

Case 3002

DOCT No. 2953/09

1065
169



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 011205

Rs. 25150 Date 22/10/2009
 Sold to... Ramesh...
 S/o. D/o. W/o... Narsimha Reddy
 For Whom... M/s. Greenwood Estates

R. SRINIVAS
 S.V.L.No.26/98, R.No.11/2007
 CITY CIVIL COURT
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this 21st day of November 2009 at SRO, Vallabh Nagar, Hyderabad by:

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 39 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 32 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 41 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 18 years, Occupation Business, Resident of H. No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. Shri. A. Purushotham, S/o. Shri. A. Vittal aged about 41 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal aged about 33 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 40 years, Occupation Business, Resident of H. No. 1-3-2/C/1, Kisan Nagar, Bhongir, Nalgonda Dist.

being represented by Shri. Soham Modi, Son of Shri. Satish Modi aged about 39 years, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 32 years, the Managing Partners/ Authorised Representatives of M/s. Greenwood Estates who is the Joint Development Agreement cum General Power of Attorney Holders by virtue of document no. 4101/07, dated 13.09.2007, registered at S.R.O. Vallab Nagar, hereinafter called the "Owners".

For Greenwood Estates For Greenwood Estates

Seddy
[Signature]

1 వ పుస్తకము 2009 నం/శా.శ.1931 వ.సం. పుస్తకము కారితముల సంఖ్య (1) ఈ కారితము వరుస సంఖ్య (1)

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document

6 సబ్-రిజిస్ట్రారు

I. Stamp Duty:

- 1. in the shape of stamp papers..... Rs. 100 = 00
- 2. in shape of challan (u/s.41 of S.Act.,1899)..... Rs. 43150 = 00
- 3. in the shape of cash (u/s.41 of I.S.Act.,1899)..... Rs. =
- 4. adjustment of stamp duty u/s.16 of I.S.Act.,1899,if any..... Rs. =

II. Transfer Duty:

- 1. in the shape of challan..... Rs. 17300 = 00
- 2. in the shape of cash..... Rs. =

III. Registration fees:

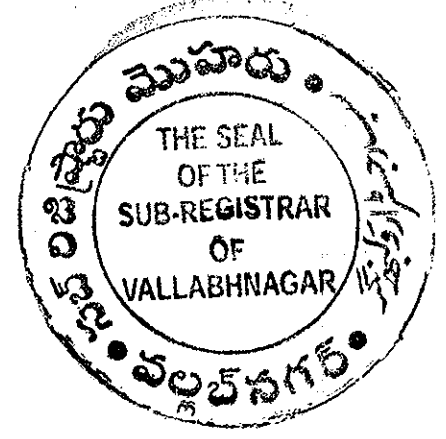
- 1. in the shape of challan..... Rs. 4325 = 00
- 2. in the shape of cash..... Rs. =

I. User Charges:

- 1. in the shape of challan..... Rs. 100 = 00
- 2. in the shape of cash..... Rs. =

Total

Rs. 64975/-



2009 వ సం. నవంబర్ నెల 21 వ తేదీ
1931 శా.శ సం. 3025 మాసము 30 వ తేదీ వరకు

మరియు 2 గంటల మధ్య వల్లభనగర్ సబ్ రిజిస్ట్రారు కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy లిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ సు అనుసరించి సాక్షించవలసిన ఫోటో గ్రాఫులు మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ. 4325 = 00 లు చెల్లించినది వ్రాసి జాబ్బినట్లు డిప్యూటీ సబ్ రిజిస్ట్రారు అడమ బోటనపైలు

Prabhakar Reddy

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (D), 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 19/2008 dated 19.01.08 registerer at SRO, Vallabh Nagar, Rang Reddy District.



రూపించినది,

- ① *B. Raj Kumar* B. RAJ kumar S/o. MUKUNDA RAO, 0cc. Secunde
R/o. Awal, Secbad
- ② *Venkatarama Reddy* Venkatarama Reddy S/o. Ravin Reddy 0cc. Secunde
R/o. 11-10/2, Ed no. 2, Green Hills Colony,
Saroornagar, Hyderabad

2009 వ సం. నవంబర్ నెల 21 వ తేదీ
1931 వ.శా.శ 3025 మాసము 30 వ తేదీ

Prabhakar Reddy
సబ్-రిజిస్ట్రారు
వల్లభనగర్

IN FAVOUR OF

1. MAJOR. P. MALLIKARJUNA REDDY, SON OF MR. P. DORASWAMY REDDY, aged about 47 years, Occupation: Service
2. MRS. P. PADMAVATHI REDDY, WIFE OF MAJOR P. MALLIKARJUNA REDDY, aged about 38 years, Occupation: Housewife, both are residing at M-4/2, Army Officer's Colony, Opp RTA Office, Tirumalgherry, Secunderabad, hereinafter called the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

The expression Vendors, Owners and Buyer shall mean and include his/her/their heirs, successors, legal representatives, executors, nominees, assignees etc.

WHEREAS:

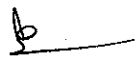
- A. The Vendor is the absolute owner, possessor and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, admeasuring Ac. 3-00 Gts. by virtue of registered sale deed dated 8.2.2007, bearing doc. No. 741/2007 and, Sale Deed dated 5.01.2007 bearing document no. 64/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- B. The Vendor has purchased a portion of the land admeasuring about Ac. 1-00 Gts., from its previous owner Shri. Bhaker K. Bhatt vide doc no. 741/2007 referred to above. Shri. Bhasker K Bhatt became the owner of the said Ac. 1-00 Gts., of land in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District by virtue of registered sale deed dated 5.01.2007 bearing document no. 62/2007 and duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- C. The Owners were the absolute owners, possessors and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, admeasuring Ac. 3-05 Gts. by virtue of registered sale deed dated 5.01.2007, bearing document no. 63/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- D. The Vendors Land along with the Owners Land totally admeasuring Ac. 6-05 Gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District is hereinafter the referred to as the SCHEDULED LAND and is more particularly described at the foot of the document.
- E. The Vendor and the Owners have purchased the SCHEDULED LAND for a consideration from its previous owners and pattedars namely:
 - Shri. M. Jagan Mohan Reddy, S/o. late Shri. Shankar Reddy
 - Shri M. Madhu Mohan Reddy, S/o. late Shri. Shankar Reddy
 - Shri. M. Sudhir Reddy, S/o. late Shri. Narayana Reddy
 - Shri. M. Sushanth Reddy, S/o. late Shri. Narayana Reddy

For Greenwood Estates For Greenwood Estates


Partner



Partner

1 వ పుస్తకము 2009 సం/శా.శ. 193 వ.సం. పు
 దస్తావేజు నెంబరు 2953 వైద్యుల వారసదారీ వలసల సంఖ్య 104
 ఈ కాగితము వరుస సంఖ్య (2)

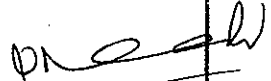

 సబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 2953/09 Date 21-11-09

I hereby Certify that the deficit Stamp duty
 43150/- (Rs Forty Three thousand
 One Hundred and fifty only)
 has been levied in respect of the instrument from
 Executant of this deed on the basis of agreed
 Market Value of Rs. 865000/-
 been higher than the consideration



 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

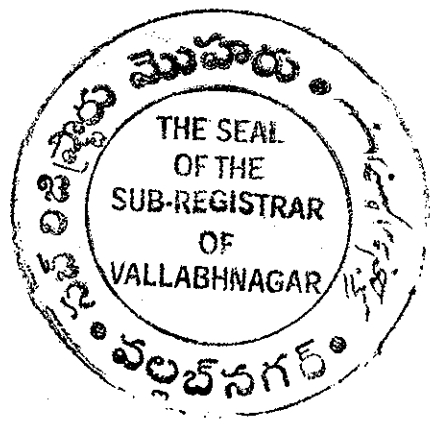
43150/-
 An amount of Rs. 17300/- towards Stamp Duty
 including Transfer Duty and Rs 4325/- Towards
 Registration Fee was paid by the party through challan
 Receipt Number 095729 Dated 21-11-09.
 at SBH Begumpet Branch (299)
 Dt. 21-11-09
 St. SRO Vallabh Nagar


 Sub-Registrar
 Vallabh Nagar

1 వ పుస్తకము 2009 సం. / శా.శ. 193 వ సంపు
 2953 నెంబరుగా రిజిస్ట్రారు చేయబడినది. స్కానింగ్
 విమిత్తం గుర్తింపు నెంబరు 1608-1-2953 -2009.

