

4332/2011

DOCT NO. 4332/2011

C-508

SCANNED

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 972202

6704 08/11/2011 1001

K. SATISH MODI

Licensed Finance Manager

LIC.No.13-1/2007-2008

REG.No.13-23/2007-2008

H.No.5-2/1, Prasad Nagar (V),

Rangireddy (Mandal),

Ranga Reddy District,

Pin.No.504933-50155

Sold to: Panam

For: C.V. Reddy

Greenwood ESTATES SALE DEED

This Sale Deed is made and executed on this 26<sup>th</sup> day of December 2011 at SRO, Vallabhnagar, 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 41 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K. V. S. Reddy, aged about 33 years, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad, hereinafter called the "Vendor".

AND

1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 43 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 20 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 43 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, Jayamansion, Kavadiiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 35 years, Occupation Business, Resident of H. No. 1-3-1/C/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadiiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 42 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 41 years, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 33 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

*[Signature]*

*Reddy*

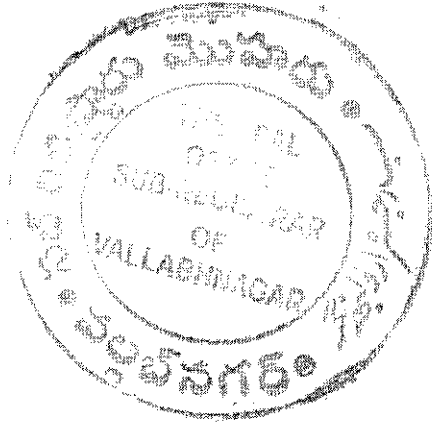
18 వ పేజీ నెంబరు 2011 నం/తేదీ 1933  
 దస్తావేజు నెం. 4332 మొత్తము లాభ  
 (14) ఈ లాభము పునరు సంతకం (1)

**ENDORSEMENT**

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

<b>I. Stamp duty</b>	
1. In the shape of stamp papers	Rs. 100.00
2. In the shape of adhesion (by S. 41 of S. Act. 1899)	Rs. 51100.00
3. In the shape of adhesion (by S. 42 of S. Act. 1899)	Rs. =
4. In the shape of any other stamp	Rs. =
<b>II. Transfer duty</b>	
1. In the shape of adhesion	Rs. 20480.00
2. In the shape of cash	Rs. =
<b>III. Judicial/Qu fees</b>	
1. In the shape of adhesion	Rs. 5120.00
2. In the shape of cash	Rs. =
<b>IV. Other Charges</b>	
1. In the shape of adhesion	Rs. 100.00
2. In the shape of cash	Rs. =

18



2011 వ సం. డిసెంబర్ నెం. 26 నంబరు  
 1933 లాభ నెం. 4332 మొత్తము 05 వేల పాతలు

3 వ పుంజు 4  
 కార్యదర్శిని చట్టము 1909 కింద 5120.00 లు చెల్లించినది  
 సాక్షులందరినీ ఏకాభిప్రాయముతో సంతకం చేసి రుసుము రూ. 5120.00 లు చెల్లించినది  
 వారి ఇచ్చినట్లు దిస్తానని  
 యాజమీ దాఖలే.

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O) 5-4-18773 & 4, 2nd Floor, Soham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/LSPA for presentation  
 of documents, Vide GPA/LSPA No. 8/2K/08  
 dated 19.01.08 registered at SRO  
 Ranga Reddy District. Vallabhigara

వివాహ దాఖలు

*(Signature)*

Dibin Raj S/o. C.P. Rajagopalan  
 Occ: Service R/o. # 301, 3rd Floor, Ameri  
 Shamira Bldg, Old Laner lines, Sec'bad-003

1. *(Signature)* Ch. Venkata Ramana Reddy S/o. Anji Reddy Occ: Service  
 R/o. 11-187/2, Rd No. 2, Green Hills Colony, Hyderabad.

2. *(Signature)* P. Rajiv Kumar S/o. mukuland Reddy, Occ: Business  
 R/o. 1-5/1. m. Bollaram, Sec'bad.

