

sau2000 \$6/80. 4.19300. NO. \mathcal{I} and the second section \mathcal{I} ්ර්ණා ත්රාංග ත්**ං**නු (්) DORSEMENT (I. Stamp Duty: RA /00 -00 1. In the shape of stamp papers... 3. in the shape of cash (u/s.41 of I.S.Act,1899) 4. adjustment of stamp duty u/S.16 of I.S.Act, 1899, if any N. Transfer Duty: 1. in the shape of challan 2. in the shape of cash anim cu III. Registration fees: 1000-00 1. In the shape of challan THE SEAL 2. In the shape of cash . OFTHE SUB-REUISTRAR 1. User Charges: A in the shape of challen . If the shape of cash VALLABHNAGA MOS BOO DEAL 1970 me 80 45/67 Strotogy 2/ 5 de street Lenocon_1_ ... riobe ක්ෂය ක්ලේක්ත්ර තින් ලසුන්ම Bogowood & Sono K. Frashavar లయ్మవన్ చట్టము 1908 లోగు సెక్షన్ 32వి ను అభునలంచి ්සීල්වූට ස්ත්වර්ත් අමණ ලංඛාන කාවරාග බීව්කාන්වම් තිස් Grasson Sant යාදාන ක්රී ජාතානා ජා<u>දු/07002/</u>ව తానీ అల్లనట్లు ఓప్పతోన్నది our service Kasapons s/1. K. P. Reday න්ස්ත්ර ස්ක්රම්න 0) 5-4-187/3 &4, 2rd chor, Johan Mansion, M. G. Road, sec'rod, through attested SPA for Presentation of documents, vide spa No. of 2008 . 04. 9.1,2008 R. E. Dist. sno, vallashroger, ch. Popini Ch. Robbin Kumer, Djo. Mr. CH. Rankuman 84.No. 2 H.No: 12-5-50, Vijenopur, South Lalograa, see Bad. For Gaser and Salatos TOAT TABLE

WHEREAS

- A. The Buyer-under a Sale Deed dated 10.4 of has purchased a semi-finished, deluxe apartment bearing no. 524 on the fifth floor in block no. 'C', admeasuring 1665 sft, (i.e., 1332 sft. of built-up area & 333 sft. of common area) 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. 1316/08, 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.
- 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 deluxe apartment bearing no. 524 on the fifth 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 deluxe apartment bearing no. 524 on the fifth floor in block no. 'C', admeasuring 1665 sft. (i.e., 1332 sft. of built-up area & 333 sft. of common area) of super built up area and undivided share of land to the extent of 89.18 sq. yds, a reserved parking space for Two Cars admeasuring 200 sft., each as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 19,96,000/- (Rupees Nineteen Lakhs Ninety Six Thousand only).
- 2. The Buyer shall pay to the Builder the above said amount of Rs. 19,96,000/(Rupees Nineteen lakhs Ninety Six Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment 🛶		
I	9,36,000/-	24.02.2008		
· II	3,97,000/-	26.03.2008		
III	6,63,000/-	01.02.2009		

For Greenwood Estates

RATEDRIO

For Greenwood Estates

Dertmer

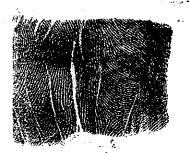
Many.

් න් නොල් සිනා 1202න්ල/ණ. ජ. 1930න්. ත්රු මෙ ස්තුන්ස බි0.131 සිනා සුනා සිතින්නාව හිටකු(12)මෙ සිතින්නා න්රාග හිටකු(2)

35.0e

ಭಾಷ್ .

ఎదను బొట్టన స్పేతు



CH. Shank Cumer Mo. Charles Comor Ro. 231, 4 No: 12-5-50, 84-No. 2
Vijeya puri South Lalagrada, Seci God.

1 mg

Viran 8/p. Romachandronals océ. Business No. feat no. 101, Sto son Apris, Meredmer's road Hyderabad.

1 Prade of

Prodeep Mp. Dhankey ou Business 1-10-263, New Lowneparty, seisod

20083 300 @(a') Bo /0 536 1930 34.8. - 3/0 Er 50 2/ 536 SE-ARTY Spesses

- 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 deluxe apartment bearing no. 524 on the fifth 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.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

they - Thank

් න් නොහු ස්නාව22 න් න් නේ. මේ. න් නොහු නිය. නිය. මේ. ස්නාන්ක බං.13/2 සිහ ජුනා පාට් නොහ හි නෙදු (12) පිරිපෙට් නේනා නිරුව හිට නැගි (3)

55.5eg

٠.