తేదీ, 21-11-09.


 సబ్-రిజిస్ట్రారు
 పల్లభ నగర్.



- F. The Vendor and the Owners have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar as document bearing no. 4100/07, dated 13.09.2007.
- G. As per the terms of Joint Development Agreement, the Owners and the Vendor have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- H. Broadly the Owners shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738 sq yds of undivided share of land in the SCHEDULED LAND. The Vendor shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,757 sq yds of undivided share of land in the SCHEDULED LAND.
- I. The Vendor has obtained the necessary permissions from Hyderabad Urban Development Authority and the Alwal Municipality vide their Letter No. 3822/P4/P/H/07, dated 9.7.2007. In accordance with the sanctioned plan in all 345 number of flats in 3 blocks aggregating to about 4,94,525 sft along with parking on the stilt floor and other amenities are proposed and agreed to be constructed
- J. The proposed development consisting of 345 flats in 3 blocks with certain common amenities is named as 'GREENWOOD RESIDENCY'.
- K. The Buyer is desirous of purchasing semi-deluxe apartment bearing flat no. 311 on the third floor in block no. 'C' having a super built-up area of 1230 sft. (i.e., 984 sft. of built-up area & 246 sft. of common area) together with undivided share in the scheduled land to the extent of 65.88 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft in the building known as GREENWOOD RESIDENCY and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.
- L. The Vendor has represented by to the Buyer that the Scheduled Apartments has fallen to the share of Vendor and thus absolutely belongs to it by virtue of the above refereed various agreements.
- M. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of GREENWOOD RESIDENCY. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- N. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 8,65,000/- (Rupees Eight Lakhs Sixty Five Thousand Only) and the Buyer has agreed to purchase the same.

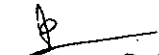
For Greenwood Estates

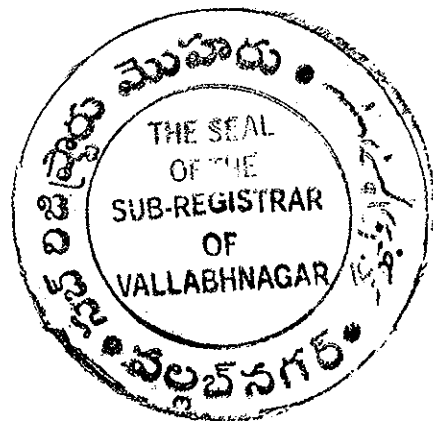

Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 2007 సం/త.శ. 1923 వ.సం. పు
దస్తావేజు నెం. 2953 మొత్తము కాగితముల సంఖ్య 44
ఈ కాగితము వరుస సంఖ్య (3)


సబ్-రిజిస్ట్రారు



- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- P. The Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Owners have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished semi-deluxe apartment bearing flat no. 311 on third floor in block no. 'C', having a super built-up area of 1230 sft., in building known as Greenwood Residency together with:
 - a) Semi-Deluxe apartment bearing flat no. 311 on the third floor in block no.'C' admeasuring 1230 sft of super built-up area.
 - b) An undivided share in the Schedule Land to the extent of 65.88 Sq. Yds.
 - c) A reserved parking space for one car on the stilt floor, admeasuring about 100 sft.Situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 8,65,000/- (Rupees Eight Lakhs Sixty Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.

For Greenwood Estates

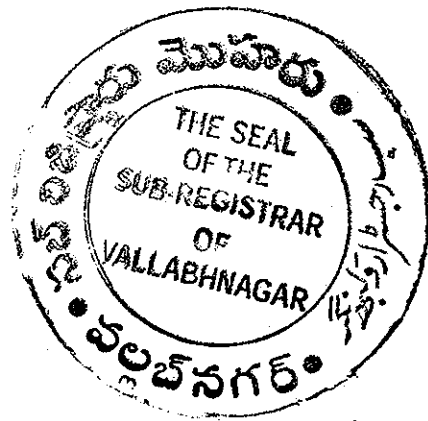

Partner

For Greenwood Estates


Partner

1 వ పుస్తకము 2009 సం/త.శ. 19 31 వ.సం. పు
దస్తావేజు సం 2953 ముఖ్యము తాగి తముల సంఖ్య (10)
ఈ కాగితము వరుస సంఖ్య (4)

సబ్-రిజిస్ట్రారు



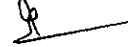
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GREENWOOD RESIDENCY.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Greenwood Residency Owners Association that has been / shall be formed by the Owners of the apartments in GREENWOOD RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
 - d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GREENWOOD RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

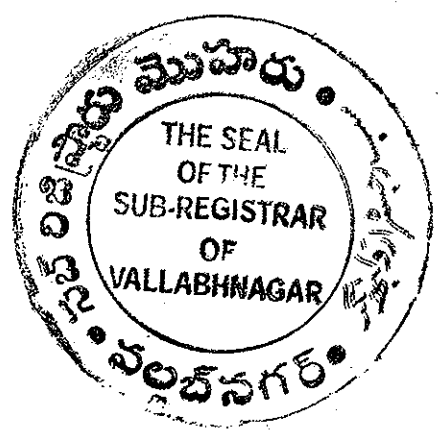
For Greenwood Estates For Greenwood Estates


Partner


Partner

1 వ పుస్తకము 2007 సం/త.న.1931 వ.సం. పు
దస్తావేజు సం 293 మొత్తము కాగితముల సంఖ్య 404
ఈ కాగితము వరుస సంఖ్య (5)


సబ్-రిజిస్ట్రారు



- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GREENWOOD RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.

10. Stamp duty and Registration amount of Rs. 64,875/- is paid by way of challan no. 645779, dated 20.11.2009, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs.8,650/- paid by way of Pay order No. 152565, dated 19.11.2009 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

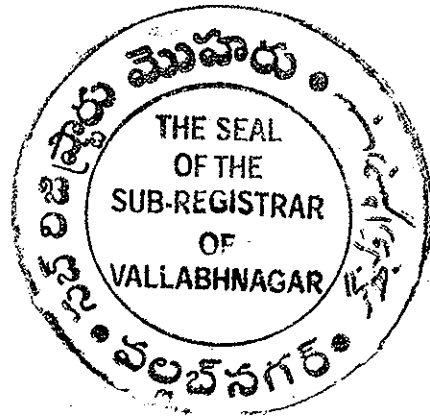
For Greenwood Estates For Greenwood Estates


Partner


Partner

1 వ పుస్తకము 2009 నం/కా.శ.1931 వ.సం. పు
దస్తావేజు నెం 2953 మొత్తము కారితముల సంఖ్య 14
ఈ కారితము పరుస సంఖ్య (6)

సబ్-రిజిస్ట్రారు



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-finished semi-deluxe apartment bearing flat no. 311 on the third 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 a reserved parking space for one 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. 303
South By	Open to sky & 7' wide corridor
East By	Open to sky & 7' wide corridor
West By	Open to sky

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.



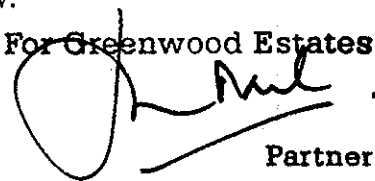
2.