2011 వ సం. డిసెంబర్ నెం. 26 నంబరు  
 1933 లాభ నెం. 4332 మొత్తము 05 వేల పాతలు

*(Signature)*  
 B. Bhagavantha Rao  
 Sub-Registrar  
 Vallabhigara

IN FAVOUR OF

Mr. DIBIN RAJ, SON OF Mr. C. P. RAJAGOPALAN, aged about 30 years, Occupation: Service, residing at # 301, 3<sup>rd</sup> Floor, Amsri Shamira Building, Old Lancer Lines, Secunderabad - 500 003., 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 8.02.2007, bearing document. 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

  
Partner

For Greenwood Estates

  
Partner

1వ పుస్తకము 2011 సం/ తా 1933 వ సంపు  
 నంబరు 4332  
 (14) తదితరములు పుస్తకము (2)

100

ENCLOSUREMENS LIS 41 & 42 OF 1933  
 No 4332/11 Date 26/12/11.

I hereby Certify that the stamp duty  
 5100/- Fifty One Thousand  
 One Hundred only  
 has been levied in accordance with the provisions of the Stamp Act  
 Executant of this doc on the above mentioned  
 Market Value of Rs. 10,24,000/-  
 been higher than the consideration.

*B. B. Srinivasulu*  
 Sub-Registrar  
 (Under the Indian Stamp Act)

5100/-  
 20480/-  
 Stamp Duty  
 5120/-  
 29840/-  
 Dated  
 26/12/11.  
 St. SRO Vallabh Nagar  
 Sub-Registrar  
 Vallabh Nagar

*B. B. Srinivasulu*  
 Sub-Registrar  
 Vallabh Nagar


1వ పుస్తకము 2011 సం/ తా 1933 వ సంపు  
 4332 నెంబరుగా నిజాద్దరు చేయబడినది. స్వాసిం  
 నిమిత్తం గుర్తింపు నెంబరు 4332 2011.  
 తేదీ- 26/12/11.

*B. B. Srinivasulu*  
 త. భారత రాష్ట్ర  
 ప్రభుత్వము  
 నల్లూరు




- 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 21,749 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 a semi-deluxe apartment bearing flat no. 508 on the fifth floor, in block no. 'C' having a super built-up area of 1230 Sft. together with undivided share in the scheduled land to the extent of 65.88 sq. yds. and a reserved parking space for single car bearing no. C-54 on the stilt floor, admeasuring about 100 sft. in the building known as Greenwood Residency and has approached the Vendor, such apartment is hereinafter 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. 10,24,000/- (Rupees Ten Lakhs and Twenty Four Thousand Only) and the Buyer has agreed to purchase the same.
- O. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For Greenwood Estates

  
Partner

For Greenwood Estates

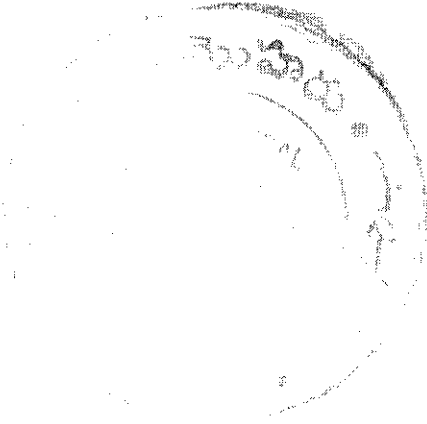
  
Partner

1st Floor, 200, Hyderabad 33

Phone No. 4332

(14) in Hyderabad 33

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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. 508 on the fifth 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) in building known as Greenwood Residency together with:


- a) An undivided share in the Schedule Land to the extent of 65.88 Sq. yds.
- b) A reserved parking space for single car bearing no. C-54 on the stilt floor, admeasuring about 100 sft.

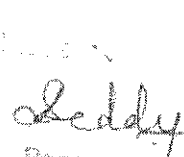
situated at forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,24,000/- (Rupees Ten Lakhs and Twenty Four Thousand Only) The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- a) Rs. 5,59,000/- (Rupees Five Lakhs Fifty Nine Thousand Only) paid by way of pay order no. 492932, dated 23.12.11 issued by State Bank of Travancore, Secunderabad.
- b) Rs. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only) paid by way of cheque no.000577, dated 20.10.2011, drawn on SBT, Secunderabad.
- c) Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.000576, dated 10.07.2011, drawn on SBT, Secunderabad.
- d) Rs. 25,000/- (Rupees Twenty Five Thousand Only) paid by way of cheque no.106521, dated 24.06.2011, drawn on HDFC Bank, Maredpally Branch, Secunderabad.

