

1 க துத்தன் 200 7 ல் /கூ.ஏ.19 21 க.ல். வீ దస్తావేజు నెం ఏ 1 🗓 మొత్తము కాగితముల సంఖ్య (၂)

ಈ පැරීඡණා න්රාත් ත්රකු (1) ENDORSEMENT is that the following amounts have been paid in respect of this document. L Stamp Duty: " 1. in the shape of stamp papers..... **නින්-වස**බුදුරා 2. In shape of chailan (u/8.41 of I.S.Act. 1899)...... Rs/9330=10 3, in the shape of cash (u.4s.41 of I.S.Act, 1899) 4. adjustment of acres day US. 18 of I.S.Act. 1899, if any Rs. **II. Transfer Duty** L in the chape of shedler. Rs. 2 in the exercise the same THE SEAL OF THE III. Registration tees: 1 1 in the shape of challan SUB-REGISTRAR 1000 -00 Rs. 2. In the shape of bash /ALLABHNAGA J. User Charges 1. In the shape of challan 2. in the shape of cash 20530/-193 00 50 20 00 x0000 14 s to see ెమలయు....ఆ,........గంటల మధ్య వల్లభినగర్ నభ్ లజస్తైత్ **පැරෑුංయාං**ණි නී .ජුනාය K. prashakay Restato වසැටින්තී එකුනා 1908 ඒව විජුතී 32න හා මනාන්දාපය ත්ත්වූලංසික්වර්ත් කිරීම් පැමුළු කාවරහා වීවකාස්වණී කිරීම යාකුතා ක්රී ජාතාකා ජ<u>ල /උතර = ල</u> හ ඔවුට ධන්න త్రానీ అల్టనట్లు ఓప్పకోశ్వది

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Load, Per Bad, through 3pa by Pregentation comers, vide 8pa No. 8/3/2008, Dr. 19.01. Proporton K. Prablogar of , Do comeus, vallabhragor, Hyderabad. SRO,

CDR. M. Y. Kumer Road, Rolarum, Hyderasad.

WHEREAS:

- A. The Buyer under a Sale Deed dated 05.09.2009 has purchased a semi-finished, Semi-deluxe apartment bearing flat no. 301 on the third 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. 214009, in the office of the Sub-Registrar, Vallabhnagar, 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 agreement for construction of the semi-finished apartment as per the agreement for construction of the semi-finished apartment as per the agreement for construction of the semi-finished apartment as per the agreement for construction of the semi-finished apartment as per the agreement for construction of the semi-finished apartment as per the agreement for construction of the semi-finished apartment as per the agreement for construction of the semi-finished apartment as per the agreement for construction of the semi-finished apartment as per the agreement for construction of the semi-finished apartment as per the agreement for construction of the semi-finished apartment as per the agreement for construction of the semi-finished apartment as per the agreement for construction of the semi-finished apartment as per the agreement for construction of the semi-finished apartment as per the agreement for construction for construction of the semi-finished apartment as per the agreement for construction for construction of the semi-finished apartment as per the agreement for construction for construction for construction for the semi-finished apartment as per the agreement for construction for co
- 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. 301 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 flat no. 301 on the third 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, and a reserved parking space for double car on the stilt floor admeasuring 200 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 19,43,000/-(Rupees Nineteen Lakhs Forty Three Thousand Only).
- 2. The Buyer shall pay to the Builder the above said amount of Rs. 19,43,000/- (Rupees Nineteen Lakhs Forty Three Thousand Only)in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	11,18,000/-	24.09.2009
II	6,25,000/-	01.11.2009
III	2,00,000/-	01.12.2009

For Greenwood Estates
Partner

For Greenwood Estates

Partner

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కాటన ప్రేయ -

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D. SUDHAKARARAO 5/6 (Lat) D. Grongachalam Retired from B. H. E. L. T.D Flat #6-102, S. M. N. ROYNIVI D2-19, Huda Colony Chandanagar 500 050 A.P.

B. Rojtemar.

B. RAS KUMAR SO, MUKUND RAS OCC: BUSINESS, Plo, AtMAL, SECRED

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- 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 3 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.
- 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 1month 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 flat no. 301 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 1st Occuper 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.

For Greenwood Estates

Partner

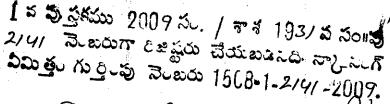
For Greenwood Estates

Partner

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<u> </u>
ENDORSEMENT U/S 41 & 42 OF I.S. ACT
No.2/9//09 Date 05 0 6 09
I hereby Certify that the deficit Stamp duty 19330/ (Re N)21/cee
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has been levied in respect of the a strument from
Executant of this doct on the pasis of agreed
Market Value of Rs. 1943000/
been higher than the consideration
hu cold
Collector & Sub-Registrar
Vallabh Nagar
(Under the Indian Stamp Act)
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An emount of fis towards Stamp Duty including fransfer Duty and Rs /000 towards Registration Fee was paid by the pany through challan Receipt Number 001 1/8 Dated 009 09. et SBH Begumpet Branch (299) Dt. 01-09-09 Sub-Registrat Habbnagar
15 % 484



Ba: 05-09-09.

