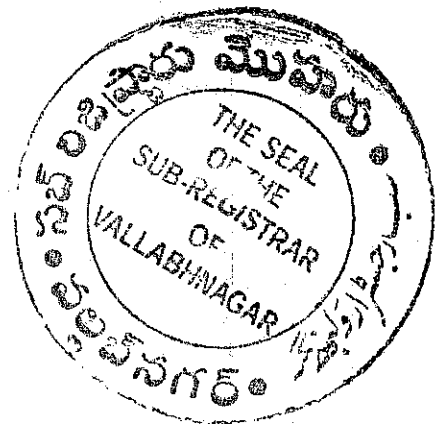
- 1. *[Signature]*
- 2. *[Signature]*

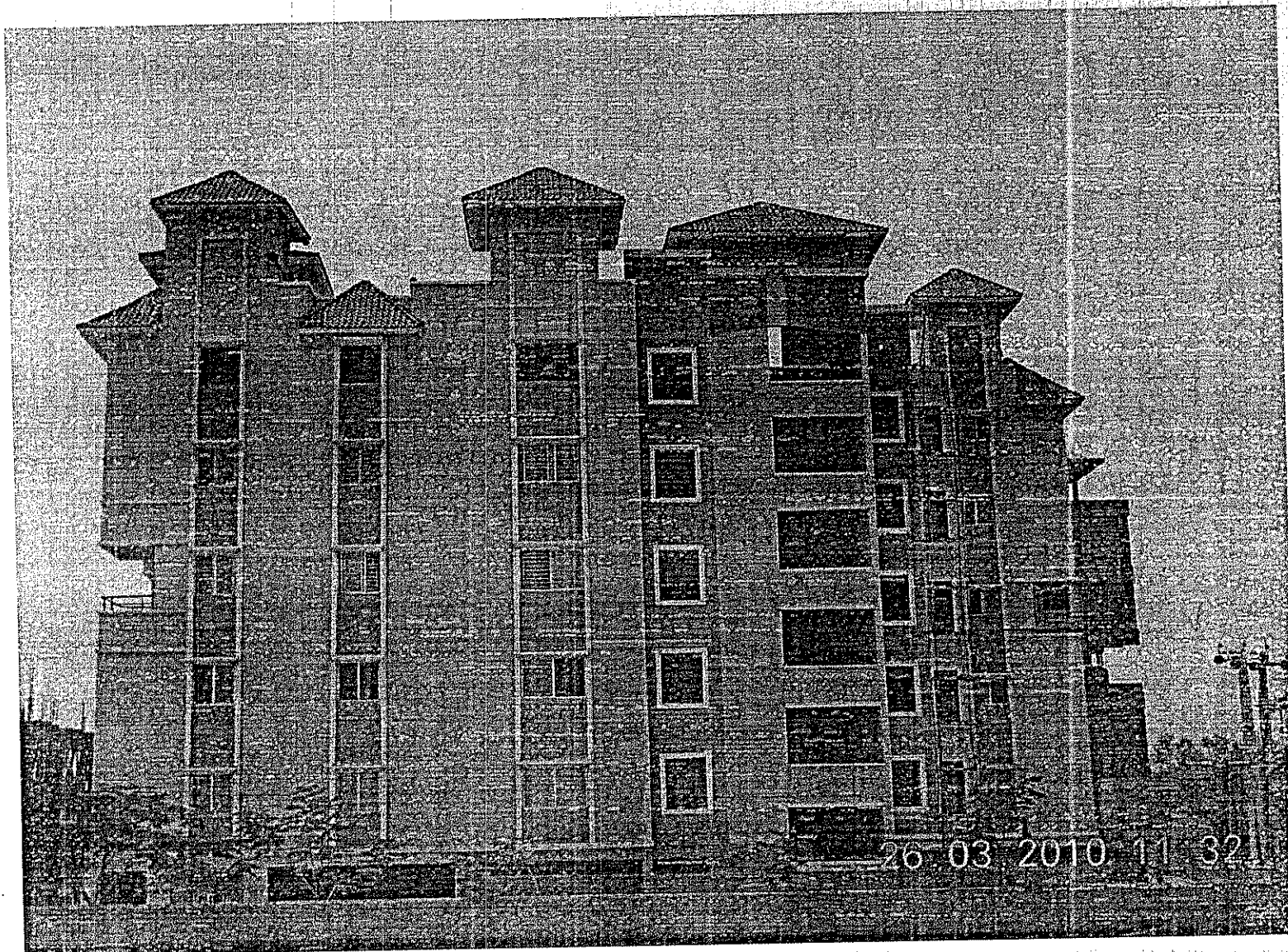
[Signature]

