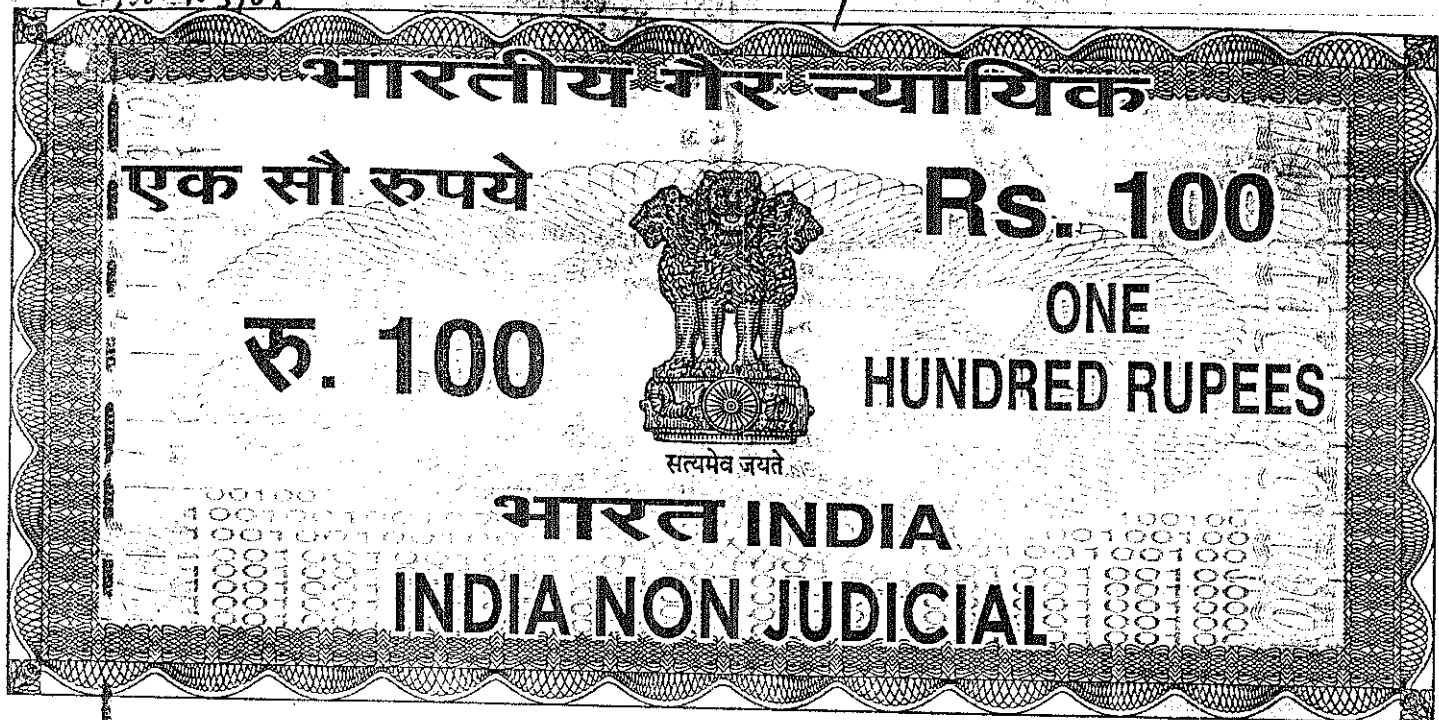


C.No. 105/08

105/2008



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI No. 11157 Date 09/12/2007 100/-  
 Sold to Venkatesh  
 By A. Rao  
 For M/s. Greenwood Estates

K 397216  
 K. SATISH KUMAR  
 S.V.L. No: 13/2000, R. No: 26/2006  
 5-2-30 PALMAVATHIPET (V)  
 R. NAGAR (M), R.R. DIST.

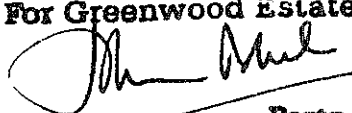

SALE DEED

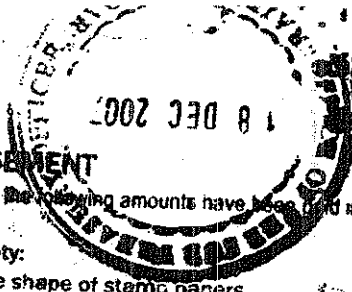
This Sale Deed is made and executed on this the 9<sup>th</sup> day of January 2008 at Secunderabad by and between:

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 37 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, 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, 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, 1<sup>st</sup> floor, 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, 1<sup>st</sup> 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 37 years, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 32 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  
 Partner  
 Partner



సంఖ్య 2007 10/19 1929 వ. సం. 105  
సంఖ్య (1)  
2007 330 21

**ENDORSEMENT**

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

**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. 54220 = 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. -

**Transfer Duty:**

- 1. in the shape of challan..... Rs. -
- 2. in the shape of cash..... Rs. -

**Registration fees:**

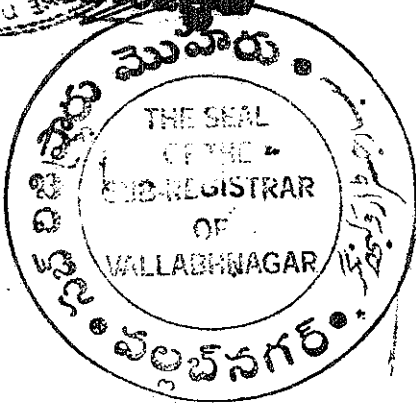
- 1. In the shape of challan..... Rs. 3880 = 00
- 2. In the shape of cash..... Rs. -

**User Charges:**

- 1. in the shape of challan..... Rs. 100 = 00
- 2. in the shape of cash..... Rs. -

Total

58300/-



08వ సం. కనకం  
29 వ. సం. 40/19 మాసము 19 వ తేది పగలు  
గంటల మధ్య వల్లభనగర్ నట్ రిజిస్ట్రార్  
అయింట్లో శ్రీ శ్రీమతి Soham Modi  
జేన్ చట్టము 1908 లోని సెక్షన్ 32వ సు అనుసరించి  
అంచనలను ఫోటో గ్రాఫులు మరియు వేలిముద్రలతో సహా  
బ చేసి రుసుము రూ. 58300/- లు చెల్లించారు  
ఇందునట్లు దివ్యతాన్వది

*John Math*

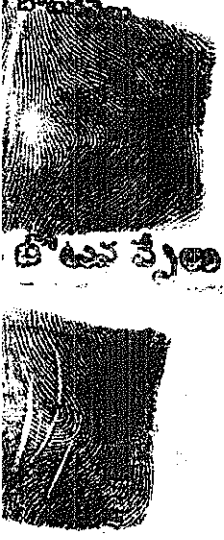
*John Math* - 8/0. Satish road, Old Business  
R/o. Plot no. 280, Jubilee Hills, Hyd.

*R-s*

W/o. K-v. J. Reddy Old Business  
R/o. Plot no. 502, Vasavi Homes, Una Nagar, 1st Lane  
Begumpet, Hyd.

R-s

W/o. Bhanu Sankar  
R/o. Plot no B/706, Villa Heights, Brahman road,  
Begumpet, Hyd.



IN FAVOUR OF

1. MRS. REENA SAWHNEY, WIFE OF MR. ALOK SAWHNEY, aged about 33 years,  
2. MR. ALOK SAWHNEY, SON OF MR. R. N. SAWHNEY, aged about 35 years, Both are residing at Flat No. A/706, Villa Heights, Brahmanwadi, Begumpet, Hyderabad - 500 016, 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

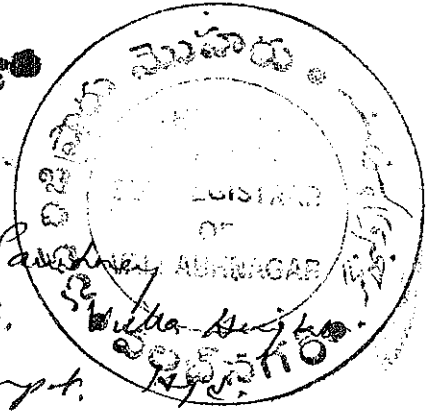
  
Partner

For Greenwood Estates

  
Partner

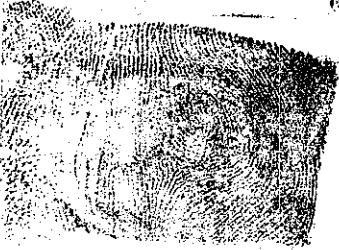
1 వ ప్రామాణికము 2008 సా/శా. న. 1929వ. సెం. 30  
 తస్మావేణ సెం. 105 ముఖము కారితముల సంఖ్య (14)  
 ఈ కారితము వచును సంఖ్య (2)

*[Signature]*  
 వక శాసనాధికారి



*[Signature]* Rawlney. No. R.W. Rawlney  
 Plot. Floor. 4/300,  
 Brahamwadi, Begumpet.

