

- AND

1. MRS. ATLURI DURGA RANI, WIFE OF MR. A. SUBRAMANYESWARA RAO, aged about 50 years, Occupation: House wife, residing at #403 A, Vasudha Apartments, Vennela Gadda, Jeedimetla, Hyderabad - 500 055

MRS. A. N. SAMEERA, WIFE OF MR. SRIKRISHNA POLAVARAPU, aged about 29 years, Occupation: Service, Presently residing at #403 A, Vasudha Apartments, Vennela Gadda, Jeedimetla, Hyderabad - 500 055, Permanent address GUDIVADA KRISHNA DIST, hereinafter referred to as the Buyer. 3440, EL Camino Real #315 SANTA CLARA,

For Greenwood Estates

For Greenwood Estates

Page 1

tner Partner

Partner

රීත්ස බ<u>ිට 2020 කළ කාල කාල</u> මා මා සිස් කාල **නිංකු (**/ ට) USO APPORTO SOUNT SOUNT (F) Cortified that the following amounts have been paid in respect of this document Bays (S.C.) L Stamp Duty: Ps. 3, in the shape of cash (u/s 42 of L\$Act,1099). 4. adjustment of stamp outviu/S 16 of LS.Act,1899,if any II. Transfer Duty: 1. In the shape of charian 2, in the shape of cash Registration fees: 1. In the shape of challan SUB-REGISTRAR 2. In the shape of cash 1. Miler Charges: 1 in the shape of challan It in the shape of trials 1970 ఈ శనం డిక్స్ యానము 19 గ్రాత్ తేది పగ్రాలు sogowood & Axio K prabhalar telly లెజెస్టేషన్ చర్గము 1908 లోగు సిజ్జేన్ 32ఏ ను అనునలించి ත්ත්වූට චන්තම්වන් කිරීමේ ලංකුමන කාළුපරාා ක්වකාාසුපමේ ත්**ස්ර** යනෙන ස්බ රාතාකා රාං<u>/ව©0.2~0</u> Glassagence -න සිවූරුව**ක්ක** Character S/o. K.P. Reddy Dec. Service 07 5-4-127/2 & V, and Floor, Roham mansion, of G. En **లానీ ఇచ్చనట్లు** ఓస్పతో**న్నవి ෘජනා** ඓතන්න secisad, through attested spa for presentation of do wments, vide SIA NO. 8/2/2008, Dt. 9.01.2008 at sto, vallatinager, R.R.Diss. P. Mahesh Lumor, S/o. P. - Prangarato, occ: Employee, Rlo. H-100,16-6-606, Osmanpura, Chadenghot Hydri P. Anantha Reddy Slo. P. Nov Simba 128dy OCC! SEVVIE NO. HNO. 4-44 Venicateshnaracolones saroornarga

ව කින්වර දින්න 2000 කර/ මුව. සි. 1930 කි. කින ම

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WHEREAS:

A. The Buyer under a Sale Deed dated 30.5.08 has purchased a semi-finished, semi-deluxe apartment bearing no. 405 on the fourth 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) 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. 2005 08, 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.

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- 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. 405 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. 405 on the fourth 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) and undivided share of land to the extent of 89.18 sq. yds, a reserved parking space for double car admeasuring 200 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 18,30,000/- (Rupees Eighty Lakhs Thirty Thousand only).
- 2. The Buyer shall pay to the Builder the balance amount of Rs. 18,30,000/- (Rupees Eighty Lakhs Thirty Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment	
I	8,30,000/-	20.02.2008	
II	3,75,000/-	19.03.2008	
III	6,25,000/-	01.08.2009	

For Greenwood Estates

Partner

For Greenwood Estates

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Partner

Page 3

1 వ పూస్తకము<u>డాం</u> / సం/శా. శ. 19³ం వి. సం. తి దస్తావేజు నెం.<u>2ం20</u> ముక్రము కాగీతముల సంఖ్య (13) ఈ కాగీతము నరుస్తాన్నాయ్లో

