

A-123

**ORIGINAL**

దస్తావేజులు మరియు రుసుముల రశీదు

నెం: 2946  
 శ్రీమతి / శ్రీ K. Prabhakar Reddy (SPA) 15,17/9

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	sale			
దస్తావేజు విలువ	1372000			
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	4788/12			
రిజిస్ట్రేషన్ రుసుము	6860			
లోటు స్టాంపు(D.S.D.)	6850			
GHMC (T.D.)	27440			
యూబర్ ఛార్జీలు	100			
అదనపు షీట్లు	5 x <del>DDMs</del>			
	17289	VAT		
	17/10	<del>109900?</del>		
		172877		
		17/10/12		
మొత్తం	102900			

RETURNED

(అక్షరాల one lakh two thousand nine hundred only)

తేది 17/10/12 రూపాయలు మాత్రమే)

వాససు తేది \_\_\_\_\_

*[Signature]*  
 నల్గొండ జిల్లా పరిషత్తు  
 పల్లభనగర్

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



486/1

DOGT No. 4788/12

5060



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

14508 15/9/12 Rs. 100/-

Ramesh S/o Narsing Rao Hyd

Green wood Estates Hyd

AU 326761  
 K. GURUBABU  
 LICENCED STAMP VENDOR  
 LIC.No.16-02-30/1998  
 REN.No.16-02-08/2010  
 Sub-Bapuzgai, Amberpet, Hyd-13.  
 Cell.No.9989299839

**SALE DEED**

This Sale Deed is made and executed on this 17<sup>th</sup> day of October 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, 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, R/o. 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, R/o. 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, R/o. H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 38 years, Occupation Business, R/o. 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 45 years, Occupation Business, R/o. H. No. 1-3-2, 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

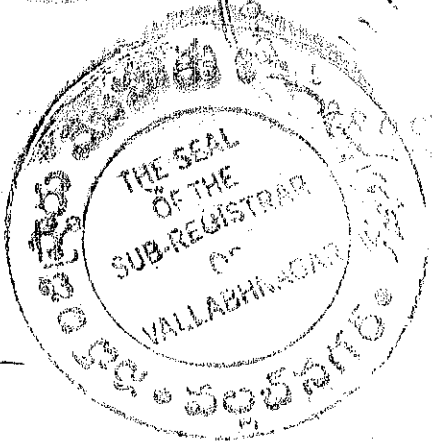
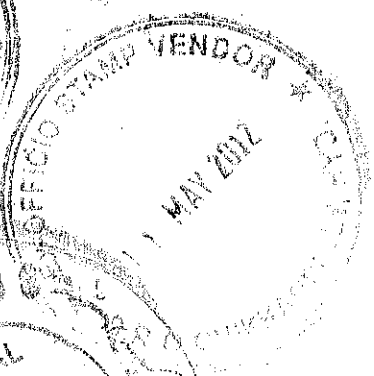
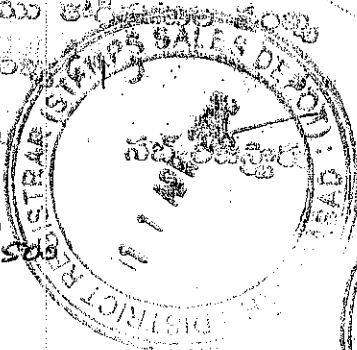
For Greenwood Estates

1st పుస్తకము 2012-13/10/10 34 వసంపు  
 దస్తావేజు నెం. 4788 ముద్రము  
 (16) ఈ కారితము పదున నం

**ENDORSEMENT**

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

<b>1. Stamp Duty.</b>		
1. In the shape of stamp papers.....	Rs 100	
2. In shape of challan ( u/s.41 of I.S.Act. 1899).....	Rs. 6860	
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.1898, if any	Rs. -	
<b>2. Transfer Duty.</b>		
1. In the shape of challan	Rs. 27440	
2. In the shape of cash	Rs. -	
<b>3. Registration fees:</b>		
1. In the shape of challan	Rs. 6860	
2. In the shape of cash	Rs. -	
<b>4. Out Charges</b>		
1. In the shape of challan	Rs. 100	
2. In the shape of cash	Rs. -	
	<b>Rs. 103,000/-</b>	