SIG. OF THE BUYER

1st పుస్తకము 2012సం/రా.శ.19 మే 19 వసంఖ
తస్తవేదా నెం. 5321 మొత్తము కాగితముల సంఖ్య
(18) ఈ కాగితము చదువ సంఖ్య (9)

సక-లిజిస్ట్రారు



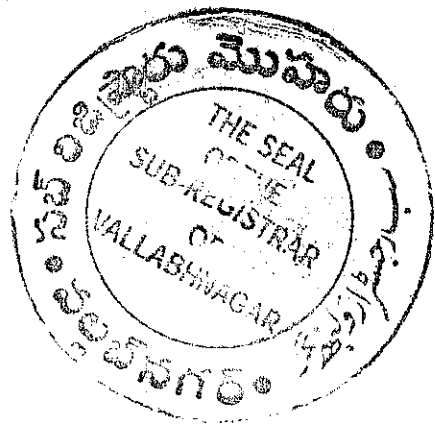


For Greenwood Estates
[Signature]
Partner

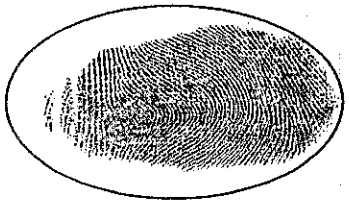



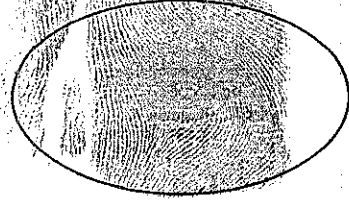
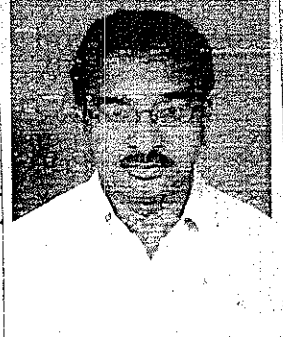
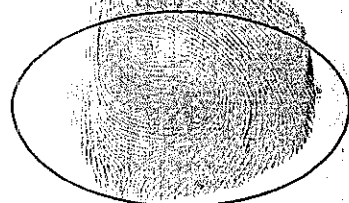

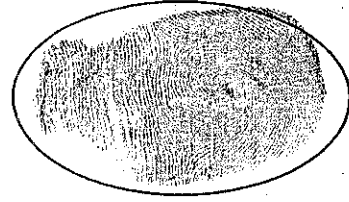

For Greenwood Estates
[Signature]
Partner

1st పుస్తకము 2012 సం/తా.శ.19 ...30... తనంబి
తస్తాతేత సెం. 5301 మొత్తము తాగితముల సంఖ్య
(18) ఈ తాగితము కుడా సంఖ్య (10)

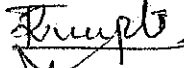

సచి-రిజిస్ట్రారు





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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>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</p> <p>1. SHRI. SOHAM MODI S/O. 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 1ST LANE, BEGUMPET HYDERABAD.</p> <p>SPA FOR PRESENTING DOCUMENTS: VIDE DOC NO. 8/BK-IV/ 2008 Dt. 19/01/08</p> <p>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.</p> <p>BUYERS:</p> <p>1. MAJ ADMUTHE SHASHIKIRAN BACCHAPPA S/O. Mr. BACCHAPPA DADA ADMUTHE R/O. 404, GKS SRI SAI RESIDENCY, SV OFFICERS COLONY, R.K.PURAM, TIRUMALGIRI, SECUNDERABAD.</p> <p>2. MRS. DIPTI SHASHIKIRAN ADMUTHE W/O: MAJ ADMUTHE SHASHIKIRAN BACCHAPPA R/O: 404, GKS SRI SAI RESIDENCY, SV OFFICERS COLONY R.K.PURAM, TIRUMALGIRI SECUNDERABAD.</p>
			
			
			
			

SIGNATURE OF WITNESSES:

- 
- 

For Greenwood Estates

Partner

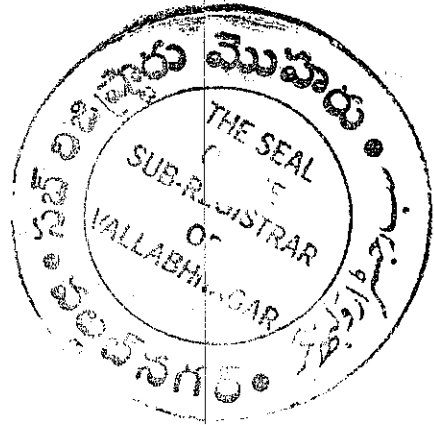
For Greenwood Estates

Partner

SIGNATURE OF EXECUTANTS



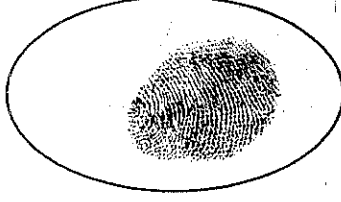
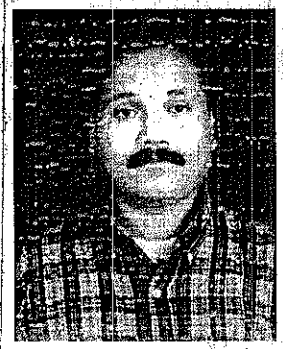
 
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2012 సం/తా.శ.19 344 వ.నం.పు
దస్తావేజు నెం. 5301 మొత్తము లాగితముల సంఖ్య
678 ఈ లాగితము పరిమతి సంఖ్య 6/10

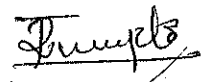

సబ్-రిజిస్ట్రారు

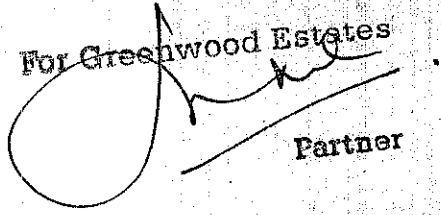


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>WITNESSES:</p> <p>1. MRS. TRUPTI RAVIPRASAD ADMUTHI W/O. MR. RAVI PRASAD B. ADMUTHI R/O: # FLAT NO. 404, SRI SAI RESIDENCY, S.V. OFFICERS COLONY R.K. PURAM, SEC-BAD.</p>
			<p>2. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O: # 12-11-364/G WARASIGUDA SECUNDERABAD.</p>

SIGNATURE OF WITNESSES:

1. 
2. 

For Greenwood Estates

Partner

For Greenwood Estates

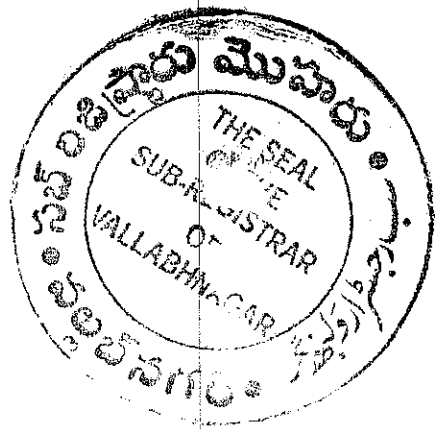
Partner

SIGNATURE OF THE EXECUTANTS

 Pasoba
SIGNATURE OF THE BUYER



1వ పుస్తకము 2012సం/కా.శ.19 3వ వ.నం.వి
దస్తావేజు నెం. 5801. మొత్తము కారితముల సంఖ్య
68 ఈ కారితము పుస్తక సంఖ్య 12
సచి-లిజిస్ట్రారు





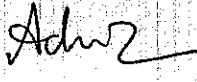


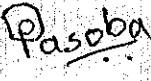
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 005376/2012 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 15/11/2012 14:48:06

This report prints the Photos and FPs taken on 15/11/2012
14:47:22

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) ADMUTHE SHASIKIRAN BACCHAPPA F.NO.404 GKS SRI SAI RESIDENCY SV OFFICECLY, R.K.PURAM, TIRUMALGIRI, SEC-BAD	
2			(CL) DIPTI SHASHIKRAN ADMUTHE F.NO.404 GKS SRI SAI RESIDENCY SV OFFICECLY, R.K.PURAM, TIRUMALGIRI, SEC-BAD	

Identified by

Witness 1 

Witness 2 

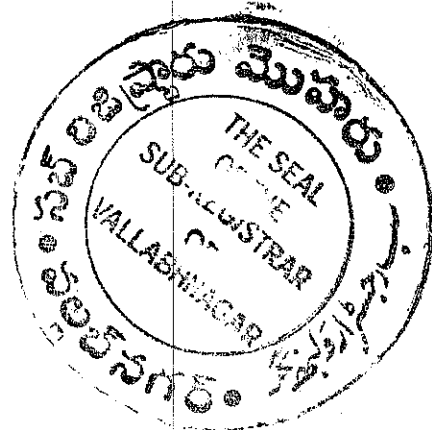
Photos and TIs

captured by me


Capture of Photos and TIs

done in my presence

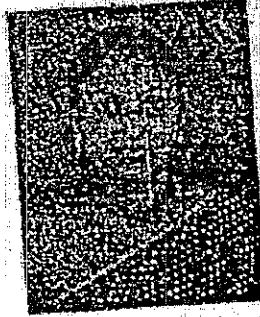
1వ పుస్తకము 2012 సం/తా.న.19 35 మనం.పి
తస్తానేణ నెం. 530/మొక్కమీల కారితముల సంఖ్య
680 ఈ కారితము వరుస సంఖ్య 630
సచి-అబద్ధియారు