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ENDORSEMENT U/S 41 & 42 OF I.S. ACT
No. P. 27/08 Dato 9-6-08
I hereby Certify that the deficit Stamp duty
18200/ Re Elghreen thousand
18200/ Resulved only)
has been levied in respect of the instrument from
Executant of this coor on the pasis of agreed
Market Value of Ro. 183000 / been higher their the consideration
been higher their the consideration
Jan 2
Collector & Sub-Registrar Vallabh Negar
(Under the ludien Stame Act)

An amount of Rs /8200/towards Stamp Duty including fransfer Duty and Rs 200 towards Registration Fee was puintly the party through challan Receipt Number 639552 Dated 7-6-0 Pat SBH Begumpet Branch (299)

DL9-6-0 C. Sub-Registrar Vallabhnagar

I వ పుస్తకము 200 రీసం. / శాశ 1970 వే నంటె శ్రీం 40 నెంజరుగా ఓజిక్టరు బోయబడనది. సాంట్రానింగ్ ఎమిత్తం గుర్తింపు నెంజరు 15(8-1-2040-200 కి.

con 10-6-08.

సబ్ ర్జ్హేంర్ సబ్ నగర్:

SUB-REGISTRAR
OF
VALLABHNAGAR

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THE SEAL

- 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 2.256ve. 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 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. 405 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 August 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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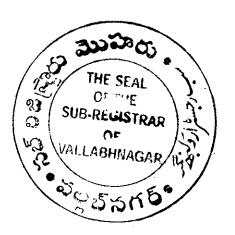
Partner

For Greenwood Estates

Partner

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36-0630



- 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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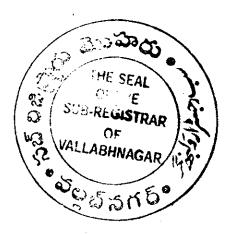
Partner

For Greenwood Estates

Partner

1 వ పూస్తకము ²రాండ్ సం/శా. శ. 19⁷⁰ వ. నీం. మ దస్తావేజు నెం. <u>డం 20</u> మొత్తము కాగీతముల సంఖ్య (డె.) ఈ కాగీతము పర్వహ్య (ఆ.)

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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. 19, 300=/- is paid by way of challan no. 837552, dated 02.08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 18, 300=/- paid by the way of pay order No. 141045 dated 02.06.08, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

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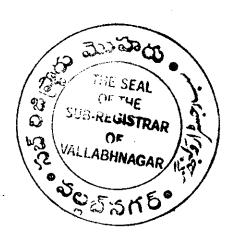
For Greenwood Estates

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SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment no. 405 on the fourth 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 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

For Greenwood Estates

Partner

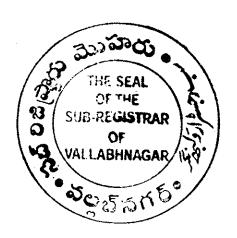
For Greenwood Estates

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 doors with branded hardware Panel main door - polished. Panel main door - polished. Other doors - enamel Other doors - enamel Electrical Copper wiring with modular switches Windows Aluminum sliding windows with grills Bathroom Ceramić 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, Granite slab, 2 ft granite tiles dado, SS sink. SS sink with drain board. Plumbing GI & PVC pipes Lofts Lofts in each bedroom & kitchen

1. 1.

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:

For Greenwood Estates

For Greenwood Estates

WITNESS:

Partner

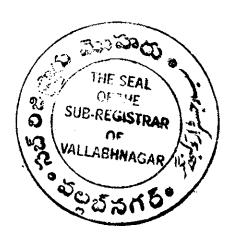
Partner

BUILDER

2.

BUYER

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

C.S.No./Year: 002018/2008 of SRO: 1508(VALLABNAGAR)
Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 09/06/2008 13:25:24

This report prints Photos and FPs of all parties

SIN	Thumb	Photo	Name and Address	PartySignatu
o.	Impression		of the Party	re
2	*Attantidation		(CL) ATLURI DURGA RANI 403 A,VASUDHA APTS,VENNELA GADDAJEEDIMETLA,HYDERA BAD	Sus 9 Paris

Identified by

Witness 1

Witness 2

Photos and TIs captured by me

Capture of Photos and TIs done in my presence

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VALLABHNAGAR
VALLABHNAGA

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



FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



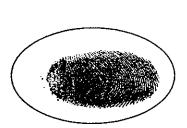




BUILDER:

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

2. SHRI, MEET B. MEHTA S/O. LATE SHRI BHARAT U. MEHTA **R/O. PLOT NO. 21 BAPU BAGH COLONY** P. G. ROAD SECUNDERABAD - 500 003.





SPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 2-3-64/10/24 JAISWAL GARDEN **AMBERPET HYDERABAD**

SIGNATURE OF WITNESSES:

For Greenwood Estates Partner

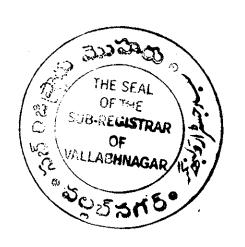
For Creenwood Estates

Partner

SIGNATURE OF EXECUTANTS

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

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PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE**

NAME & PERMANENT. POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER



BUYER CUM REPRESENTATIVE:

MRS. ATLURI DURGA RANI W/O. MR. A. SUBRAMANYESWARA RAO R/O. 403 A, VASUDHA APARTMENTS VENNELA GADDA **JEEDIMETLA** HYDERABAD - 500 055.

BUYER:

MRS. A. N. SAMEERA W/O, MR. SRIKRISHNA POLAVARAPU R/O. 403 A, VASUDHA APARTMENTS VENNELA GADDA JEEDIMETLA HYDERABAD - 500 055.

MO. 3440, EL CAMINOREAL \$ 315, SANTA CLARA, 12028 - AJ

SIGNATURE OF WITNESSES:

For Greenwood Estates

Partner

For Greenwood Estates

SIGNATURE OF EXECUTANTEDER

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Aduri Durga Rani, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of

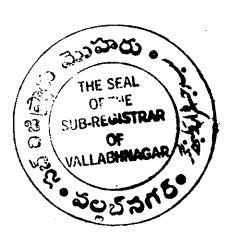
A. Durga Ravi

SIGNATURE OF THE REPRESENTATIVE

x A·N·Samera SIGNATURE(S) OF BUYER(S) A. Durga Raui

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त्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADKPM7095C

नाम /NAME

MEET BHARAT MEHTA

पिता का नाम /FATHER'S NAME BHARAT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIBLIS 03-07-1976

हस्ताक्षर /SIGNATURE

her.

रणाई लेखा संख्या PERMANENT ACCOUNT NUMBER **ABMPM6725H**



SMAIN, FIFE SOHAM SATISH MODI

Not an am FATHER'S NAME SATISH MANILAL MODI

जन्म सिथि उद्धार हर छ।सराः

FERRICE SIGNATURE

18-10-1969

Chief Commissioner of income-tax, Anothra Pradesh

INDIAN UNION DRIVING LICENCE ANDHRA PRADESH

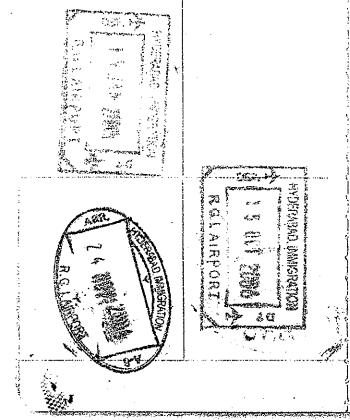


DRIVING LICENCE DLDAP0+1-93822002 PRABHAMAR HEDDY K PABAR REBDY 2-3-44 SA224 JAISHOL GOMOEW. AMBERTHS HYDERAMO

SUPC 6- 30/07/2002 DUPLICATE

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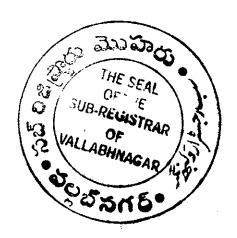
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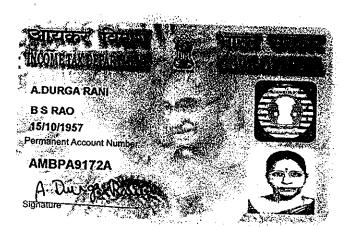
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