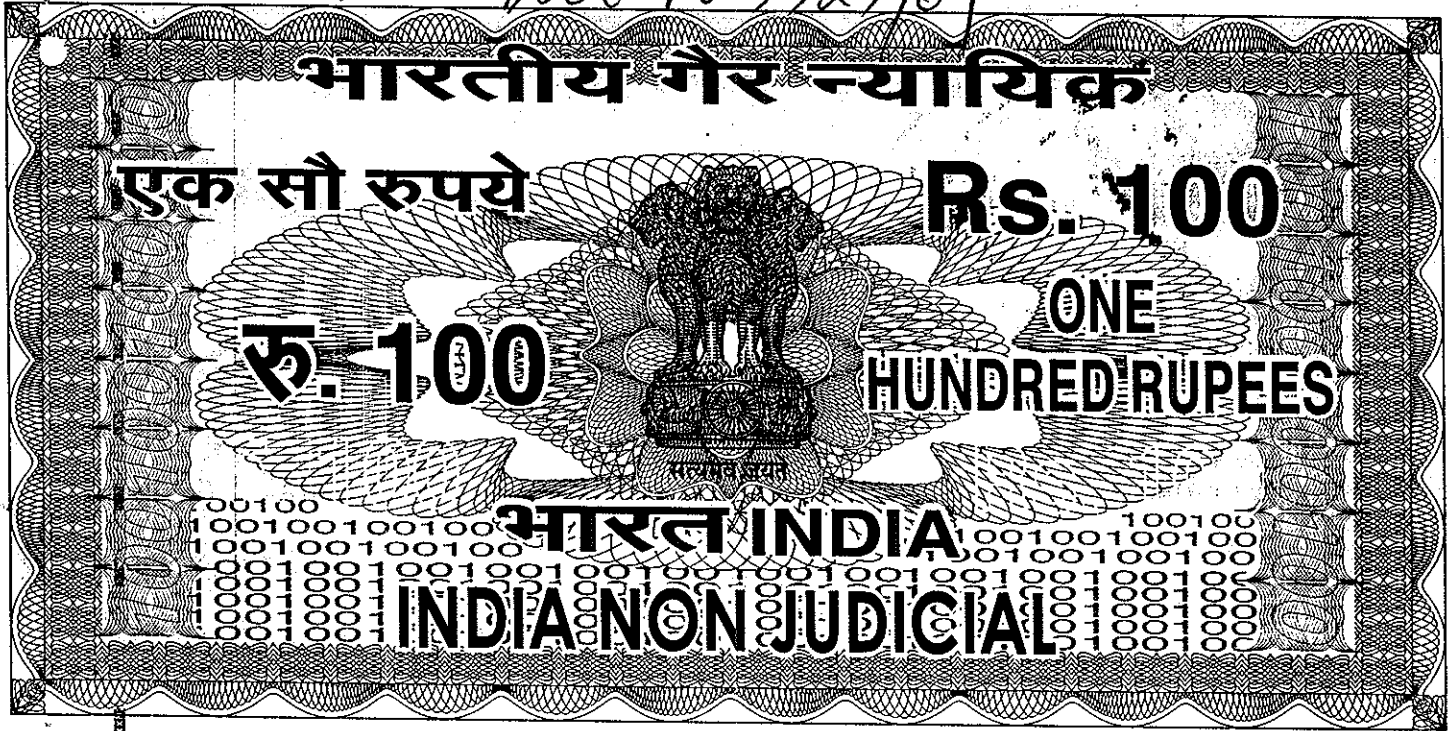


Gen 3378

DOCT NO. 3325/09



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 594928

S.No. 971 Date 01/12/2009 Rs. 100

Name: Anil Kumar

S/o. W/o. Nagesh Reddy

For Whom: Green Wood Estates SALE DEED

^{MS}
U. MASTANA

S.W.L. No. 09/2009

H.No. 8-3-228/678/209

YOUSUFGUDA, HYDERABAD.

This Sale Deed is made and executed on this 22nd day of December 2009 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 39 years, Occupation: Business, resident of Plot No. 280, Jublee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 34 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

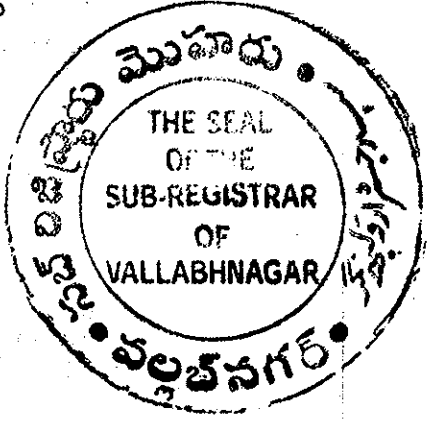
1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 41 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 18 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. Shri. A. Purushotham, S/o. Shri. A.Vittal, aged about 41 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A.Vittal, aged about 33 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 40 years, Occupation Business, Resident of H. No. 1-3-2/C/1, Kisan Nagar, Bhongir, Nalgonda Dist. being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 39 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

1 వ పుస్తకము 2009 సం/త.శ. 19-31 వ.నం. పు
 దస్తావేజు నెం 3325 మొత్తము కారితముల సంఖ్య 94
 ఈ కారితము వరుస సంఖ్య ())

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

| | |
|--|--------------------|
| I. Stamp Duty | |
| 1. in the shape of stamp papers | Rs. 100.00 |
| 2. in shape of challan (u/s. 41 of I.S.Act. 1899) | Rs. 59900.00 |
| 3. in the shape of cash (u/s. 42 of I.S.Act. 1899) | Rs. - |
| 4. adjustment of stamp duty u/s. 16 of I.S.Act. 1899, if any | Rs. - |
| II. Transfer Duty: | |
| 1. in the shape of challan | Rs. 24000.00 |
| 2. in the shape of cash | Rs. - |
| III. Registration fees: | |
| 1. in the shape of challan | Rs. 6000.00 |
| 2. in the shape of cash | Rs. - |
| 7. User Charges: | |
| 1. in the shape of challan | Rs. 100.00 |
| 2. in the shape of cash | Rs. - |
| Total | Rs. 90100/- |



2009 వ సం. డిసెంబర్ నెం. 26 వ తేదీ
 1931 త.శ. సం. జులై మాసము 05 వ తేదీ వరకు
 3 మరియు 4 గంభీర స్వీట్స్ వల్లభనగర్ నగర్ లోకేషన్
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ ను అనుసరించి
 సున్నించవలసిన ఖాతా గ్రాఫులు మరియు వేలముద్రలకు సహా
 దాఖలు చేసి రుసుము రూ. 6000.00 లు చెల్లించినది
 వ్రాసి ఇచ్చినట్లు దిస్త్రీకోర్టు
 ఇదను బోధనవైదు

Prabhakar
Prabhakar



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 8/2009/08
 dated 19.1.08 registerer at SRO, Vallabh Nagar
 Raaga Reddy District.