ENDORSEMENT U/S 41 & 42 OF LS. ACT

No/3/3/5/5

I hereby Certify that the deficit Stamp duty

/9860 (Re Alabert Howard

Eight Howard Conf.

has been levied in respect of the instrument from

Executant of this doct on the passe of agreed

Market Value of Rs. /996000)

been higher than the consideration

Collector & Sub-Registress
Vallabh Hagar
Rinder the Indian Stamp Acts

An amount of Rs 128 60 towards and Daty including fransfer Duty and Rs 100 towards Regulated from Fee was publicy the province of challen C. Receipt Number 2777 Dated 100 C. at SBH Begumpet Branch (299)

OLO 4- Sub-Registrar Vallabinagar Vallabinagar.

- 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.

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.

Partner

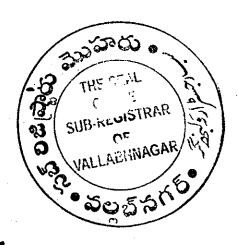
For Greenwood Estates

Partner

1 ch. Rohini

් න් නොවූ නිහා 2008ණ්ත/ණා. ජ. 1930ණ. නිරු නිර් ස්ත්ලුන්ණ හිට කියලුනා සංඛ්ණනාව හිටකු (12) ජා සංඛ්ණනා න්රාව නිටකු ()





- 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. 20960/- is paid by way of challan no. 84313, dated 64.4.8 drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 19960=/- paid by the way of pay order No. 139396 dated 64.69.8 HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

Many

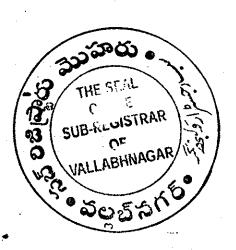
Partner

1, che hopi

For Greenwood Estates

Partner .

36-8e3



SCHEDULE OF APARTMENT

All that portion forming a Semi-finished deluxe apartment no. 524 on the fifth 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 Two cars 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	7'wide corridor	
West By	Open to sky	

For Greenwood Estates

For Greenwood Estates

<u> WITNESSES:</u>

ا مرسوا

2. 9-1

Partner

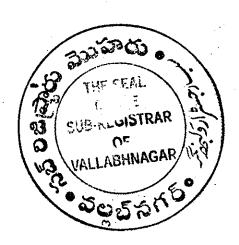
BUILDER

1. Ch. lohini

BUYER

් ක් නොගු පිතා 200 කං/සං. ජ. 19 30න්. තිය. මුං ස්වීයුක්ෂ බං. සා ජුකා පාරිණකාව බංකු (12) ජා පාරිණකා ක්රියා බර්ග බංකු ()





We got to

	SCHEDULE OF SPECIFICAT COMPLETION OF CONSTRI	ION FOR UCTION				
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	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 sa	nitary ware				
C P fittings	Branded CP Fittings					
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink.	Superior Branded CP Fittings Granite slab, 2 ft granite tiles dado, SS sink with drain board.				
Plumbing	GI & PVC pipes					
_ofts	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:

For Greenwood Estates

For Greenwood, Estates

WITNESS:

Partner

Partner

1. Cho Robini

BUILDER

2. 4.

BUYER.

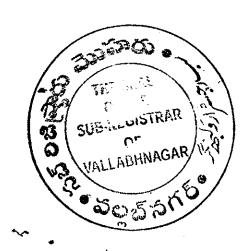




DEGICE			en entrej i na brejs L		2000年 · 1000年	1999		
MEGIŞI BATION	PLAN SHOWING	FLAT NO. 524 IN E	BLOCK NO. 'C	ON FIFTH FLO	ÓR 🐪			
		IN PROJECT KNO	WN AS "GREI	ENWOOD RESI	DENCY"			
IN SURVEY HOS	202 , 203, 204, 205 &	206						
,	KOWKUR VILLAGE	•	MAL	KAJGIRI	Mandal, H	R. Dist.		
BUILDER:	M/S. GREENWOOD	ESTATES, REPRE	SENTED BY I	TS PARTNERS				
	1. MR. SOHAM MOD	OI, SON OF MR. SAT	ISH MODI			· · · · · · · ·		
	2. MRS. K. SRIDEVI,	WIFE OF MR. K.V.S	S. REDDY					
BUYER:	1. MS. CH. ROHINI KUMAR, DAUGHTER OF MR. CH. RAVI KUMAR							
	2. MRS. CH. SHANT	KUMAR, WIFE OF	MR. CH. RAV	KUMAR				
REFERENCE: AREA:		CALE: Q. YDS. OR	INCL: SQ. MTRS.		EXCL:			
U/S. OUT OF TOT PLINTH AREA	AL: Ac- 6-05Gts. : 1665 SFT.							
♡ □ □ □ 处置 Open to sky	Open to sk alcony 3'x5' Bed Room 11'x13'6" Toilet 5'x8' Dining 16'4½'x11'1½" Kitchen 10'9"x8' Utility 6"x4'4½ 7' wide con	Balcony 9'x5' Bed Room 10'3"x13'6" Bed Room 10'3"x12' Soom 11'9"	Open to sky			N		
	For	Greenwood Es	states	For Greenw		ľ		
		2	Relly		Partne	8		
WITNESSES: SIG. OF THE BUILDER								
1.	In	1. Ch.	Rohini	2.	hand!			
2. 4. //8	•			•	SIG. OF THE	BUYER		