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.

For Greenwood Estates  
  
Partner

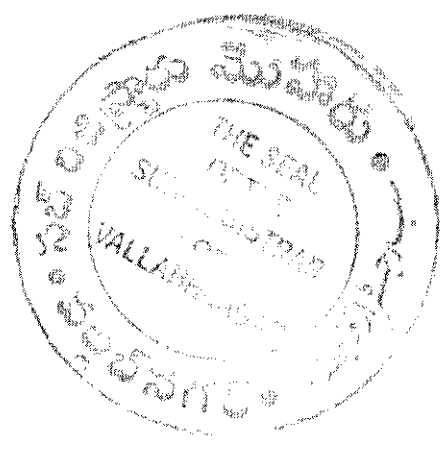
For Greenwood Estates  
  
Partner

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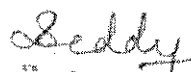


4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
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 Greenwood 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.

For Greenwood Estates

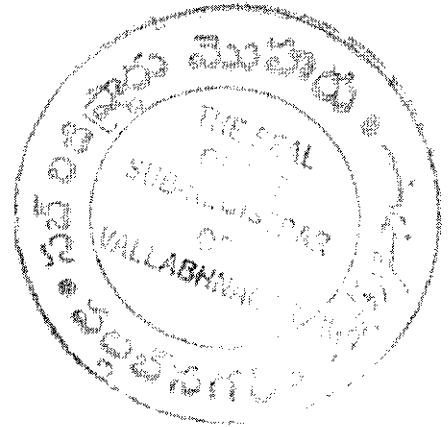
  
Partner

For Greenwood Estates

  
Partner

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- 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.
- 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 building 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. 76,800/- is paid by way of challan no. 298848, dated 26.12.11, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 10,240/- paid by way of Pay order no. 166078, dated 26.12.11, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates



For Greenwood Estates

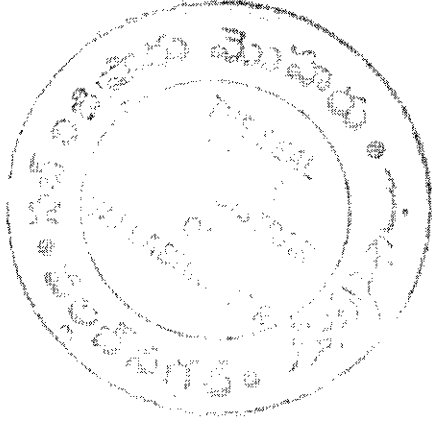


1st Floor, 2011, No. 1033

Address No. 4332, No. 1033

(14) to 1033, No. 1033, 1033

1033



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. 508 on the fifth 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 single car bearing no. C-54 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	Open to Sky & 7' wide corridor
South By	Flat No. 519
East By	Open to Sky
West By	Open to Sky

WITNESSES:

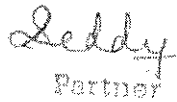
1. 

2. 

For Greenwood Estates

  
Partner

For Greenwood Estates

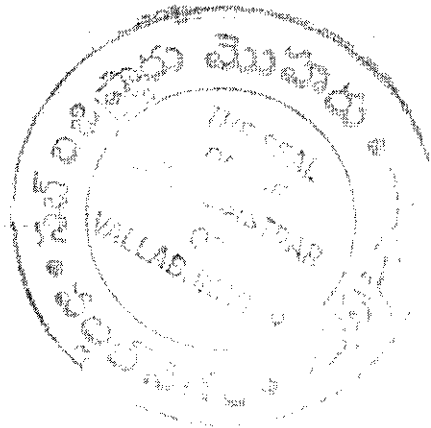
  
Partner

VENDOR

  
BUYER

1వ పుస్తకము 2011 వ.సం/అ.సం.1033  
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(14) ఈ కాగితము బయట నుంచి (7)

  
స.స.స.




ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUE apartment bearing flat no. 508 on the fifth floor, in block no. 'C' of "Greenwood Residency", Residential Localities, forming part of Sy. No. 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 Stilt Floor : 100 sft. Parking space for single car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : 1230 sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,24,000/-

For Greenwood Estates

  
Partner

For Greenwood Estates

  
Partner

Date: 26.12.2011

Signature of the Executants

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

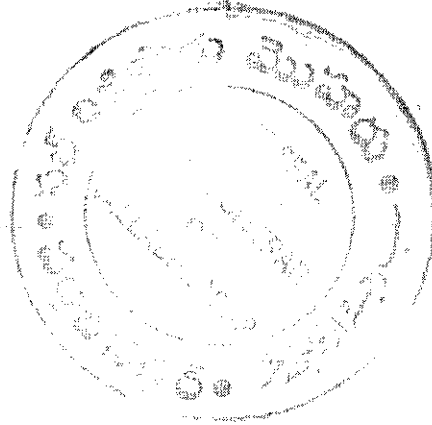
Date: 26.12.2011

Signature of the Executants



1వ పట్టణము Roll నం/కా. 1033.....  
దస్తవేల నం. 4332- మొత్తము కార్యము  
(14) ఈ కార్యము వదులి సంఖ్య, ( ౯ )

నం. 18





**REGISTRATION PLAN SHOWING**

FLAT NO. 508 IN BLOCK NO. 'C' ON FIFTH FLOOR

IN THE PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

**SITUATED AT**

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

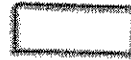
2. MRS. K. SRIDEVI, WIFE OF MR. K. V. S. REDDY

**BUYER:** MR. DIBIN RAJ, SON OF MR. C. P. RAJAGOPALAN

**REFERENCE:**  
**AREA:** 65.88

**SCALE:**  
SQ. YDS. OR

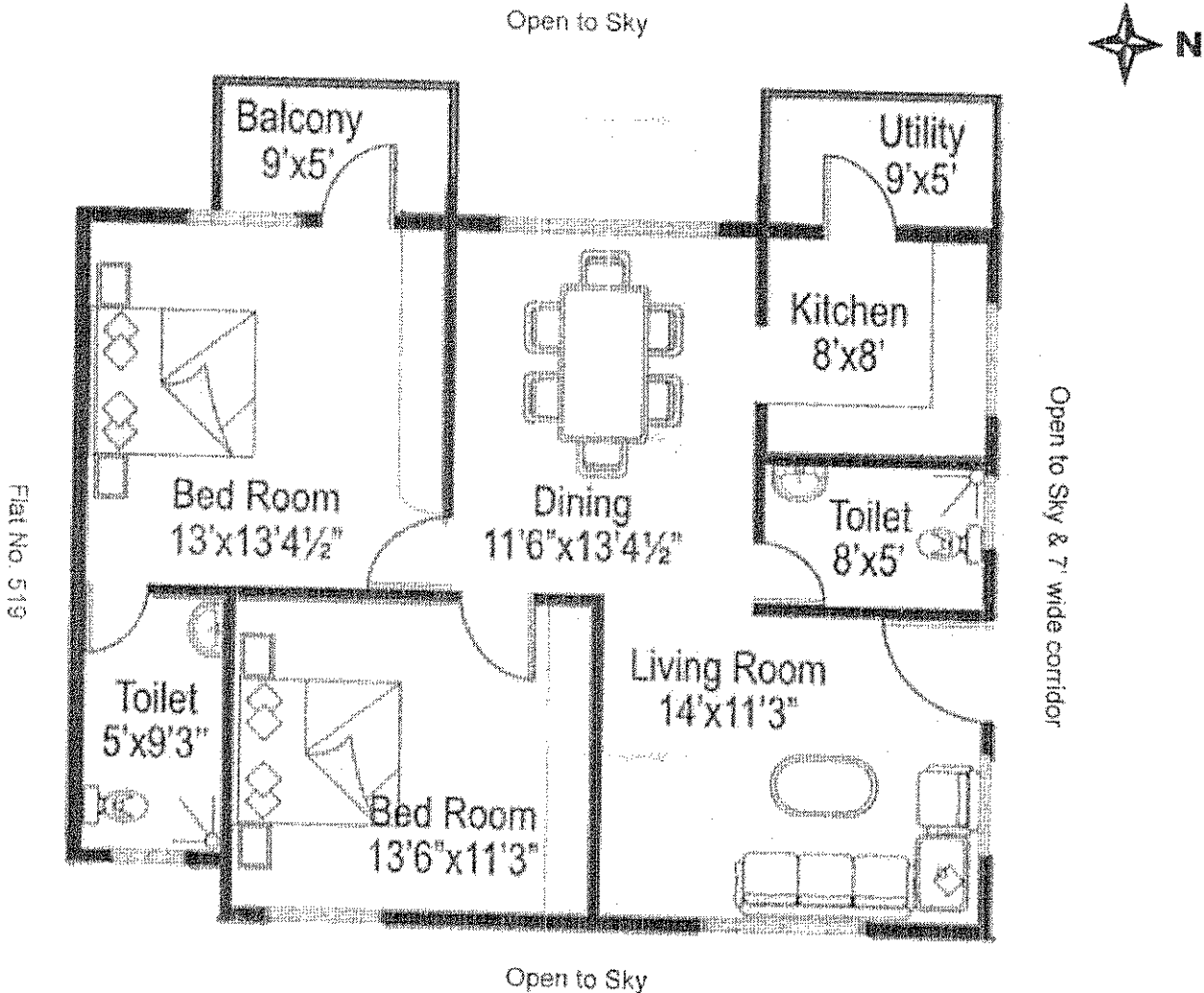
**INCL:**  
SQ. MTRS.