మును తో తులన వేయి



నిరూపించినది,

1. *[Signature]*

J. Pradeep No. J. Dharmaj Old Jania  
 Pl. 1-10-263. near Begumpet, Hyderabad.

2. *[Signature]*

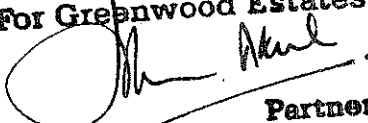
No. K.P. Reddy see Service  
 2-3-6/10/24. Am-Berpet, Hyderabad

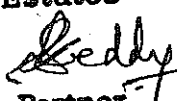
2008వ సం. 2వ ఎం. సెం. 9 వరకు

1929... వశా.శ. కారితముల సంఖ్య 19 వరకు

*[Signature]*  
 వక శాసనాధికారి  
 ముఖ్య కార్యదర్శి

- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no. 4100/07, dated 13.09.2007.
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq yds of undivided share of land in the SCHEDULED LAND. The Vendor shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,749 sq yds of undivided share of land in the SCHEDULED LAND.
- I. The Vendor has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 320 on third floor, in block no. 'C' having a super built-up area of 1230 Sft. together with undivided share in the scheduled 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 building known as Greenwood Residency and has approached the Vendor, such apartment is hereinafter 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. 7,76,000/- (Rupees Seven Lakhs Seventy Six Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

1 వ పుస్తకము 2508/శా. న. 1929 వ. సం. 105 నె.బరుగా వి.మి.త్రం గుర్తింపు నె.బరు (14) ఈ కారితము వచ్చు సం. (3)

*[Handwritten Signature]*  
సబ్ రిజిస్ట్రార్

ENDORSEMENT U/S 41 & 42 OF I.S. ACT  
No. 105/2008 Date 9-1-2008

I hereby Certify that the deficit Stamp duty 54220 (Rs Fifty Four thousand Two Hundred and Twenty only) has been levied in respect of the instrument from Executant of this deed on the basis of agreed Market Value of Rs. 776000/- been higher than the consideration.

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

An amount of Rs. 54220/- towards Stamp Duty including Transfer Duty and Rs. 3880/- towards Registration Fee was paid by the party through challan Receipt Number 681698 Dated 8-1-08 at SBH Begumpet Branch (296) Dt. 9-1-2008  
Sub-Registrar  
Vallabh Nagar

1 వ పుస్తకము 2008 సం. / శా.న. 1929 వ సం. 105 నె.బరుగా వి.మి.త్రం గుర్తింపు నె.బరు (14) ఈ కారితము వచ్చు సం. (3) 2008.  
తేదీ - 9-1-08.

*[Handwritten Signature]*  
సబ్ రిజిస్ట్రార్  
వల్లభ నగర్



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-deluxe apartment bearing flat no. 320 on third 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. 7,76,000/- (Rupees Seven Lakhs Seventy Six Thousand 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.
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.

For Greenwood Estates

  
Partner

For Greenwood Estates

  
Partner

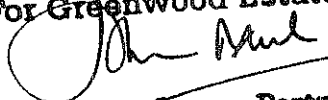
1 వ పూర్వకము 2 లాఠి/శా. చ. 192 9వ. సం. పు  
తస్తవేళ నెం. 105 మొత్తము కాగితముం సంఖ్య ( 14 )  
ఈ కాగితము పయన సంఖ్య ( 4 )


  
మ. రజనీ





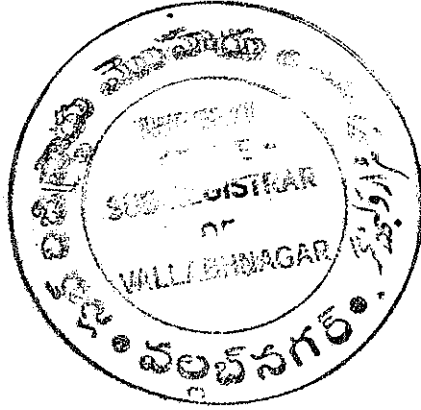
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor 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.
  - 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.

For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

1 వ పేజీలు 208  
20/10. 1929. సం. జ  
కేసు నెం. 105 మొట్టమొదటిసారిగా పంపిణీ (14)  
ఈ కారణము వలన పంపిణీ (9)

  
సహ-రిజిస్ట్రార్



- 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. 58,200/- is paid by way of challan no. 68/678 dated 8/01/08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 7760/- paid by way of Payorder No. 157712, dated 31/12/07, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

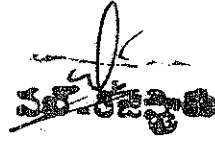
For Greenwood Estates

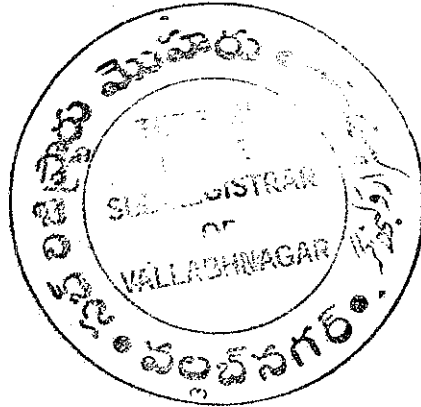
  
Partner

For Greenwood Estates

  
Partner

1 వ ప్రకాశములో సం/రా. న. 192 9వ. సం. ఖ  
తనివేళ సం. 105 మొదటి కాగితముల సంఖ్య ( 4 )  
ఈ కాగితము వరుస సంఖ్య ( 6 )

  
మ. లక్ష్మణం



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'

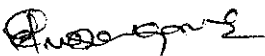
SCHEDULE OF APARTMENT

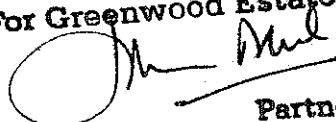
All that portion forming a Semi-finished Semi-Deluxe apartment no. 320 on the third floor in block no. 'C' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds. and reserved 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:

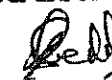
North By	Flat No. 315
South By	Open to sky & 7' wide corridor
East By	Open to sky
West By	7' wide corridor & Open to sky

WITNESSES:

1. 


2. 

