1.1667/09

1305480



एक सौ रुपये

72. [00

RS. 100
ONE
HUNDRED RUPEES

सत्यमेव जयते

STORING TO THE TOTAL STORING TO THE STORING TO THE

ಆಂధ್ರ್ರ್ ವೆಕ್ आन्ध्र प्रदेश ANDHRA PRADESH

LEELA G CHIMAL

STAMP VENDOR
Licence No.1/2009
5-4-76/A, Celter Ranigunj,
SECUNDERABAD-500 003.

SOID TO LEVEN KATESH

SIO. G. A. TAA.O.

104

for4

For When GREEN WOOD ESTATES

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 3rd day of April 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 37 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Shrt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 32 years, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

AND

MR. EPPA VENKAT REDDY, SON OF MR. EPPA SAI REDDY, aged about 38 years, Occupation: Service, residing at Forest Research Centre, Dulapally P. O., Hakimpet, Hyderabad - 500014, 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.

wood Estates For Greenwood Estates

Partner

Partner

Page 1

ජාතිය විය වැඩි ක්රීම්
සුදු පුල්ගුදුම් දැන් දැන්න සුදුම්කාන හටුන් () ව
LIADO/SCHMENT
Gertified that the following amounts have been paid in respect of this document.
I. Stamp Cuty:
1. In the shape of stamp happers MAR 2009
4. In shape of challenging to the state of t
4. adjustment of starts duty u.S. 18 cm. 8 April 18 18 18 18 18 18 18 18 18 18 18 18 18
N. Transfer Duty:
1. In the shape of chatten
2. In the shape of south
III. Registration fees:
1. in the shape of whetten
2. In the shape of cash Rs. 7000 700 (Fig.) OF THE 1
Re - GETDAR
1. in the shape of the state of
2. in the shape of challan Rs. 100 200 WALLABHNAGAR WALLABHNAGAR
2. in the shape of cash Rs. Rs. Total
Total 2/277
2009550 Bas 3 3 50 15 15 15 15 15 15 15 15 15 15 15 15 15
195 (200 5) (2) (2)
/2 ක්වෙතා / රටින්ව ක්රමු ක්වූ ක්වූත්තර තිබී වසතුර
programos & Bano K. Preakhakan Redd
లిజిస్టేషన్ చట్టము 1908 లోని సిక్షన్ 32ఏ ను అనుసరించి
ත්ත්වූලංක්ක්වර්ත් කිසිම පුදුම් ක්වස්තා බ්විකාස්වමේ එ න්
යාහන ස්ව රාත්රයා ජල 1000 200 ක සම්මාජය විසින් විසින් සම්මාජය සම සම්මාජය සම්මාජය සම්මාජය සම්මාජය සම
The marks are the second of th
లానీ ఇయ్మన్నా దిన్నతోన్నట ఆ ఎడమ బోటునటిలు
add of wall of the sound
K. Probleter Roddy, Sdo. K. Padent Roddy, Occupation: Service,
101-3-4-10/13 & 4, 2nd Floor, School Massina M C Dave
1771 MANUAL MANU
FOR SECOND STATE OF THE PARTY O
dalet 19.1.08 registerer at SRO, Valla Luagar
1. // / / / / / / / / / / / / / / / / /
డమ్ బొటన న్నేణ్ 💛 ్
F. Valley I Reddy
E. Vencot Reddy Sp. E. Sai Reddy
occ. Service, RO. Horest Reserach Certical
Dulapaly, P.O, Hakimpet, Hyderal ad-014.
Dalaro. 1)
్లో పించినద్ది
i la Anti recon
O 11 & Ventot Romana Pretty 800 (at Rd Hoiz, Grankly
Oce: Service for the solono sad.
comparagor, attended
O & Rojeuman Ro. Alwar, L.R. Dien Rao Oct: Service
@ & Rejoument Plo. Aluan, N.R. Sign
The state of the s
2002 5 50 Blad 3 3
200 ද ක <u>කියිටි බල 3</u> ක් මින තින්-වසබ්වෙන් 19 27 ක. සං ජ <u>ිනිරව</u> කාංහල 13 ක් මින තිනු කියල් කියල
193/ නුලා අපිරිම නුලුලු /3
් වි කර් කිල්කර්

WHEREAS:

- A. The Buyer under a Sale Deed dated \$\@3.04.2009\$ has purchased a semi-finished, semi-deluxe apartment bearing no. 129 on the first 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. \(\frac{647}{57} \) 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. 129 on the first 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. 129 on the first 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. 20,17,500/- (Rupees Twenty Lakhs Seventeen Thousand and Five Hundred Only).
- 2. The Buyer shall pay to the Builder the balance amount of Rs. 20,17,500/- (Twenty Lakhs Seventeen Thousand and Five Hundred Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment	
I	8,97,500/-	16.04.2009	
II	4,20,000/-	16.05.2009	
III	7,00,000/-	Compleion of Flooring, Bathroom tiles, Doors, Windows & First coat of painting	

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 Hstates

Partner

For Greenwood Estates

Partner

de

1 వ పుస్తకము 200 సం/శా.శ.1954 వ.సం. పు దస్తివేజు సెం 24 మొత్తము కాగీతముల సంఖ్య (இ ఈ కాగీతము వరుస సంఖ్య (இ)

> රු ත්ති-වසිලිප්

No. 648 69

Date 3-4-09

I hereby Certify that the deficit Stamp duty

20075 | Re Talenty flore Only

has been levied it respect of the manufactor

Executant of this doct on the pasts of agreed

Market Value of Rs. 2017500 |

Collector & Sub-Registrar

Vallabh Nagar

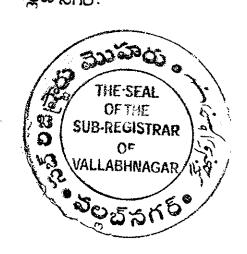
(Under the Indian Stamp Acti

An amount of Rs. towards Stamp Duty including Transfer Duty and Rs OOO Towards Regulation Fee was pull by the party through challan Receipt Number 262052 Dated 2-4-09 at SBH Begumpet Branch (299)

Dt. 3-4-09

St. SRO Vallabhnagar Vallabhnagar

[క కృ స్థకము 2009 సం. / శాశ 193/ వ నంగాకృ 648 నెంబరుగా రజిష్టరు చేయబడినది. స్కానింగ్ ఏమిత్తం గుర్తింపు నెంబరు 1508-1-648 -2009. చేడా- 3-4-09.



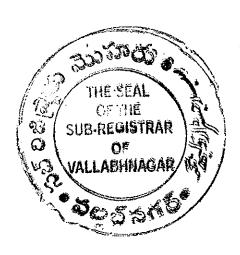
- 4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
- 5. The Buyer at his discretion and cost may avail housing loan 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. 129 on the first 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 1st June 2009, 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.
- 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

For Greenwood Estates

1 ක් තු්තු්පත්ති විධ ත්ර/ අං.ස්. 19 දු ක්. ත්ර. කු රුදුන්ස තිර විධ නොමුතා පාර්ඡකාව ත්රකු (2) සෙ පාර්ඡකා ක්රාත් ත්රකු (3)

> ර ත්ති-වස්වීම්ර්ව



- 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

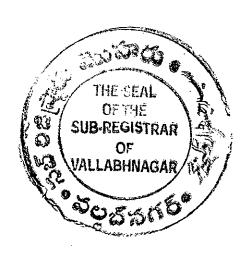
Partner

For Greenwood Estates

Pertnas

1 න් නු තු ජනා විට තිර/ සං.ජ. 19 කි. තිර. නු සබුවේස විට ලිට නොජුනා පාර්ඡනාව තිරුණු (කි ස පාර්ඡනා න්රාත් තිරුණු (U)

ත්ත්-වසිලිතුරා



- 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.
- In case of any dispute between the parties, the matter shall be resolved by arbitration 20. 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.

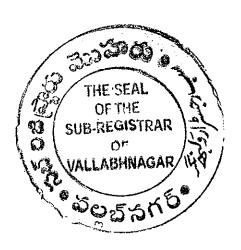
23. Stamp duty and Registration amount of Rs. 21,175/- is paid by way of challan no. えらつ 057, dated 02-04.09, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 20,175/- paid by the way of pay order No. 147910 dated 02-04-97, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

For Greenwood Estates

1 వ పుస్తకము<u> 200</u>ిం/శా.శ.19<u>\</u> వ.సం. పు దస్తావేజు సెం<u>ద్ర క్రాం</u>ట్లము కాగిశముల సంఖ్య (2) ఈ కాగితము వరుస్సంఖ్య (5)

තින්-ව**ය**ිලුරා



SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment no.129 on the first 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 1ky

For Greenwood Estates

Partner

For Greenwood Estates

Partner

BUILDER

BUYER

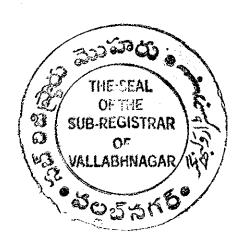
WITNESSES:

1.