- 1) *Prabhakar*
 R.M. Rao Kumar. S/o R. M. LUND RA.
 9/11/21, Koltha Basthi, Bolaven SEC-BADRI
 2) *Prabhakar*
 Venkateswara Reddy s/o. Anji Reddy
 R/o. 11-187/2, Rd No. 2. Green Hills
 Saravonagar. Hyderabad. Occ. Service Colony,

2009 వ సం. డిసెంబర్ నెం. 26 వ తేదీ
 1931 వ.త.శ. సం. జులై మాసము 05 వ తేదీ
 సబ్-రిజిస్ట్రారు
 వల్లభనగర్

IN FAVOUR OF


MR. MOHD. FAKRUDDIN, SON OF MR. MOHD. NAYEEMUDDIN, aged about 59 years, Occupation: Retired, residing at SOQ No. 20, HAL Enclave, Old Madras Road, Bangalore – 560 093, 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

For Greenwood Estates


Partner

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.సం. పు
 దస్తావేజు నెం. 3325 మొత్తము కాగితముల సంఖ్య 44
 ఈ కాగితము వరుస సంఖ్య (2)

[Signature]
 సబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 3325/09 Date 26-12-09

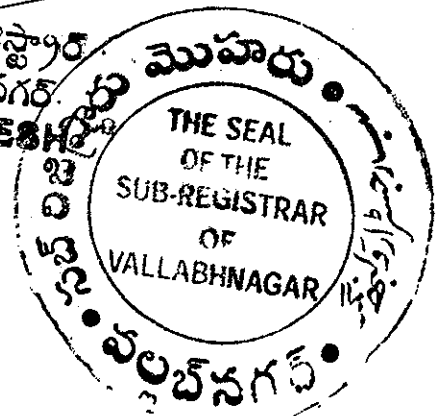
I hereby Certify that the deficit Stamp duty
 59900/- (Rs Fifty nine thousand
 nine Hundred only
 has been levied in respect of the instrument from
 Executant of this deed on the basis of agreed
 Market Value of Rs. 1200000/-
 which is higher than the market value.

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

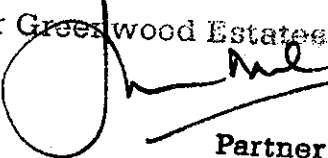
An amount of Rs. 59900/- towards Stamp Duty
 including Transfer Duty and Rs. 24000/- towards
 Registration Fee was paid by the party through challan
 Receipt Number 130/96 Dated 26-12-09.
 at SBH Begumpet Branch (289)
 Dt. 26-12-09
 St. SRO Vallabh Nagar
[Signature]
 Sub-Registrar
 Vallabh Nagar


1 వ పుస్తకము 2009 సం. / శా.శ. 1931 వ సంఖ్య
 3325 నెంబరుగా రిజిస్ట్రారు చేయబడినది. స్కానింగ్
 ఏమిటం గుర్తింపు నెంబరు 1508-1-3325-2009.
 తేదీ: 26-12-09.

[Signature]
 సబ్-రిజిస్ట్రారు
 వల్లభ్ నగర్.
 V. RAMESH



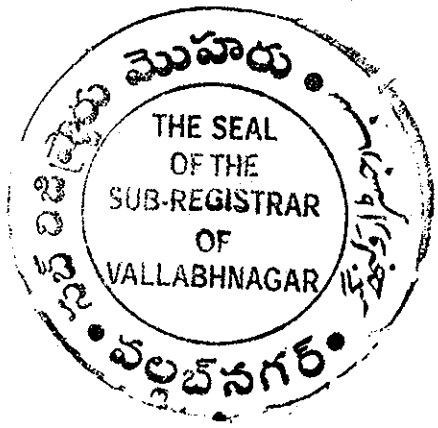
- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after 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-deluxe apartment bearing flat no. 229 on the second floor in block no. 'C' having a super built-up area of 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with undivided share in the scheduled land to the extent of 89.18 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.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

1 వ పుస్తకము 2009 సం/శా.శ. 1931 వ.నం. వ
దస్తావేజు నెం 332 ముక్తము కారితముల సంఖ్య 94
ఈ కారితము వరుస సంఖ్య (3)

సజ్జ-లజస్థారు



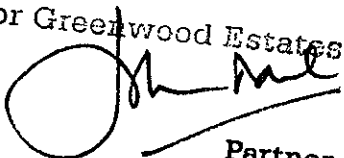
N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) and the Buyer has agreed to purchase the same.

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 finished, semi-deluxe apartment bearing flat no. 229 on second floor in block no. 'C', 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. 12,00,000/- (Rupees Twelve Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

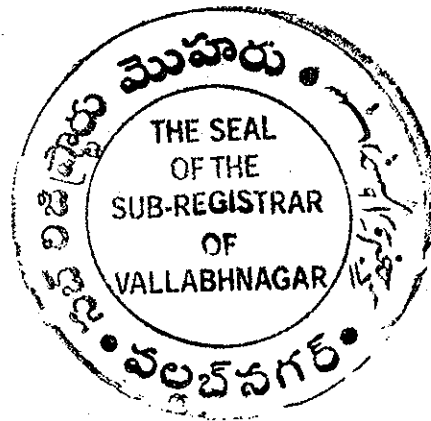
For Greenwood Estates

Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 2009 సం/శా.స. 1931 క.సం. పు
దస్తావేజు నెం 3325 మొత్తము కాగితముల సంఖ్య (4)
ఈ కాగితము వరుస సంఖ్య (4)


b
నబ్-రిజిస్ట్రారు



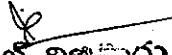
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further 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.

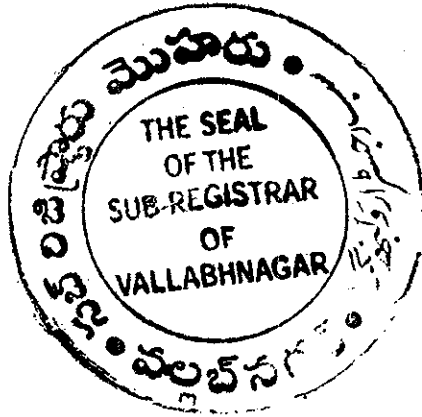
For Greenwood Estates

Partner

For Greenwood Estates

Partner

1 వ పుస్తకము 2009 సం/శా.శ. 19 31 వ.సం. పు
దస్తావేజు నెం 3325 మొత్తము కాగితముల సంఖ్య 44
ఈ కాగితము వరుస సంఖ్య (5)


నబి-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. 90,000/- is paid by way of challan no. 130196, dated 26.12.2009, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 12,000/- paid by way of Payorder No. 153 267, dated 21.12.2009, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates




Partner

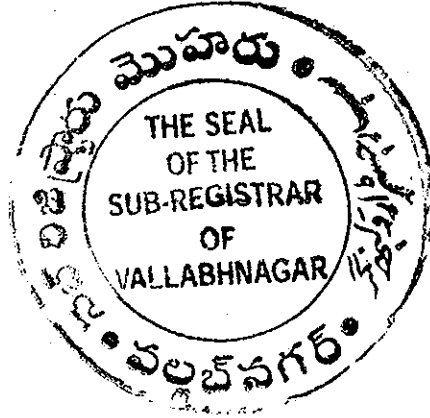
For Greenwood Estates



Partner

1 వ పుస్తకము 2009 సం/శా.శ.19 31 వ.సం. పు
దస్తావేజు నెం 3325 మొత్తము కాగితముల సంఖ్య (6)
ఈ కాగితము వరుస సంఖ్య (6)


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-deluxe apartment bearing flat no. 229 on the second floor in block no. 'C' 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 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 & Stair Case |
| South By | Open to Sky |
| East By | Open to Sky |
| West By | 7' wide corridor & Open to Sky |

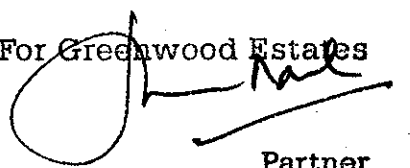
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

2. 