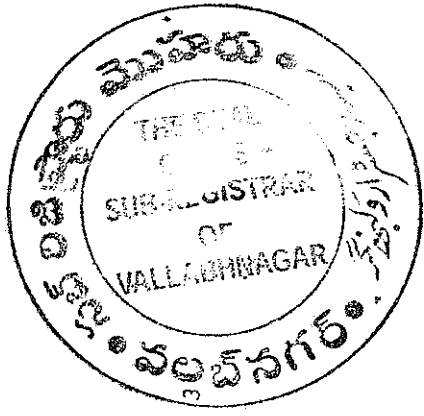
For Greenwood Estates  
  
Partner

For Greenwood Estate  
  
VENDOR Part

  
BUYER

1 ది వ్యాజ్యము 2008 (సంఖ్య. త. 19296. సం. వా  
అర్జీనంబు 105 (సంఖ్య. వా. 105 (14)  
ఈ కార్యము పరమము (7)

  
మ. రె. జ. స్థాని

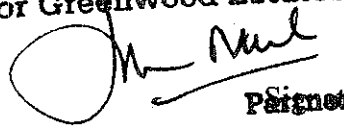


ANNEXURE - 1 - A

1. Description of the Building : Semi-Deluxe apartment no. 320 on the third floor in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. No. 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 (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 65.88 sq. yds., U/S Out of Ac. 6-05 Gts..
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 100 sft. Parking space for One Car
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor : 1230 sft.
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 7,76,000/-

Date: 09.01.2008

For Greenwood Estates For Greenwood Estates

  
Partner

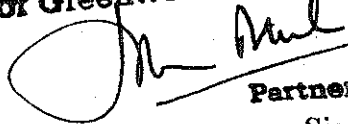
  
Partner

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

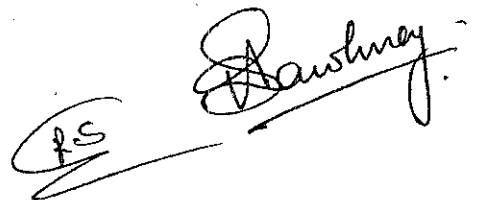
  
Partner

For Greenwood Estates

  
Partner

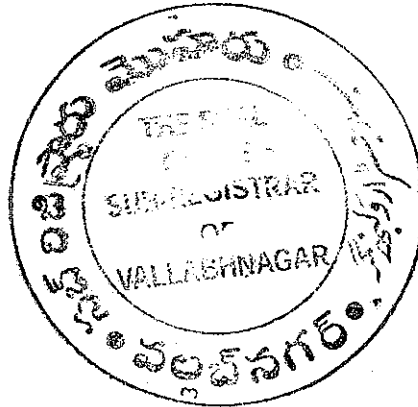
Signature of the Executants

Date: 09.01.2008

  
Partner

1 ప వూర్ణము 201 నం/కా. త. 1927 వ. పం. ఖ  
తస్తవేల నం. 105 మొదటి భాగముల పంఖ్య (4 )  
ఈ భాగము పదునవవంఖ్య ( 8 )

సర్. రిజిస్ట్రార్





**REGISTRATION PLAN SHOWING**

FLAT NO. 320 IN BLOCK NO. 'C' ON THIRD 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:**

1. MRS. REENA SAWHNEY, WIFE OF MR. ALOK SAWHNEY

2. MR. ALOK SAWHNEY, SON OF MR. R. N. SAWHNEY

**REFERENCE:**

**AREA:**

65.88

**SCALE:**

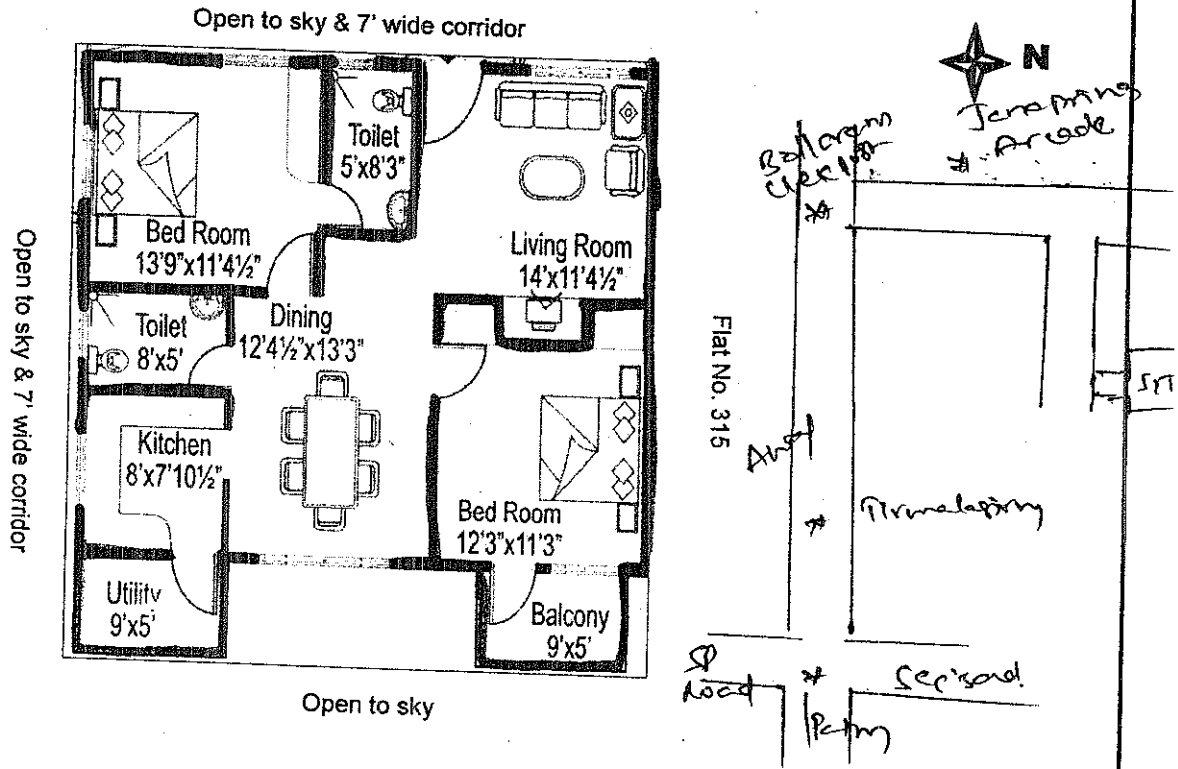
SQ. YDS. OR

**INCL:**

SQ. MTRS.

