

DOCT No. 2965/12

A. 224

3007

SCANNED

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 10680 25/6/2012 100.

Sold to Ramesh s/o Narsing R/o Hyd

Whom Greenwood Estates Hyderabad **SALE DEED**

K. GIRIBABU AT 883340
 K. GIRIBABU
 LICENCED STAMP VENDOR
 LIC.No.16-02-30/1998
 REN.No.16-02-08/2010
 Sub-Bapunagar, Amberpet, Hyd-13.
 Cell.No.9989259839

This Sale Deed is made and executed on this 2nd day of July 2012 at SRO, Vallabnagar, Hyderabad by:

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

AND

1. SHRI. KARNATI BHASKAR, S/O. SHRI. K. NARSIMHA, aged about 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, 1st 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, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
5. SHRI. BELIDE VENKATESH, S/O. SHRI. EASHWARAIAH, aged about 48 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
[Signature]

For Greenwood Estates
[Signature]

IN FAVOUR OF

1. Mrs. MARY JULIE BORA, WIFE OF Mr. PHANINDRA BORA, aged about 42 years,
2. Mr. PHANINDRA BORA, SON OF Mr. K. C. BORA, aged about 44 years, Occupation: Service, both are residing at # 24/62/1/C, Venkatapuram, Tirumalgiri, Secunderabad- 500 015., hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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

WHEREAS:

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


For Greenwood Estates

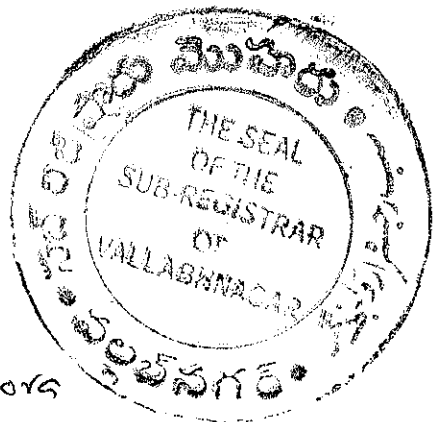

Partner

For Greenwood Estates

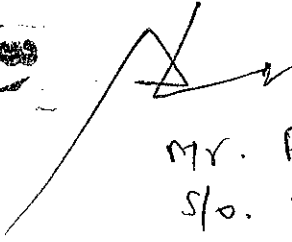

Partner

1వ పుస్తకము 2012 సం/జ.శ.19 వ.నం.లు
 దస్తావేజు నెం. 2965 మొత్తము కాగితముల సంఖ్య
 (17) ఈ కాగితము వరుస సంఖ్య (2)


 సబ్-రిజిస్ట్రారు



వల్లభనగర్


 Mr. Phanindra Bora
 S/o. Mr. K.C. Bora
 R/o. # 24/671/c, Venkateswaram, Tirumalgarh
 Secbad

వల్లభనగర్


① M. Yadav

M. SRINIVAS M. Mallesh (Late)
 12-11-36sr uwarajyala Secbad

② M. Yadav

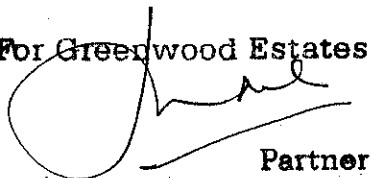
Mahender S/o. Late M. Mallesh
 Occ. Service - R/o. # 28-77,
 Yadav Basti, Neredmet, Hyderabad.

2012 నం. 208 నెం. 03 వ తేది
 1934 త.నం. 12 వ తేది


 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. 224 on the second floor, in block no. 'A' admeasuring 1230 sft., of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for single car on the stilt floor, admeasuring about 100 sft., in the proposed group housing scheme known as GREENWOOD RESIDENCY and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

For Greenwood Estates



Partner

For Greenwood Estates



Partner

1వ పుస్తకము 2012 సం/సా.సి.10 ...3L వ.సం.సి.10
 డిస్కం నెం. 2965 మొత్తము కారితమాల సంఖ్య
 (17) ఈ కారితము వకుస సంఖ్య (3)

సబ్-రిజిస్ట్రార్

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

No. 2965/12 Date 3/7/12

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
 Exequant of this doct on the asis of agreed

Market Value of Rs. 1024000/-

been higher than the consideration.

