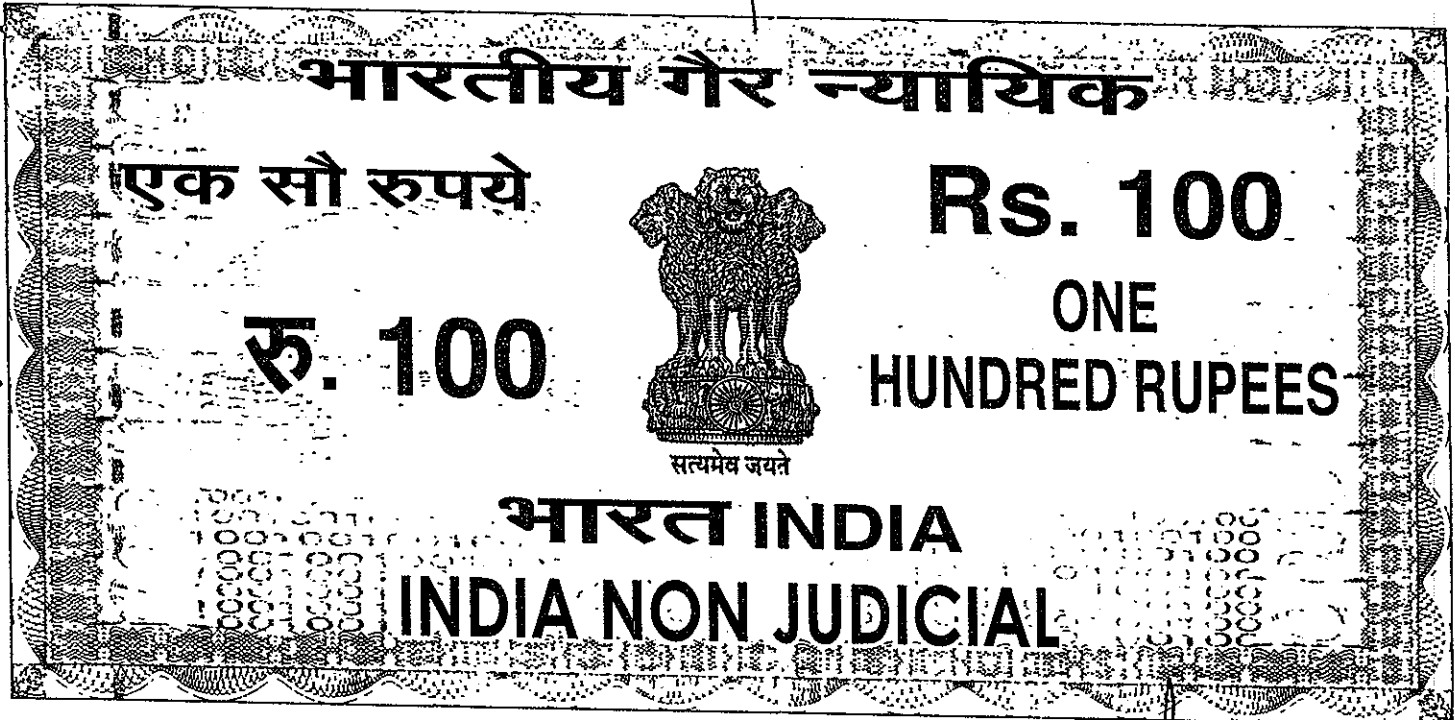


Case 382

No. 3501/2010

SCANNED

Am 3746



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 1463/10/91/10/2010  
 Santaketo Shankar, Hyderabad  
 Greenwood Estates - SALE DEED

AM 486520  
 DUSA SRINIVAS RAO  
 S.V.L No: 23/1998, R. No: 09/2010  
 12-11-696, Warasiguda,  
 SECUNDERABAD.