**EXCL:**

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



For Greenwood Estates

For Greenwood Estates

*[Signature]*  
Partner

*[Signature]*  
Partner


**WITNESSES:**

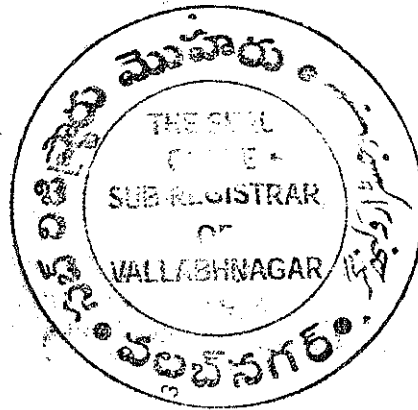
- [Signature]*
- [Signature]*

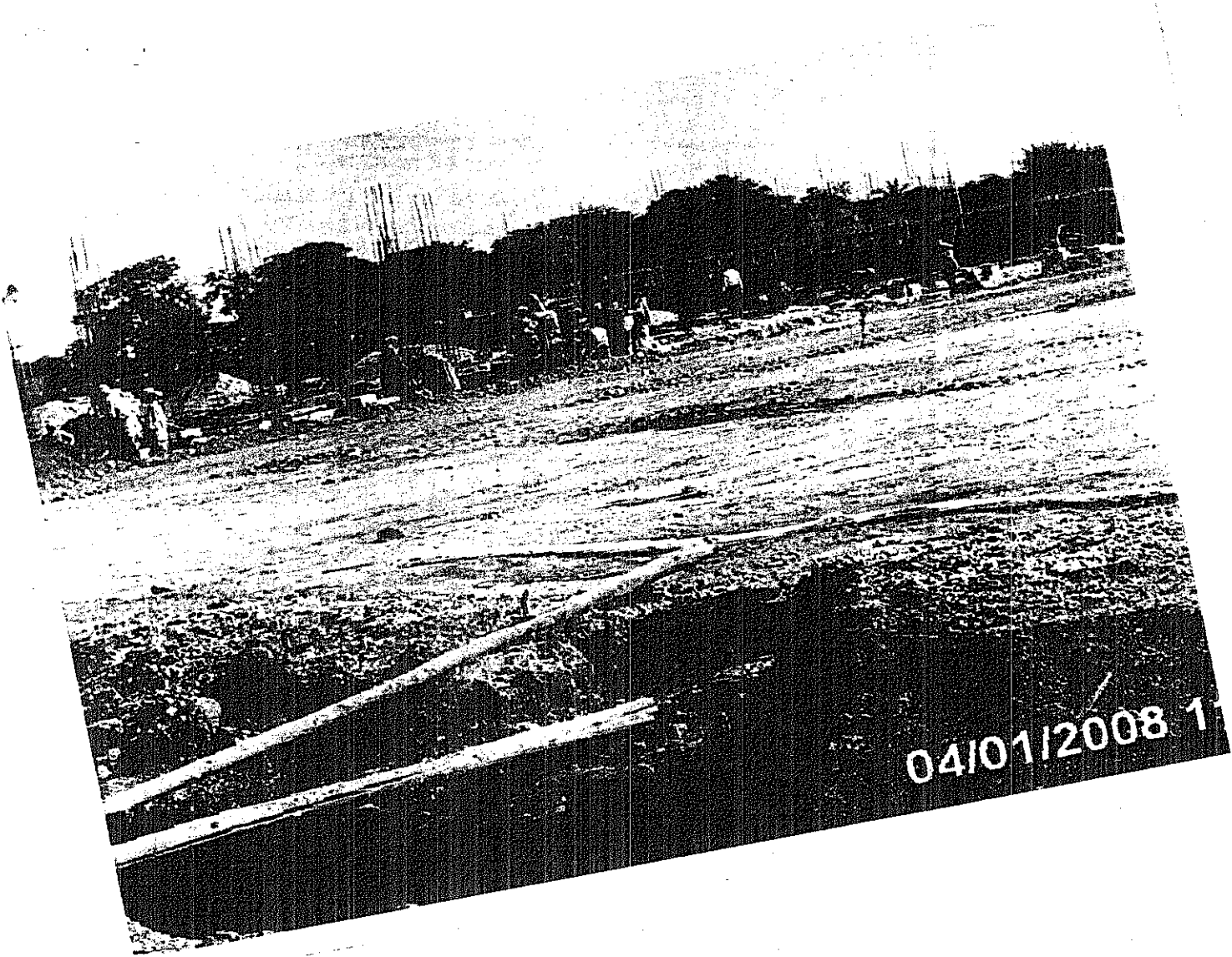
SIG. OF THE VENDOR

*[Signature]*  
SIG. OF THE BUYER

ద పూర్వము 2008 సం/సా. క. 1929వ. తం. పు  
తదివేదిక సం. 105 మొదలగు కారితమాల గుర్తు (14 )  
ఈ కారితమాల గుర్తు సం. 9

  
సర్. శ్రీ. శ్రీ. శ్రీ.

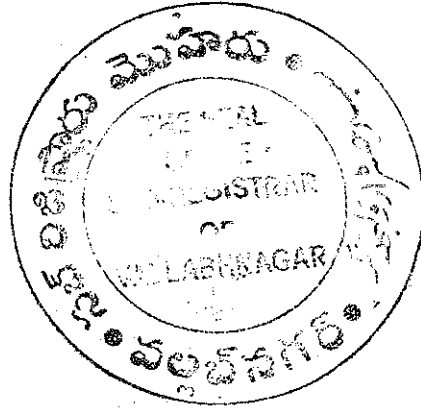




04/01/2008 1

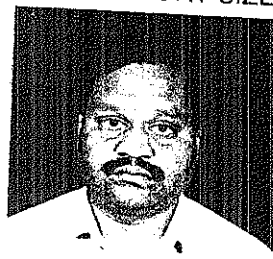
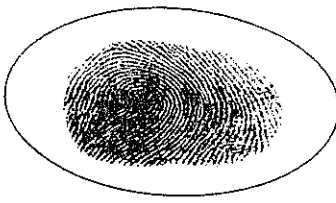
1 వ ప్రామాణ్యము 204 నం/సా. న. 1929 వ. సం. ప్ర  
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ఈ తాగీ తము తము నంబ్ర (10 )

  
ప. జ. రెడ్డి

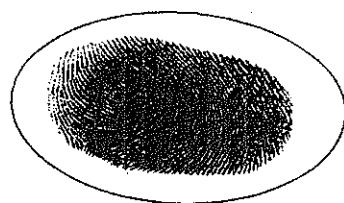


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

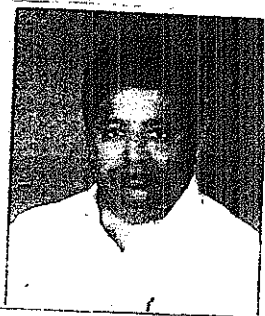
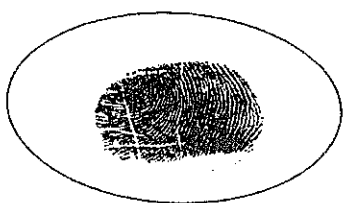
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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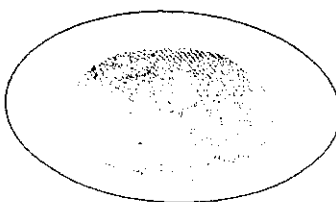
**PRINCIPAL OWNERS:**  
  
SHRI. KARNATI BHASKAR  
S/O. SHRI. K. NARSIMHA  
R/o. H. NO. 2-44/1  
SAI NAGAR, CHAITANYAPURI  
DILSHUKNAGAR  
HYDERABAD.



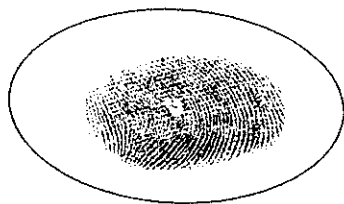
SHRI. K. GOPINATH  
S/O. SHRI. K. BHASKAR  
R/O. H. NO. 2-44/1  
SAI NAGAR, CHAITANYAPURI  
DILSHUKNAGAR  
HYDERABAD.



SHRI. A. PURUSHOTHAM  
S/O. SHRI. A. VITTAL  
R/O. H. NO. 1-3-1/C/1  
FLAT NO. 101, 1<sup>ST</sup> FLOOR  
JAYAMANSION, KAVADIGUDA  
HYDERABAD.



SHRI. A. SRINIVAS  
S/O. SHRI. A. VITTAL  
R/O. H. NO. 1-3-1/C/1  
FLAT NO. 101, 1<sup>ST</sup> FLOOR  
JAYAMANSION, KAVADIGUDA  
HYDERABAD.



SHRI. BELIDE VENKATESH  
S/O. SHRI. EASHWARAIAH  
R/O. H. NO. 1-3-2/C/1  
KISAN NAGAR, BHONGIR  
NALGONDA DIST.

**SIGNATURE OF WITNESSES:**


- 1.
- 2.

ood Estates  
  
Partner

For Greenwood Estates  
  
Partner

SIGNATURE OF THE EXECUTANT'S

1 వ పూర్వకం 2వది 1929 న. నెం. 105  
దస్తావేజు నెం. 105 క్రింది కార్యక్రమం నంబర్ (14)  
జిల్లా కార్యక్రమ కమిటీ నంబర్ (11)

  
మంత్రి



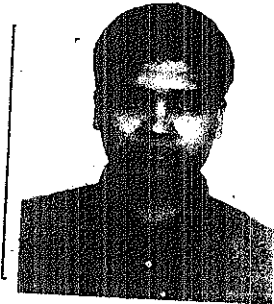
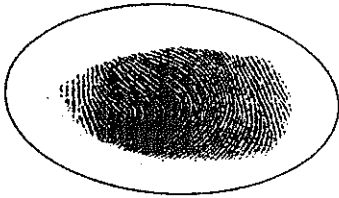
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

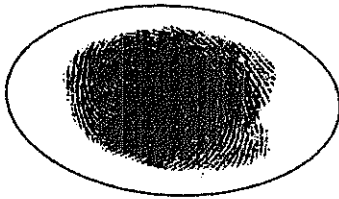
PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER

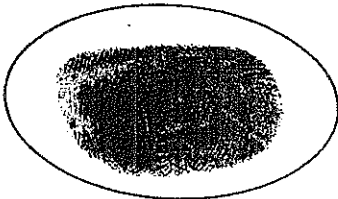


VENDOR:

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

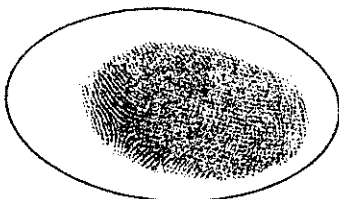


2. SMT. K. SRIDEVI  
W/O. SHRI. K.V.S. REDDY  
R/O. FLAT NO. 502  
VASAVI HOMES  
UMA NAGAR, 1<sup>ST</sup> LANE  
BEGUMPET  
HYDERABAD



BUYER:

1. MRS. REENA SAWHNEY  
W/O. MR. ALOK SAWHNEY  
R/O. FLAT NO. A/706  
VILLA HEIGHTS, BRAHMANWADI  
BEGUMPET  
HYDERABAD - 500 016.