2012-13 నెం. 17  
 10/10/10 నెం. 25  
 3 వసంపు 4. K. Prabhakar Reddy  
 6860/-

*Prabhakar Reddy*

K. Prabhakar Reddy S/o. K.P. Reddy occ. Service  
 R/o. 5-11-187/394, 1st floor, Soham mansion, M.G.  
 Road, Sec 8, through S/o for presentation  
 of documents. vide S/o no. 8/ER/108,  
 dt. 19.11.08 at SRO Vallabhi  
 Nagar, R.R.O

*[Signature]*

Hq. cdr. B. Magesh Kumar S/o. G. Babu  
 Service - R/o. # no. 3, Bhavathiar Street, Thiruvalluvar  
 Nagar, Pattabiram, Chennai-600 072. Tamil Nadu,  
 India.

M. Srinivas S/o. Late M. Lingaiah, Service  
 R/o. # 2-11-365, Warasiguda, Sec 8

M. Mahender S/o. Late M. Mallesh, Service  
 R/o. # 28-77, Yadau Basti, Alendmet, Andhra Pradesh.

20 12 10/10/10 17  
 10/10/10 25  
 33456

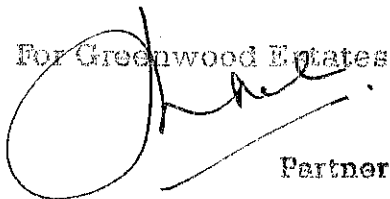
**IN FAVOUR OF**

Wg. Cdr. B. MAGESH KUMAR, SON OF Mr. G. BABU, aged about 36 years, Occupation: Service, residing at # No.3, Bharathiar Street, Thiruvalluvar Nagar, Pattabiram, Chennai - 600 072, Tamilnadu, India., hereinafter referred to as the Buyer., The expression Vendors, Owners and Buyer shall mean and include his/her/their heirs, successors, legal representatives, executors, nominees, assignees etc.

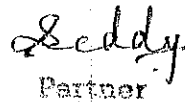
**WHEREAS:**

- 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/త. 19 34 చ. సంఖ్య  
 దస్తావేజు నెం. 4788 మొత్తము లాభితముల సేవ  
 (16) ఈ కారితము వరుస సంఖ్య (2)

సబ్ రిజిస్ట్రార్

ENDORSEMENT U/S 41 & 42 OF I.S. ACT  
 No. 4788/2012 Date 17/10/12

I hereby Certify that the deficit Stamp duty  
 68500/- (Rs. Sixty Eight Thousand  
 five hundred Only  
 has been levied in respect of the movement from  
 Executant of this doct on the asis of agreed  
 Market Value of Rs. 1372000/-  
 been higher than the consideration.

Collector & Sub-Registrar  
 Vallabh Nagar  
 (Under the Indian Stamp Act)

ENDORSEMENT

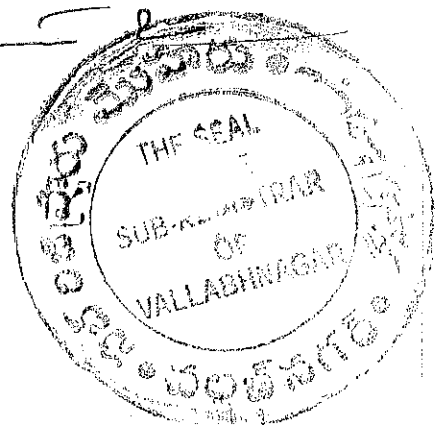
Certified tha the following amounts have been paid in respect of this documents

Sl. No.	Description of Fee/Duty	In the form of					Total
		Stamp Papers	Challan U/s 41 of I.S. Act	Cash	Stamp duty U/s 16 of I.S. Act	DD/BC/ Pay Order	
1	Stamp Duty	100	68500	DDNO	172891	68600	68600
2	Transfer Duty	-	27440	Data	17/10/12	27440	27440
3	Registration Fee	-	6860	HDFC Bank	17/10/12	6860	6860
4	User Charge	-	100	fees		100	100
		100	102900				103000