For Greenwood Estates


Partner

For Greenwood Estates

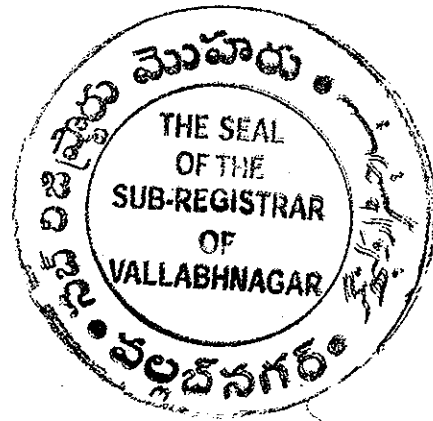

Partner

VENDOR

BUYER

1 వ పుస్తకము 2009 సం/పా.శ.1931 వ.సం. పు
దస్తావేజు సం 2953 కారితముల సంఖ్య 49
ఈ కారితము వరుస సంఖ్య (7)

సబ్-రిజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : Semi-deluxe apartment bearing flat no. 311 on the third floor in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 65.88 sq. yds., U/S Out of Ac. 6-05 Gts.
4. Built up area Particulars:
- a) In the Ground Floor : 100 sft. Parking space for one car.
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor : 1230 sft
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 8,65,000/-

For Greenwood Estates


Partner

For Greenwood Estates


Partner
Signature of the Executants

Date: 21.11.2009

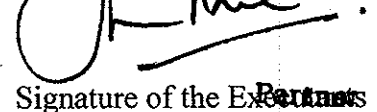
C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Greenwood Estates

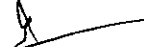

Partner

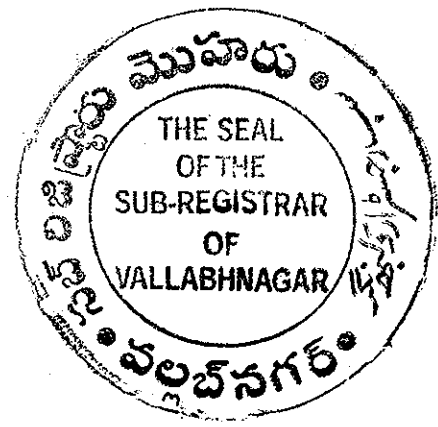
For Greenwood Estates


Partner
Signature of the Executants

Date: 21.11.2009

1 వ పుస్తకము 2009 సం/తా.శ.1931 వ.సం. పు
దస్తావేజు సం 295 మొత్తము కాగితముల సంఖ్య 14
ఈ కాగితము వరుస సంఖ్య (8)


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 311 IN BLOCK NO. 'C' ON THIRD FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

IN SURVEY NOS. 202, 203, 204, 205 & 206

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

VENDOR: M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF MR. SATISH MODI

2. MRS. K. SRIDEVI, WIFE OF MR. K. V. S. REDDY

BUYER: 1. MAJOR P. MALLIKARJUNA REDDY, SON OF MR. P. DORASWAMY REDDY

2. MRS. P. PADMAVATHI REDDY, WIFE OF MAJOR P. MALLIKARJUNA REDDY

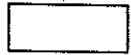
REFERENCE:
AREA: 65.88

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

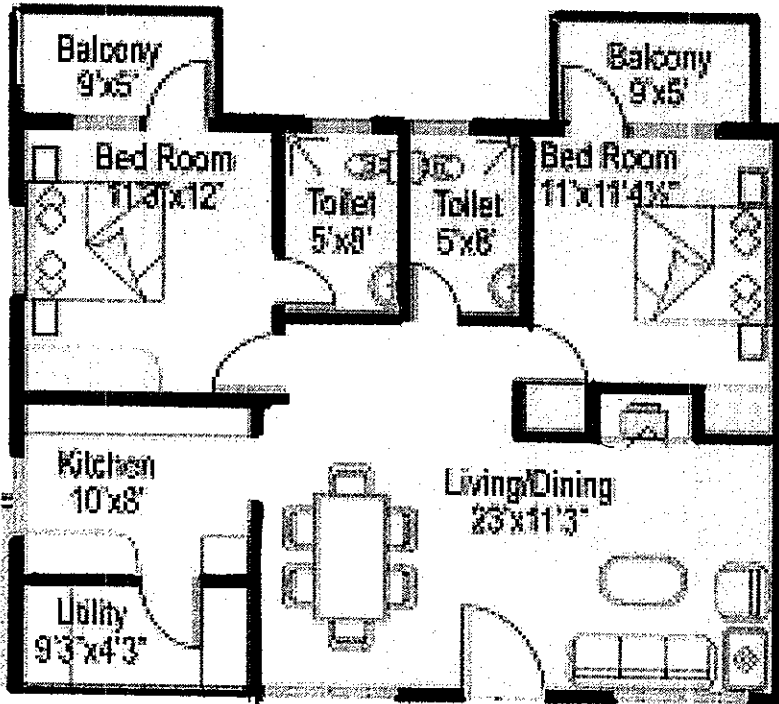


U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1230 Sft.

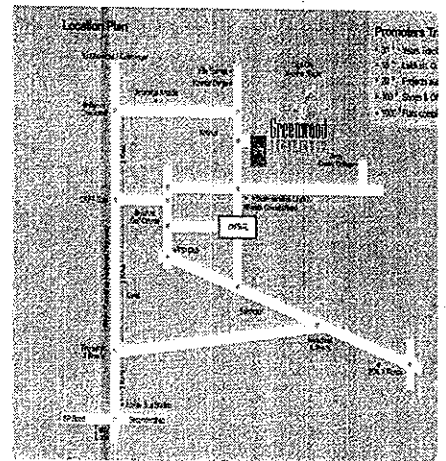
Open to Sky



7' wide Corridor & Open to Sky



Flat No. 303



7' wide Corridor & Open to Sky

For Greenwood Estates

For Greenwood Estates

WITNESSES:

-
-

Partner

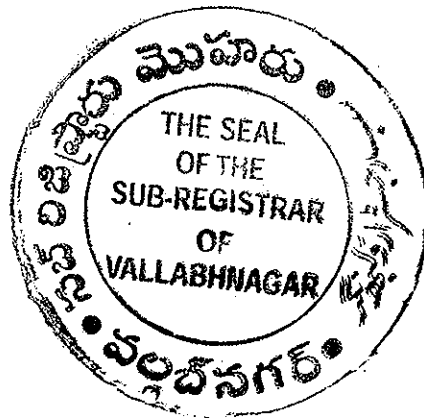
Partner

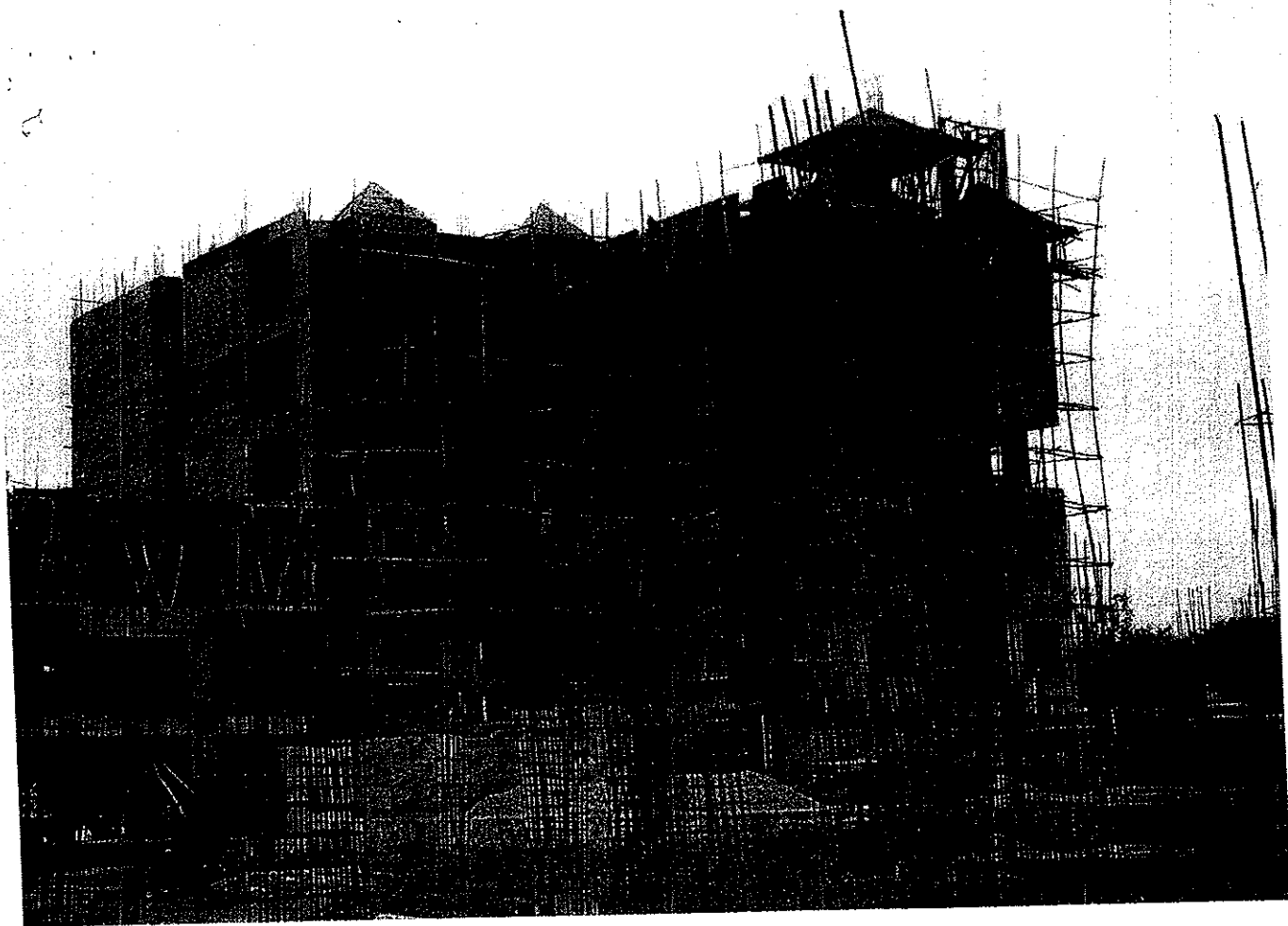
SIG. OF THE VENDOR

SIG. OF THE BUYER


1 వ పుస్తకము 2017 సం/తా.శ.19 31 వ.నం. పు
దస్తావేజు సం 29/3 మొత్తము కాగితముల సంఖ్య 14
ఈ కాగితము వరుస సంఖ్య (9)

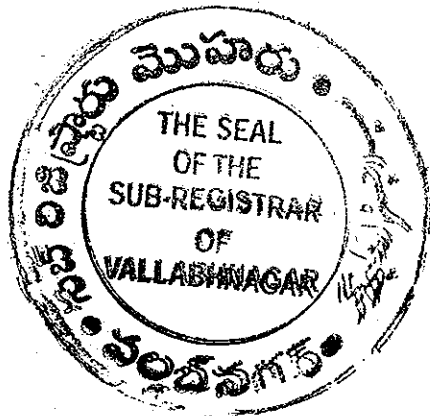

సబ్-రిజిస్ట్రారు





1 వ పుస్తకము 2007 సం/త.శ. 1931 వ.సం. పు
దస్తావేజు సం 2953 కారితము కారితముల సంఖ్య 14
ఈ కారితము వరుస సంఖ్య 10


సబ్-రిజిస్ట్రారు

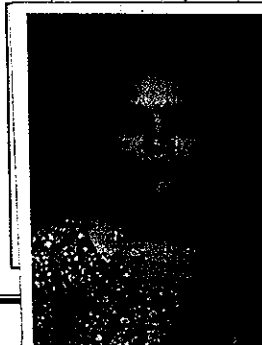
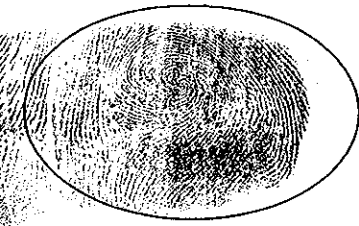
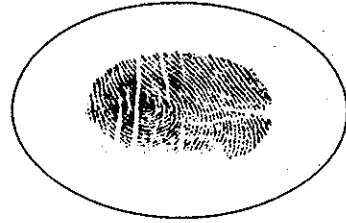


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR

M/S. GREENWOOD ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, 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. MAJOR. P. MALLIKARJUNA REDDY,
S/O. MR. P. DORASWAMY
R/O. M-42, ARMY OFFICERS COLONY,
OPP. RTA OFFICE,
TIRUMALGHERRY,
SECUNDERABAD.

2. MRS. P. PADMAVATHI REDDY
W/O. MAJOR P. MALLIKARJUNA REDDY,
R/O. M-42, ARMY OFFICERS COLONY,
OPP. RTA OFFICE,
TIRUMALGHERRY,
SECUNDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

od Estates

For Greenwood Estates

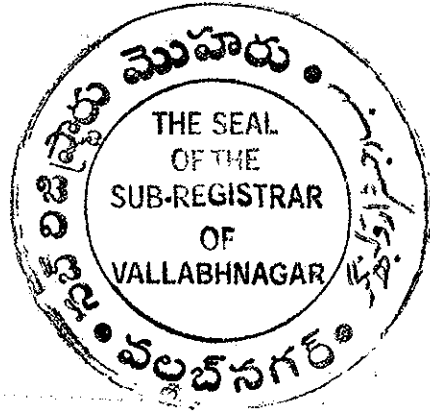
Partner

SIGNATURE OF EXECUTANTS
Partner

SIGNATURES OF BUYERS

1 వ పుస్తకము 2009 సం/జా.శ.1934 వ.సం. పు
దస్తావేజు సం. 2953 మొత్తము కాగితముల సంఖ్య 44
ఈ కాగితము వరుస సంఖ్య (11)

సబ్-రిజిస్ట్రారు






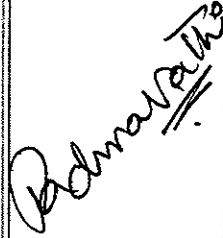


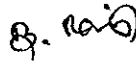

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: **003002/2009** of SRO: **1508(VALLABNAGAR)**
 Presentant Name(Capacity): **SOHAM MODI(GP)**


Report Date: 21/11/2009 13:50:49

This report prints Photos and FPs of all parties

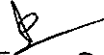
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) MAJOR P.MALLIKARJUNA REDDY M-4/2 ARMY OFFICERS CLYOPP RTA OFFICE TRIMULGHERRY SEC-BAD	
2			(CL) P.PADMAVATHI REDDY M-4/2 ARMY OFFICERS CLYOPP RTA OFFICE TRIMULGHERRY SEC-BAD	

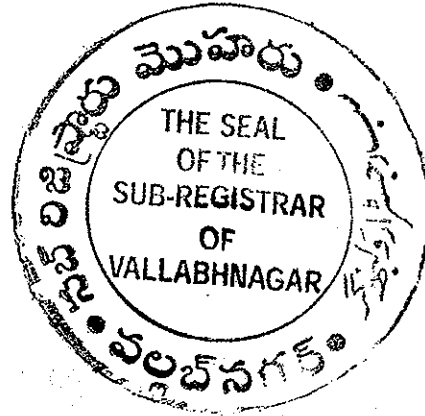
Identified by
 Witness 1 
 Witness 2 

Photos and TIs
 captured by me


 Capture of Photos and TIs
 done in my presence

1 వ పుస్తకము 2009 సం/జ.శ.19.31 వ.నం. పు
దస్తావేజు సం 2953 మొత్తము కాగితముల సంఖ్య 104
ఈ కాగితము వరుస సంఖ్య 12