For Greenwood Estates


Partner

For Greenwood Estates



Partner

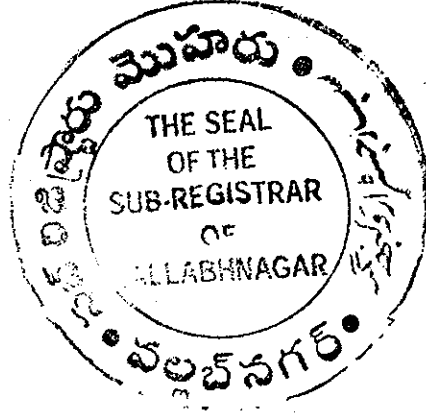
VENDOR



BUYER

1 వ పుస్తకము 2009 సం/శా.శ.19, 31 వ.సం. పు
దస్తావేజు నెం. 3325 మొత్తము కాగితముల సంఖ్య 94
ఈ కాగితము వరుస సంఖ్య (7)

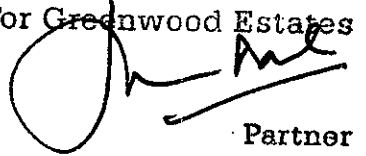

సబ్-రిజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : Semi-deluxe apartment bearing flat no. 229 on the second 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, Ranga Reddy 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 Ground Floor : 100 sft. Parking space for One Car
- b) In the First Floor :
- c) In the Second Floor : 1665 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. 12,00,000/-

For Greenwood Estates



Partner

Date: 21.12.2009

For Greenwood Estates



Partner

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

Date: 21.12.2009

For Greenwood Estates

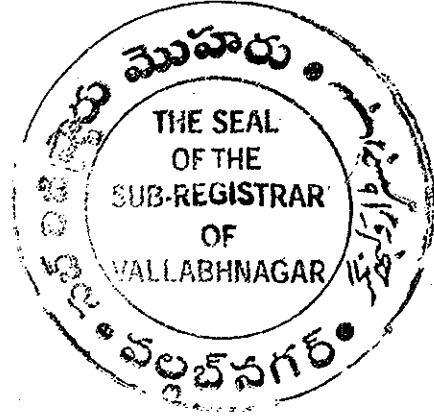


Partner

Signature of the Executants

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.సం. పు
దస్తావేజు నెం 3725 మొత్తము కాగితముల సంఖ్య 44
ఈ కాగితము వరుస సంఖ్య (8)

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 229 IN BLOCK NO. 'C' ON SECOND FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR:

M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

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

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

BUYER:

MR. MOHD. FAKRUDDIN, SON OF MR. MOHD. NAYEEMUDDIN

REFERENCE:
AREA:

89.18

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



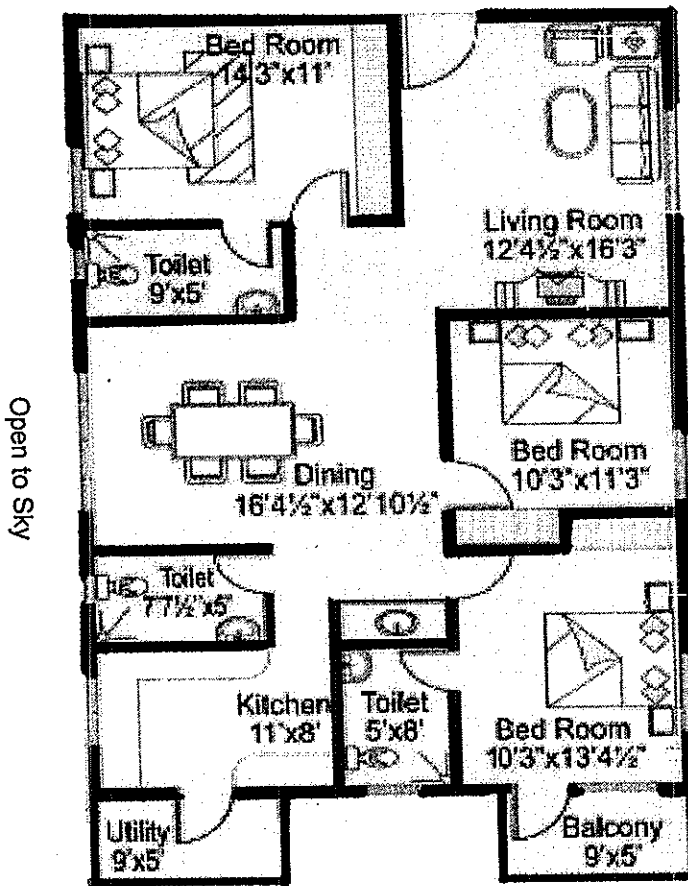
EXCL:



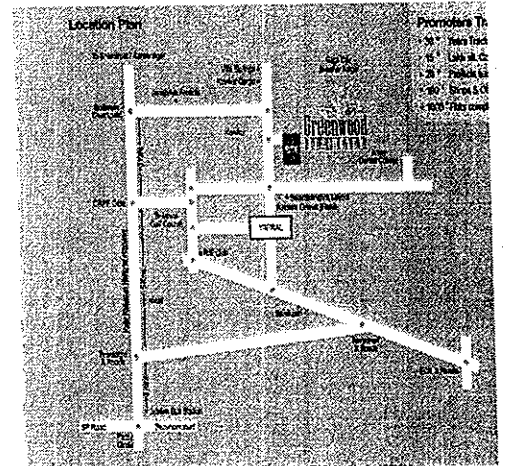
U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1665 Sft.



7' wide corridor & Open to Sky



Open to Sky & Staircase



Open to Sky

For Greenwood Estates

[Signature]
Partner

For Greenwood Estates

[Signature]
Partner

WITNESSES:

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

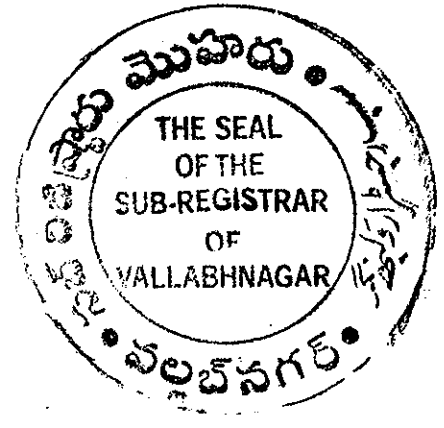
SIG. OF THE VENDOR

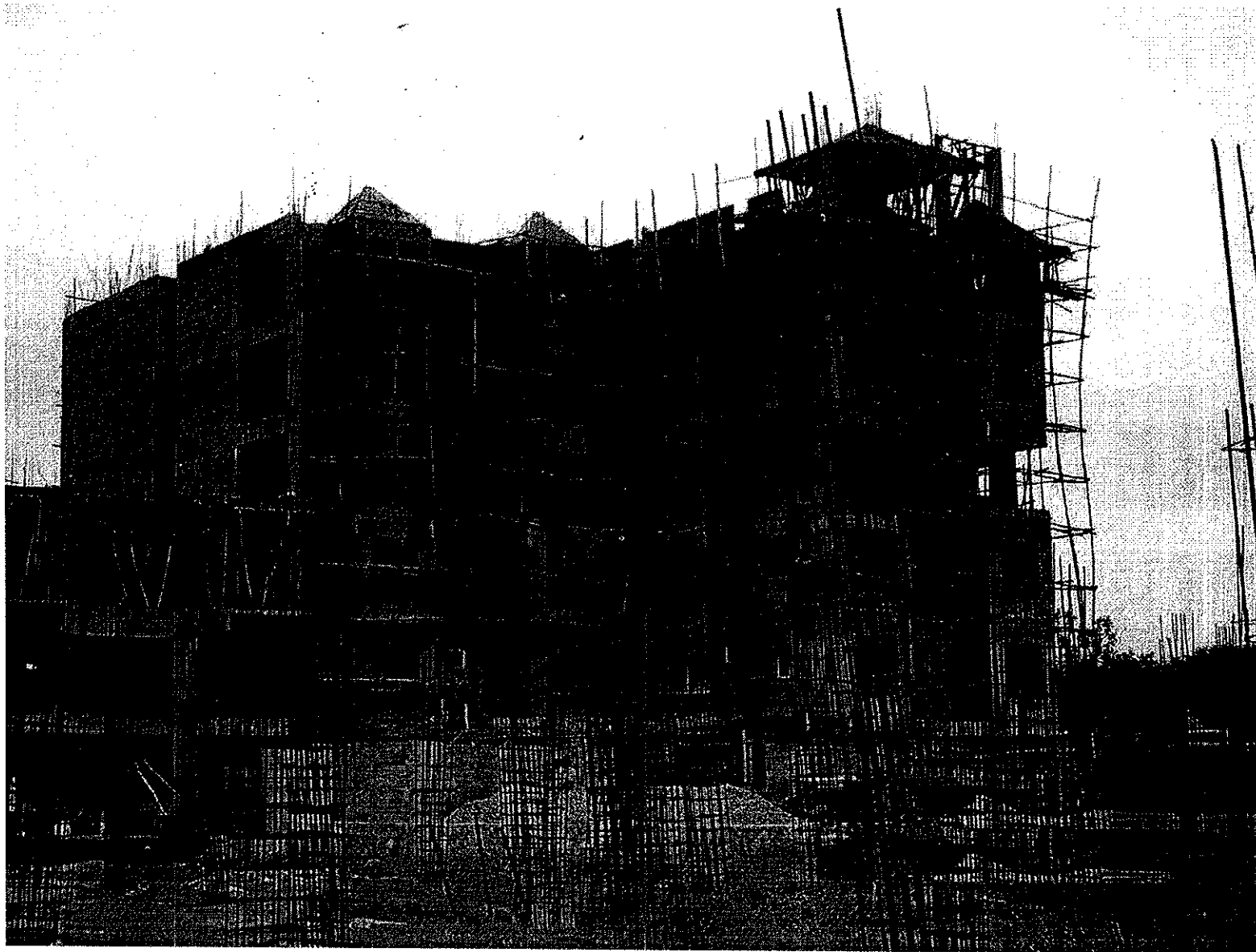
[Signature]

SIG. OF THE BUYER

1 వ పుస్తకము 2009 సం/శా.శ.1931 చ.సం. పు
దస్తావేజు నెం 3325 మొత్తము కారితముల సంఖ్య (4)
ఈ కారితము వరుస సంఖ్య (9.)

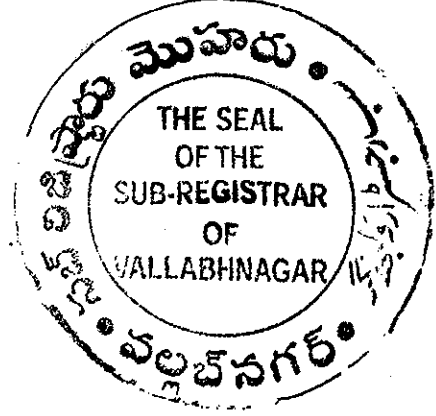
నబ-రిజిస్ట్రారు





1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.నం. పు
దస్తావేజి నెం 3225 మొత్తము కాగితముల సంఖ్య 94
ఈ కాగితము వరుస సంఖ్య (10)

సబ్-రిజిస్ట్రారు



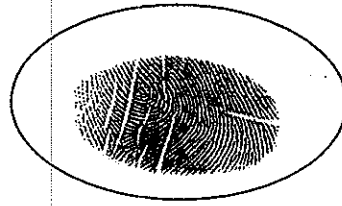
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE | 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

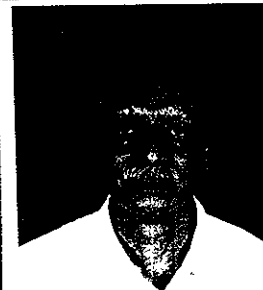
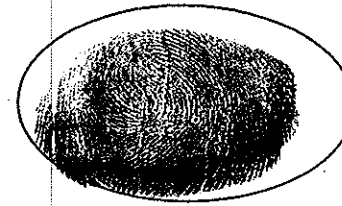


2. SMT. K. SRIDEVI
W/O. SHRI. K.V.S. REDDY
R/O. FLAT NO. 502
VASAVI HOMES
UMA NAGAR, 1ST LANE
BEGUMPET
HYDERABAD



SPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 8/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.



BUYER:

MR. MOHD. FAKRUDDIN
S/O. MOHD. NAYEEMUDDIN
R/O. SOQ NO. 20,
HAL ENCLAVE,
OLD MADRAS ROAD,
BANGALORE - 560 093.

SIGNATURE OF WITNESSES:

-
-

For Greenwood Estates


Partner

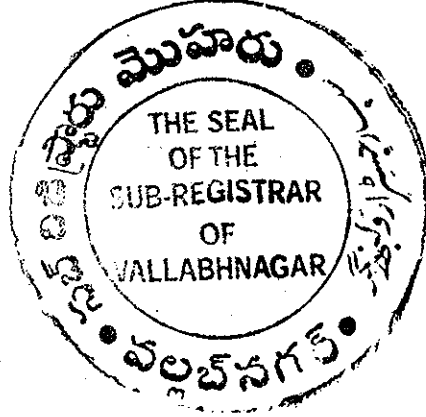
For Greenwood Estates

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

1 వ పుస్తకము 2009 సం/శ.శ.1931 వ.సం. వు
దస్తావేజు నెం 3395 మొత్తము కాగితముల సంఖ్య (12)
ఈ కాగితము వరుస సంఖ్య (11)


సబ్-రిజిస్ట్రారు





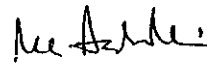
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 003378/2009 of SRO: 1508(VALLABNAGAR)

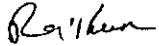
Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 26/12/2009 16:05:20

This report prints Photos and FPs of all parties

| SINo. | Thumb Impression | Photo | Name and Address of the Party | PartySignature |
|-------|---|---|---|---|
| 1 |  |  | (CL) MOHD FAKRUDDIN SOQ NO 20 HAL ENCLAVE OLD MADRAS RD BANGALORE- 093 |  |

Identified by

Witness 1 

Witness 2 


Photos and TIs

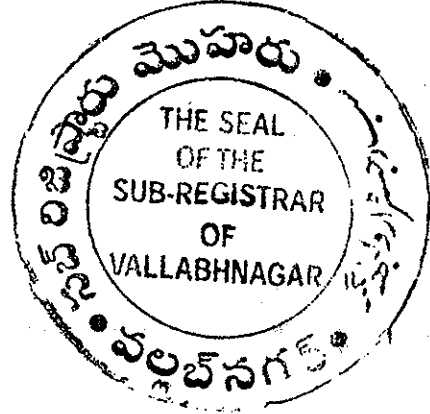
captured by me


Capture of Photos and TIs

done in my presence

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.నం. పు
దస్తావేజు సం 325 మొత్తము కాగితముల సంఖ్య 94
ఈ కాగితము వరుస సంఖ్య (12)