This Sale Deed is made and executed on this 4<sup>th</sup> day of October 2010 at SRO Vallabh Nagar, 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 40 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 41 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 18 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 41 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 33 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 40 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 40 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

For Greenwood Estates  
  
 Partner

For Greenwood Estates  
  
 Partner

1 వ పుస్తకము 2010 సం/శా.క.1932 వ.నం. పు  
 దస్తావేజు నెం. 350 మూల్యము కాగితముల సంఖ్య 124  
 ఈ కాగితము వరుస సంఖ్య 4

**ENDORSEMENT**

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

**I. Stamp Duty:**

- 1. In the shape of stamp papers..... Rs. 100700
- 2. In the shape of ..... Rs. 51150
- 3. In the shape of ..... Rs. -
- 4. adjustment of ..... Rs. -

నట్-రిజిస్ట్రారు

**II. Transfer Duty:**

- 1. In the shape of ..... Rs. 205000
- 2. In the shape of ..... Rs. -

**III. Registration fees:**

- 1. In the shape of ..... Rs. 512500
- 2. In the shape of cash ..... Rs. -

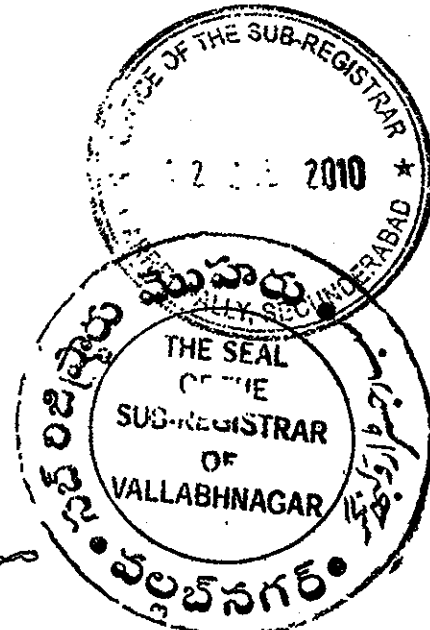
**IV. User Charges:**

- 1. In the shape of challan ..... Rs. 100000
- 2. In the shape of cash ..... Rs. -

**Total** ..... Rs. 769750

2010 వ సం. 05 వ తేది నెం. 05  
 1932 వ.శా.క. నెం. 350 మూల్యము 13 వ తేది వరకు

2. మరియు 3 గంటల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రార్  
 కార్యాలయంలో శ్రీ శ్రీమంత్రి K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ సు-అనుసరించి  
 నున్నించవలసిన ఫీజు గావులు మరియు వేరవ ఫీజు ను  
 దాఖలు చేసి రుసుము రూ. 512500 లు చెల్లించినది  
 తాను ఇచ్చినట్లు దిక్పత్రంపై  
 వాడుకుంటున్నట్లు



Prabhakar Reddy

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road,  
 Secunderabad-50, through attested GPA/SPA for presentation  
 of documents, Vide GPA / SPA No. 8/BEKIV/08  
 dated 9.01.05 registerer at SRO  
 Ranga Reddy District, Vallabh Nagar

విరాసేదినడ

Venkataramana Reddy s/o. Anji Reddy  
 Occ: Service R/o. 11-167/2, Road no. 2  
 Green Hills Colony, Saroornagar, Hyderabad.

Belkumar s/o. MULLUND RAJ  
 Occ: Service R/o. 9-11/2, Koltha Yetha  
 Belaven Bazar SEC-BAN 500010

2010 వ సం. 05 వ తేది నెం. 05  
 1932 వ.శా.క. నెం. 350 మూల్యము 13 వ తేది

V. RAMESH  
 నట్-రిజిస్ట్రారు  
 వల్లభనగర్

**IN FAVOUR OF**

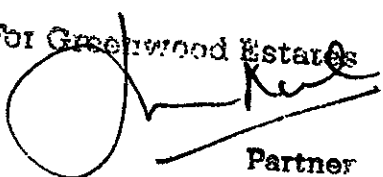
1. FLT. LT. RAKESH SHARMA, SON OF MR. H. P. SHARMA, aged about 33 years, Occupation: Service
2. MRS. PREETI SHARMA WIFE OF FLT. LT. RAKESH SHARMA aged about 32 years, Occupation: Housewife, both are residing at Flat No. 308, Block-B, Meghadri Heights, Yapral, Secunderabad, hereinafter called the "Buyer" (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. Bhasker K Bhatt became the owner of the said Ac. 1-00 Gts., of land in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District by virtue of registered sale deed dated 5.01.2007 bearing document no. 62/2007 and duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- C. The Owners were the absolute owners, possessors and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, admeasuring Ac. 3-05 Gts. by virtue of registered sale deed dated 5.01.2007, bearing document no. 63/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- D. The Vendors Land along with the Owners Land totally admeasuring Ac. 6-05 Gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District is hereinafter the referred to as the SCHEDULED LAND and is more particularly described at the foot of the document.
- E. The Vendor and the Owners have purchased the SCHEDULED LAND for a consideration from its previous owners and pattedars namely:
  - Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
  - Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
  - Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
  - Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy

For Greenwood Estates

  
Partner

  
Partner

1 వ పుస్తకము 2010 సం/తా.న.19-2 వ.నం. 3501  
 దస్తావేజు నెం 3501 మొత్తము కాగితముల సంఖ్య (1) &  
 ఈ కాగితము వరుస సంఖ్య (2)

*R*  
 సబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 42 OF THE STAMP ACT  
 No. 3501/10 Date 05/10/10.

I hereby Certify that the deficit Stamp duty  
51,150/- (Rs. Fifty one thousand  
one hundred and fifty only)  
 has been levied in respect of the instrument from  
 Executant of this deed on the basis of appraised  
 Market Value of Rs. 10,25,000/-  
 been higher than the consideration

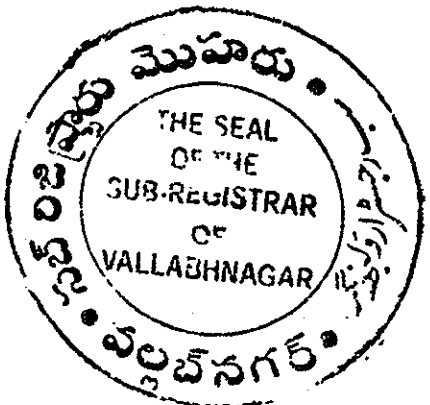
*Ramesh*  
 Collector & Sub-Registrar  
 Vallabh Nagar  
 Under the Indian Stamp Act

51150/-  
 An amount of Rs. 20500/- towards Stamp Duty  
 including Transfer Duty and Rs. 5125/- towards  
 Registration Fee was paid by the party through a  
 Receipt Number 920073 Date 4/10/10  
 at SSI Begumpet Branch (93)  
 On 05/10/10 *Ramesh*  
 St. SRO Vallabh Nagar S. R. Registrar  
 Vallabh Nagar

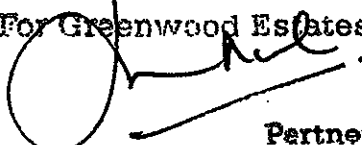
1 వ పుస్తకము 2010 సం. / తా.న. 19-2 వ. నం. 3501  
 నెంబరుగా రిజిస్ట్రారు చేయబడినది. దానిని  
 విమర్శించి గుర్తింపు నెంబరు 920073-4/10.

తేదీ 05/10/10.

*Ramesh*  
 సబ్-రిజిస్ట్రారు  
 వల్లభ నగర్.  
**V. RAMESH**



- 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 semi-finished, semi-deluxe apartment no. 516 on the fifth floor in block no. 'C' having a super built-up area of 1230 sft. (i.e., 984 sft. of built-up area & 246 sft. of common area) together with undivided share in the scheduled land to the extent of 65.88 sq. yds. and a reserved parking space for one car on the stilt floor admeasuring about 100 sft in the building known as GREENWOOD RESIDENCY and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only) and the Buyer has agreed to purchase the same.

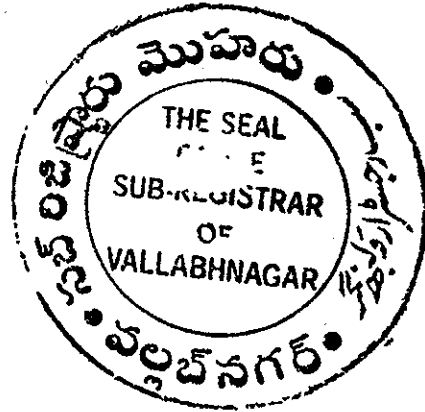
For Greenwood Estates  
  
Partner

Estates

  
Partner

1 వ పుస్తకము 2010 సం/శా.శ.1952 వ.సం. పు  
దస్తావేజు సం-2501 మొత్తము తాగీతముల సంఖ్య (4)  
ఈ తాగీతము వరుస సంఖ్య (2)

P  
నబ్-రిజిస్ట్రారు



- 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.