సబ్-రిజిస్ట్రారు




स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AIYPK2089F

नाम / NAME
SRIDEVI KALICHETI

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

जन्म तिथि / DATE OF BIRTH
19-04-1977

हस्ताक्षर / SIGNATURE


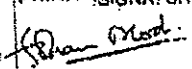
मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP6104E


Signature

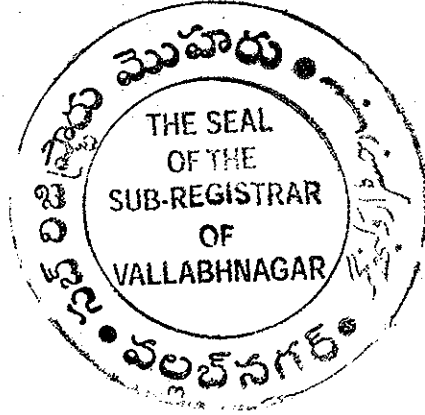


1006/006

Prabhaakar

1 వ పుస్తకము 2009 సం/తా.శ.1931 వ.సం. పు
దస్తావేజు సెం 2953 కారితముల సంఖ్య 46
ఈ కారితము వరుస సంఖ్య (13)


సబ్-రజిస్ట్రారు



Form-7



GUJARAT STATE Driving Licence

VALID THROUGHOUT INDIA



Name **REDDY**
MALLIKARJUNA P.
 Address **617 SATA BTY C/O 56-**
APO.DHRANGADHRA
SURENDRANAGAR 363001
 DoB **19/08/1963** BG O+
 Tel. **2754282205**
 is licenced to drive **LMV-26-02-04**

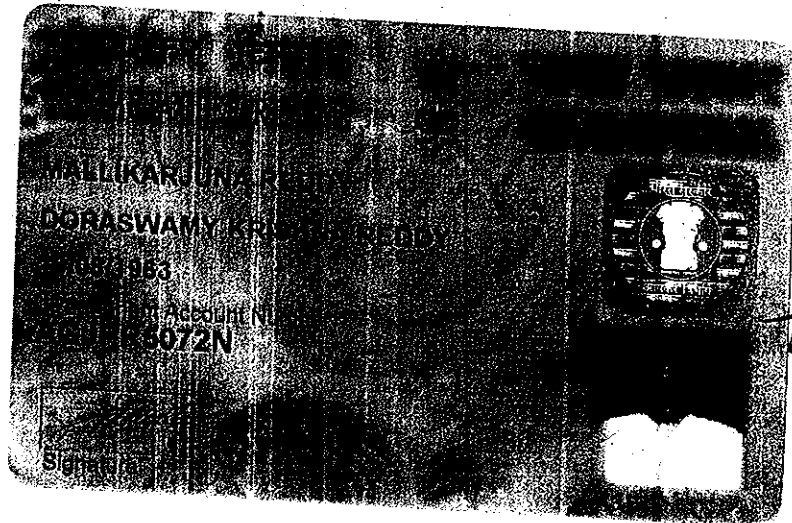


[Handwritten Signature]

Holder's Signature

[Handwritten Signature]

[Handwritten Signature]
SURENDRANAGAR



[Handwritten Signature]

Form-7



GUJARAT STATE Driving Licence

VALID THROUGHOUT INDIA



Name **PADMAVATHI**
P.M.REDDY
 Address **617 SATA 8TY C/O 56**
APO AT-DHRANGADHRA
SURENDRANAGAR 363301
 DoB **12/08/1972** BG A+
 is licenced to drive **LMV-29-08-03**



[Handwritten Signature: Padmavathi]

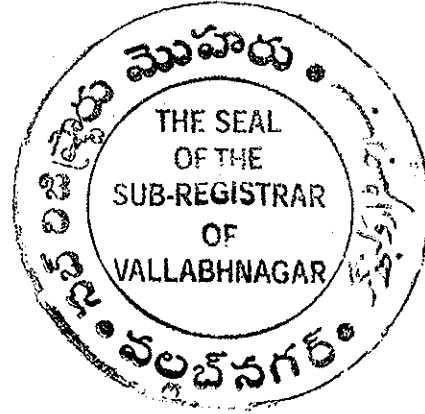
Holder's Signature

[Handwritten Signature: Padmavathi]

[Handwritten Signature]
SURENDRANAGAR

1 వ పుస్తకము 2009 సం/శ.స.19 3 | వ.సం. పు
దస్తావేజు నెం 295 మొత్తము కారితముల సంఖ్య 14
ఈ కారితము వరుస సంఖ్య 14

సబ్-రిజిస్ట్రారు



Cmn 3003 DOCT No. 2954/09



0/100
3170

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 011206

No. 2954 Date 22/10/2009

Sold to Ramesh

S/o. D/o. W/o. Newsing Rao

or Whom name Greenwood Estates.

K. SRINIVAS
S.V.L.No.26/90, R.No.11/2002
CITY CIVIL COURT
SECUNDERABAD

44500
14450
100
11350
1000
100
15450

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 21st day of November 2009 at SRO, Vallabh Nagar, 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 39 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 32 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

AND

1. MAJOR P. MALLIKARJUNA REDDY, SON OF MR. P. DORASWAMY REDDY, aged about 47 years, Occupation: Service.

2. MRS. P. PADMAVATHI REDDY, WIFE OF MAJOR P. MALLIKARJUNA REDDY, aged about 38 years, Occupation: Housewife, both are residing at M-4/2, Army Officer's Colony, Opp: RTA Office, Tirumalgherry, Secunderabad, 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.

For Greenwood Estates

For Greenwood Estates

Siddhy
Partner

[Signature]

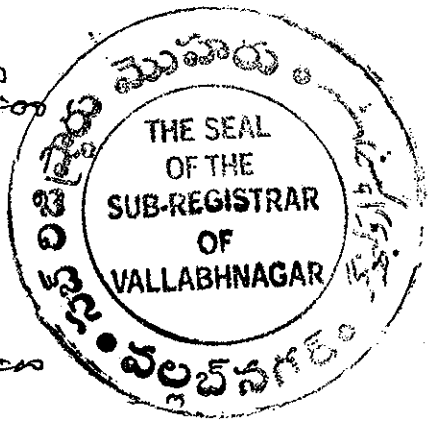
Padmavathi

[Signature]

1 వ పుస్తకము 2009 సం/త.న. 1931 వ.నం. పు
 దస్తావేజు నెం. 2954 మూలము కాగితముల సంఖ్య (2)
 ఈ కాగితము వలన సంఖ్య (1)

6 OCT 2009

P
 సబ్-రిజిస్ట్రారు



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document.

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/-
- 2. in shape of challan (Sec. 41 of I.S.Act. 1899) Rs. 14350/-
- 3. In the shape of cash (Sec. 41 of I.S.Act. 1899) Rs. =
- 4. adjustment of stamp duty (Sec. 16 of I.S.Act. 1899, if any) Rs. =

II. Transfer Duty:

- 1. in the shape of challan Rs. =
- 2. in the shape of cash Rs. =

III. Registration fees:

- 1. in the shape of challan Rs. 1000/-
- 2. in the shape of cash Rs. =

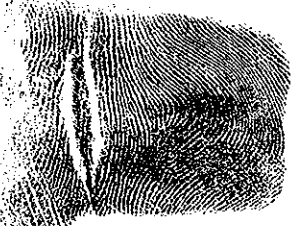
IV. User Charges:

- 1. in the shape of challan Rs. 100/-
- 2. in the shape of cash Rs. =

Total Rs. 15550/-

2009వ.నం. నవంబర్ నెం. 21 వ తేది
 1931 త.న. సం. కాక్టర్ మాసము 30 వ తేది పగలు
 / మరయు 2 గంటల మధ్య వల్లభనగర సబ్ రిజిస్ట్రార్
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ ని అనుసరించి
 సనర్థించవలసిన ఫోటో గ్రాఫులు మరియు వేలిముద్రలతో సహా
 దాఖలు చేసి రుసుము రూ. 1000/- లు చెల్లించినది.
 ప్రాసి ఇచ్చినట్లు టిప్పకోస్తది
 ఎడమ బొటనపైలు

(Signature)
(Signature)



ఎడమ బొటన పైలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service.
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents; Vide GPA / SPA No. 8/2432/08
 dated 10.01.08 registerer at SRO, Vallabh Nagar
 Ranga Reddy District.