నబ్-రిజిస్ట్రారు

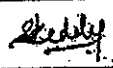


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F

नाम /NAME
SRIDEVI KALICHETI

पिता का नाम /FATHER'S NAME
VENKATA RAMI REDDY NARALA

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE



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


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

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

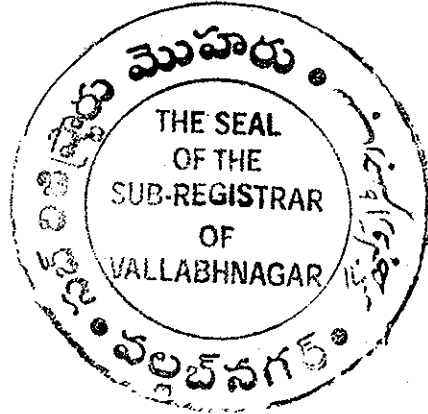
Signature


100425009


Prabhaakar

1 వ పుస్తకము 2009 సం/శా.శ.19 31 వ.నం. పు
దస్తావేజు నెం 325 మొత్తము కాగితముల సంఖ్య 94
ఈ కాగితము వరుస సంఖ్య (13)

సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ACCPM6924D

नाम /NAME

FAKRUDDIN MOHMMAD

पिता का नाम /FATHER'S NAME

MOHAMMAD NAYEEMUDDIN

जन्म तिथि /DATE OF BIRTH

15-07-1949

R. D. Khatiwale

हस्ताक्षर /SIGNATURE

[Signature]

आयकर आयुक्त, नासिक

COMMISSIONER OF INCOME-TAX, NASIK

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
पुराना आगरा रोड, गडकरी चौक,
नासिक - 422 002.

In case this card is lost/ found, kindly inform/return to
the issuing authority:


Commissioner of Income-tax,
Kendriya Rajaswa Bhavan,
Old Agra Road, Gadkari Chowk,
Nasik - 422 002.

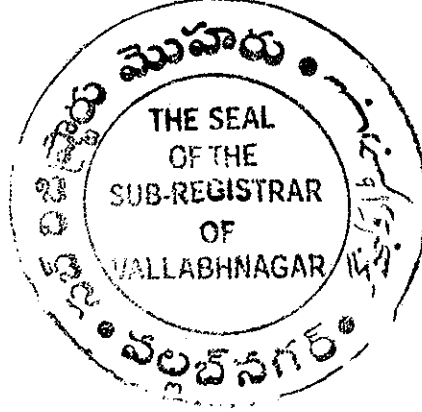
Self attested fresh copy -

[Signature]

26/12/09

1 వ పుస్తకము 2009 సం/కా.శ.1931 వ.నం. పు
దస్తావేజు నెం 325 మొత్తము కారితముల సంఖ్య (96)
ఈ కారితము వరుస సంఖ్య (14)


నట-రిజిస్ట్రారు



Cno 3279

DOCT No. 3326/09

SCANNED 56



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

MS

AE 594929

972 01/12/2009
 S.No. Date Rs. 100
 Name: Anil Kumar
 S/o. W/o. D/o. Narasing Rao
 For Whom: Green Wood Estates

U. MASTANA
 S.V.L. No. 09/2009
 H.No. 8-3-228/678/209
 YOUSUFGUDA, HYDERABAD.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 22nd day of December 2009 at SRO. Vallabhnagar, Hyderabad by and between:

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 39 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 32 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

AND

MR. MOHD. FAKRUDDIN, SON OF MR. MOHD. NAYEEMUDDIN, aged about 59 years, Occupation: Retired, residing at SOQ No. 20, HAL Enclave, Old Madras Road, Bangalore - 560 093, hereinafter referred to as the Buyer.

The expression Builder and Buyer shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For Greenwood Estates For Greenwood Estates

[Signature]
Partner

[Signature]
Partner

[Signature]

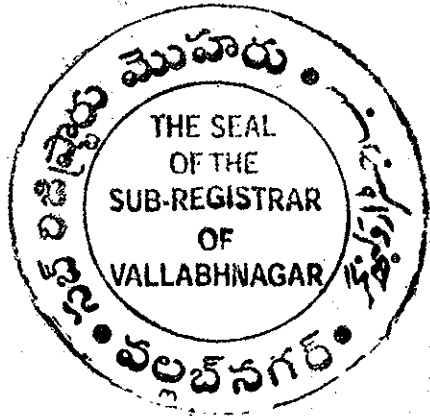
1 వ పుస్తకము 2009 సం/తా.న.19 31 వ.నం. పా
 దస్తావేజు నెం. 332 మొత్తము కాగితముల సంఖ్య 62
 ఈ కాగితము వరుస సంఖ్య (1)

ENDORSEMENT

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

సబ్-రిజిస్ట్రారు

| | |
|--|---------------------|
| I. Stamp Duty: | |
| 1. in the shape of stamp papers..... | Rs. 100-00 |
| 2. in shape of challan (u/s. 41 of I.S.Act., 1899)..... | Rs. 18800-00 |
| 3. in the shape of cash (u/s. 42 of I.S.Act. 1899) | Rs. - |
| 4. adjustment of stamp duty u/s. 16 of I.S.Act. 1899, if any | Rs. - |
| II. Transfer Duty: | |
| 1. in the shape of challan | Rs. - |
| 2. in the shape of cash | Rs. - |
| III. Registration fees: | |
| 1. in the shape of challan | Rs. 1000-00 |
| 2. in the shape of cash | Rs. - |
| J. User Charges: | |
| 1. in the shape of challan | Rs. 100-00 |
| 2. in the shape of cash | Rs. - |
| Total | Rs. 20,000/- |



2009 వ.నం. 2009 సం. నెం. 26 వ తేది
 1931 తా.న. సం. క్రీ.పూ. మాసము. 05 వ తేది పరలు
 3 మలయు 4 గంటల పుస్తక పట్టణంలో సబ్ రిజిస్ట్రారు

కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ ను అనుసరించి

పుస్తకం వ్రాసిన ఫోటో గ్రాఫులు మరియు వేరుముద్రలతో సహా

వాణిజ్య చేసి రుసుము రూ. 1000-00 లు చెల్లించినది

ఫోటో ఇచ్చినట్లు నిర్దేశించిన



వాసిందినది

K. Prabhakar Reddy
 K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 3/2009/08
 dated 19.11.08 registerer at SRO, Vallabhnagar
 Ranga Reddy District.

Mohd. Fakundin

Mohd. Fakundin
 S/o. Mohd. Nayeemuddin, occ. Retired
 R/o. SOA No. 20, HAL Enclave, Old Madras
 Road, Bangalore - 560 093.

1) Rajitham

B.M. Rajitham. S/o B.R. Muluru Rao

9-11/21, Kotla Rasthi Belavuru - 500010

2) Venkat Ramana Reddy

Venkat Ramana Reddy S/o. Anji Reddy, occ. Scientist,
 R/o. 11-187/2, Rd No. 2, Green Hills Colony, Hyderabad.