2. MR. ALOK SAWHNEY  
S/O. MR. R. N. SAWHNEY  
R/O. FLAT NO. A/706  
VILLA HEIGHTS, BRAHMANWADI  
BEGUMPET  
HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Greenwood Estates

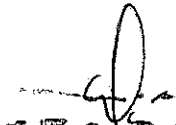
Partner

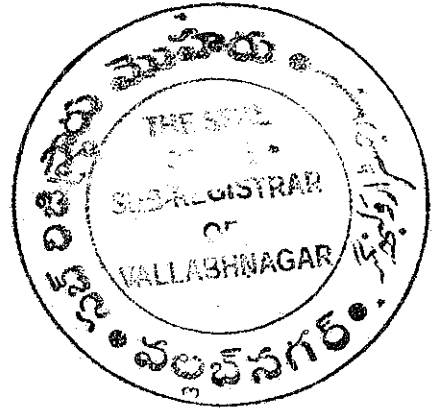
For Greenwood Estates

Partner

SIGNATURE OF EXECUTANTS

1 వ ప్రాక్టరులులో నం/కా. త. 192 9వ. నం. 20  
తస్తావేల నెం. 105 మొత్తము కాగితముల సంఖ్య (14 )  
ఈ కాగితము వదిలి సంఖ్య (14)

  
వకీ. రిజిస్ట్రార్






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  


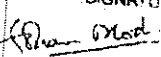
मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

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


For Greenwood Estates

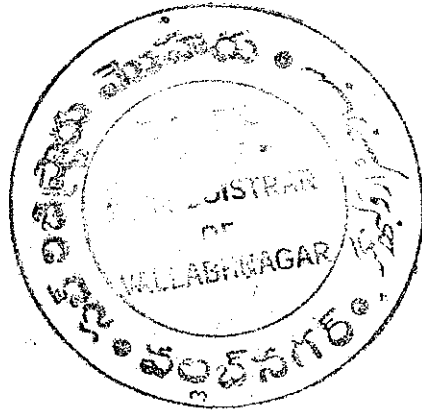
  
 Partner

For Greenwood Estates

  
 Partner

1 వ పేజీ 2008 సం. 10/9/2009 నెం. 10. బి  
అనుబంధం 105 (14)  
ఈ కార్యక్రమం 1/3

  
స.క.కె.కె.





**Election Commission of India**  
भारत निर्वाचन आयोग

IDENTITY CARD

DL/02/007/177474

पहचान पत्र



Elector's Name: **ALOK SAWHNEY**  
 पिता/माता का नाम: **आलोक साहनी**  
 Father's/Mother's Name: **R N SAWHNEY**  
 Husband's Name: **आर एन साहनी**  
 Sex: **MALE/पुरुष**  
 Age as on 1.1.1992: **21**

Address:

**B-66A KALKAJI NEW DELHI**

पता: **बी-66ए कालकाजी नई दिल्ली**

*(Signature)*  
**KALKAJI NEW DELHI**

Electoral Registration  
निर्वाचन रजिस्ट्रेशन

**KALKAJI** Assembly Constituency  
कालकाजी विधानसभा निर्वाचन क्षेत्र

Place: **NEW DELHI**

Date: **23/8/95**

स्थान: **नई दिल्ली**

दिनांक:

This Card may be used as an Identity Card under different Government Schemes.  
इस पत्र का विभिन्न सरकारी योजनाओं के अन्तर्गत पहचान पत्र के रूप में प्रयोग किया जा सकता है।

**DRIVING LICENCE CHANDIGARH**



No. **334144** D. **16.08.1988**  
 Name: **REENA KHANNA**  
 Spouse of: **SH K L KHANNA**  
 D.O.B: **05.08.1974**  
 Address: **# 333A SEC 37-A CHANDIGARH**

*(Signature)*  
Licensing Authority  
Chandigarh

VALID UP TO **15.09.2018**

**SCOOTER/CYCLE, CAR/JEEP Only**

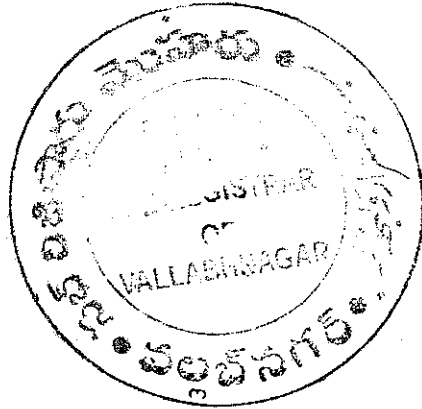
**RE** - Hold. 80



Holder is licenced to drive throughout India vehicles of the above description.

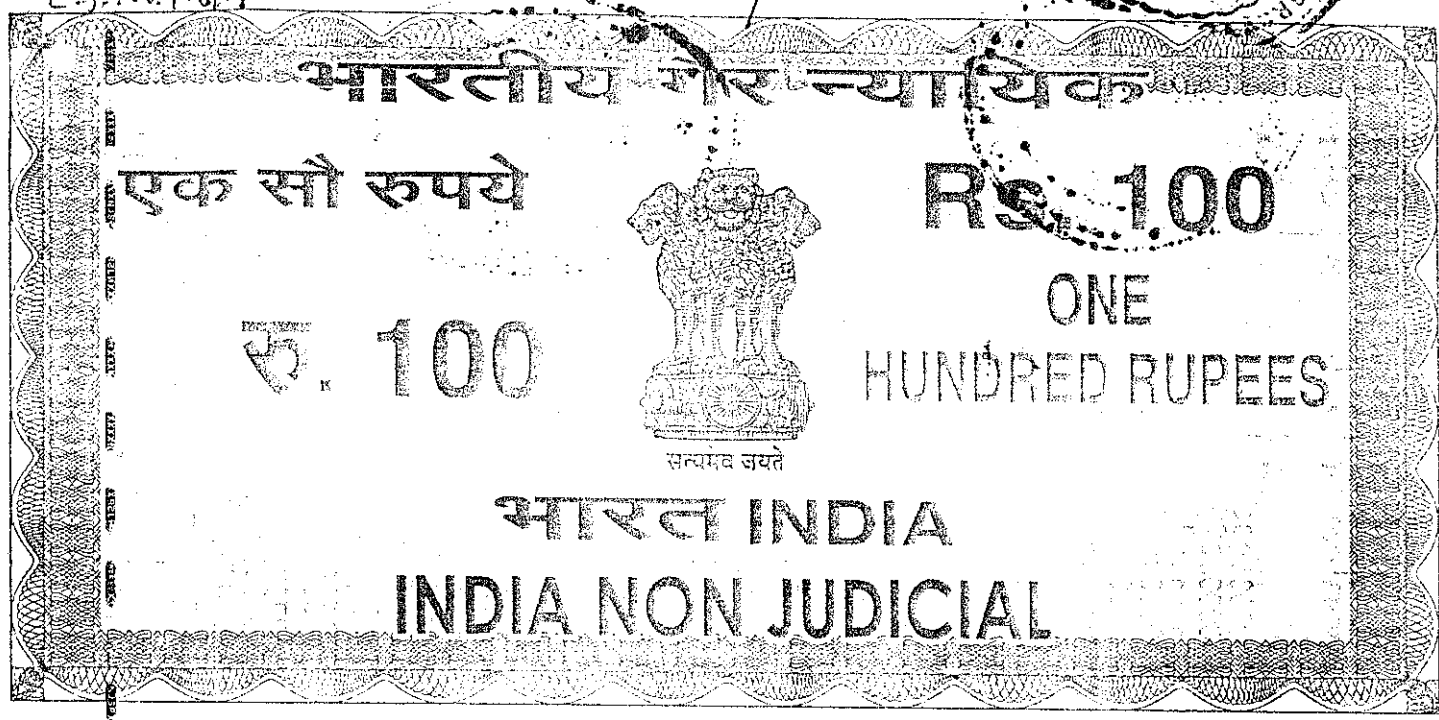
1 వ పూర్వకము 2014/కా. శ. 1929వ. సం. ఖ  
తస్తావేల నెం. 105 మొత్తము కాగితముల సంఖ్య ( 14 )  
ఈ కాగితము పడుచే సంఖ్య ( 14 )