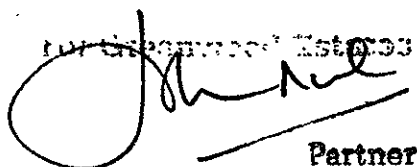
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 516 on fifth floor in block no. 'C', having a super built-up area of 1230 sft. (i.e., 984 sft. of built-up area & 246 sft. of common area) in building known as Greenwood Residency together with:

- a) An undivided share in the Schedule Land to the extent of 65.88 Sq. yds.
- b) A reserved parking space for single car on the stilt floor admeasuring about 100 sft.

Situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

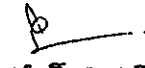
- i. Rs. 8,00,000/- (Rupees Eight Lakhs Only) paid by way of cheque no. 895913, dated 30.09.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd.,
- ii. Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 010662, dated 09.09.2010 drawn on Axis Bank, R. P. Road Branch, Secunderabad.
- iii. Rs. 25,000/- (Rupees Twenty Five Thousand Only) paid by way of cheque no. 895665, dated 02.08.2010 drawn on State Bank of India, EME Branch, Cantonment.
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.

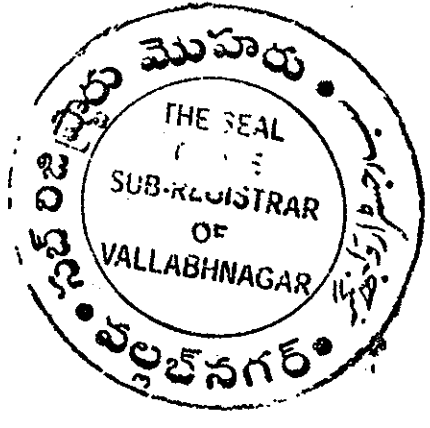
for and on behalf of the Vendor  
  
Partner

for and on behalf of the Buyer

  
Partner

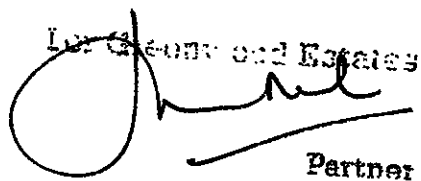
1 వ పుస్తకము 2010 సం/శ.శ.192 వ.నం. పు  
దస్త్రవేళ నం 250 మొత్తము కారితముల సంఖ్య (4)  
ఈ కారితము వరుస సంఖ్య (4)

  
సబ్-రిజిస్ట్రారు



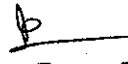


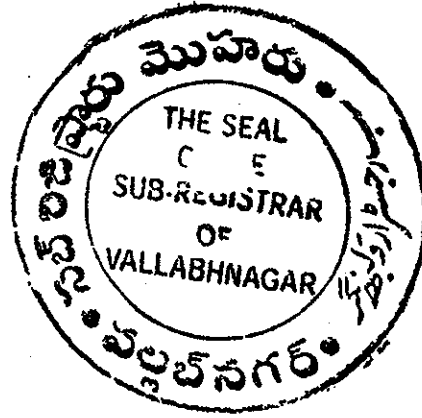
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Greenwood Residency as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

  
 Partner

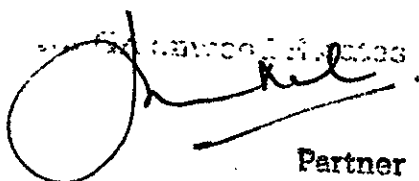
  
 Partner

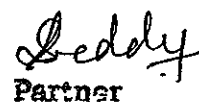
1 వ పుస్తకము 2010 సం/శా.శ.19 వ.సం. పై  
దస్త్రానాల నెం-350 మొత్తము తాగితముల సంఖ్య (14)  
ఈ తాగితము వరుస సంఖ్య (5)

  
సబ్-రిజిస్ట్రారు



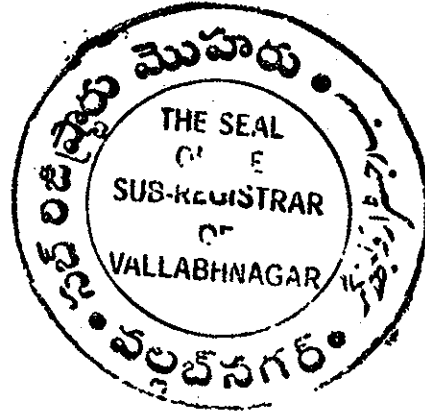
- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the 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.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.
10. Stamp duty and Registration amount of Rs. 76,875/- is paid by way of challan no. 920073 dated 4.10.10, drawn on State Bank of Hyderabad, Begumpet Branch, ~~xxxxxx~~ Hyderabad and VAT an amount of Rs. 10,250/- paid by way of Pay order No. 158170, dated 05.10.10, drawn on HDFC.Bank, S. D. Road Branch, Secunderabad.