**EXCL:**



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



For Greenwood Estates

For Greenwood Estates

**WITNESSES:**

1.

2.

Partner

Partner

**SIG. OF THE VENDOR**

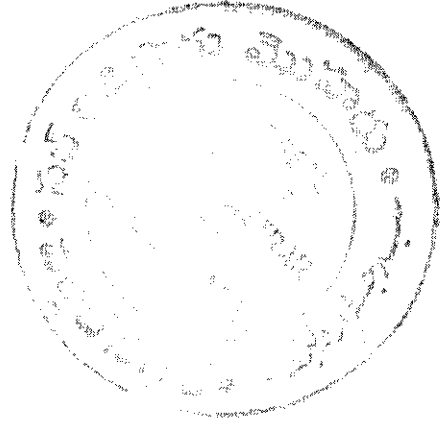
**SIG. OF THE BUYER**

1ನೇ ಸೆಕ್ಷನ್ ನಿಯಮ 2011, ಸಂಖ್ಯೆ 1933...

ದಸ್ತಾವೇಜು ನಂ. 4332 ಸಂಖ್ಯೆಯಲ್ಲಿ...

(14) ಈ ಧಾರಿತಿಯು ಹೆಚ್ಚಿನ ಸಂಖ್ಯೆ (9)

...





For Greenwood Estates

*[Handwritten Signature]*

Partner

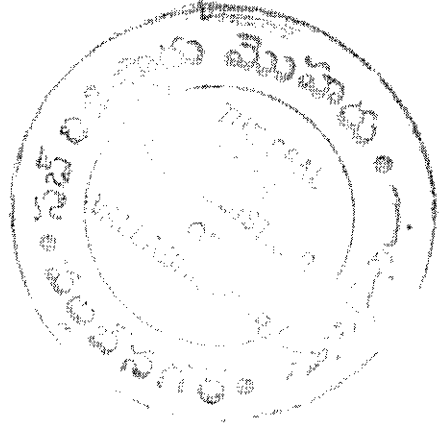
For Greenwood Estates

*[Handwritten Signature]*

Partner

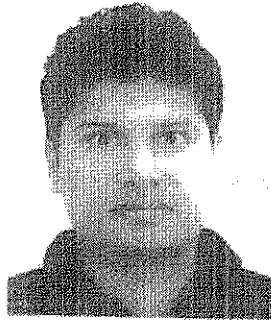
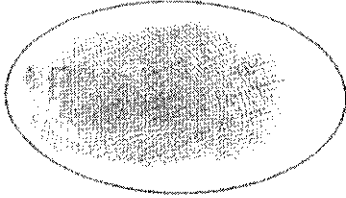
1వ పుస్తకము 2011 సం. 10 33... కీరంపా  
దస్తావేజు నెం. 4332 పాఠశాల బాలబడి పట్టణం  
(14) ఈ కారితము చదువ పుస్తకం (10)