  
వ. రెడ్డి



C.S. No. 106/08

706/2008



SCANNED

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

K 397217

Sr No. 1116A Date 29/12/2007  
 Sold to Venkatesh  
 S. A. Rao  
 M/S. Greenwood Estates

**K. SATISH KUMAR**  
 S.V.L. No: 10/2003, R. No: 29/2006  
 5-3-37, ... ATTHIPET (V)  
 R. NAGAR, ... R. DIST.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 9<sup>th</sup> day of January 2008 at Secunderabad 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 37 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, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

AND

1. MRS. REENA SAWHNEY, WIFE OF MR. ALOK SAWHNEY, aged about 33 years,  
 2. MR. ALOK SAWHNEY, SON OF MR. R. N. SAWHNEY, aged about 35 years, Both are residing at Flat No. A/706, Villa Heights, Brahmanwadi, Begumpet, Hyderabad - 500 016, 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  
  
 Partner

For Greenwood Estates  
  
 Partner

Page 1  
 R.S

1 వ పూర్వము 1929 సం/తా. చ. 1929 చ. 10. వ  
 తనూనే నెం. 106 మొదటి భాగము నుండి ( // )  
 ఈ భాగము వరుస నెం. ( / )

**ENDORSEMENT**

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

**I. Stamp Duty:**

- 1. in the shape of Stamp paper (I.S.Act.,1899) ..... Rs. 100 = 00
- 2. in shape of Stamp (I.S.Act.,1899) ..... Rs. 13390 = 00
- 3. in the shape of cash (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:**

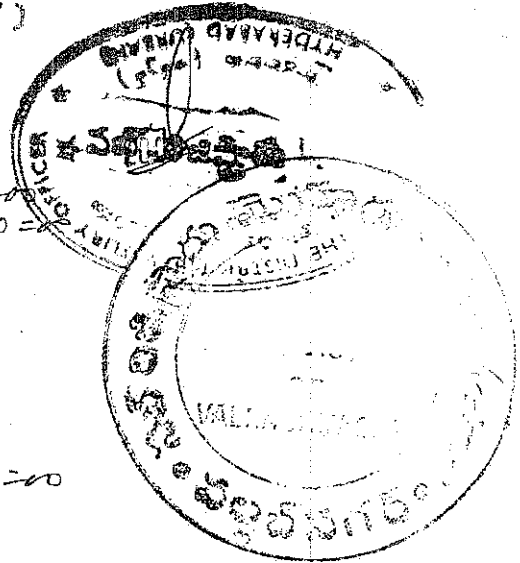
- 1. in the shape of challan ..... Rs. 1000 = 00
- 2. in the shape of cash ..... Rs. —

**4. User Charges:**

- 1. in the shape of challan ..... Rs. 100 = 00
- 2. in the shape of cash ..... Rs. —

**Total**

**Rs. 14590 / —**



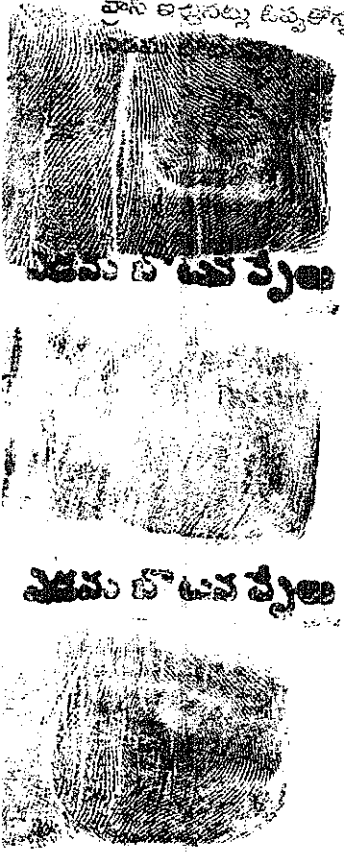
2000 రూపం కనాద నెం. 9 చ. 10  
 1929 తా.శ సం. 19 వ తేదీ వరకు  
 12 మందియు. గంభీర శర్మ పట్టణం నెం. 1000 = 00  
 కాన్పూరు లో ఉన్న **Sohan Modi**  
 లాభానికి ఉద్దేశముగా 1929 తేదీ 19 వ తేదీ వరకు  
 సాధారణ వలసలతో సహా  
 దాఖలు చేసి రూపము 1000 = 00 లు చెల్లించినాడు  
 తాని ఇచ్చినట్లు టిప్పణిస్తూ

*John Muel*

*John Muel* . 8/10. Sotishiwadi New Bus.  
 2/10 Plot no 280, Tubulac Batts, Hyd.

*K. V. S. Reddy*  
 2/10. K. V. S. Reddy Old Business  
 1/10. 502, Vozani Ann, Annaya. 1/10  
 Begumpet. Hyd.

(R.S)  
 2/10. D. S. Sankar  
 2/10. Plot no. 8/206. Valla Batts  
 Brotherswadi, Begumpet, Hyd.



WHEREAS:

- A. The Buyer under a Sale Deed dated 2.01.08 has purchased a semi-finished, Semi deluxe apartment bearing no. 320 on the third floor in block no. 'C', admeasuring 1230 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. 105/2008, 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 no. 320 on the third 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.

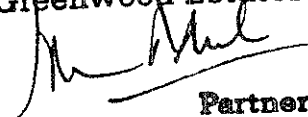
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing no. 320 on the third floor in block no. 'C', admeasuring 1230 sft. of super built up area and undivided share of land to the extent of 65.88 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. 13,49,000/- (Rupees Thirteen Lakhs Forty Nine Thousand only).
2. The Buyer shall pay to the Builder the balance amount of Rs. 13,49,000/- (Rupees Thirteen Lakhs Forty Nine Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	85,000/-	01.01.2008
II	3,61,000/-	01.04.2008
III	2,71,000/-	01.07.2008
IV	2,71,000/-	01.10.2008
V	3,61,000/-	01.02.2009

3. 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.

For Greenwood Estates

  
Partner

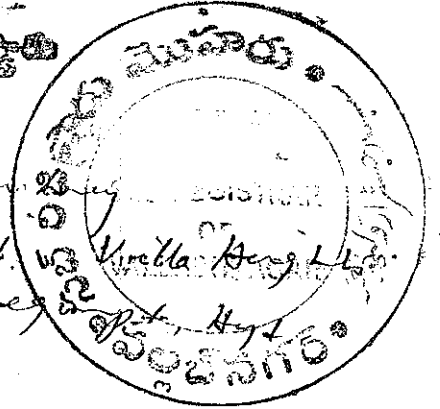
For Greenwood Estates

  
Partner

  
Partner

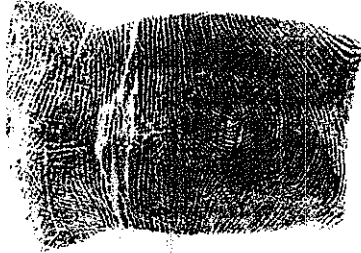
1 వ పూర్ణ ముద్రణ సం/స. 1929 కి వం. పు  
 తప్పిపోయిన సం. 106 ముద్రణ సం/స. ( 1 )  
 ఈ జాగీరును వదులన సంస్థ ( 2 )

వసుదేవిస్వామి



వసుదేవిస్వామి

Rawney S/o. K. S. Sanyal  
 R/o. Ratan. A/201.  
 Brahmanwad, Beg



నిరసించినది,

1. T. P. Reddy

T. P. Reddy S/o. T. D. Dhanraj  
 R/o. 1-10-263, New Bonyally, Sec 5

2. R. S. Reddy

S/o. K. S. Reddy  
 2-3-64/10/24

gov. service  
 Amberpet, Hyderabad

2009 వ సం. కెవారి సం. 9 వ తేదీ  
 1929 వ సం. కె. కె. కె. మాకు 19 వ తేదీ

వసుదేవిస్వామి  
 గృహ విభాగం



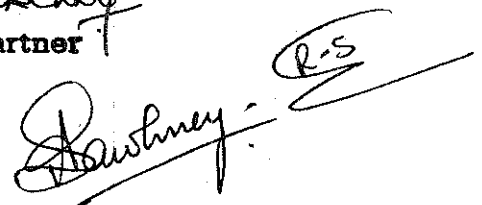
4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. The Buyer at his discretion and cost may avail housing loan from 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.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 320 on the third floor in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
7. 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.
8. 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.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 01 February 2009 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.
10. 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.
11. 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.

