

For Greenwood Estates

Page 1

For Greenwood Estates

Partner

්ත ක්ලේක්ෂණා 2008ක් ල/ක. ම. 1930ක්. බිය. මා **ජා පාර්මිකි**ය ජපාර ජපාද (() ENDORSEMENT Certified that the following amounts have been paid in respect of the I. Stamp Duty: 1. In the shape of stamp papers. Rs. 15520=00 2. in shape of challan (u/S.41 of I.S.Act., 1899)..... 3. In the shape of cash (u/s.41 of I.S.Act, 1899) 4. adjustment of stamp duty t/S 16 of I.S.Act, 1899.if any II. Transfer Duty: 1. In the shape of challen 2. In the shape of cash III. Registration fees: Rs 1600200 1. In the shape of challan अभूष्य । 2. in the shape of cash 7. User Charges: THE SEAL 100000 1. in the shape of challan 2, in the snape of cash SUE-REGISTRAR 200 000 19765 60 05 1-2 $^{\prime}$ ై మలియు... $^{\prime}$ ుణస్వికే stores of & Some K. frobboker les ්වෂ්ඨුන්ති න්හුන්ය 1908 ණිත තිමුවි 32කි ණ ඉණ්**ර**ාල් නිත්තුරංජනිත්වත් එම්නී **ෆංකු**ලා ත්වෙරහා බිව්මහරගම් ම**ණ** Glassegon డాఖలు చేసి చారుము రూ. 1000700 K.P Reday **చాశీ అభ్ని**నల్ల ఉప్పతోన్నట solon mansion, M. G. and floor, SPA for Resentation through aftested Road, seraud, vige set por 8/8/5002 bemerno sos a downers, · Dt. 9. 01. 2008. at seo, V-Mallorag 1, sitauta A. R. Dis. Mus. V. V.S. CHAITANYA, 20/0. V. VA. MJAIDHAR. ou: Service R/o. 1-156, FIND B-405, VAMSAI ENCLAN SNEHAPURI COLONY, MOTI MOLIAR, V. M. KRISHMA B. MALLAIAN. ori- Ret. Service Rlo. 6-3-1066, Samosi CupA. V-S.P. PADMA VISE PROSOD VUE HOSE WIFE ~/o. (LOVE, Promopure Colony

WHEREAS:

- A. The Buyer under a Sale Deed dated 15. 5. 68 has purchased a semi-finished, semi-deluxe apartment bearing no. 425 on the fourth 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) 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. 1710/98 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. 425 on the fourth 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. 425 on the fourth 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) 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. 15,62,000/- (Rupees Fifteen Lakhs Sixty Two Thousand only).
- 2. The Buyer shall pay to the Builder the balance amount of Rs. 15,62,000/- (Rupees Fifteen Lakhs Sixty Two Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment	
. I	7,56,000/-	29.04.2008	
. II ·	3,02,000/-	29.05.2008	
III	5,04,000/-	01.02.2009	

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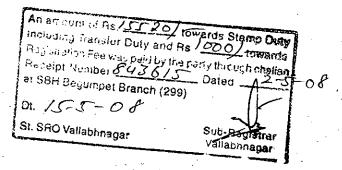
35.00

ENDORSEMENT U/S 41 & 42 OF 18. ACTION 1/OS Date /5-5-5-6

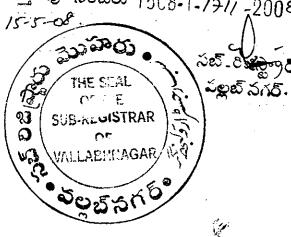
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| Local College of the matrix ment from Executant of this doct on the pasts of agreed
| Market Value of Rs. 156200 |
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| Collector & Sub-Registration |
| Valleth Nagar | (Under the Indian Stamp Action |



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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 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.
- 4. The Buyer shall be liable to pay simple interest calculated \$\hat{a}\$ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than Imonth 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. 425 on the fourth 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 01st 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.

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Partner

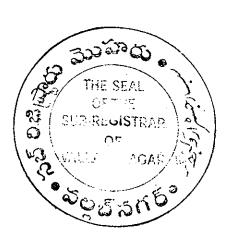
For Greenwood Estates

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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 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.

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Partner

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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.
- 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. 16,600 /- is paid by way of challan no. 843618, dated 2/168, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 15,620 /- paid by the way of pay order No. 140294 dated 26/16/17 HDFC Bank, S. D. Road, Secunderabad.

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Se - Oct.



SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment no. 425 on the fourth 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. 416
South By	Open to sky & 7' wide corridor
East By	7' wide corridor & Open to sky
West By	Open to sky

For Greenwood Estates

V.S. M. Morde

Partner

For Greenwood Estates

Partner

BUILDER

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 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 dad SS sink with drain board.				
Plumbing	GI & PVC pipes					
Lofts	Lofts in each bedroom & kitchen					

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

For Greenwood Estates

WITNESS:

Partner

For Greenwood Estates

BUILDER

BUYER



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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

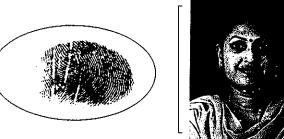
PASSPORT SIZE PHOTOGRAPH

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER









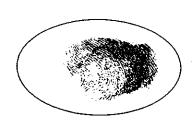


M/S. GREENWOOD ESTATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003 REP. BY ITS PARTNERS 1. SHRI, SOHAM MODI

SON OF SHRI, SATISH MODI



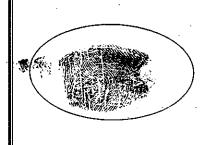
2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1ST LANE **BEGUMPET HYDERABAD**





SPA FOR PRESENTING DOCUMENTS:

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:

MRS. V. V. S. CHAITANYA W/O. MR. V. V.\MSIDHAR R/O. 1-156, FLAT NO. B-405 **VAMSI ENCLAVE** SNEHAPURI COLONY **MOTI NAGAR** HYDERABAD - 500 018.