సచి-రత్నాకరు



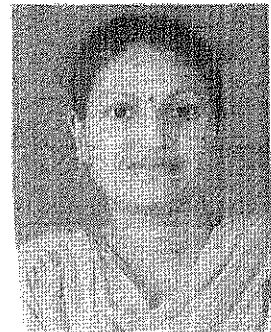
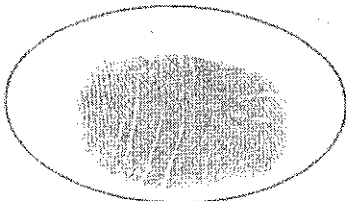
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	------------------------------------------	----------------------------------------------	----------------------------------------------------------------------

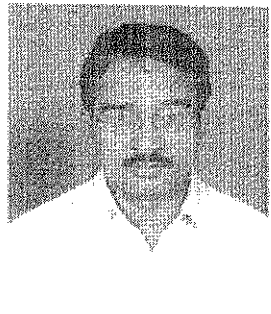
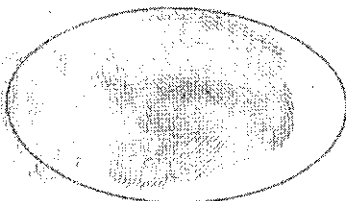


**VENDOR:**

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

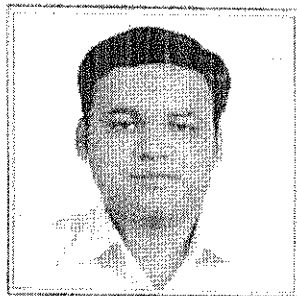


2. SMT. K. SRIDEVI  
W/O. SHRI. K.V.S. REDDY  
R/O. FLAT NO. 502  
VASAVI HOMES, UMA NAGAR  
1<sup>ST</sup> LANE, BEGUMPET  
HYDERABAD.



**SPA FOR PRESENTING DOCUMENTS:**  
**VIDE DOC NO. 8/BK-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.



**BUYER:**

MR. DIBIN RAJ  
S/O. MR. C. P. RAJAGOPALAN  
R/O. # 301, 3<sup>RD</sup> FLOOR  
AMSRI SHAMIRA BUILDING  
OLD LANCER LINES  
SECUNDERABAD - 500 003.

**SIGNATURE OF WITNESSES:**

1.

2.

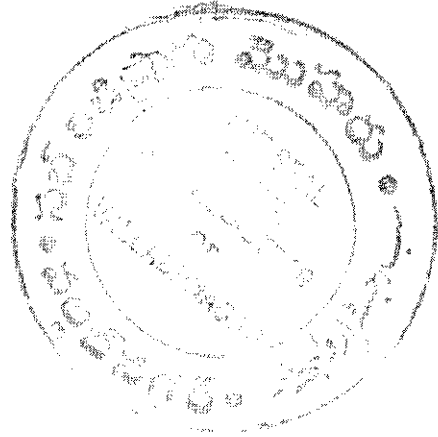
Partner

For Greenwood Estates  
  
Partner

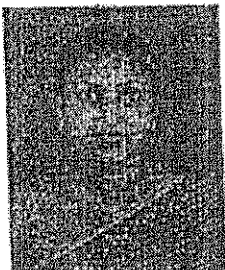
**SIGNATURE OF EXECUTANTS**

18 నాన్వర్యం 2011 నంబర్ 1033 కింద  
దస్తావేజ్ నం. 4332 కింద కార్యకలాపం నిర్వహించు  
(14) ఈ కార్యకలాపం పూర్తి చేయబడింది.

  
సహాయక కమిషనరు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AIYPK2089F




नाम /NAME  
SRIDEVI KALICHETI

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

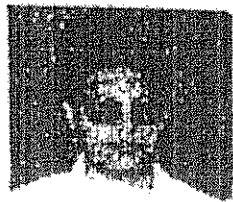
जन्म तिथि /DATE OF BIRTH  
19-04-1977

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

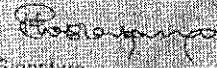

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPP8104E

हस्ताक्षर /SIGNATURE

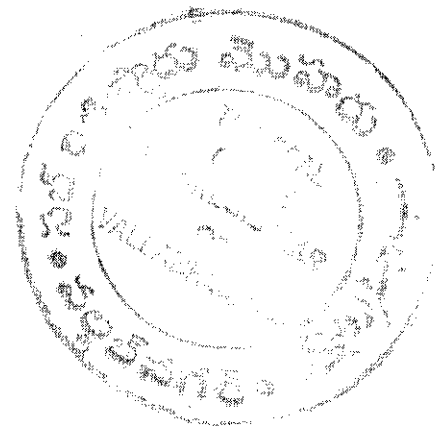



For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

18 వ పాఠశాల 2011. నంబర్ 33  
దస్త్రం నెం. 4332. ముఖ్యమంత్రి కార్యాలయం  
(14) ఈ కార్యాలయం వారు (12)