For Greenwood Estates

Seddy
Partner

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

Seddy

Seddy

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

For Greenwood Estates

Modi
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABMPM6725H



नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE

Soham Modi

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPP8104E

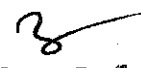


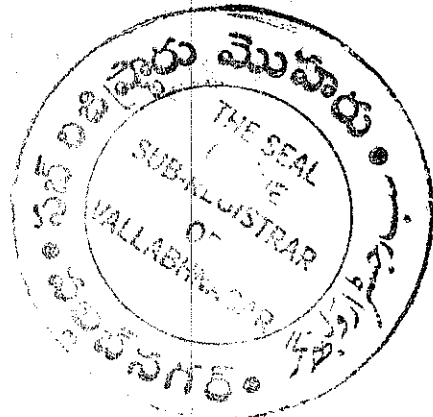
10062008

Prabhakkar
Signature

Prabhakkar

1st ప్రస్తావన 2012 సం/రా.శ.19 వ.సం.పై
ఉన్నట్టి సేరి. 5301 మొత్తము కాగితముల సంఖ్య
(18) ఈ కాగితము బరుస సంఖ్య (14)


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BUYER

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY. THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THE HOLDER SHOULD BE KEPT ADVISED OF THE HOLDER OR OF A PERSON AUTHORIZED TO ACT FOR HIM. THE PASSPORT SHOULD BE IMMEDIATELY RETURNED TO THE INDIA MISSION/POST AND TO THE LOCAL POLICE OFFICE IN THE AREA OF THE INDIA MISSION/POST IMMEDIATELY UPON RECEIPT OF THE PASSPORT. A DUPLICATE PASSPORT WILL BE ISSUED ONLY AFTER THE ORIGINAL PASSPORT IS RETURNED TO THE INDIA MISSION/POST.

CAUTION

PASSPORT SHOULD HAVE TO BE OBTAINED EXISTING VALIDITY NOT WITHIN THE TOTAL LIFE AFTER WHICH A FRESH PASSPORT CAN BE OBTAINED. THE PASSPORT CAN BE REISSUED AT ANY TIME AFTER THE EXPIRY OF ITS VALIDITY. REISSUE OF THE PASSPORT IS SUBJECT TO THE EXISTENCE OF A FRESH PASSPORT. REISSUE OF THE PASSPORT IS SUBJECT TO THE EXISTENCE OF A FRESH PASSPORT. REISSUE OF THE PASSPORT IS SUBJECT TO THE EXISTENCE OF A FRESH PASSPORT.

VALIDITY OF OFFICIAL PASSPORT REGULATIONS

AN OFFICIAL PASSPORT IS VALID IN INDIA AND IN THE TERRITORIES UNDER THE SOVEREIGNTY OF INDIA. IT IS VALID FOR THE TERRITORIES MENTIONED IN THE PASSPORT. IT IS VALID FOR THE TERRITORIES MENTIONED IN THE PASSPORT. IT IS VALID FOR THE TERRITORIES MENTIONED IN THE PASSPORT. IT IS VALID FOR THE TERRITORIES MENTIONED IN THE PASSPORT.

नाम / Name of Holder
BACCHAPPA DADA ADMUTHE
नाम / Name of Mother
SUGANDHA BACCHAPPA ADMUTHE
नाम / Name of Spouse
DIPTI SHASHIKIRAN ADMUTHE
नाम / Address
MANKAPURE MALA PO
WANLESSWADI SANGLI
MAHARASHTRA 416414
पुराना पासपोर्ट नं. / Old Passport No. with Date and Place of Issue
CPVD01204310