Collector & Sub-Registrar
 Vallabh Nagar

(Under the Indian Stamp Act)

ENDORSEMENT

Guaranteed that the following amounts have been paid in respect of the 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 10 of I.S. Act	DRACO/ P.O. Order	
1	Stamp Duty	100	51150	D.D no	170685	51250/-	
2	Transfer Duty	-	20500	Date	3/7/12	20500/-	
3	Registration Fee	-	5125	HOFB Bank		5125/-	
4	Usser Charge	-	100	Jeelambabad		100/-	
	Total	100	76875			76975/-	

1వ పుస్తకము 2012 సం, శాస 1934 వ సంఖ్య
 2965 సంబంధంగా రిజిస్ట్రారు చేయబడినది. స్వాసింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1508-1-2965-2012

తేదీ 3/7/12

జ. భగవంత్ రావు
 సబ్ రిజిస్ట్రారు
 వల్లభనగర్

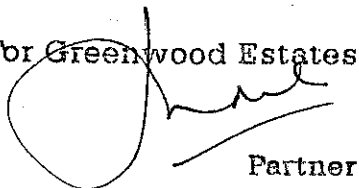


- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 224 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) issued by IDBI Bank Ltd., Chapel Road, 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.
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

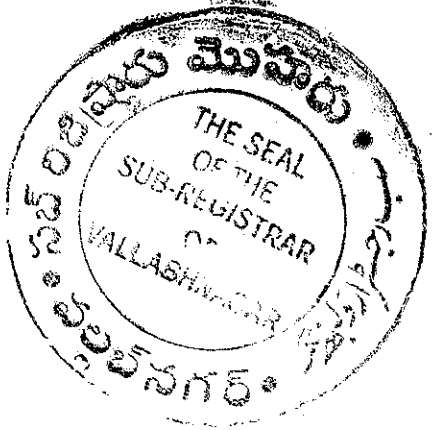
For Greenwood Estates



Partner

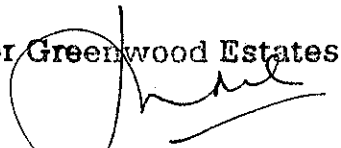
1st Floor, 2017 No. 19, 3rd Floor, K. No. 19
M. No. 2965, K. No. 19, K. No. 19
(17) and K. No. 19, K. No. 19 (4)

[Signature]
Sub-Registrar



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.
 - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For Greenwood Estates



Partner

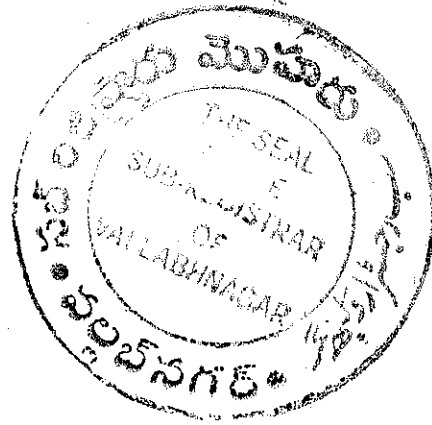
For Greenwood Estates




Partner

1వ పుస్తకము 2012 నెం/సా.డి.19 వై.ఎ. వ.నం.సా.
దస్తవేజు నెం. 2965 మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము వరుస సంఖ్య (5)

సబ్-రిజిస్ట్రారు



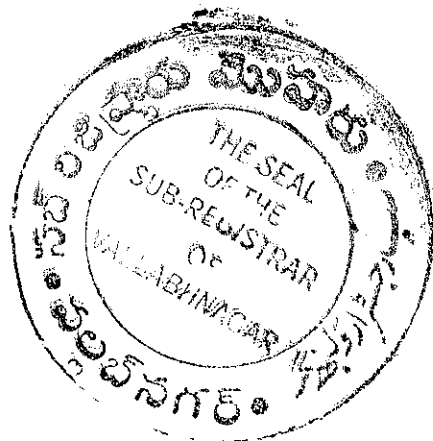
- v. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- vii. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- viii. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- ix. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs. 76,875/- is paid by way of pay order no. 170685, dated 03.07.2012, and VAT an amount of Rs. 35,238/- paid by way of Pay order no. 170684, dated 03.07.2012, both are drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