  
Partner

  
Partner

1 వ పుస్తకము 2010 సం/త.శ.1922 వ.సం. వి  
దస్త్రావేళ నెం-350 మొత్తము తాగితముల సంఖ్య (14)  
ఈ తాగితము వరుస సంఖ్య (6)

b  
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 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. 516 on the fifth floor in block no. 'C' 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 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:

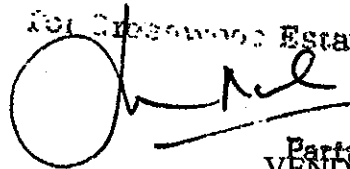
North By	Open to Sky & 7' wide corridor
South By	Flat No. 525
East By	Open to Sky
West By	Open to Sky

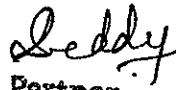
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:


1. 

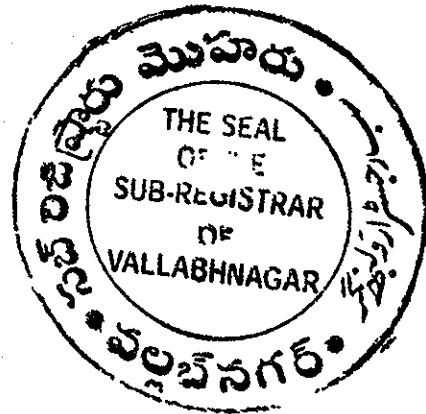
2. 

For Greenwood Estates  
  
Partner  
VENDOR

For Greenwood Estates  
  
Partner

1 వ పుస్తకము 2010 సం/త.శ.1922 వ.సం. పు  
దస్తావేజు సం. 350 ముఖము కాగితముల సంఖ్య (14)  
ఈ కాగితము వరుస సంఖ్య (7)

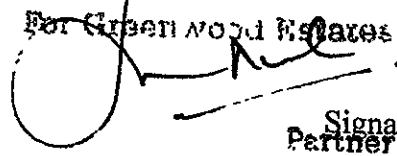
  
సబ్-రిజిస్ట్రారు



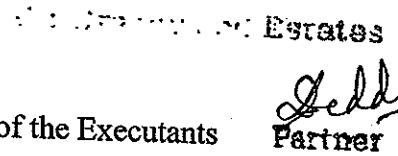
ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 516 on the fifth floor in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 65.88 sq. yds, U/S Out of Ac. 6-05 Gts.
4. Built up area Particulars:
- a) In the Stilt Floor : 100 sft. Parking space for single car
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor :
- f) In the Fifth Floor : 1230 sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,25,000/-

Date: 04.10.2010

For Greenwood Estates  
  
Partner

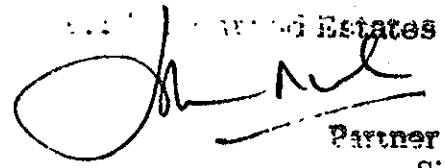
Signature of the Executants

For Greenwood Estates  
  
Partner

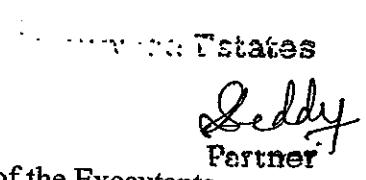
C E R T I F I C A T E

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

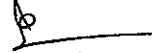
Date: 04.10.2010

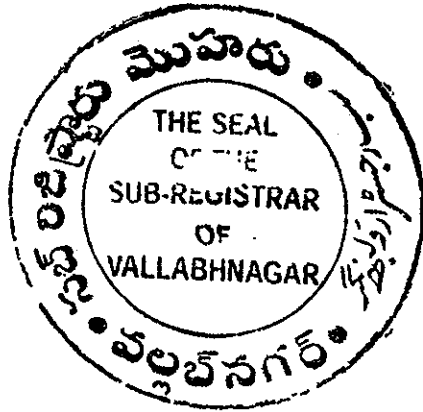
For Greenwood Estates  
  
Partner

Signature of the Executants

For Greenwood Estates  
  
Partner

1 వ పుస్తకము 2010 సం/కా.న.1939 వ.నం. పు  
దస్తావేజు నెం 250 మొత్తము ఆగీతముల సంఖ్య 94  
ఈ ఆగీతము వరుస సంఖ్య ( 2 )