సబ్ రిజిస్ట్రార్  
 వల్లభనగర్

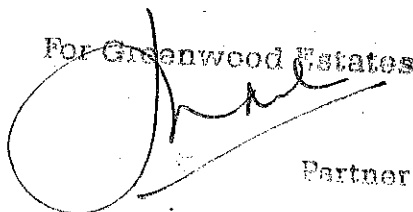
1వ పుస్తకము 2012 సం/త. 19 34 చ. సంఖ్య  
 4788 నెంబరుకా లాభితముల సేవ  
 నిబంధన గుర్తింపు నెంబరు 1508-1-4788 2012  
 తేదీ: 17/10/12

Collector & Sub-Registrar  
 Vallabh Nagar



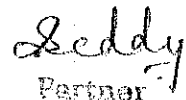
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 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. 123 on the first 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 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.13,72,000/-(Rupees Thirteen Lakhs Seventy Two Thousand Only) and the Buyer has agreed to purchase the same.

For Greenwood Estates.



Partner

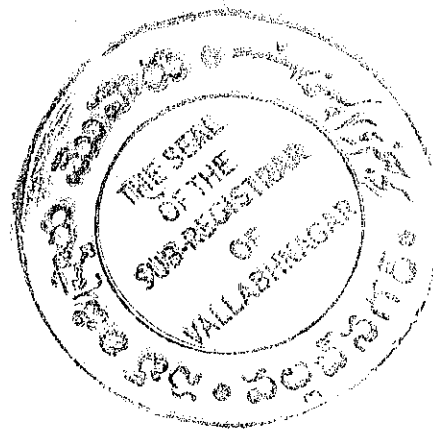
For Greenwood Estates



Partner

1వ పుస్తకము 2012 సం/త.డి.19 34. చివరి  
టన్నెవేట నెం. 4788 మొట్టమొదటి అధికారుల సంఖ్య  
(16) ఈ అధికారుల పేర్లు సంఖ్య (3)

2  
నవంబరు





- 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.

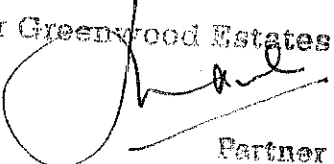
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 123 on the first 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:

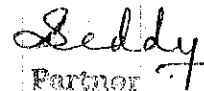
- a) An undivided share in the Schedule Land to the extent of 89.18 sq. yds.
- b) A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.

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) issued by HDFC Ltd., Hyderabad. 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.

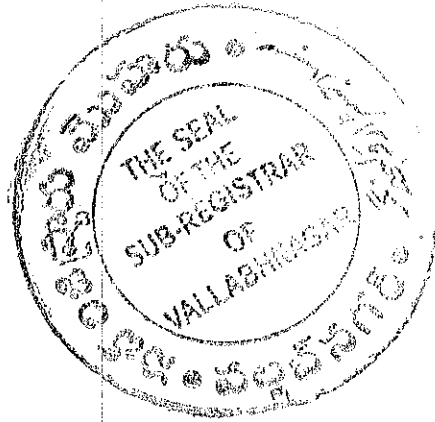
For Greenwood Estates  
  
Partner

For Greenwood Estates

  
Partner

1వ పుస్తకము 2012-సం/కా.డి.19 34... నంబరు  
దస్తావేజు నెం. 4288 మూల్కము తారీఖులు నెంబ్బు  
616) ఈ తారీఖులు వరుస నెంబ్బు (4)

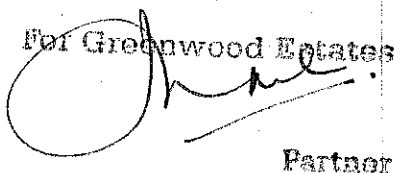
  
సబ్-రజిస్ట్రార్

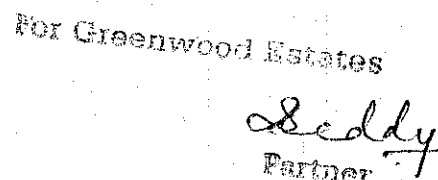


4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone 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.


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.