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- 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.
- 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 Paramount 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.

For Greenwood Estates

Partner

For Greenwood Estate.

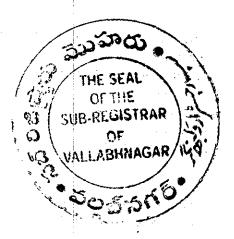
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- 17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of 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.
- 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.
- 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.
- Stamp duty and Registration amount of Rs. 20,430/- is paid by way of challan no. 05518, dated 05.09.2009, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs.19,430/- paid by the way of pay order No. 151049 dated 05.09.2009, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Fstate

For Greenwood Estates

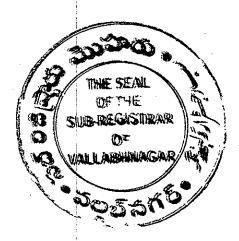
Partner

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1 **జ్ వు**స్త్రకము మార్గం/శా.శ.19<u>3</u> వ.సం. పు దస్తావేజు నెం<u>ఎ ఎ ముత్త</u>ము కాగితముల సంఖ్య (1) ఈ కాగితము వరుస సంఖ్య (5)

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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. 301 on the third 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 a reserved parking space for double car on the stilt floor admeasuring about 200 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	
South By	Open to sky	
East By	Open to sky	
West By	7' wide corridor & Open to Sky	

WITNESSES:

For Greenwood Estatu-

Partner

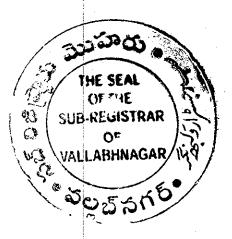
For Greenwood Estates

2. O. Nijemar

BUYER

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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 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:

Partner

For Greenwood Estates

For Greenwood Estates

WITNESS:

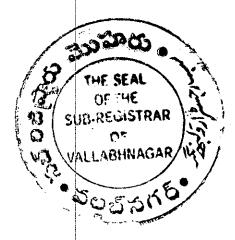
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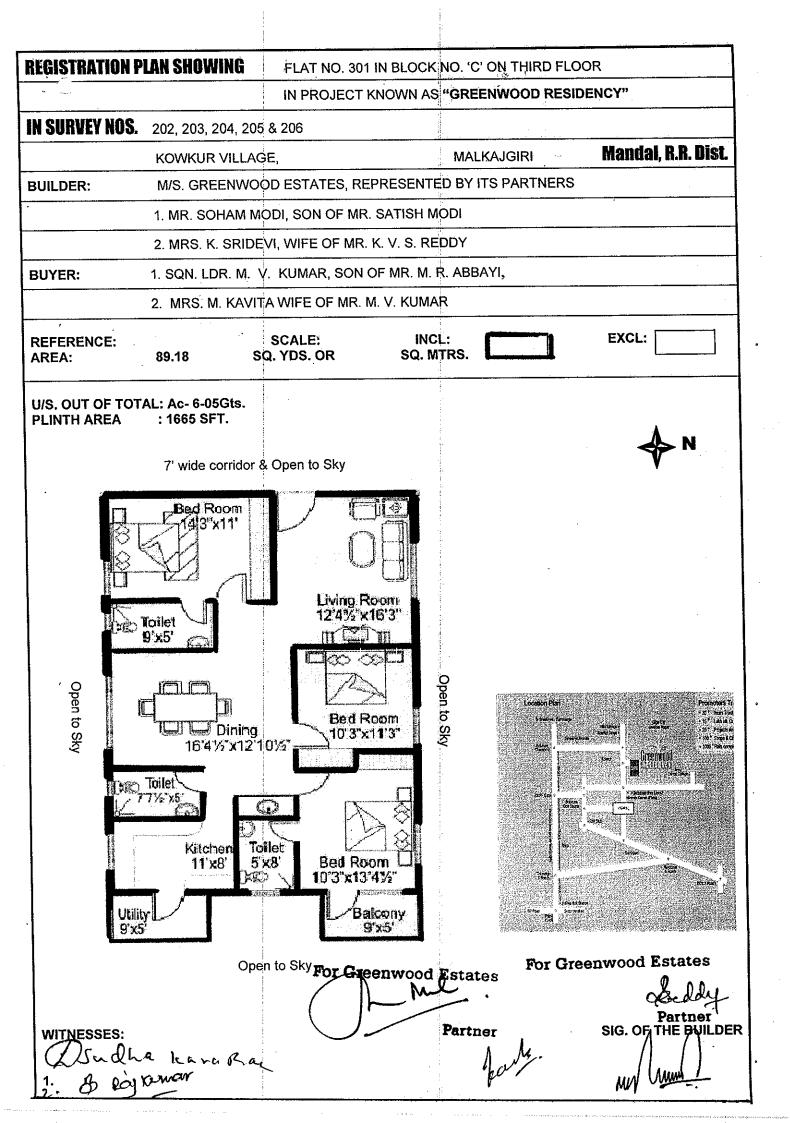
BUILDER