2009 వ.నం. 2009 సం. నెం. 26 వ తేది

1931 తా.న. సం. క్రీ.పూ. మాసము. 05 వ తేది

సబ్-రిజిస్ట్రారు

వల్లభనగర్

V. K. PRABHAKAR

WHEREAS:

- A. The Buyer under a Sale Deed dated 22.12.2009 has purchased a semi-finished, semi-deluxe apartment bearing flat no. 229 on the second floor in block no. 'C', admeasuring 1665 sft. of super built up area in residential apartments styled as 'Greenwood Residency' forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District (hereinafter after referred to as the Scheduled Apartment). This Sale Deed is registered as document no. 33 25/09 in the office of the Sub-Registrar, Vallab Nagar, Hyderabad. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the Scheduled Apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing flat no. 229 on the second floor in block no. 'C' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

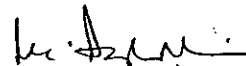
1. The Builder shall complete the construction for the buyer a semi-deluxe apartment bearing flat no. 229 on the second floor in block no. 'C', admeasuring 1665 sft. of super built up area and undivided share of land to the extent of 89.18 sq. yds, a reserved parking space for single car admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 18,90,000/- (Rupees Eighteen Lakhs Ninety Thousand Only).
2. The Buyer has already paid to the Builder an amount of Rs. 17,90,000/- (Rupees Seventeen Lakhs Ninety Thousand Only) before entering this agreement which is admitted and acknowledged by the builder.
3. The Buyer shall pay to the Builder the balance amount of Rs. 1,00,000/- (Rupees One Lakh Only) on or before completion of the flat.

For Greenwood Estates


Partner

For Greenwood Estates


Partner



1 వ పుస్తకము 2009 సం/శా.స. 1931 వ సం. పు
 దస్తావేజు నెం 3326 మొత్తము కారితముల సంఖ్య 42
 ఈ కారితము వరుస సంఖ్య (2)

[Signature]
 సబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 3326/09 Date 26-12-09

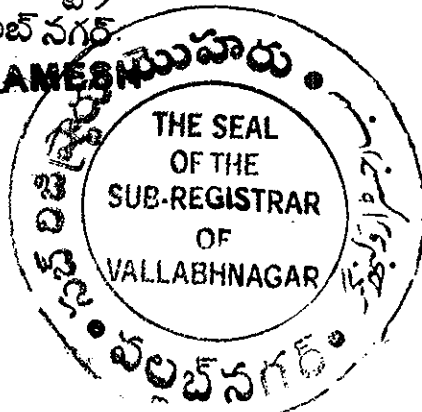
I hereby Certify that the deficit Stamp duty
 18800/- (Rs. Eighteen thousand
 Eight Hundred only)
 has been levied in respect of the instrument from
 Executant of this doc on the basis of agreed
 Market Value of Rs. 1890000/-
 been higher than the consideration

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

An amount of Rs. 18800/- towards Stamp Duty
 including Transfer Duty and Rs 1000/- towards
 Registration Fee was paid by the party through challan
 Receipt Number 130198 Dated 26-12-09
 at SBH Begumet Branch (299)
 Dt. 26-12-09
 St. SRO Vallabh Nagar
[Signature]
 Sub-Registrar
 Vallabh Nagar

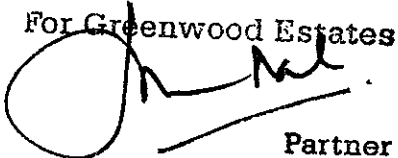
1 వ పుస్తకము 2009 సం. / శా.స. 1931 వ సం. పు
 3326 నెంబరుగా రిజిస్ట్రారు చేయబడినది. స్కానింగ్
 విమతం గుర్తింపు నెంబరు 1508-1-3326-2009
 తేదీ - 26-12-09.

[Signature]
 సబ్-రిజిస్ట్రారు
 వల్లభ నగర్
 V. RAMESH MOHARU



4. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 2 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
5. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing flat no. 229 on the second floor in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
8. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
9. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
10. The Builder shall complete the construction of the Apartment and handover possession of the same by 25th January 2010, with a further grace period of 6 months, provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

For Greenwood Estates

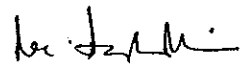


Partner

For Greenwood Estates

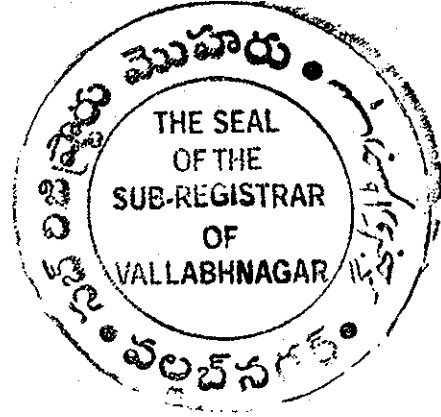


Partner

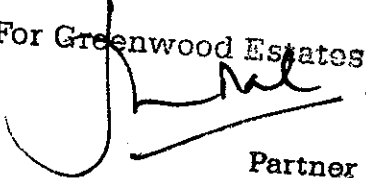


1 వ పుస్తకము 2009 సం/శ.న.1931 వ.సం. పు
దస్తావేజు నెం-332 మొత్తము కాగితముల సంఖ్య (2)
ఈ కాగితము వరుస సంఖ్య (3)

నబ-లజస్థైరు

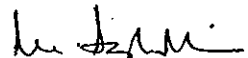


11. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
12. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
13. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
14. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Greenwood Residency project.
16. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Greenwood Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
17. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.

For Greenwood Estates

Partner

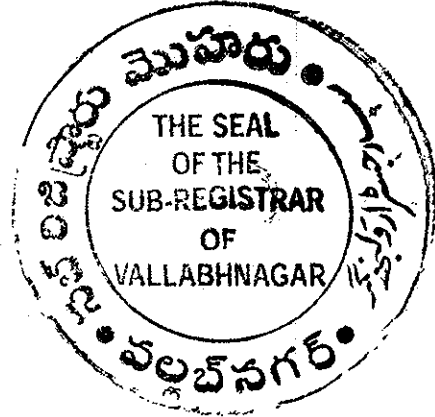
For Greenwood Estates


Partner



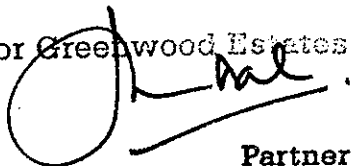
1 వ పుస్తకము 2009 సం/శా.స.1931 వ.సం. పు
దస్తావేజు నెం. 332 మొత్తము కాగితముల సంఖ్య 92
ఈ కాగితము వరుస సంఖ్య (4)


సబ్-రజిస్ట్రారు



18. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
19. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
20. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
21. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
22. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
23. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
24. Stamp duty and Registration amount of Rs. 19,900/- is paid by way of challan no. 130198, dated 26.12.2009, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 18,900/- paid by the way of pay order No. 153268, dated 21.12.2009, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates


Partner

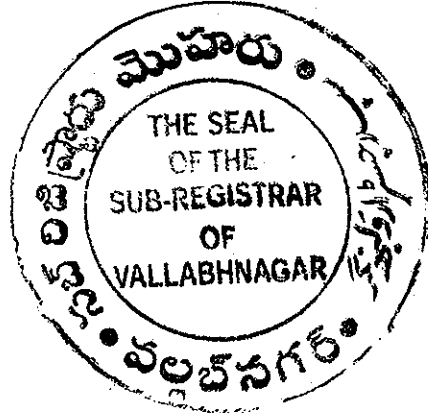
For Greenwood Estates


Partner



1 వ పుస్తకము 2009 సం/త.శ.19 31 వ.సం. పు
దస్తావేజు నెం 332 మొత్తము కాగితముల సంఖ్య (2)
ఈ కాగితము వరుస సంఖ్య (5)