  
సబ్-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 516 IN BLOCK NO. 'C' ON FIFTH FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

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

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

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

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

**BUYERS:** 1. FLT. LT. RAKESH SHARMA, SON OF MR. H. P. SHARMA

2. MRS. PREETI SHARMA WIFE OF FLT. LT. RAKESH SHARMA

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

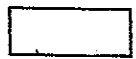
65.88

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.



**EXCL:**

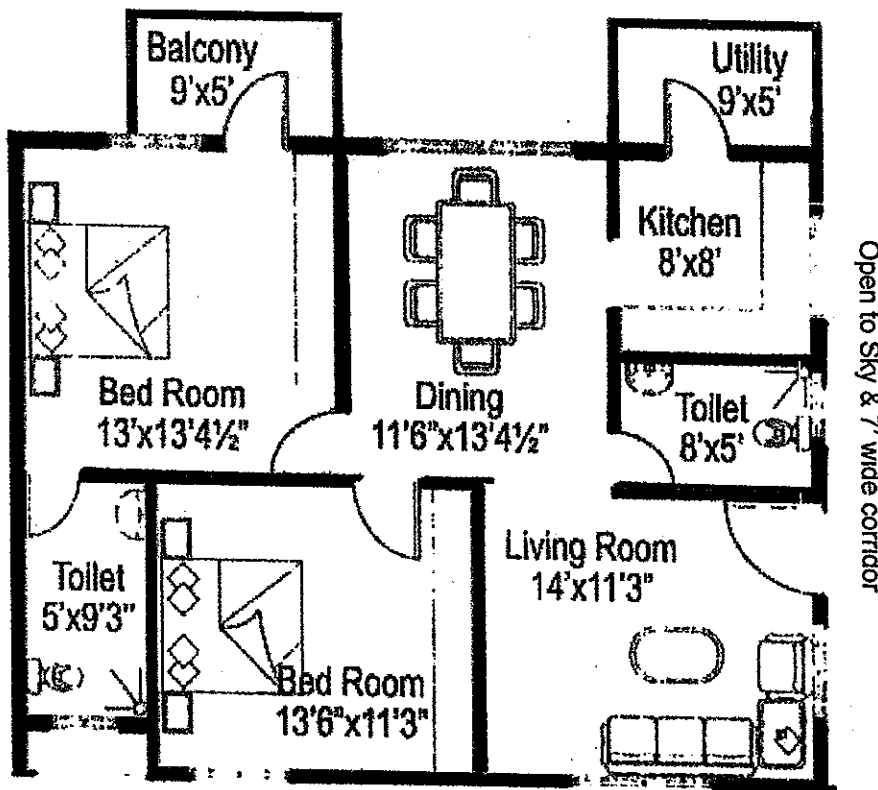


**U/S. OUT OF TOTAL:** Ac 6-05Gts.  
**PLINTH AREA** : 1230 SFT.



Open to Sky

Flat No. 525



Open to Sky & 7' wide corridor

Open to Sky

**WITNESSES:**

- 
- 


Partner

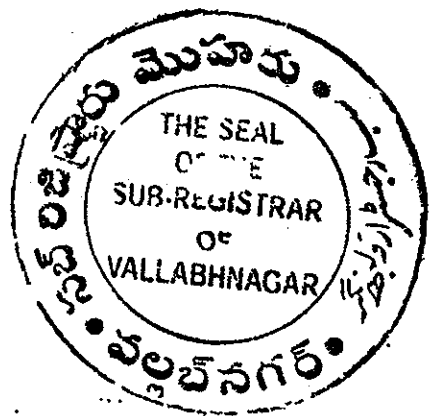
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

1 వ పుస్తకము 2010 నంబరు : 132 వ.నం. 9  
దస్తావేజు నెం 200: పుస్తకము ఇంటిముఖ సంఖ్య 144  
ఈ కాగితము వరుస సంఖ్య : 9