Partner

For Greenwood Estates


Partner

1st Draft No. 2012 SO/2012.19 3L. వనం
దస్తవేజు నెం: 2965 మొత్తము లాగితముల సంఖ్య
(12) ఈ లాగితము కట్టిన సంఖ్య 66)
సర్-రజిస్ట్రార్



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

North By	Open to Sky & 7' wide corridor
South By	Flat No. 229
East By	Open to Sky
West By	Open to Sky

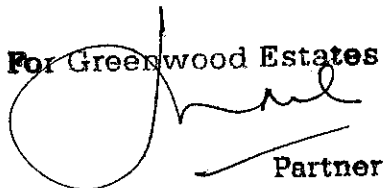
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. N. Yadav

2. M. Yadav

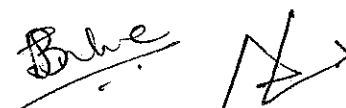
For Greenwood Estates


Partner

For Greenwood Estates

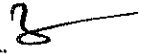

Partner

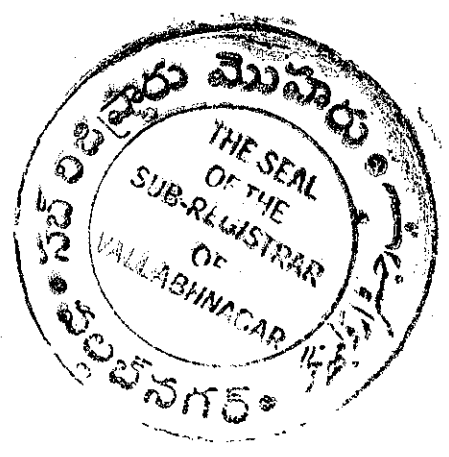
VENDOR



BUYER

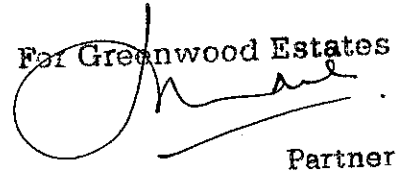
1వ పుస్తకము 2012 సం/త.స.19 నంబరు బొనారా
దస్త్రవేలి సం. 2965 మొత్తము తారితముపై పుస్తక
622 ఈ తారితము వరుస నంబర్లు (7)

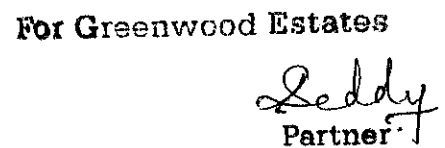

సబ్-రిజిస్ట్రార్



ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 224 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

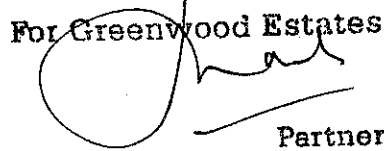
For Greenwood Estates

Partner

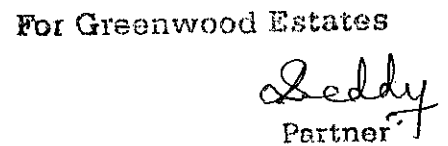
Date: 02.07.2012

Signature of the Executants

C E R T I F I C A T E

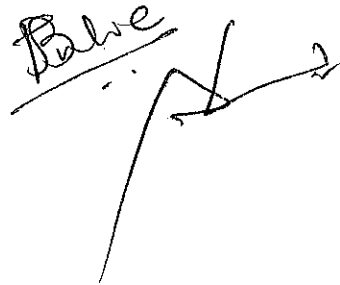
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Greenwood Estates

Partner

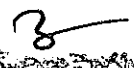
For Greenwood Estates

Partner

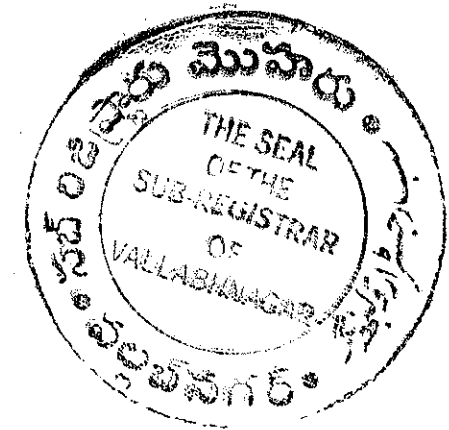
Date: 02.07.2012

Signature of the Executants



1వ పుస్తకము 2012 నెం/స.శ.19 36 క.నంబరి
దస్త్రానికి నెం. 2965 మొత్తము కారితముల సంఖ్య
612 ఈ కారితము కేటాసి సంఖ్య (8)