(Signature)

Major P. Mallikarjuna Reddy
 S/o. P. Doraswamy Reddy, occ: Service
 R/o. M-4/2, Army officers Colony,
 Opp: RTA office, Tirumalgherry, Sec Bad.

WHEREAS:

- A. The Buyer under a Sale Deed dated 21.11.2009 has purchased a semi-finished, semi-deluxe apartment bearing flat no. 311 on the third floor in block no. 'C', admeasuring 1230 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. 2953/2009 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 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. 311 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. 311 on the third floor in block no. 'C', admeasuring 1230 sft. of super built-up area and undivided share of land to the extent of 65.88 sq. yds, and a reserved parking space for one car on the stilt floor admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 14,45,000/- (Rupees Fourteen Lakhs Forty Five Thousand Only).
2. The Buyer has already paid to the Builder the above said amount of Rs. 14,45,000/- (Rupees Fourteen Lakhs Forty Five Thousand Only) which is admitted and acknowledged by the Builder.
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.

For Greenwood Estates

Seddy
Partner

For Greenwood Estates

[Signature]
Partner

Radhanya The
[Signature]

1 వ పుస్తకము 2009 సం/త.న. 1931 వ.సం. పు
 దస్తావేజు సం 2917 మొత్తము కారితముల సంఖ్య 12
 ఈ కారితము వరుస సంఖ్య (2)

P
 సబ్-రిజిస్ట్రారు

విదను బొటన వేలు

Padmarathi



P. Padmarathi Reddy W/o. major P. Mallikarjun
 Reddy, o/c: H/wife, R/o. M-4/2, Army officers
 colony, opp: RTA office, Tirumalghery, Sec Bad.

విచారించినది;

① శ్రీ. రాం

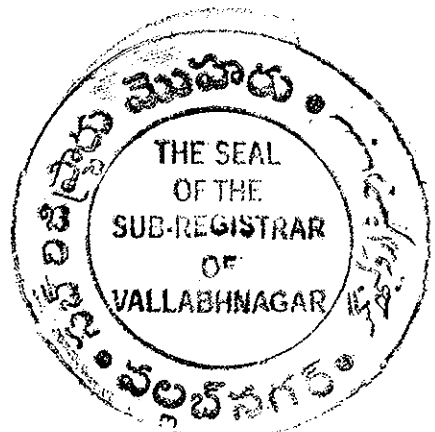
B. RAJKUMAR S/o. MUKUND RAO
 O/c: Service. R/o. Anwar, SecBad.

② శ్రీ. రాం

Venkat Ramana Reddy S/o. Anjan Reddy o/c:
 Service R/o. 11-187/2 Rd No. 2. Green Hills
 colony, Secbadnagar, Hyderabad

2009 వ సం సెప్టెంబర్ నెల 21 వ తేది
 1931 వ.త.న. కార్తీక మాసం 30 వ తేది

[Signature]
 సబ్-రిజిస్ట్రారు,
 వల్లభనగర్



4. 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.
5. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing flat no. 311 on the third floor in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
6. 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.
7. 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.
8. The Builder shall complete the construction of the Apartment and handover possession of the same by 20th December 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.
9. 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.
10. 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.
11. 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.

For Greenwood Estates


Partner

For Greenwood Estates


Partner


Partner

1 వ పుస్తకము 2009 సం/శా.స. 192 వ.నం. పు
 దస్తావేజు సం 2954 మొత్తము కారితముల సంఖ్య 12
 ఈ కారితము వరుస సంఖ్య (3)

[Signature]
 సబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT

No. 2954/09 Date 21-11-09

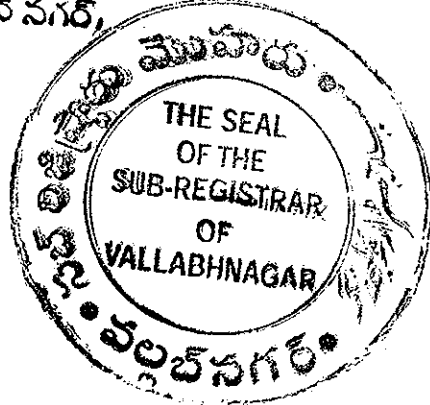
I hereby Certify that the deficit Stamp duty
14,350/- (Rs. Fourteen thousand
Three Hundred and fifty only)
 has been levied in respect of the instrument from
 Executant of this deed on the basis of agreed
 Market Value of Rs. 1445000/-
 been higher than the consideration

[Signature]
 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

14,350/-
 An amount of Rs. 14,350/- towards Stamp Duty
 including Transfer Duty and Rs. 1000/- towards
 Registration Fee was paid by the party through challan
 Receipt Number 045378 Dated 21-11-09
 at SBH Begumpet Branch (299)
 Dt. 21-11-09
 St. SRO Vallabh Nagar
[Signature]
 Sub-Registrar
 Vallabh Nagar

1 వ పుస్తకము 2009 సం. / శా.స. 192 వ సంఖ్య
 2954 నెంబరుగా రిజిస్ట్రారు చేయబడినది. స్కానింగ్
 ఏమి త్తు గుర్తింపు నెంబరు 15680-12954-2009
 తేది. 21-11-09.

[Signature]
 సబ్-రిజిస్ట్రారు
 వల్లభ నగర్



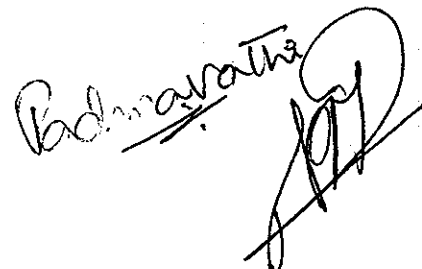
12. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
13. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

For Greenwood Estates


Partner

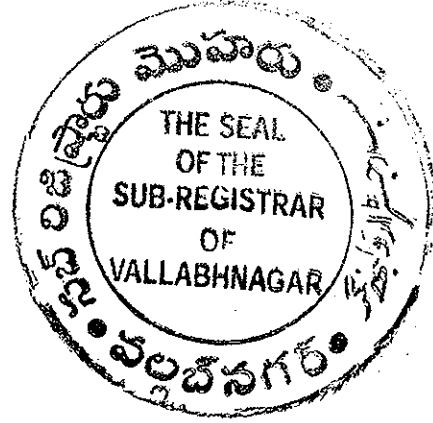
For Greenwood Estates


Partner



1 వ పుస్తకము 2009 సం/శ.శ.19 31 వ.నం. పు
దస్తావేజు సం 2954 ముద్రము తాగితముల సంఖ్య (12)
ఈ తాగితము వరుస సంఖ్య (4)

P
సబ్-రిజిస్ట్రారు



19. 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.
20. 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.
21. 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.
22. Stamp duty and Registration amount of Rs. 15,450/- is paid by way of challan no. 045778, dated 20.11.2009, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs.14,450/- paid by the way of pay order No. 152567, dated 19.11.2009, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

Beddy
Partner

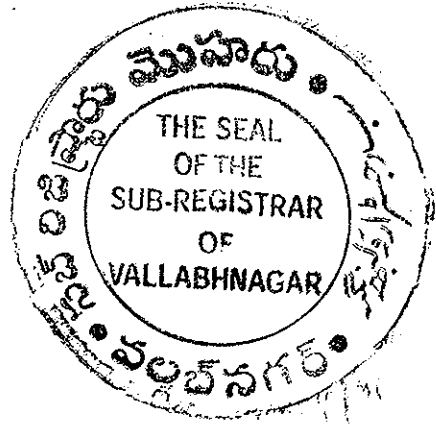
For Greenwood Estates

[Signature]
Partner

Badmarathi
[Signature]

1 వ పుస్తకము 2009 సం/శా.స.1931 వ.సం. పు
దస్తావేజ సె 2956 ముక్తము కాగితముల సంఖ్య 42
ఈ కాగితము వరుస సంఖ్య (5)

b
సబ్-రిజిస్ట్రారు



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


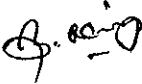
SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming a semi-deluxe apartment bearing flat no. 311 on the third 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 a reserved parking space for one 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. 303
South By	Open to sky & 7' wide corridor
East By	Open to sky & 7' wide corridor
West By	Open to sky

WITNESSES:

1. 
2. 