నవ-రిజిస్ట్రారు



SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment bearing flat no.229 on the second floor in block no. 'C' 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 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 & Stair Case |
| South By | Open to Sky |
| East By | Open to Sky |
| West By | 7' wide corridor & Open to Sky |

For Greenwood Estates

For Greenwood Estates

WITNESSES:

1. *Ryther*

2. *ba*

[Signature]


Partner

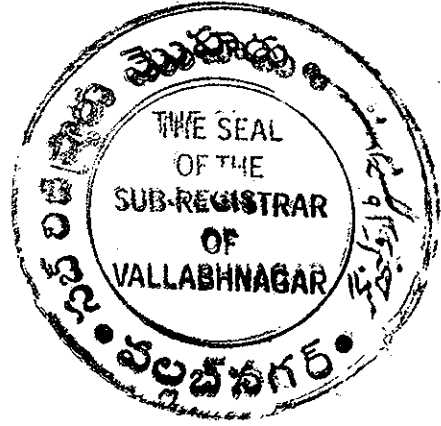
[Signature]
Partner
BUILDER

[Signature]

BUYER

1 వ పుస్తకము 2009 సం/శా.శ.19 31 వ.సం. పు
దస్తావేజు నం. 7326 మొత్తము కారితముల సంఖ్య (2)
ఈ కారితము వరుస సంఖ్య (6)


సబ్-రిజిస్ట్రారు




**SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION**

| Item | Semi-Deluxe Flat | Deluxe Flat |
|-------------------|--|--|
| Structure | RCC | |
| Walls | 4"/6" solid cement blocks | |
| External painting | Exterior emulsion | |
| Internal painting | Smooth finish with OBD | |
| Flooring | Ceramic tiles | Marble slabs |
| Door frames | Wood (non-teak) | |
| Doors & hardware | Flush doors with branded hardware Panel main door - polished. Other doors - enamel | Panel doors with branded hardware Panel main door - polished. Other doors - enamel |
| Electrical | Copper wiring with modular switches | |
| Windows | Aluminum sliding windows with grills | |
| Bathroom | Ceramic tiles with 7' dado | Designer ceramic tiles with 7' dado with bathtub in one bathroom. |
| Utility room | Separate utility area in each flat | |
| Sanitary | Branded sanitary ware | |
| C P fittings | Branded CP Fittings | Superior Branded CP Fittings |
| Kitchen platform | Granite slab, 2 ft ceramic tiles dado, SS sink. | Granite slab, 2 ft granite tiles dado, SS sink with drain board. |
| Plumbing | GI & PVC pipes | |
| Lofts | Lofts in each bedroom & kitchen | |

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below;

WITNESSES:

1. 

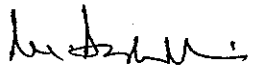
2. 

For Greenwood Estates



Partner

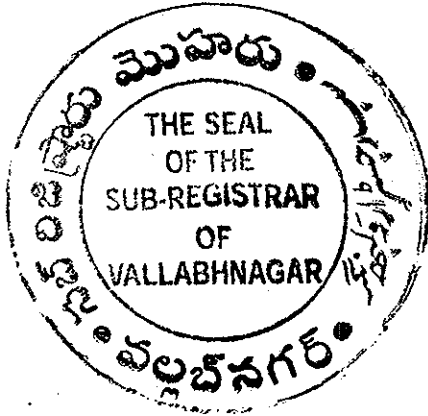
For Greenwood Estates


Partner
BUILDER


BUYER.

1 వ పుస్తకము 2009 సం/సా.శ.1931 వ.సం. పు
దస్తావేజ నెం 2326 మొత్తము కారితముల సంఖ్య 42
ఈ కారితము వరుస సంఖ్య (7)


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO: 229 IN BLOCK NO. 'C' ON SECOND FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

BUILDER: 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: MR. MOHD. FAKRUDDIN, SON OF MR. MOHD. NAYEEMUDDIN

REFERENCE:
AREA: 89.18

SCALE:
SQ. YDS. OR

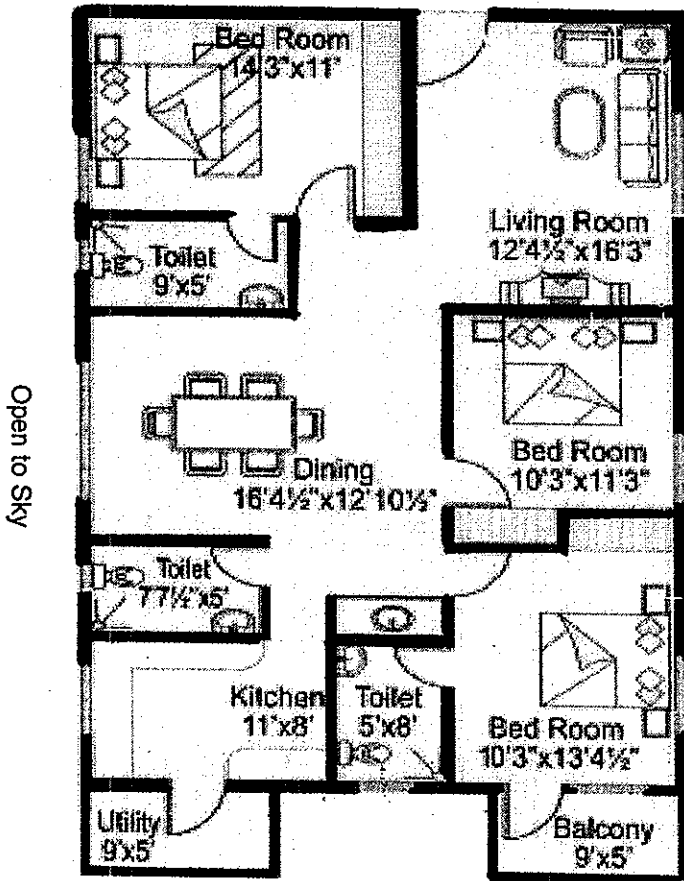
INCL:
SQ. MTRS.

EXCL:

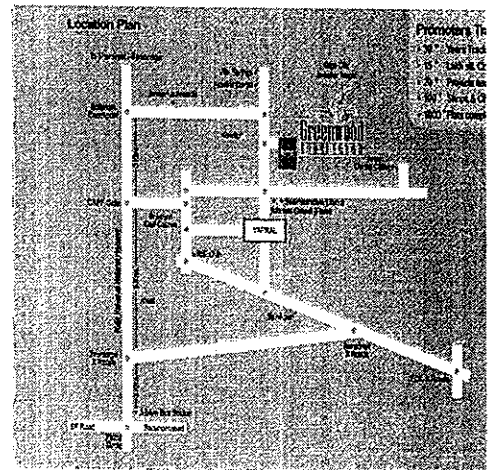
U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1665 Sft.