8. 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

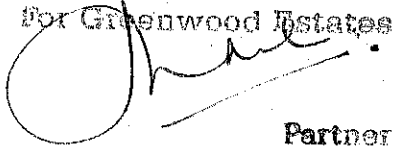
1st Floor No. 2012/10/34  
K. Srinivas, No. 6788, Main Road, Rajahmundry  
(16) 1st Floor No. 2012/10/34 (S)

  
Sub-Registrar




- 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 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. 1,02,900/- is paid by way of pay order no. 172591, dated 17.10.12, and VAT an amount of Rs. 41,750/- paid by way of pay order no. 172877, dated 17.10.2012, both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates



Partner

For Greenwood Estates



Partner

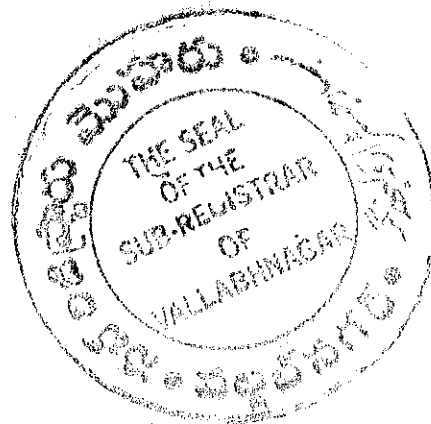
18 వ పేజీలను 2012/2013 లో 34 వేలకు

దస్తావజా నం. 6288 మొత్తము అభివృద్ధికి సంబంధించి

(16) ఈ కారితము వారు సంఖ్య (6)

3

సహ-అధికారి



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'

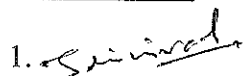

SCHEDULE OF APARTMENT

All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 123 on the first 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:

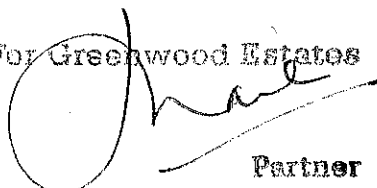
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	7' wide corridor

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:

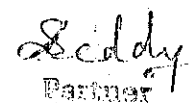

WITNESSES:

1. 
2. 

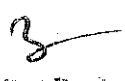
For Greenwood Estates

  
Partner

For Greenwood Estates

  
Partner  
VENDOR  
  
BUYER

1st Sub-Registrar 2012/200/2019 34. వారు  
దస్తవేది నం. 4788 మొత్తము కార్యముల నంబు  
(16) ఈ కార్యము వారు నంబు (7)

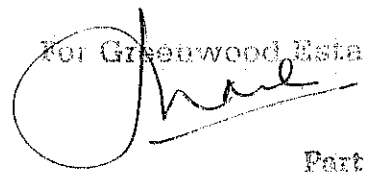
  
సబ్-రజిస్ట్రార్



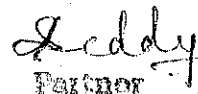


ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 123 on the first 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 : 89.18 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 single car
- b) In the First Floor : 1665 Sft.,
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value : -
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 13,72,000/-

For Greenwood Estates  
  
Partner

For Greenwood Estates

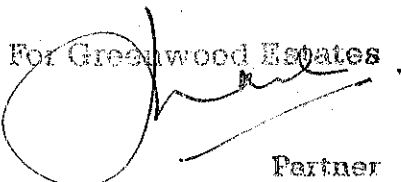
  
Partner

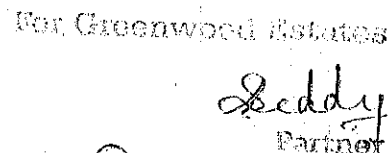
Signature of the Executants

Date: 17.10.2012

C E R T I F I C A T E

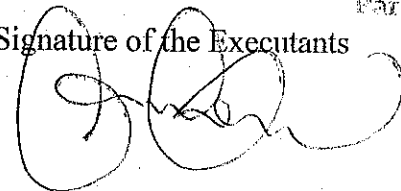
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Greenwood Estates  
  