సబ్-రెజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 224 IN BLOCK NO. 'A' ON SECOND FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

Situated at

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR: M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF MR. SATISH MODI

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

BUYER: 1. MRS. MARY JULIE BORA, WIFE OF Mr. PHANINDRA BORA

2. MR. PHANINDRA BORA, SON OF MR. K. C. BORA

REFERENCE:
AREA: 65.88

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

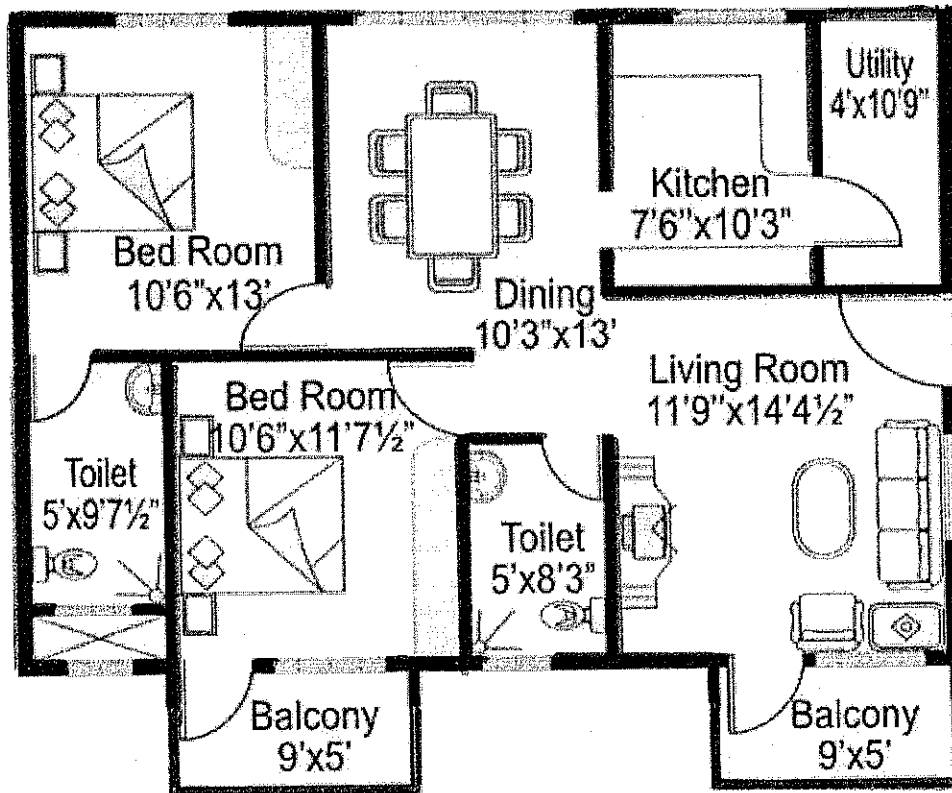
EXCL:

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



Open to Sky

Flat No.229



Open to Sky & 7' wide corridor

Open to Sky

For Greenwood Estates

For Greenwood Estates
[Signature]
Partner

[Signature]
Partner

SIG. OF THE VENDOR

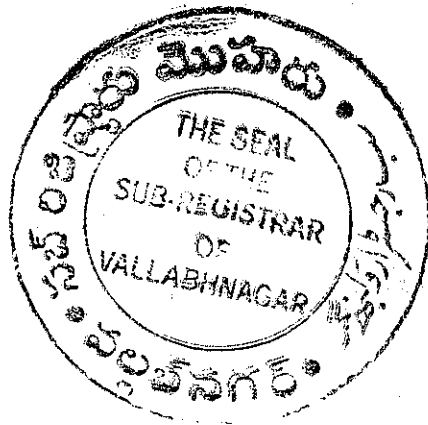
[Signature]
SIG. OF THE BUYER

WITNESSES:

- [Signature]*
- [Signature]*

1వ పుస్తకము 2012 సం/త.న.19 34 వసంతి
దస్త్రవేదిక నెం. 2965 మొత్తము కారితముల సంఖ్య
(17) ఈ కారితము వరుస సంఖ్య (9)

సబ్-రిజిస్ట్రారు





For Greenwood Estates

[Handwritten Signature]


Partner

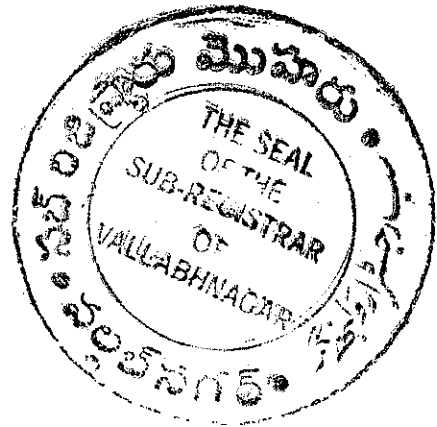
For Greenwood Estates

[Handwritten Signature]

Partner

1వ పుస్తకము 2012 సం/బ.శ.19 వ.నం.తి
దస్తావేజు నెం. 2965 మొత్తము తాగితముల సంఖ్య
(17) తు తాగితము పదున సంఖ్య (10)


సబ్-రిజిస్ట్రారు

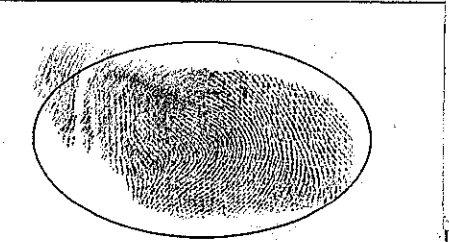


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO. **FINGER PRINT
IN BLACK
(LEFT THUMB)**



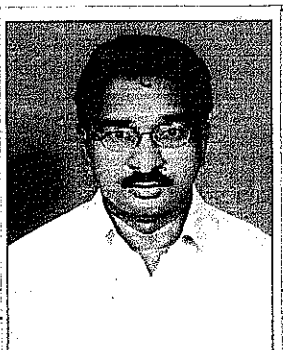
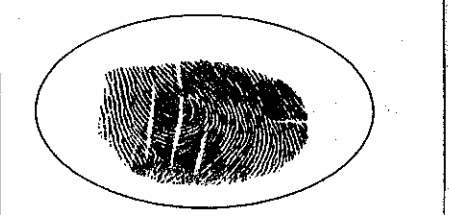
**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER**



VENDOR:

M/S. GREENWOOD ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD, SECUNDERABAD – 500 003
REP. BY ITS PARTNERS
1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI

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



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

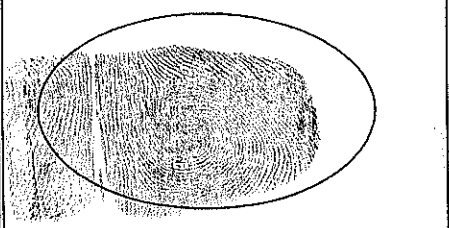
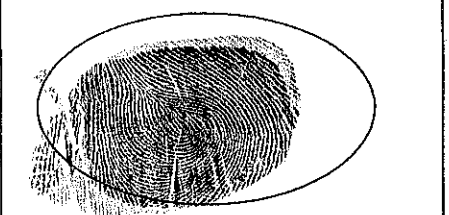
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M.G. ROAD
SECUNDERABAD –500 003.



BUYERS:

1. MRS. MARY JULIE BORA
W/O. MR. PHANINDRA BORA
R/O. # 24/62/1/C
VENKATAPURAM
TIRUMALGIRI
SECUNDERABAD- 500 015.

2. Mr. PHANINDRA BORA
S/O. MR. K. C. BORA
R/O. # 24/62/1/C
VENKATAPURAM
TIRUMALGIRI
SECUNDERABAD- 500 015



SIGNATURE OF WITNESSES:

1. *N. Jaou*
2. *11/1/08*

wood Estates
[Signature]
Partner

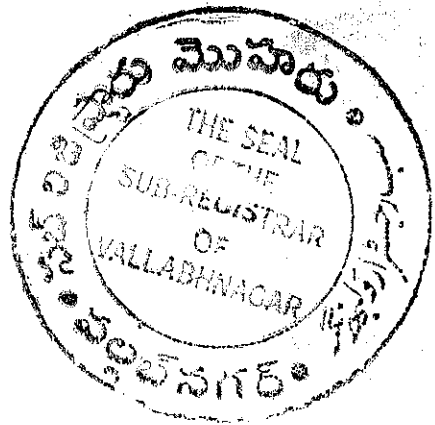
For Greenwood Estates
[Signature]
Partner

SIGNATURE OF EXECUTANTS

[Signature]
SIGNATURE(S) OF BUYER(S)

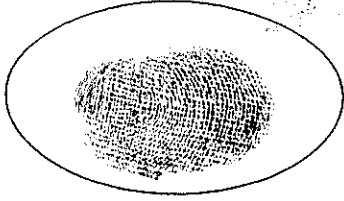
1వ పుస్తకము 2012సం/తా.శ.19 ...వ. వనంబి
దస్తవేజు నెం. 2965 మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము దరుస సంఖ్య (11)

సబ్-రిజిస్ట్రారు



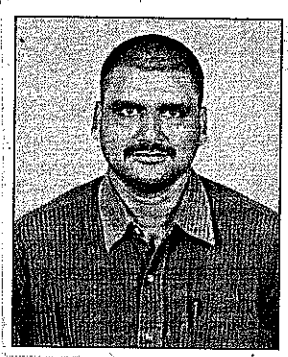
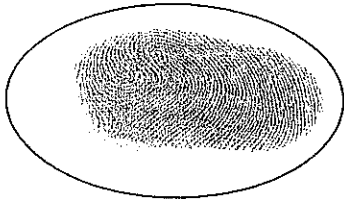
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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

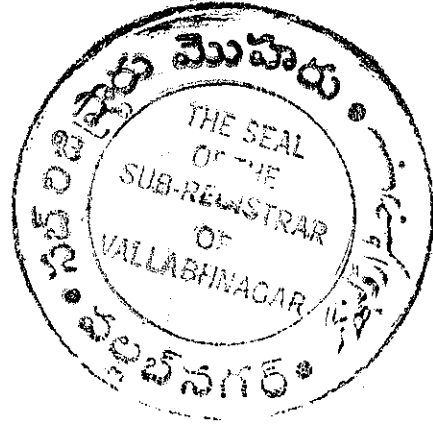
SIGNATURE OF WITNESSES:

1. *M. Srinivas*

2. *M. Mahender*

1వ భుక్తికము 2012 నం/తా.శ.19 ...34 వ.నం.శీ
దస్తావేల నెం. 2965 మొత్తము తాగోముల సంఖ్య
(7) ఈ తాగోముల వదుల సంఖ్య (12)

సబ్-రిజిస్ట్రారు









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

C.S.No./Year: 003007/2012 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 03/07/2012 13:24:52


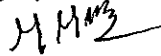
This report prints Photos and FPs of all parties

SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) MARY JULIE BORA. 24/62/1/C, VENKATAPURAM, TRIMULGI RISEC-BAD	
2			(CL) PAHNINDRA BORA 24/62/1/C, VENKATAPURAM, TRIMULGI RISEC-BAD	


Identified by

Witness 1

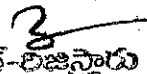
Witness 2

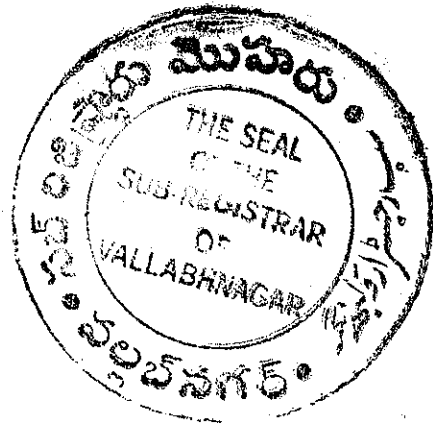



Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

1వ దృష్టకము 2012-సం/త.న.19 ... క్షు వ.నం.చ
తస్తావేటి నెం. 2965 మొత్తము కాగితముల సంఖ్య
(17) ఈ కాగితము పేరున సంఖ్య (13)


సబ్-రిజిస్ట్రారు



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, 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