2. B. Rejkund

1 వ పుస్తకమ<u>ు 200</u> స్వానా. 1921 వ.సం. వు దస్తావేజు సెంట్ క్రిముక్తము కాగీతముల సంఖ్య (12) ఈ కాగీతము పరున సంఖ్య (6)

තින්-වසිදුකුරා



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.			
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:

1. Pari romar

For Greenwood Estates

Partner

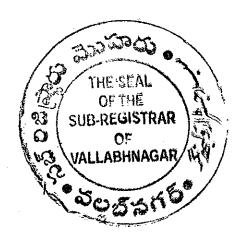
For Greenwood Estates

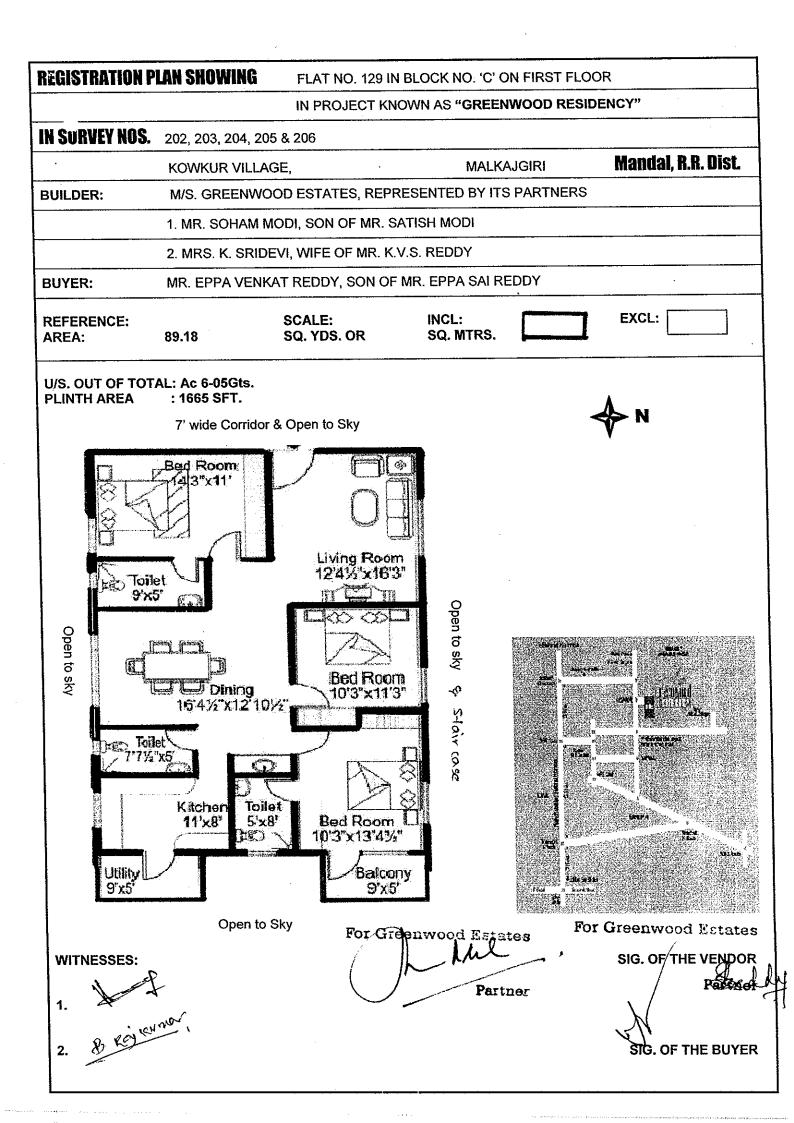
BUILDFart

BUYĒR.

1 ක් කුතු සිකා විට ලිට සිට ලිට ක් ක්රිය ක් ක්රිය ක් සිට ලිට සිට ලිට ක් ක්රිය ක්රිය

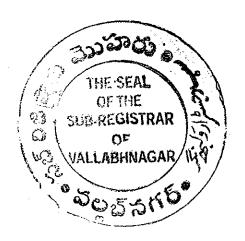
රුණි-එක්ලිකුරා රුණි-එක්ලිකුරා





1 వ వుస్తకము 2007 దస్తావేణ సెం.608ముక్షము కాగేశముల సంఖ్య 12 ఈ కాగేతము వరున సంష్ఠ (8)

సబ్-లజస్త్రారు



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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH**

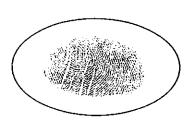
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





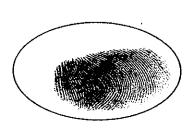
BULDER:

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





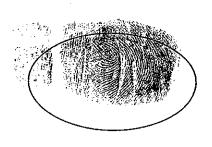
2. SMT. K. SRIDEVI W/O, SHRI, K.V.S, REDDY R/O. FLAT NO. 502 **VASAVI HOMES** UMA NAGAR, 1ST LANE **BEGUMPET HYDERABAD**





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:

Fartner

1. MR. EPPA VENKAT REDDY S/O. MR. EPPA SAI REDDY R/O. FOREST RESEARCH CENTER, DULAPALLY, P.O., HAKIMPET, HYDERABAD - 500 014.