SIGNATURE OF WITNESSES:

2. V.S. 60 and

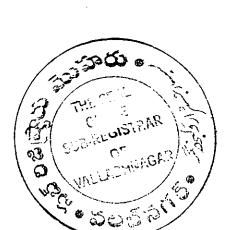
For Greenwood Estates Partner For Greenwood Estates

Partner .

SIGNATURE OF EXECUTANTS

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

C.S.No./Year: 001716/2008 of SRO: 1508(VALLABNAGAR)
Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 15/05/2008 13:19:01

This report prints the Photos and FPs taken on 15/05/2008 13:18:32

SIN	Thumb	Name and Address	PartySignat
o.	Impression	of the Party	ure
1		(CL) V.V.S.CHAITANYA HNO.1- 156,FNO.B-405,VAMSHI ENCLAVE,SNEHAMOTINAGAR,HY DERABAD-018	chaitant.

Identified by\

Witness 1

Photos and TIs captured by me

Witness 2 V. f. D. Porelin.

Capture of Photos and TIs done in my presence

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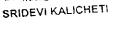


स्थाई लेखा संख्या ·/PERMANENT ACCOUNT NUMBER

AlYPK2089F







पिता का नाम FATHER'S NAME

VENKATA RAMI REDDY NARALA

जन्म तिथि /DATE OF BIRTH

19-04-1977

KKTINY ISIGNATURE

रुगई क्षे**खा संख्या** PERMANENT ACCOUNT NUMBER

ABMPM6725H HIR NAME



SOHAM SATISH MODI

RATE OF HIM PEATHER'S NAME SATISH MANILAL MODI

जन्म विधि एकप स्माप्ति।

18-10-1969

हरताक्षर iSIGNATUBL

| Chief Commissioner of incommittee, Andhra Piadest

INDIAN UNION DRIVING LIÇENCE

DRIVING LICENCE

PRABHAKAR RESBY HYDERAR

39/07/2002 DUPLICATE

Licencing Authority RTA-HYDERABAD-EZ

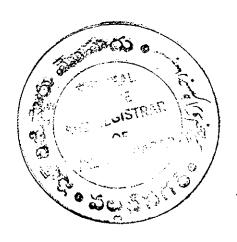
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Partner

For Greenwood Estates

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पाराकोर्ट जं. /Passport No.

गररा

1 इसके द्वारा, भारत गणराज्यके राष्ट्रपति के नाम पर, उन सब से जिनका हस बात से तरोकार हो, चह प्रार्थना एवं अद्मार्क बता है कि वे वाहक को बिना रोक-टोक, आज़ादी से आने-जाने दें, और उसे हर सह की ऐनी तहायता और सुरता प्रदान करें वित्तकी उसे आवरपकता हो।

THESE ARE TO REQUESTAND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF NOW ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARES TO RESPREELY WITHOUT LET OR PROTECTION OF WEICH HE OR SIEMAY STAND IN NEED.

मारत नणवन्य के राष्ट्रपति के आदेश है दिया पदा BY ONDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



ৰ্ণী राध्या P. RAJAIAR पासपोर्ट अधिकारी Passport Offices Zer हैदराबाद/Hycorabas

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CHENNAI

oran anna /Place of Birth

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waskish /Date of Birth

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दिरेशों में रहने दाते फारतीय नागरिजी विसन / चौर्छ) पर पर्न्यकृत करवा से । की हताइ दी बाती है कि वै अपने की निकारन पास्तीय

पानचीर भारत हरकार की सम्पति है। पानचीर जीतकारी से हत पानचीर के लंदर में कोई चुपना जिसके पर दिनकें इसे सुपुर्द करना आमीत है, उसका तुरत अनुपालन

पांतचीई डाक कार किसी भी देश से बाहर न पेचा आए। यह पानचीई मास्क स हा। श्राटिकर चानित के कम्मे में ही हैं । बाहिए। इसमें किसी भी श्रवार के फेरबरस

क्षानीं पुत्र जाना, वंधी से जाना या तर्ष्ट से जाने पर उसकी विपोर्ट तत्काल करता में निकरतक प्रामपोर्ट अभिकरणे को (तथा बढ़ि पास्क बिदेश में से) निकरतक मास्त्रीय दिश्य को से विकरतक क्यानीय पुत्रित्त की दो जानी बाहिए। निस्तिकित पुत्रतात के स्वस्तात ही हिन्दाुक एतानीर उससे किता जाएगा।

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSIGN / POST.

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IM-

DEMAND FOR ITS SUPRENDER, SHOULD BE COMPLIED WITH LEARNING MEDIATELY.

MEDIATELY,

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST.

IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OP

A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE, ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

VANKAMAMIDI SATYA ESHWARA PRASAD ितम का मान/समञ्जूती अधिशामक /Name of Father/Legal Guardian,

VANKAMAMIDI SUNDARA PARVATAVARDANI परि या प्राची का मान IName of Spouse

PADMA

MOTHI, NAGAR HYDERABAD APSOOO18 SNEHAPURI COLONY VAMSI ENCLAVE B-405, 1-156,

पुरामें पत्त्वारे का भे. और हसके जाती होने का स्थान एवं तिथे./Old Passport No. with date and Place of Issur HYDH01505703