  
సబ్-రిజిస్ట్రారు





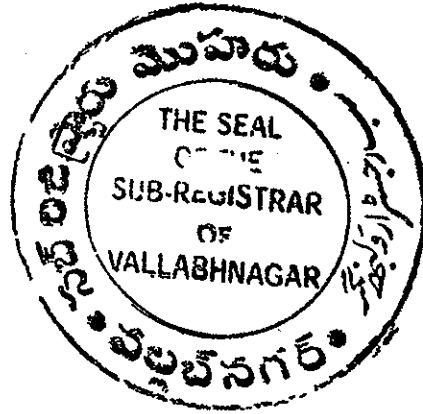
15.07.2010

For Greenwood Estates  
*[Signature]*  
Partner

For Greenwood Estates  
*[Signature]*  
Partner

1 వ పుస్తకము 2010 సం/శా. క. 19 21 వ.సం. షి  
దస్తావేజు నెం. 2010 మొత్తము కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 100

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  
SON OF SHRI. SATISH MODI

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



**SPA FOR PRESENTING DOCUMENTS  
VIDE DOC NO. 8/BK/IV-2008 Dt: 09.01.2008:**

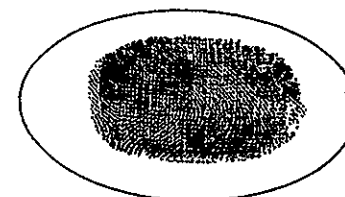
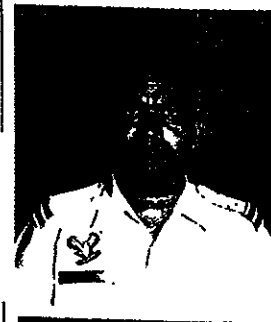
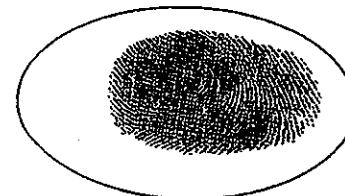
MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O), 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M.G. ROAD, SECUNDERABAD -500 003.



**BUYERS:**

1. FLT. LT. RAKESH SHARMA  
S/O. MR. H. P. SHARMA  
R/O. FLAT NO. 308  
BLOCK-B, MEGHADRI HEIGHTS  
YAPRAL, SECUNDERABAD

2. MRS. PREETI SHARMA  
W/O. FLT. LT. RAKESH SHARMA  
R/O. FLAT NO. 308  
BLOCK-B, MEGHADRI HEIGHTS  
YAPRAL, SECUNDERABAD



**SIGNATURE OF WITNESSES:**

- 1.
- 2.

We stand herewith my photograph and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallab Nagar, Hyderabad.

SIGNATURE OF THE REPRESENTATIVE

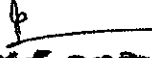
Greenwood Estates      The Greenwood Estates

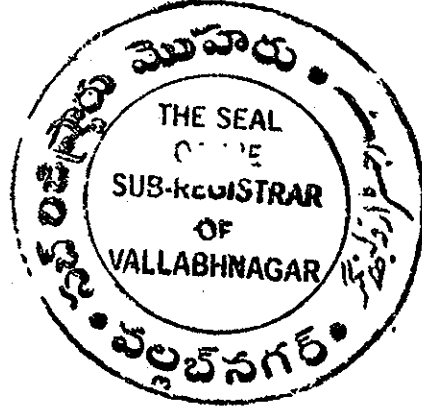
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 2010 సం/త.న.1922 వ.నం. 20  
దస్త్రవేళ నెం. 250 ముఖ్యము కాగితముల సంఖ్య 46  
ఈ కాగితము వరుస సంఖ్య (17)