7' wide corridor & Open to Sky



Open to Sky & Staircase



Open to Sky For Greenwood Estates

[Signature]
Partner

For Greenwood Estates

[Signature]
Partner

WITNESSES:

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

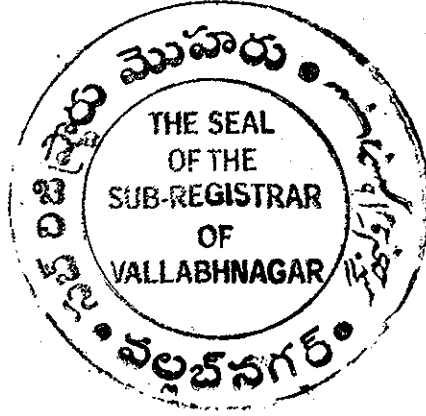
SIG. OF THE BUILDER

[Signature]

SIG. OF THE BUYER

1 వ పుస్తకము 2009 సం/అ.శ.1931 వ.సం. వృ
దస్తావేజి నెం. 3326 ముత్తము కాగితముల సంఖ్య 42
ఈ కాగితము వరుస సంఖ్య (8)

సబ్-రిజిస్ట్రారు



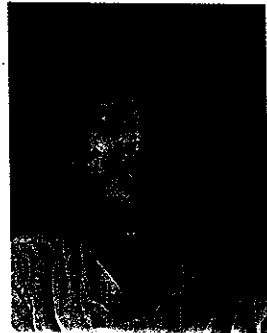
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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

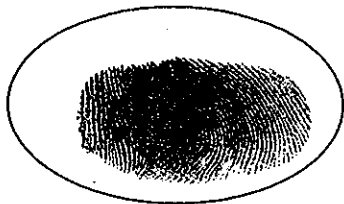


BUILDER:

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, 1ST LANE
BEGUMPET
HYDERABAD

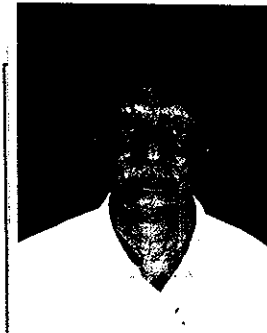
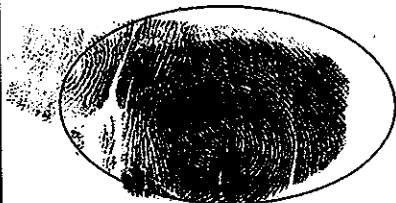


**SPA FOR PRESENTING DOCUMENTS:
VIDE DOC NO. 8/IV/ 2008 Dt. 19/01/08**

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.

BUYER:

MR. MOHD. FAKRUDDIN
S/O. MOHD. NAYEEMUDDIN
R/O. SOQ NO. 20,
HAL ENCLAVE,
OLD MADRAS ROAD,
BANGALORE - 560 093.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For Greenwood Estates

Partner

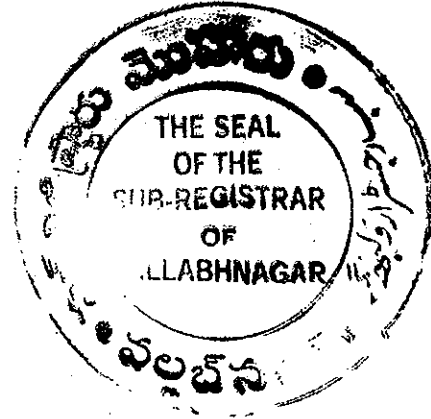
For Greenwood Estates

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

1 వ పుస్తకము 2009 సం/శా.శ.19 31 వ.సం. వ
దస్తావేజు నెం 3226 మొత్తము కాగితముల సంఖ్య (9)
ఈ కాగితము వరుస సంఖ్య (9)

సహ-లజ్జాస్థారు



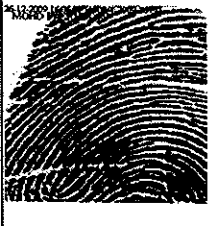

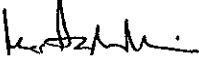
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 003379/2009 of SRO: 1508(VALLABNAGAR)

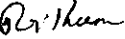
Presentant Name(Capacity): SOHAM MODI(EX)


Report Date: 26/12/2009 16:06:10

This report prints Photos and FPs of all parties


| SINo. | Thumb Impression | Photo | Name and Address of the Party | PartySignature |
|-------|---|---|---|---|
| 1 |  |  | (CL) MOHD FAKRUDDIN SOQ NO 20 HAL ENCLAVE OLD MADRAS RD BANGALORE- 093 |  |

Identified by

Witness 1 

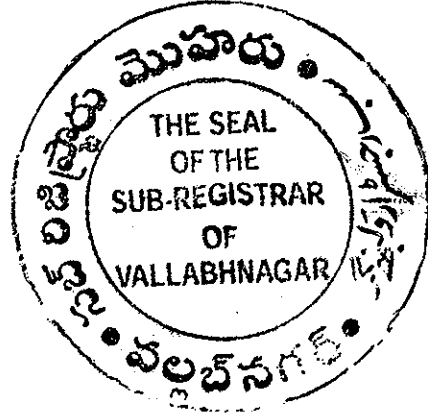
Witness 2 

Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

1. వ పుస్తకము 2009 సం/త.న.19 31 వ.సం. పు
దస్తావేజి నెం 3326 మొత్తము కాగితముల సంఖ్య 62
ఈ కాగితము వరుస సంఖ్య (10)

సబ్-రిజిస్ట్రారు



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

Sridevi

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

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

आयकर विभाग
INCOME TAX DEPARTMENT


प्रभाकर रेड्डी क
PRABHAKAR REDDY K

पद्मा रेड्डी कान्
PADMA REDDY KAN

450/407
आयकर विभाग
AWSEPB104E


भारत सरकार
GOVERNMENT OF INDIA

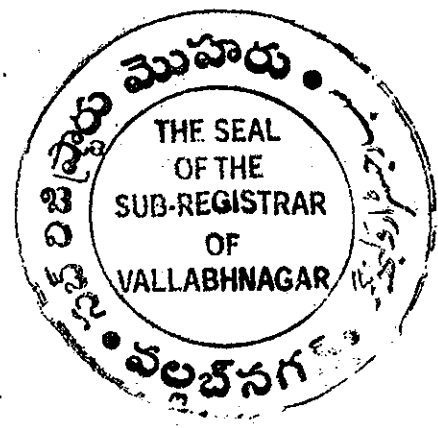
Signature



Prabhakar

1 వ పుస్తకము 2009 సం/శా.శ.19 31 వ.సం. 4
దస్తావేజు నెం. 3726 మొట్టమొదటి కాగితముల సంఖ్య (2)
ఈ కాగితము వరుస సంఖ్య (11)


సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACCPM6924D

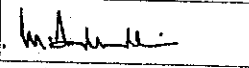


नाम /NAME
FAKRUDDIN MOHMMAD

पिता का नाम /FATHER'S NAME
MOHAMMAD NAYEEMUDDIN

जन्म तिथि /DATE OF BIRTH
15-07-1949

हस्ताक्षर /SIGNATURE
R. D. Mohmmad

आयकर आयुक्त, नासिक
COMMISSIONER OF INCOME-TAX, NASIK



इस कार्ड के खो / गिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
पुराना आगरा रोड, गडकरी चौक,
नासिक - 422 002.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-tax,
Kendriya Rajaswa Bhavan,
Old Agra Road, Gadkari Chowk,
Nasik - 422 002.

Self attested photocopy.

Mr. J. J. J.
26/11/09

1 వ పుస్తకము 2009 సం/శా.శ.1931 వ.నం. పు
దస్తావేజు నెం. 3226 మొత్తము కాగితముల సంఖ్య (42)
ఈ కాగితము వరుస సంఖ్య (12)

నబ్-రిజిస్ట్రారు