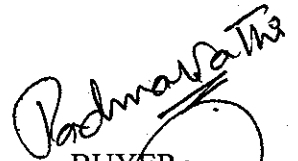
For Greenwood Estates


Partner

For Greenwood Estate..

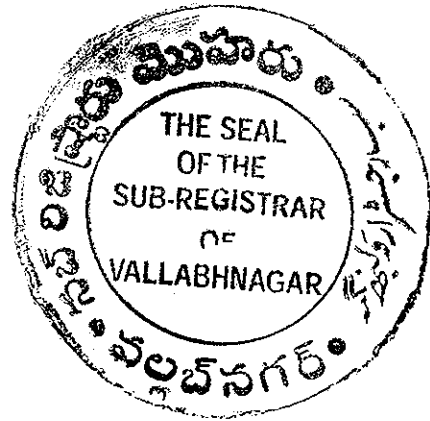

Partner

VENDOR


BUYER

1 వ పుస్తకము 2009 సం/త.న.19 21 వ.నం. పు
దస్తావేద నెం 2957 కింద కారితముల సంఖ్య 12
ఈ కారితము వదలన సంఖ్య (6)

సబ్-రిజిస్ట్రారు



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 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:

WITNESS:

For Greenwood Estates

For Greenwood Estates

Buddy
Partner

Chal
BUILDER

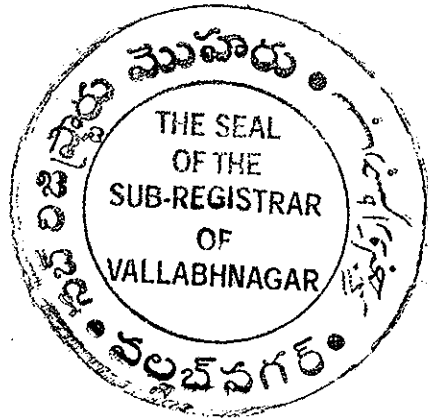
1. *B. Raj*

2. *Vasup*

Bodhanath
BUYER.
[Signature]

1 వ పుస్తకము 2009 సం/తా.శ.19.31 వ.నం. పు
దస్తావేజుల సంఖ్య 2954 మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితము వరుస సంఖ్య (7)

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 311 IN BLOCK NO. 'C' ON THIRD FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

IN SURVEY NOS. 202, 203, 204, 205 & 206

KOWKUR VILLAGE,

MALKAJGIRI

Mandal, R.R. Dist.

BUILDER: M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF MR. SATISH MODI

2. MRS. K. SRIDEVI, WIFE OF MR. K. V. S. REDDY

BUYER: 1. MAJOR P. MALLIKARJUNA REDDY, SON OF MR. P. DORASWAMY REDDY

2. MRS. P. PADMAVATHI REDDY, WIFE OF MAJOR P. MALLIKARJUNA REDDY

REFERENCE:
AREA: 65.88

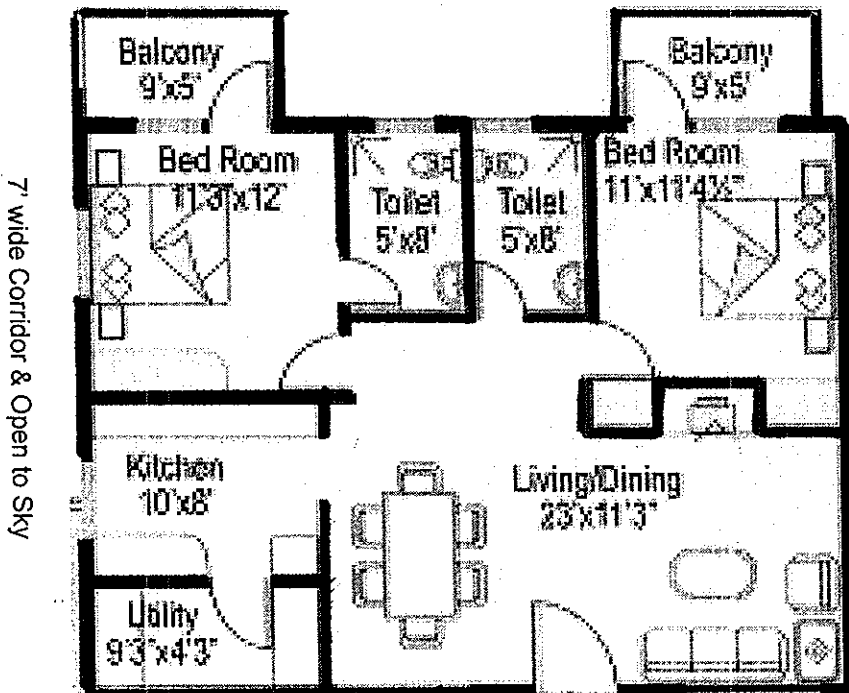
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

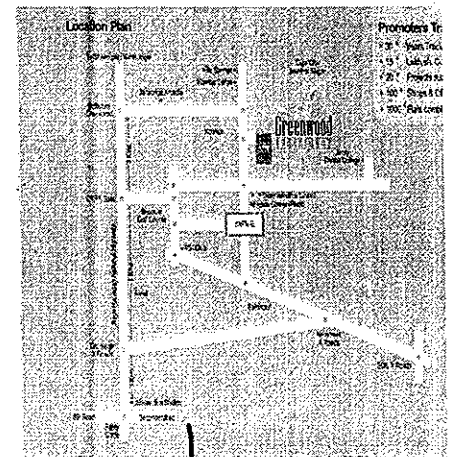
EXCL:

U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1230 Sft.

Open to Sky



Flat No. 303



7' wide Corridor & Open to Sky Greenwood Estates

WITNESSES:


- 1.
- 2.

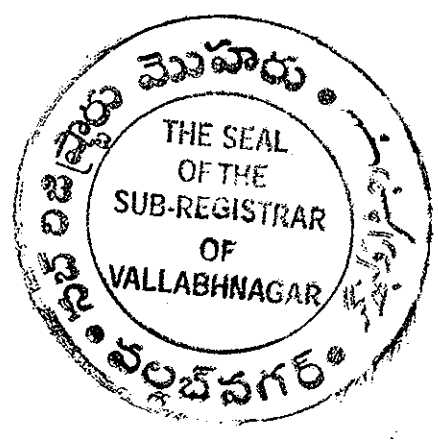
For Greenwood Estates

Partner
SIG. OF THE BUILDER

SIG. OF THE BUYER

1 వ పుస్తకము 209 సం/తా.శ.1931 వ.నం. పు
దస్తావేజు నెం 294 మొత్తము కారితముల సంఖ్య 12
ఈ కారితము వరుస సంఖ్య (8)


నబ్-రిజిస్ట్రారు



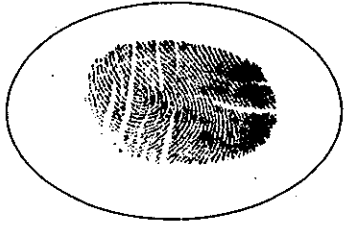
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PHOTOGRAPH	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. 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. MAJOR. P. MALLIKARJUNA REDDY,
S/O. MR. P. DORASWAMY
R/O. M-42, ARMY OFFICERS COLONY,
OPP. RTA OFFICE,
TIRUMALGHERRY,
SECUNDERABAD.