Partner


For Greenwood Estates  
  
Partner

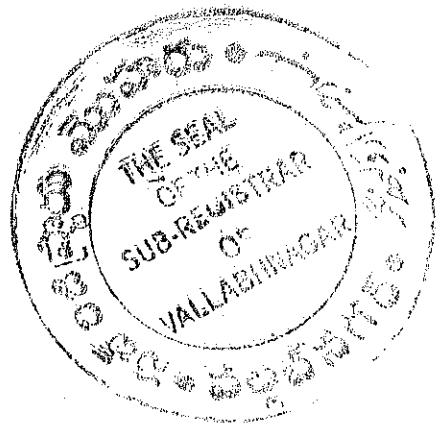
Date: 17.10.2012

Signature of the Executants



1st పుస్తకము 2012 సం/త.శ. 19 34 వ.వ.లకు  
తప్పనిసరి నెం. 4288 మొత్తము తారీఖును సూచించి  
(6) ఈ తారీఖును పదన సంగ్రహ (8)

  
సహాయక కమిషనరు



**REGISTRATION PLAN SHOWING**

FLAT NO. 123 IN BLOCK NO. 'A' ON FIRST FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

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

**VENDOR:** 1. MR. SOHAM MODI, SON OF SHRI. SATISH MODI

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

**BUYER:** WG. CDR. B. MAGESH KUMAR, SON OF MR. G. BABU

**REFERENCE:**  
**AREA:** 89.18

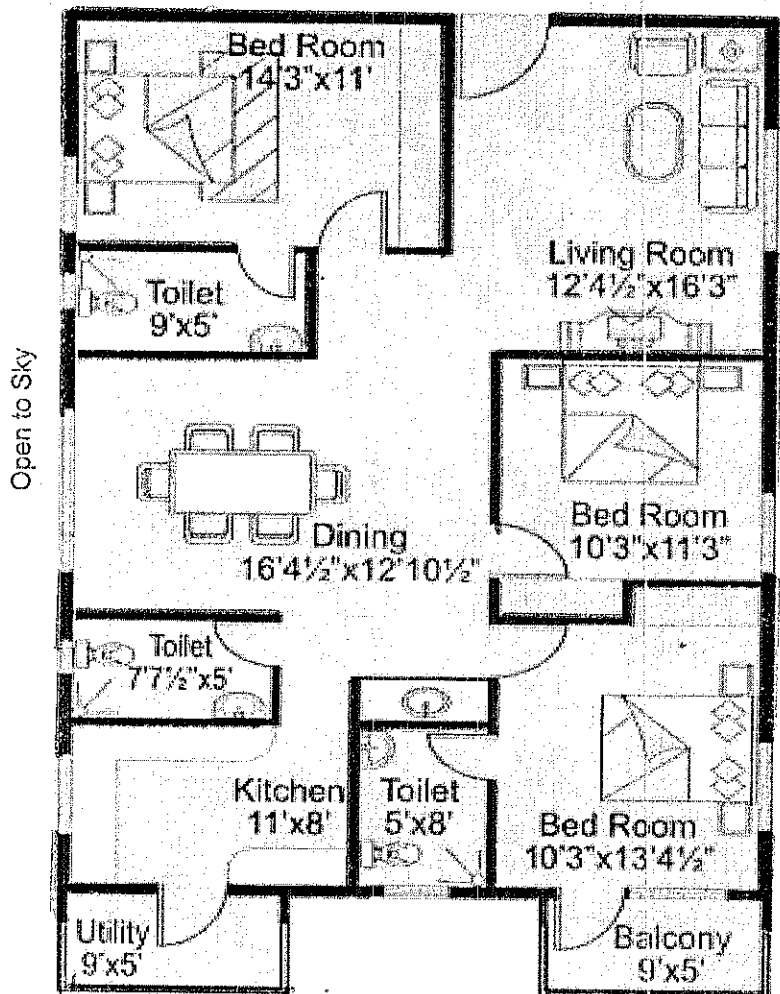
**SCALE:**  
**SQ. YDS. OR**

**INCL:**   
**SQ. MTRS.**

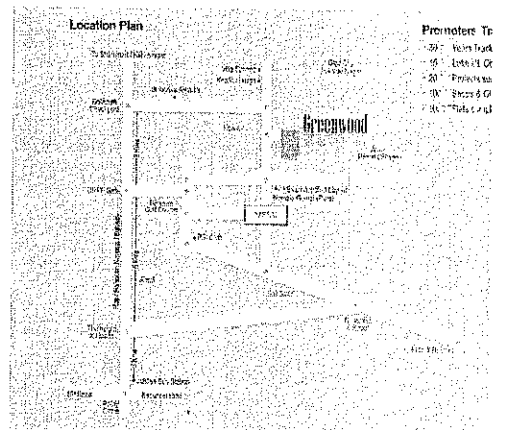
**EXCL:**

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

7' wide corridor



Location Map



**WITNESSES:**

- 1.
- 2.