Prabhakar

आयकर विभाग
INCOME-TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY.K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSP8104E

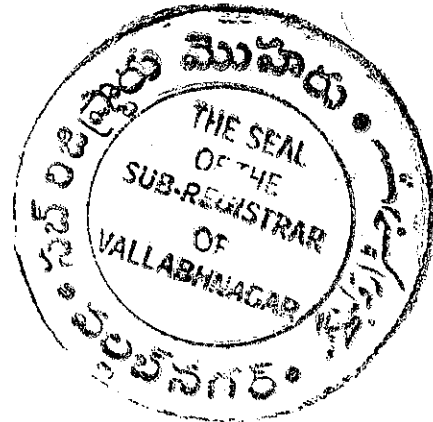
Prabhakar
Signature



10062008

1వ ప్రస్తావనము 2012సం/అ.స.19 24 వ.సం.చి
తస్తావేణ నెం. 2965 మొట్టమొదటి లాసీకముల సంఖ్య
(17) ఈ లాసీకము చదువ సంఖ్య (94)


సబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MRS. JULIE BORA

FORNUSAMY DANIEL

08/11/1970

Permanent Account Number

AEIPB9826M

Bora

Signature



50039020

इस कार्ड के खोने / जाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.


*If this card is lost / someone's lost card is found,
please inform / return to :*

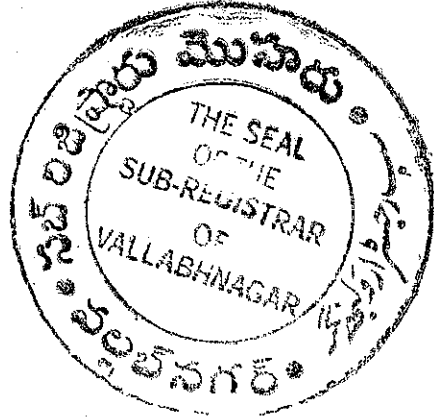
Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650; Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

Bora

1వ పుస్తకము 2012సం/కా.శ.19 కే.ఎ. వనంబు
దస్తావేజు నెం. 2965 మొట్టమొదటి కారితముల సంఖ్య
(17) ఈ కారితము పరుస సంఖ్య (15)


సబ్-రిజిస్ట్రారు





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PHANINDRA BORA
KHIROD CHANDRA BORA

06/02/1967
 Permanent Account Number
AEIPB9827L

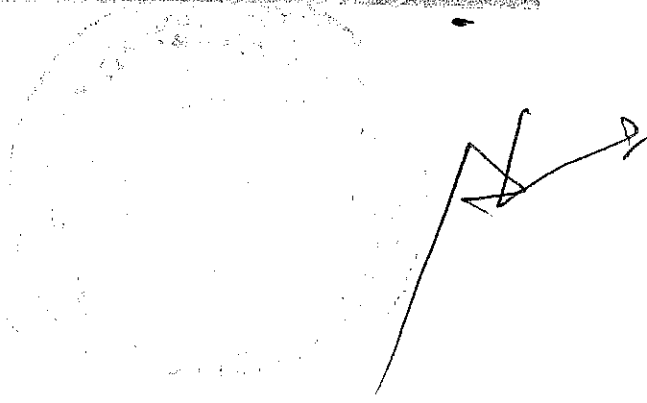

 Signature


 DB11/2006

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
 आयकर पैन सेवा इकाई, एन एस डी एल
 चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
 एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

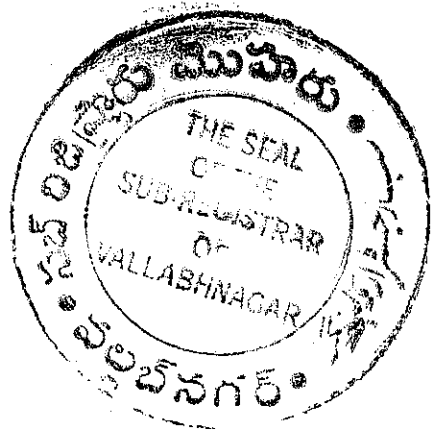
*If this card is lost / someone's lost card is found,
 please inform / return to*