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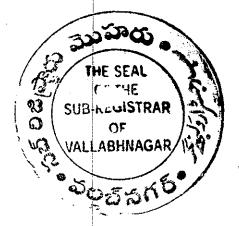
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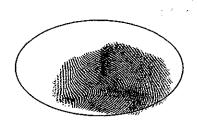
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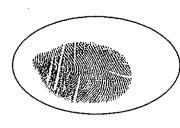
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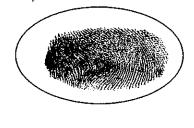
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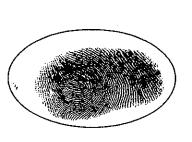


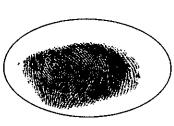


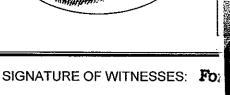












1. DSudhukuvaRaf 2. Oblajkumar









Partner

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 ILFLOOR, SOHAM MANSION M.G. ROA, 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 FLOOR, 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.

BUYERS:

- 1. SQN. LDR. M. V. KUMAR S/O.MR. M. R. ABBAYI H. NO. 37 **BAJRANG NAGAR COLONY BUTTON ROAD BOLARUM, HYDERABAD**
- 2. MRS. M. KAVITA W/O. MR. M. V. KUMAR R/O. H. NO. 37 BAJRANG NAGAR COLONY **BUTTON ROAD** BOLARUM, HYDERABAD.

For Greenwood Estates

KECUTANTS

SIGNATURES OF BUYERS

1 వ వుస్తకము సం/శా.శ.19 మనం. పు రస్తావేజు నెంక్ ముత్తము కాగితముల సంఖ్య (()) ఈ కాగితము వరుస సంఖ్య (?)

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AIYPK2089F



SRIDEVI KALICHETI

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

जन्म विथि /DATE OF BIRTH

19-04-1977

BERTIATY ISIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

PERMANENT ACCOUNT NUMBER

ABMPM6725H



SOHAM SATISH MODI

PARI ON HIM FATHERS NAME SATISH MANILAL MODI

जन्म विधि ८७/६६६६ हास्रक

18-10-1969

हरताक्षर /SIGNATURE

Chief Commissioner of Income-tex, Anothre Pladesh

आयकर विभाग

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number AWSPP8104E

भारत संरक्षार GOVE OF INDIA



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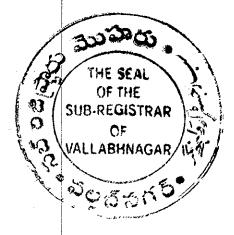
For Greenwood Estates

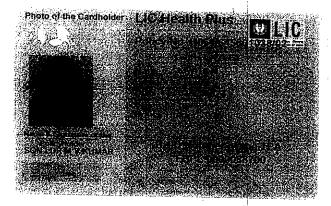
Partner.

For Greenwood Estates

1 భ పుస్తకముల్లోనం/శా.శ.19 <u>ఎ.</u> వ.నం. పు దస్తావేజు నెల్లాంట్లో ముత్తము కాగితముల సంఖ్య () ఈ కాగితము వరుస సంఖ్య ()

గట్-లజెస్త్రారు





M V KUMAR MRAYUDU ABBA



TAMILY HEALTH PLAN LIMITED

In case this card is lost / found. Findly inform / return to bicome Tax PAN Services Unit UTIISL Plot No. 3, Sector 11, CBD Belapur; Navi Miliubal - 400 614.

यह कार्ड खीं जाने प्राकृपया सूचित की/लौटाए

To whom it may concern

Certified that M KAVITA whose date of birth

Travel in Indian Airlines on 50% concession

Medical facilities in Military Hospital.

Travel by Rail/other vehicle. (d) CSD Canteen facilities.

Stn. 4. 2 ACS Dt. 20 Dt. 20 Signature

SIR AF Um



- This card relates only to the identity of the person described.
 In the event of loss or finding of this card, finder may post/hand over same to the Issuing officer.
 Authority-AO 74/75, 120/80 & 32/84 21 pt
- Issue S/No.

1 න නාస్తకము වලා තිං/සං.ජ.19 <u>2</u> න.సం. න් සస్తావేజు నెం <u>වි U</u> ముత్తము కాగితముల సంఖ్య () ఈ కాగితము వరున సంఖ్య ())