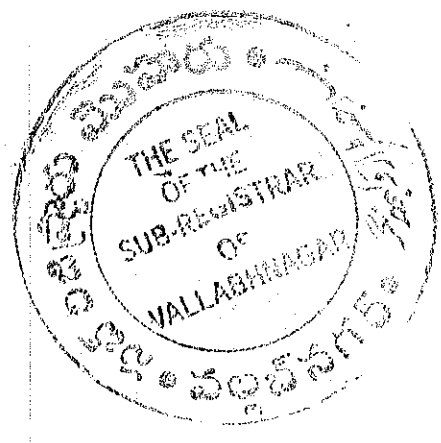
For Greenwood Estates  
  
 Partner

For Greenwood Estates

Partner  
**SIG. OF THE VENDOR**  
  
**SIG. OF THE BUYER**

1వ పుస్తకము 2012/అ.శ.19 34 వాదము  
దస్తావేజు నం. 478. మొత్తము తారీఖుల సంఖ్య  
(6) తారీఖుల వరుస సంఖ్య (9)

సహ-అధ్యక్షుడు





For Greenwood Estates

*[Handwritten Signature]*

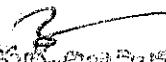
Partner

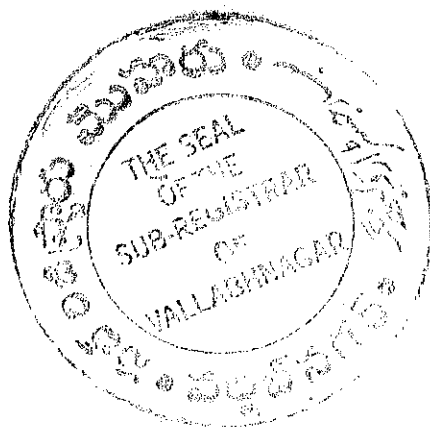
For Greenwood Estates

*[Handwritten Signature]*

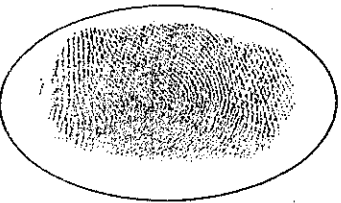

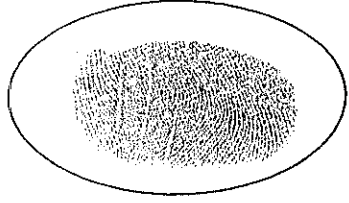



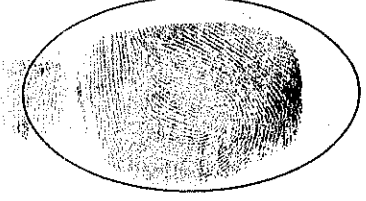

Partner

18 వ పుస్తకము 2012 సం/కా.శ. 19 క్రి. పుస్తకము  
అనుబంధ సం. 62.డి.గొమ్మము కారితముల సంఖ్య  
616) ఈ కారితము వరుస సంఖ్య 40)

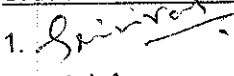

  
పు.ర.అ.అ.అ.

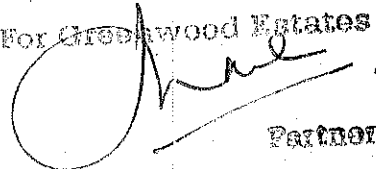


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

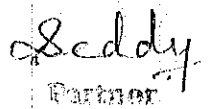
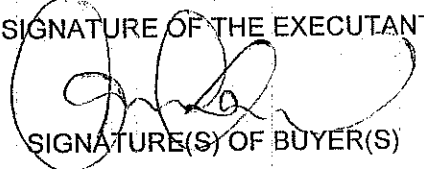
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR:</b></p> <p>M/S. GREENWOOD ESTATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M.G. ROAD, SECUNDERABAD - 500 003 REPRESENTED 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, 1<sup>ST</sup> LANE BEGUMPET, HYDERABAD</p> <p><b>SPA FOR PRESENTING DOCUMENTS:</b> <u>VIDE DOC NO. 8/BK-IV/ 2008 Dt. 19/01/08</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003.</p> <p><b>BUYER:</b></p> <p>WG. CDR. B. MAGESH KUMAR S/O. MR. G. BABU R/O. # NO. 3, BHARATHIAR STREET THIRUVALLUVAR NAGAR PATTABIRAM CHENNAI - 600 072 TAMILNADU, INDIA.</p>
			