SIGNATURE OF WITNESSES:

& Rojkune

For Greenwood Estates

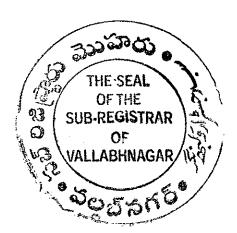
For Greenwood Estates

SIGNATURE OF EXECUTANTS

CICKIATIDE OF BLIVED

1 వ పుస్తకము 200 సం/శాన.193 వ.నం. వు దస్తావేజు నెం ఆక్రముక్తము కాగేశ్యముల సంఖ్య (12) ఈ కాగీతము వరుస సంఖ్య (9)

సబ్-లజస్హారు



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

C.S.No./Year: 000667/2009 of SRO: 1508(VALLABNAGAR) Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 03/04/2009 12:05:32

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) EPPA VENKAT REDDY DULAPALLY P.O.HAKIMPETHYDERABAD- 014	M

Identified by

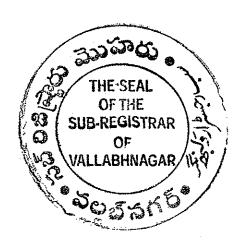
Photos and TIs Witness 2 & Rej Nove captured by me

Capture of Photos and TIs

done in my presence

1 వ పుస్తకము 2007 సం/శా.శ.1934 వ.సం. పు దస్తావేజు సెండ్ 48మొత్తము కాగితముల సంఖ్య (12) ఈ కాగితము వరుస సంఖ్య (10)

න්ඩ්-වස්<u>දී</u>ූරා







AIYPK2089F

नाम /NAME SRIDEVI KALICHETI

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

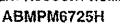
जन्म तिथि IDATE OF BIRTH

19-04-1977

हस्ताक्षर /SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

/PERMANENT ACCOUNT NUMBER





HIP MAME

SOHAM SATISH MODI

PURE OF THE PEATHER'S NAME SATISH MANILAL MODI

जन्म तिथि उत्तरम् दृशसम्ब

18-10-1969

हरताक्षर ;SIGNATUHE

Chief Commissioner of incomentax, Anothra Pradesh

आयंकर विभाग

INCOMETAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/197*4*

Permanent Account Number AWSPP8104E

भारत सरकार GOVT. OF INDIA





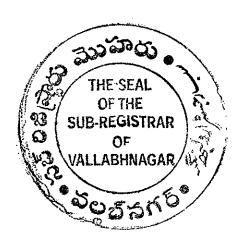
Award of

and and an analysis of the state of the stat

For Greenwood Estates

1 వ వుస్తకము 2009 దస్తావేజు నెం 668 ముత్తము కాగిశముల సంఖ్య (12) ఈ కాగితము వరున సంఖ్య (11)

సబ్-లజిస్త్రారు



स्थाई लेखा संख्या PERMANENT ACCOUNT NUMBER

AACPE8720D





नाम /NAME
VENKAT REDDY EPPA

पिता का नाम /FATHER'S NAME SAI REDDY EPPA

जन्म तिथि /DATE OF BIRTH 15-06-1970

हस्ताक्षर /SIGNATURE

fremal kum

Comfortery

आयकर आयुक्त, मेरठ DIRECTOR OF INCOME TAX (SYSTEMS)

K

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सुचित / वापस कर दे आयकर आयुक्त, आयकर भवन, मैंसाली ग्राचण्ड, मेरठ - २५०,००१.

In case this card is lost/found, kindly inform/return to the issuing authority: CCommissioner of Income-tax, Asyakar Bhawan, Bhainsail Ground, Meerut - 250 001. 1 వ పుస్తకము<u>లి గ్రామం/</u> సం/శా.శ.19 <u>ఎ</u>వ.సం. పు దస్తావేజు నెం<u>ట్ ట్రాముత్త</u>ము కాగితముల సంఖ్య (/) ఈ కాగితము వరుస సంఖ్య (/)

ත්ව්-වසි<u>ව</u>ීර