**For Greenwood Estates**

  
Partner

**For Greenwood Estates**

  
Partner

  
R.S

1 వ పూర్వకము 2008 సం/శా. న. 1929 వ సం. వ  
 దస్తావేజు నెం. 106 మొత్తము కాగితముల సంఖ్య (11)  
 ఈ కాగితము వదుల సంఖ్య (3)

*[Handwritten signature]*  
 సబ్-రెజిస్ట్రార్

ENDORSEMENT U/S 41 & 42 OF I.S. ACT  
 No. 106/2008 Date 9-1-2008

I hereby Certify that the deficit Stamp duty  
 13390/- (Rs. Thirteen thousand  
 Three Hundred and ninety only)  
 has been levied in respect of the instrument from  
 Executant of this deed on the basis of agreed  
 Market Value of Rs. 1349000/-  
 been higher than the consideration

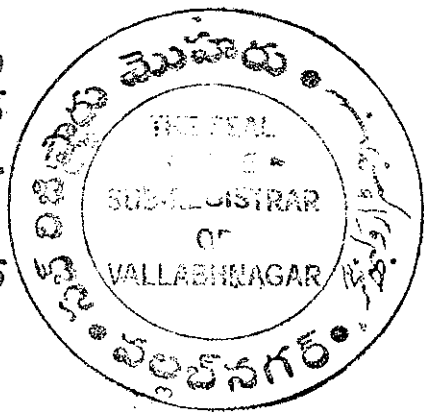
*[Signature]*  
 Collector & Sub-Registrar  
 Vallabh Nagar  
 Under the Indian Stamp Act

An amount of Rs. 13390/- towards Stamp Duty  
 including Transfer Duty and Rs. 1000/- towards  
 Registration Fee was paid by the party through challan  
 Receipt Number 681707 Dated 9-1-08  
 at SBH Begumpet Branch (299)  
 Dt. 9-1-2008  
 St. SRO Vallabh Nagar  
*[Signature]*  
 Sub-Registrar  
 Vallabh Nagar

1 వ పూర్వకము 2008 సం. / శా. న. 1929 వ సం. వ  
 106/08 నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్కాన్ చేసి  
 ఏమి త్తం గుర్తింపు నెంబరు 1000-1-106 -2008.

తేదీ 9-1-08.

*[Signature]*  
 సబ్-రెజిస్ట్రార్  
 వల్లభ నగర్.



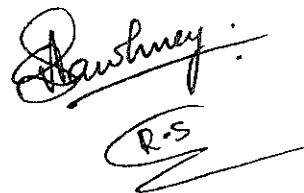
12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

**For Greenwood Estates**


  
Partner

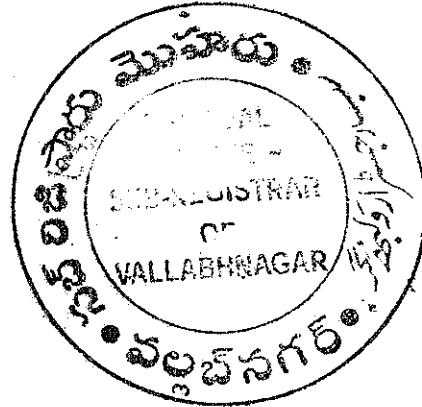
**For Greenwood Estates**

  
Partner

  
R-5

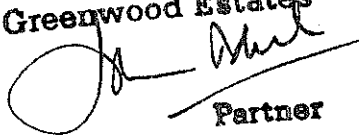
1 వ పూర్ణము 20వ సం/తా. న. 1929వ. పం. జ్ఞ  
తప్పిపోయిన సం. 106 మొత్తము తాగితముల సంఖ్య ( 11 )  
తాగితము వరుస సంఖ్య ( 4 )

  
మోరజి



19. 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.
20. 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.
21. 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.
22. 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.
23. Stamp duty and Registration amount of Rs. 14,490/- is paid by way of challan no. 681703, dated 8/01/08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 13,490/- paid by the way of pay order No. 137713 dated 31/02/07, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

  
Partner


For Greenwood Estates

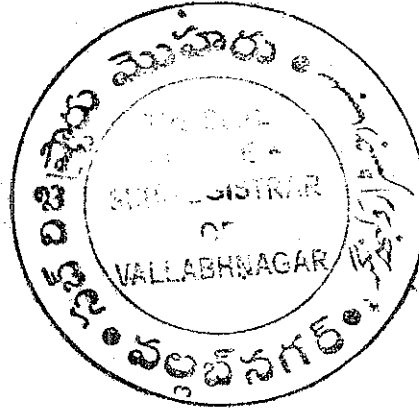
  
Partner





1 వ పూర్వ గుర్తు 2001 సం/కా. చ. 1929వ. సం. వా  
దస్తావేజి నం. 106 మొట్టమొదటి గణితముల సంఖ్య ( // )  
ఈ గణితము వరుస సంఖ్య ( ౨ )

  
వ. రిజిస్ట్రార్


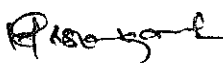


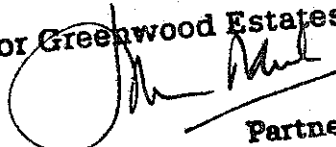
SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment no. 320 on the third 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 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	Flat No. 315
South By	Open to sky & 7' wide corridor
East By	Open to sky
West By	7' wide corridor & Open to sky

WITNESSES:


1. 
2. 

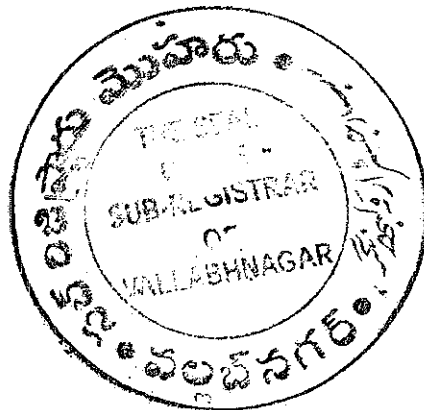
For Greenwood Estates  Partner

BUILDER

  
BUYER 

1 వ ప్రకాశక సం 2007 సం/కా. నం. 1929 వ. సం. జి  
ఉన్నదేని సం 106 ఈ ప్రకాశక కార్యక్రమం సంఖ్య (71 )  
ఈ కార్యక్రమం కమిషన్ సంఖ్య ( 6 )

  
సబ్ రిజిస్ట్రార్





**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	

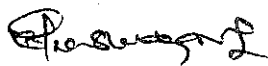
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

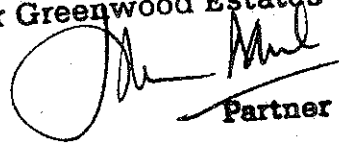
1.



2.



