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BE 825260

S.No. **18074** Date: **17-11-2014**

Sold to: L. Rama Charyulu

S/o. C. Raghavulu

For Whom: M/s Green Wood Builders

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
Plot No.227 ,Opp.Back Gate of City
Civil Court, West Marredpally,
Sec'bad.
Mobile: 9849355156

AGREEMENT

This Agreement is made and executed at Secunderabad on this the 17th day of November 2014 by and between:

M/s. Greenwood Builders, 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. Anand Mehta, S/o. Shri Suresh Mehta, aged 35 years, Occupation: Business and Shri. Soham Modi Son of Shri. Satish Modi aged about 44 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad - 500 034, hereinafter referred to as First Party.

AND

M/s. Greenwood Lakeside (Hyderabad) LLP, a limited liability partnership 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. Anand Mehta, S/o. Shri Suresh Mehta, aged 35 years, Occupation: Business and Shri. Soham Modi Son of Shri. Satish Modi aged about 44 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad -500 034 hereinafter referred to as Second Party.

For **GREENWOOD BUILDERS**
[Signature]
YAM Partner

YAM Partner
[Signature]
Anand Mehta

[Signature]

For Greenwood Lakeside (Hyderabad) LLP
[Signature]
YAM Designated Partner
Anand Mehta

- A. Whereas the First Party has entered into an understanding for development of land forming part of Sy. No. 49 situated at Yapral, Malkajgiri Mandal, R. R. District, admeasuring Ac. 5-30 Gts with Mr. L. Rajeshwar Rao & others.
- B. The partners/promoters of the parties herein are Modi Housing Pvt. Ltd., represented by Mr. Soham Modi, Mr. Anand Mehta and Mrs Kusum Mehta. The sharing ratio of profit and loss of the partners in the firm (First Party) and the LLP (Second Party) is also the same.
- C. As per the advisors of the parties herein it was decided to undertake the project in an LLP in place of a partnership firm. Accordingly a new partnership firm was formed i.e., the Second Party herein.
- D. It is agreed between the parties that all rights, title and interest of the First Party under the understanding referred above shall be transferred to the Second Party.
- E. Accordingly, the land owners of the said land have agreed to transfer the rights of the First Party to the Second Party in all subsequent agreements and deeds.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The First Party agrees to transfer all its right, title and interest with respect to the understanding reached with the land owners for development of land forming part of Sy. No. 49 situated at Yapral, Malkajgiri Mandal, R. R. District, admeasuring Ac. 5-30 Gts, belonging to Mr. L. Rajeshwar Rao & others.
2. The First Party has incurred an expenditure amounting to **Rs. 1,07,96,959/-** details of which are given below. The Second Party agrees to reimburse this entire expenditure to the First Party within 6 months of this agreement.

Sl. No.	Account	Amount Rs.
1.	Consultancy charges paid to architects, surveyors, auditors, lawyers, etc.	8,19,331
2.	Fees paid for building permit	1,80,000
3.	Site development expenses	64,135
4.	Administration expenses – salaries, legal expenses, fuel, advertisement, telephone, printing & stationary, puja.	1,91,593
5.	Deposit paid to owners of the Scheduled Land	95,00,000
6.	Miscellaneous expenses	41,900
	Total:	1,07,96,959

For GREENWOOD BUILDERS

Partner

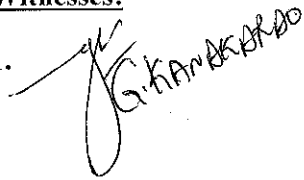
For Greenwood Lakeside (Hyderabad) LLP

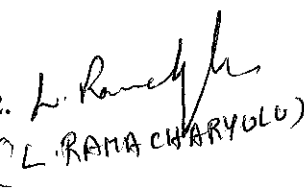
Designated Partner

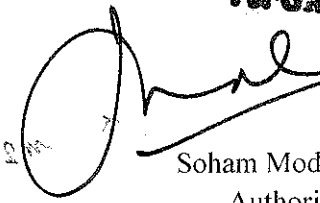
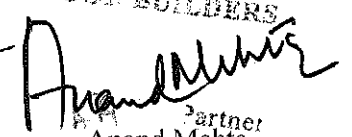
- Both the parties agreed to sign all such documents, deeds that may be required to fully effectuate this agreement between both the parties.

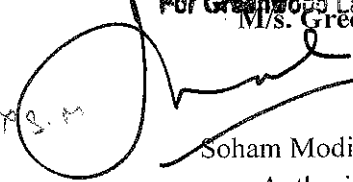

IN WITNESS whereof the parties hereto have put their respective hands on the date mentioned herein above.

Witnesses:

1. 
G. HANUMANTH RAO

2. 
(L. RAMA CHARYULU)

M/s. Greenwood Builders.
For GREENWOOD BUILDERS
 
Soham Modi, Anand Mehta
Partner
Authorised Representatives

For Greenwood Lakeside LLP
M/s. Greenwood Lakeside
 
Soham Modi, Anand Mehta
Designated Partner
Authorised Representatives