Income Tax PAN Services Unit, NSDL
 4th Floor, A Wing, Trade World,
 Kamala Mills Compound,
 S. B. Marg, Lower Parel, Mumbai - 400 013.
 Tel: 91-22-2495 4650, Fax: 91-22-2495 0664,
 e-mail: tinmtr@nsdl.co.in



1వ పుస్తకము 2012 సం/త.శ.19 వై.వ. వసంధి
దస్తావేజు నెం. 2945 పుస్తకము తాగితముల సంఖ్య
(17) ఈ తాగితము తదుపరి సంఖ్య (16)


సబ్-రిజిస్ట్రారు



WITNESS NO. 1:

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

Number: DL-AP010413402001
Name: SR NIVAS M.
S/D/W of: M LINGAIAH
Address: 12-11-364/6
WARSIKUDA
SECUNDERABAD
PIN: 06 06-1971
DOB: 06 06-1971
Blood Gr.:

Signature: _____

DL Of Issue: 09-10-2001
Addl. Licencing Authority
Secunderabad

Yadav

WITNESS 2.

आयकर विभाग
INCOME TAX DEPARTMENT

M MAHENDAR

MALLESH MANDA

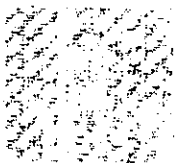
20/07/1978

Permanent Account Number
AQAPM0412C


Signature: _____

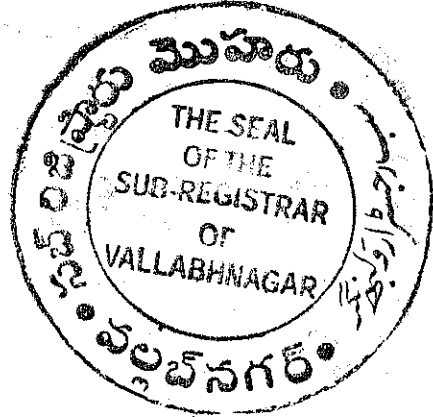


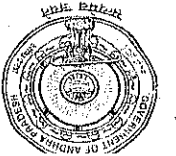
भारत सरकार
GOVT. OF INDIA



MME

1వ పుస్తకము 2012 సం/త.న.19 వేద వ.నం.10
కస్తూరవతి నెం. 2965, మొత్తము ఈగిరిముల సరియ
(17) ఈ ఈగిరిముల వదున సంఖ్య (17) 
సబ్-రెజిస్ట్రారు





**Government Of Andhra Pradesh
Registration And Stamps Department**

Certificate of Encumbrance on Property
 Certificate No. 8435
 Application No. 12656

SRO Name: 1508 VALLABNAGAR Dist Name: Ranga Reddy Page 1 Of 1

2019/12

Sri/Smt. MARY JULY BORA having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property:
 VILL/COL : KOWKOORKOWKOOR SURVEY, 202,203,204,205,206, House: FLATA-224 APARTMENT;
 GREENWOOD RESIDENCY EXTENT: 65.88 Sq. Yd. BUILT: 1230 Sft. NORTH: 7' WIDE CORRIDOR SOUTH:
 FLAT NO 229 EAST: OPEN TO SKY WEST: OPEN TO SKY
 DATE & TIME of Application of EC: 19/06/2012, 12:00 AM

I hereby certify that a search has been made in Book I and in the indexes of S.R.O.VALLABNAG Years from 01/04/1982 to 18/06/2012 For acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl. (a) Description of Property	Date of (E)xecution (R)egistration	(b) Nature & Value of Document	Names of Parties Executants (Ex) and Claimants(CI)	Vol.No /CD.No /Doct.No/Year
---------------------------------	------------------------------------	--------------------------------	--	-----------------------------

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found in Search made and certified prepared by RASAD Received Rs. 100 + 20 towards EC-Fee against Cash Receipt No. 11379

Result: 0 out of 269 are selected.

Office Seal
 ఆంధ్రప్రదేశ్ ప్రభుత్వం
 ఆంధ్రప్రదేశ్ రిజిస్ట్రార్ ఆఫ్ స్టాంప్స్ అండ్ రిజిస్ట్రేషన్

Date: 19/06/2012, 12:00 PM



Signature of Registering Officer

[Handwritten Signature]

Source CARD

ఆంధ్రప్రదేశ్ ప్రభుత్వం