  
నంద-రాజస్వామి



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



AIYPK2089F

नाम /NAME

SRIDEVI KALICHETI

पिता का नाम /FATHER'S NAME

VENKATA RAMI REDDY NARALA

जन्म तिथि /DATE OF BIRTH

19-04-1977

हस्ताक्षर /SIGNATURE

*Sridevi*

*Sridy*

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



ABMPM6725H

नाम /NAME

SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME

SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH

18-10-1969

हस्ताक्षर /SIGNATURE

*Soham Modi*

*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

PADMA REDDY RANDE

15/01/1974

Permanent Account Number

AWSPR010E

Signature



*Prabha*

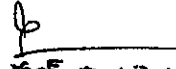
For Greenwood Estates

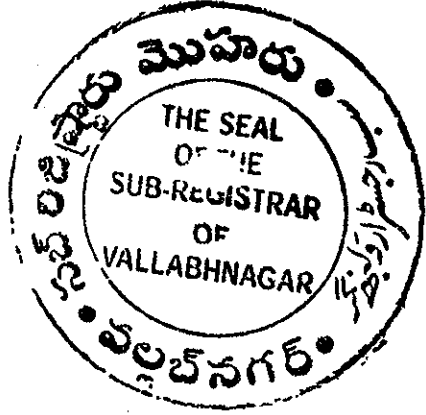
*[Signature]*  
Partner

For Greenwood Estates

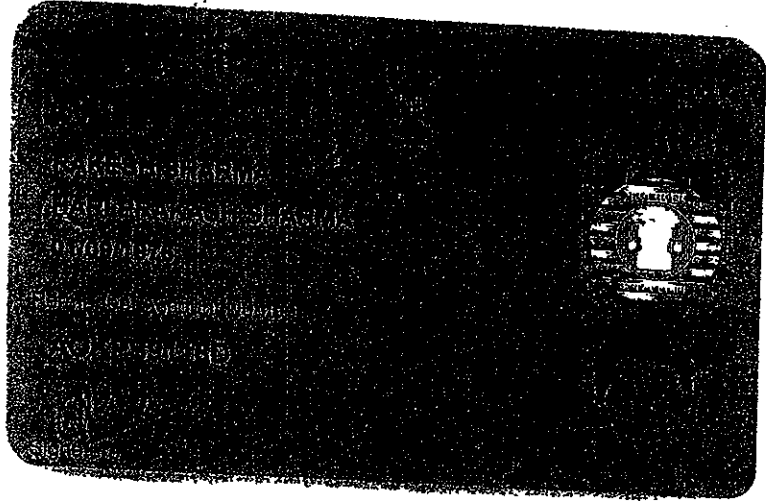
*[Signature]*  
Partner

1 గ చుస్తకము 2010/... వ.గం న  
దస్తావేజు నెంబ్రో... సరియైనది సరియైనది సరియైనది (14)  
ఈ కారితము వారు సరియైనది (12)

  
సబ్-రిజిస్ట్రారు




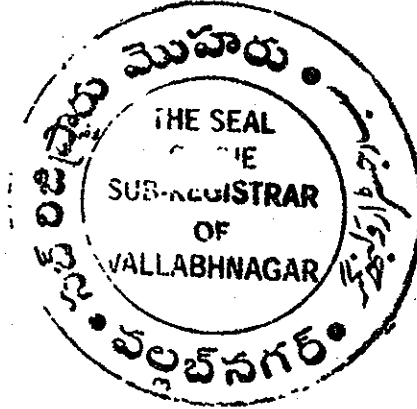




*Handwritten signature or initials*

1 వ పుస్తకము 2010 సం/శా.స.192 వ.సం. పి  
దస్త్రావేళ సం 350 ముఖ్యము లాగితముల సంఖ్య (10)  
ఈ లాగితము వరుస సంఖ్య (13)


  
సబ్-రిజిస్ట్రారు



Beath

Form - 7  
VALID THROUGHOUT INDIA

**GUJARAT STATE**  
Driving Licence



**Holder's Signature**  
*P. Rakesh Sharma*

**Issued on**  
31/02/2009

**Valid till**  
31/02/2009

**Name**  
PREETI SHARMA

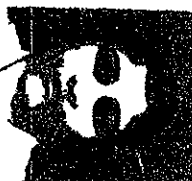
**Address**  
AIR FORCE CAMP  
MUNDRA ROAD  
BHUJ KUTCH 370001

**Dob**  
15/07/1977

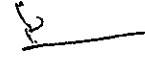
**Sex**  
BG A+

**Vehicle Category**  
is licensed to drive MV-17-02-09

**Issued by**  
LICENSING AUTHORITY BHUJ



1 వ పుస్తకము 2010 సం/త.శ.1932 వ.సం. వి  
దస్తవేజా నెం 250 ముత్తము తాగితముల సంఖ్య (14)  
ఈ తాగితము వరుస సంఖ్య (14)

  
సబ్-రిజిస్ట్రారు