भारतीय गणराज्य REPUBLIC OF INDIA

प / Type **P** देश / Country Code **IND** नं. / Offl. Passport No. **01251907**

नाम / Surname **ADMUTHE**

नाम / Given Name(s) **SHASHIKIRAN BACCHAPPA**

राष्ट्रियता / Nationality **INDIAN**

लिंग / Sex **M**

जन्म तिथि / Date of Birth **13/11/1978**

जन्म स्थान / Place of Birth **SANGLI MH**

नया पासपोर्ट जारी करने का स्थान / Place of Issue **NEW DELHI**

नया पासपोर्ट जारी करने की तिथि / Date of Issue **09/07/2010**

नया पासपोर्ट जारी करने का स्थान / Place of Issue **NEW DELHI**

नया पासपोर्ट जारी करने की तिथि / Date of Issue **31/10/2011**

नया पासपोर्ट जारी करने का स्थान / Place of Issue **NEW DELHI**

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नया पासपोर्ट जारी करने का स्थान / Place of Issue **NEW DELHI**

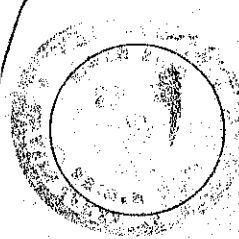
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भारतीय गणराज्य REPUBLIC OF INDIA

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11/11/10



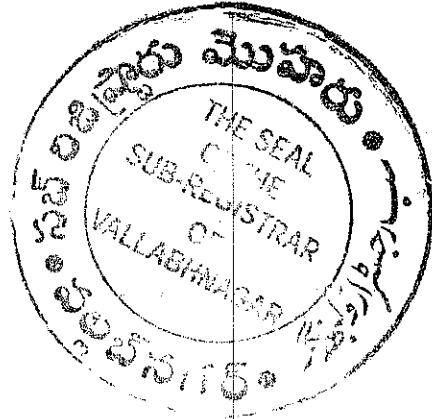
भारतीय गणराज्य REPUBLIC OF INDIA
BY ORDER OF THE PRESIDENT
OF THE REPUBLIC OF INDIA
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BY ORDER OF THE PRESIDENT
OF THE REPUBLIC OF INDIA
भारतीय गणराज्य REPUBLIC OF INDIA
BY ORDER OF THE PRESIDENT
OF THE REPUBLIC OF INDIA



M.A.M.

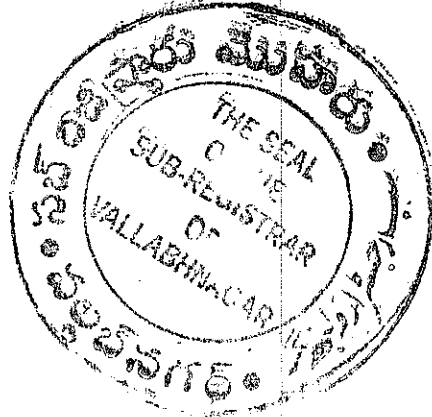
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దస్తావేజు నెం. 520.1 మొత్తము కాగితముల సంఖ్య
(18) ఈ కాగితము పదున సంఖ్య (15)

సచి-విజిస్ట్రారు



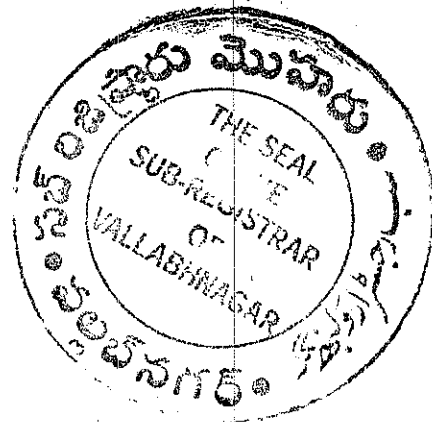
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(18) ఈ తాగితము వరుస సంఖ్య (16)

సచి-రిజిస్ట్రారు



1వ పుస్తకము 2012 సం/తా.శ.19 మొదలు వసంపు
దస్తవేజు నెం: 5301 మొత్తము తాగితముల సంఖ్య
(18) ఈ తాగితము వేరుసా సంఖ్య (17)

సచి-లజిస్ట్రారు



WITNESS



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

Number: DLEAP010413403001
Name: SRINIVAS M
S/D/W of: M LINGAIAH
Address: 12-11-564/5
WARSIGUDA
SECUNDERABAD
PIN: 500001
DOB: 06-06-1971


Signature

Cl. Of Issuance: 09-10-2001

Andhra Licensing Authority
Secunderabad

Handwritten mark

1వ పుస్తకము 2012సం/శా.స.19 34 వ.నం.వి
దస్తావేజు నెం. 530/మొత్తము కారితముల సంఖ్య
(18) ఈ కారితము వరుస సంఖ్య (18)


సబ్-రిజిస్ట్రారు