			
			

**SIGNATURE OF WITNESSES:**

- 
- 

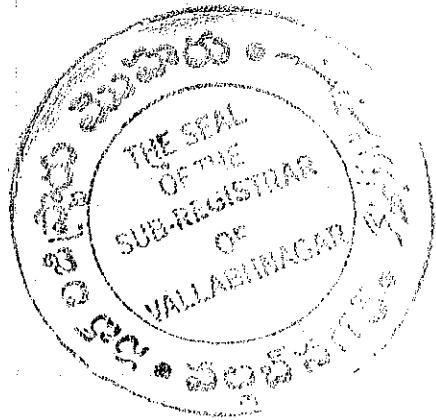
For Greenwood Estates  
  
Partner

For Greenwood Estates

  
Partner  
SIGNATURE OF THE EXECUTANTS  
  
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2012 సం/శా.స.19 36 వ.నం.బ  
దస్తావేజు నం. 6788 మొత్తము తాగితముల సంఖ్య  
66 తాగితము వరుస సంఖ్య 11

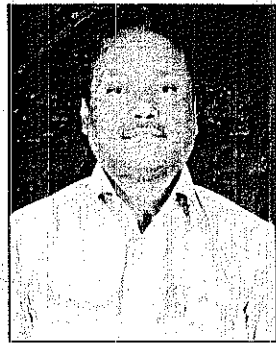
సబ్-రిజిస్ట్రారు





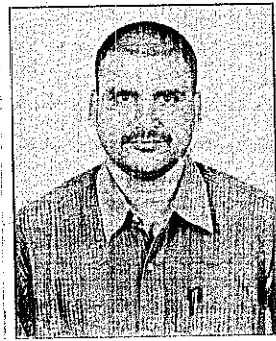
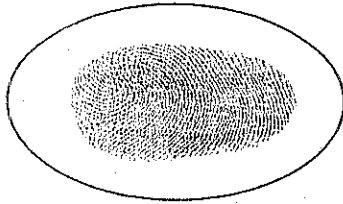
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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



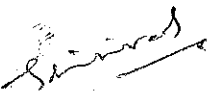

**WITNESSES:**

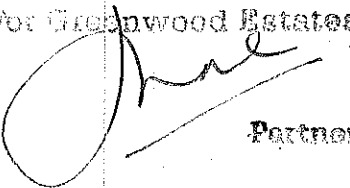
1. MR. M. SRINIVAS  
S/O. LATE M. LINGAIAH  
R/O. H. NO: - 2-11-365  
WARASIGUDA  
SECUNDERABAD.

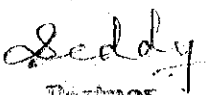


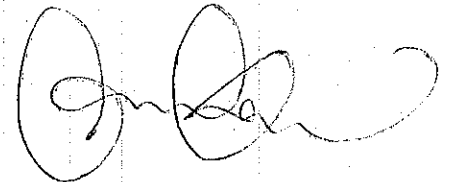
2. MR. M. MAHENDER  
S/O. LATE M. MALLESH  
R/O. H. NO: - 28-77  
YADAV BASTI  
NEREDMET  
HYDERABAD


**SIGNATURE OF WITNESSES:**

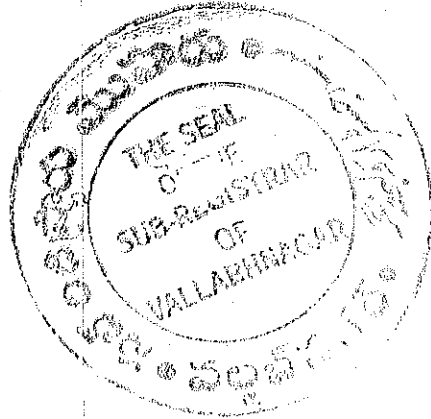
1.   
2. 