1 వ పూస్తకము2002 సం/శా. 4. 1930వ. సం. 317 మొత్తము కాగితముల సంఖ్య (121) ఈ కాగితము పరుస సంఖ్య (8)





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

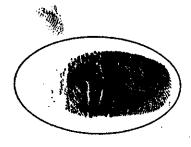




M/S. GREENWOOD ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD
SECUNDERABAD -500 003
REP. BY ITS PARTNERS
1. SHRI. SOHAM MODI

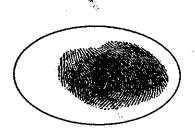
SON OF SHRI. SATISH MODI

BULDER:





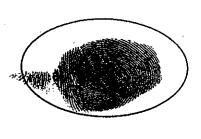
2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1ST LANE BEGUMPET HYDERABAD





SPA FOR PRESENTING DOCUMENTS:

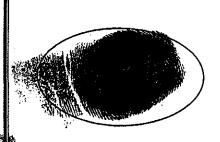
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003.





BUYER:

1. MS. CH. ROHINI KUMAR D/O. MR. CH. RAVI KUMAR R/O. 231, H. NO 12-5-50 STREET NO. 2 VIJAYAPURI SOUTH LALLAGUDA SECUNDERABAD - 500 017.





2. MRS. CH. SHANTI KUMAR W/O. MR. CH. RAVI KUMAR R/O. 231, H. NO 12-5-50 STREET NO. 2 VIJAYAPURI SOUTH LALLAGUDA SECUNDERABAD - 500 017.

SIGNATURE OF WITNESSES:

Fur Greenwood Estates

Relly

For Greenwood Estates

Partner

IGNATURE OF EXECUTANTS

55.8ege



स्थाई लेखा नंख्या /PERMANENT ACCOUNT NUMBER

AIYPK2089F



माम /NAME SRIDEVI KALICHETI

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

फ्रन्म विभि /DATE OF BIRTH

19-04-1977

ENTIRIY ISIGNATURE

क्याई संख्या संख्या PERMANENT ACCOUNT NUMBER ABMPM6725H

SHAME MAKE

SOHAM SATISH MODI

THE OF HIS PATHER'S NAME SATISH MANILAL MODI

जन्म सिथि उक्रम, दृह हुतस्तर

18-10-1969

FTTIMIT ISIGNATUHE

Chief Commissioner of income-tex, Andhra Pradesh

INDIAN UNION DRIVING LICENCE

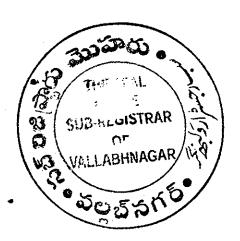


30/07/2002 DUPLICATE Licencing Authority RTA-HYDERABAD-EZ

For Greenwood Estates

For Greenwood Estates





185.50

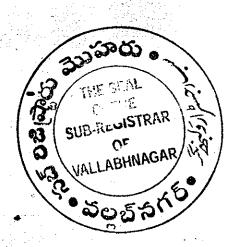


CH ROHINI
RAVI CHOUTUPALLI KUMAR
18/12/1989
Perffarent Account Number
AIMPC8532B

Ch. Cohini

I వ పూస్తికము<u>నిగా</u>డ్ **పం/శా. క. 19**ెల్**ట్. నేర. వు** డిస్త్రివేజు నెం. ఏెట్ మొత్తము కాగీతముల సంఖ్య (∖్రు ఈ కాగీతము వరుస సంఖ్య (∖∖∖)





PERMANENT ACCOUNT NUMBER ABVPC7859G SHANTI KUMAR CHOUTUPALLI FATHER'S MALE KRISHNA MURTY TATAPUDI WHI BOR DATE OF BRITH Luculi बसीर बाय, हेवराक्षर - 500 004. this card is lesse.