2. MRS. P. PADMAVATHI REDDY
W/O. MAJOR P. MALLIKARJUNA REDDY,
R/O. M-42, ARMY OFFICERS COLONY,
OPP. RTA OFFICE,
TIRUMALGHERRY,
SECUNDERABAD.



SIGNATURE OF WITNESSES:

-
-

Estates


Partner

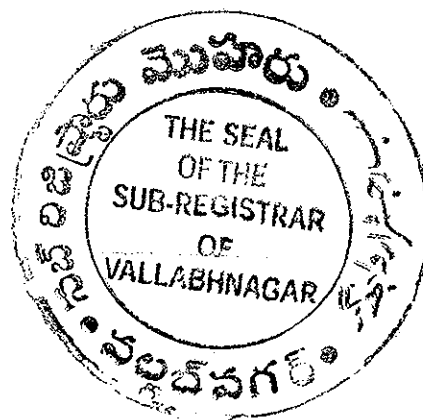
For Greenwood Estates

SIGNATURE OF EXECUTANTS
Partner

SIGNATURES OF BUYERS

1 వ పుస్తకము 2009 సం/త.శ.1931 వ.సం. పు
దస్తావేజు నెం 2954 ముఖ్యము కారీ ముల సంఖ్య 12
ఈ కారితము వరుస సంఖ్య (9)


సబ్-రిజిస్ట్రారు



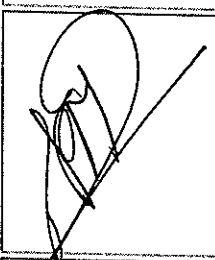


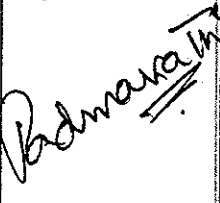


Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 003003/2009 of SRO: 1508(VALLABNAGAR)
 Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 21/11/2009 13:49:55

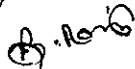

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) MAJOR P.MALLIKARJUNA REDDY M-4/2 ARMY OFFICERS CLY OPP RTA OFFICETRIMULGHERRY SEC-BAD	
2			(CL) P.PADMAVATHI REDDY M-4/2 ARMY OFFICERS CLY OPP RTA OFFICETRIMULGHERRY SEC-BAD	

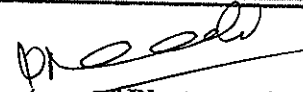
Identified by

Witness 1

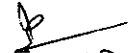
Witness 2

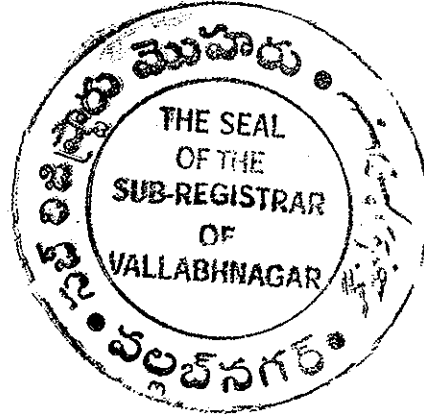



Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence

1 వ పుస్తకము 2009 సం/వా.శ.1931 వ.సం. పు
దస్తావేజు సం 2954 ముద్రణ కారితముల సంఖ్య 12
ఈ కారితము వరుస సంఖ్య 10


సబ్-రిజిస్ట్రారు



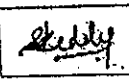
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F



नाम /NAME
SRIDEVI KALICHETI


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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

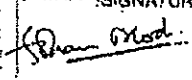
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H



नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969


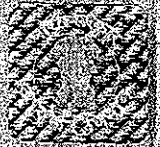

हस्ताक्षर /SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

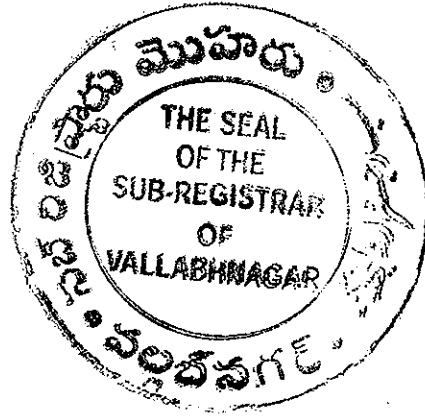




Signature

Prabhakkar Reddy K

1 వ పుస్తకము 2009 సం/త.శ.19 31 వ.సం. పు
దస్తావేజి నెం 2954 ముక్తము కాగితముల సంఖ్య 42
ఈ కాగితము వరుస సంఖ్య (11)

సబ్-రిజిస్ట్రారు



Form-7



GUJARAT STATE Driving Licence

VALID THROUGHOUT INDIA



सत्यमेव जयते

Name **REDDY**
MALLIKARJUNA P
 Address **617 SATA BTY C/O 56-**
APO.DHRANGADHRA
SURENDRANAGAR 363001
 DoB **19/08/1963** BG **O+**
 Tel. **2754282205**

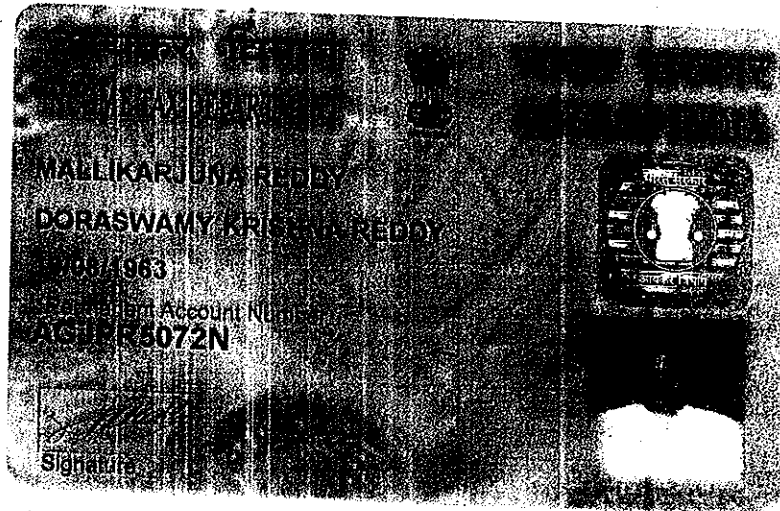


[Handwritten signature]

is licenced to drive **LMV-26-02-04**

Holder's Signature *[Signature]*

[Signature]
LICENSING AUTHORITY SURENDRANAGAR



[Handwritten signature]

Form-7



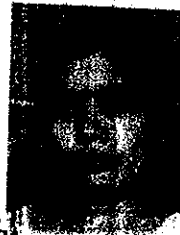
GUJARAT STATE Driving Licence

VALID THROUGHOUT INDIA



सत्यमेव जयते

Name **PADMAVATHI**
P.M.REDDY
 Address **617 SATA 8TY C/O 56**
APO AT-DHRANGADHRA
SURENDRANAGAR 363301
 DoB **12/08/1972** BG **A+**
 Tel.




Padmarathi

is licenced to drive **LMV-29-08-03**

Holder's Signature *[Signature]*

[Signature]
LICENSING AUTHORITY SURENDRANAGAR

1 వ పుస్తకము 2009 సం/శ.శ.1921 వ.సం. పు
దస్తావేజు సె 2954 పుస్తకము కారితముల సంఖ్య (12)
ఈ కారితము వరుస సంఖ్య (12)


సబ్-రిజిస్ట్రారు