For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner



1వ మొక్కలము 2012 నం/తా.19 34 వ.కం.పా  
దస్తావేజు నం. 4288 మొక్కలము కారితమాల సంఖ్య  
0163 ఈ కారితము పురుస సంఖ్య (12)   
పు.క.అ.సి.స్టాంపు





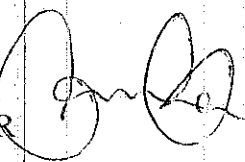
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 004861/2012 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 17/10/2012 15:42:22

This report prints the Photos and FPs taken on 17/10/2012  
15:41:52


SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) WG CDR B.MAGESH KUMAR NO.3, BHARATHIAR STTHIRUVALLUVAR NAGAR	

Identified by

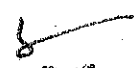
Witness 1 

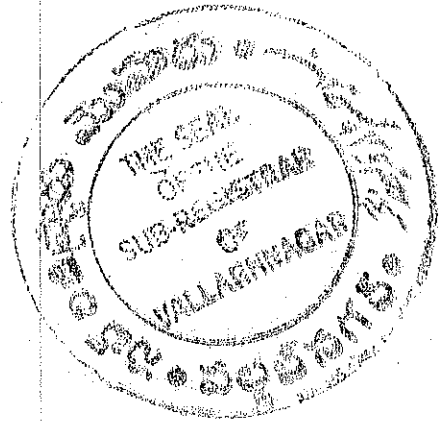
Witness 2 

Photos and TIs  
captured by me

  
Capture of Photos and TIs  
done in my presence

16 వ పుస్తకము 2012 సం/కా. 19 కె.ఎ. చ.సం.వి  
దస్తావేజు నెం. 6288 మొత్తము కారితముల సంఖ్య  
(16) ఈ కారితము పరుస సంఖ్య (13)

  
సబ్-రిజిస్ట్రారు



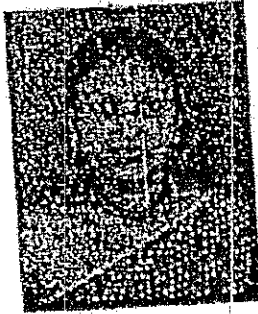
VENDOR:

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*

मुख्य आयकर अधिकारी, आन्ध्र प्रदेश

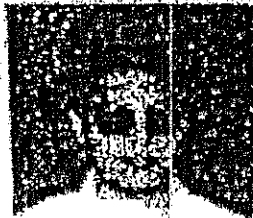
Chief Commissioner of Income-tax, Andhra Pradesh

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

*Prabhakar*

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



0002900

1st installment 2012/13/15 34. K. K. K.  
K. K. K. No. 1788. K. K. K. K. K. K.  
96. K. K. K. K. K. K. K. K.

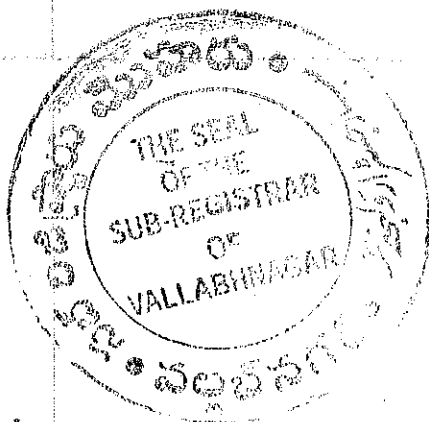
  
K. K. K.





1వ పుస్తకము 2012 సం/పా.శ.19 34 వ.నం.పు  
దస్తావేజు నెం. 4788 మొల్లము తారితముల సంఖ్య  
66 తు తారితము వరుస సంఖ్య 15

నిబంధనలు

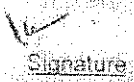





WITNESS



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1వ పుస్తకము 2012సం/త.శ.19 34 వ.సం.పు  
బస్సువేజు నెం. 4788 మొత్తము కారితముల సంఖ్య  
46) ఈ కారితము వరుస సంఖ్య (16)

సచి-అ.వి.సి.సి.