For Greenwood Estates



Partner

For Greenwood Estates



Partner

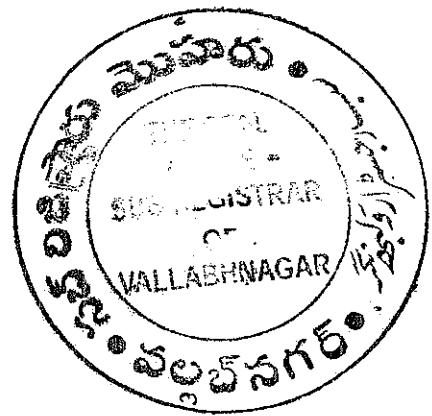
BUILDER



BUYER. R.S

1 వ పాఠశాలకు 1000 అం/తా. న. 1929 వ. సం. వా  
దస్తావేజు నెం. 106 మొత్తము కాగితముల సంఖ్య ( 11 )  
ఈ కాగితము వదిలి సంఖ్య ( 7 )

  
కమ. రిజిస్ట్రార్



**REGISTRATION PLAN SHOWING**

FLAT NO. 320 IN BLOCK NO. 'C' ON THIRD 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:**

1. MRS. REENA SAWHNEY, WIFE OF MR. ALOK SAWHNEY

2. MR. ALOK SAWHNEY, SON OF MR. R. N. SAWHNEY

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

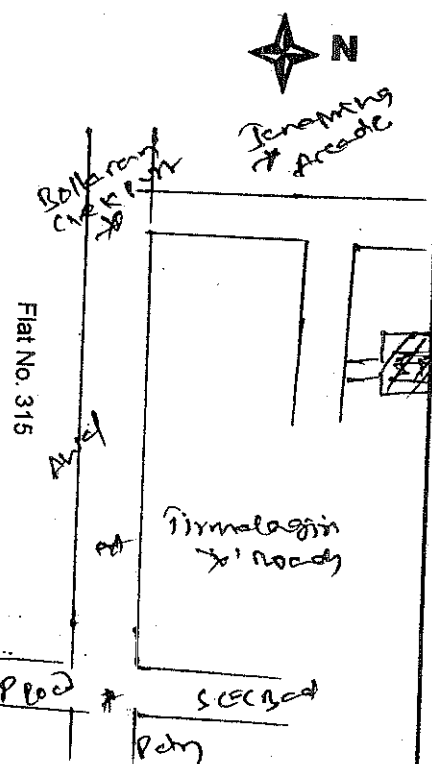
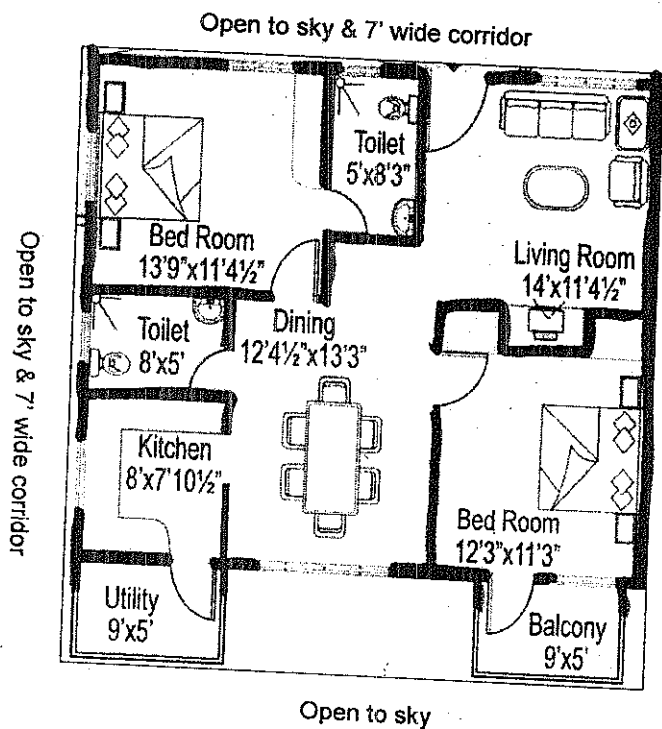
65.88

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

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

**EXCL:**

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



For Greenwood Estates

*[Signature]*  
Partner

For Greenwood Estates

*[Signature]*  
Partner

**WITNESSES:**

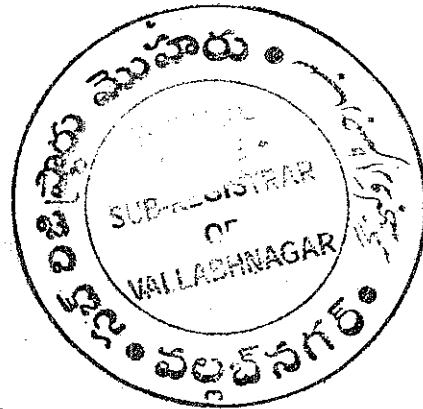
- 1. *[Signature]*
- 2. *[Signature]*

**SIG. OF THE VENDOR**

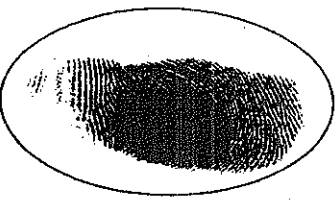
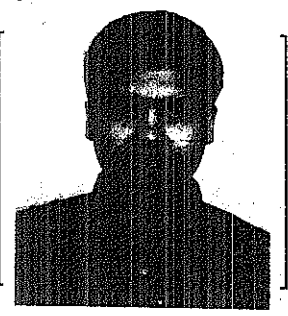
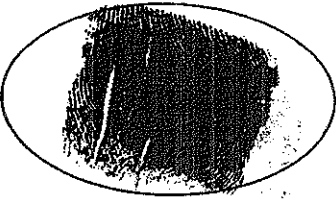
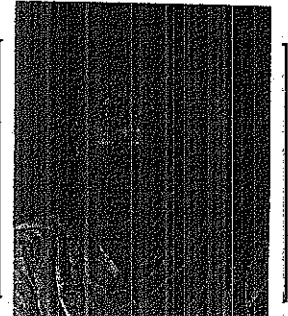
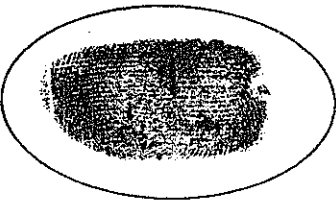

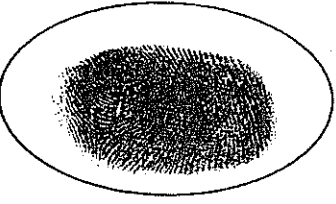
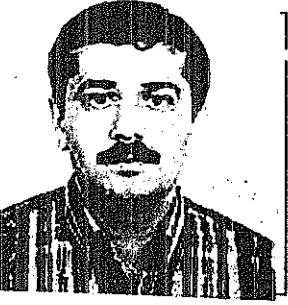
*[Signature]*  
**SIG. OF THE BUYER**

1 వ పాఠ్యపుస్తకము 2008 సం/బ. త. 1929 వ. పాఠ్య పు  
స్తకము సం. 106 మొదటి భాగమున పాఠ్య ( 11 )  
పుస్తకమున పాఠ్య ( 8 )


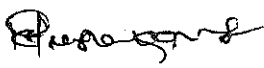
వ.ప. రెడ్డి



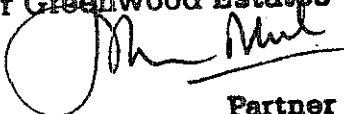
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUILDER:</b>  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
			
			<b>BUYER:</b>  1. MRS. REENA SAWHNEY W/O. MR. ALOK SAWHNEY R/O. FLAT NO. A/706 VILLA HEIGHTS, BRAHMANWADI BEGUMPET HYDERABAD - 500 016.  2. MR. ALOK SAWHNEY S/O. MR. R. N. SAWHNEY R/O. FLAT NO. A/706 VILLA HEIGHTS, BRAHMANWADI BEGUMPET HYDERABAD - 500 016.
			

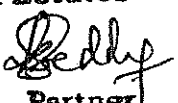
SIGNATURE OF WITNESSES:

- 
- 



For Greenwood Estates

  
Partner

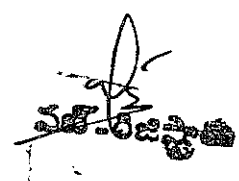
For Greenwood Estates

  
Partner

SIGNATURE OF EXECUTANTS

1 వ పూర్వశుభములైతరీ సం/సా. క. 1929 వ. సం. పా  
తస్తావేళ సం. 106 మొత్తము కాగితముల సంఖ్య ( 1 / )  
ఈ కాగితము వదున సంఖ్య ( 9 )

  
వశ. రజిస్ట్రార్