  
సచివ






**WITNESSES NO. 1**

**Customer Relations Division**



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : Ch. Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature : *[Handwritten Signature]*  
Valid upto : 30 April 2009  
Issuing Authority : *[Handwritten Signature]*  
Blood Group : O +ve  
Address :  
5-4-187/3B-4, 11nd Floor,  
M.G. Road, Secunderabad-500003.  
Ph:040-66338551, 040-37544058  
[www.modiproperties.com](http://www.modiproperties.com)

Resi. Add :  
# 11-187/2, Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393381666, 9246165561

- In case of Emergency Call
- 1 Employee must display this card while on duty
  - 2 This card has to be surrendered while leaving the organization
  - 3 The loss of the card must be reported to the Admin. Div. Immediately

**WITNESSES NO. 2**

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

B M RAJ KUMAR  
MUKUND RAO

03/01/1978  
Permanent Account Number

AIOPR9833L

*[Handwritten Signature]*  
Signature



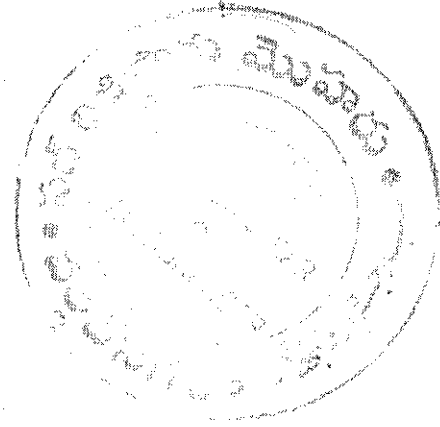
यदि कार्ड के लो पाई पर / नॉन फाइंडिंग थ्रू कर  
कृपया सूचित करें / रिटर्न  
आयकर विभाग, इन्कम टैक्स डी.डी.  
तीसरी मंजिल, 202 मकान, ए.वि. के.एम. रोड, ग्रीन हिल्स कॉलोनी,  
सरूर नगर, हैदराबाद, तेलंगाना - 500003

*If this card is lost / someone's lost card is found,  
Please Inform / return to*  
Income Tax PAN Services Unit, NSDI,  
11th Floor, Trade World, A Wing,  
Kanada Hills Compound,  
S. D. Marg, Lower Panel, Mumbai - 400 011

Tel: 91-22-24294646 Fax: 91-22-24850664  
email: [unit@nsdi.co.in](mailto:unit@nsdi.co.in)

1వ పుస్తకము 2011 సంవత్సరము 33... తీర్మానము  
రద్దయిన సం. 4332... స్వయం ప్రాధికారముల సంఖ్య  
(14) ఈ కారితము బయట నుండి (13)

  
సభ-విజ్ఞాపన





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DIBIN RAJ  
R P CHETTIAVEEDU  
01/05/1981

Permanent Account Number  
ALFPR1789R



*[Handwritten signature]*

*[Handwritten signature]*

2011 33  
4332  
(14)  
10-00000



84390/11

Doc No. 4333/2011

C-508

SCANNED

APR 4692



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

*[Signature]*

AM 972203

s.No. 6705 Date 08/11/2011 100/-

**K. SATISH KUMAR**  
 Licenced Stamp Vendor  
 LIC.No.15-18-913/2000  
 REN.No.15-18-016/2009  
 H.No.5-2-30, Premavathipet (V),  
 Rajendranagar Mandal,  
 Ranga Reddy District.  
 Ph.No.9649355156

Sold to *Ramesh*  
 S/o. *W/o. C.V. Reddy*  
 For Whom *Greenwood Estates*

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 26 day of December 2011 at Secunderabad 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 41 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 33 years, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

**AND**

Mr. DIBIN RAJ, SON OF Mr. C. P. RAJAGOPALAN, aged about 30 years, Occupation: Service, residing at # 301, 3rd Floor, Amsri Shamira Building, Old Lancer Lines, Secunderabad - 500 003., 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  
*[Signature]*  
 Partner

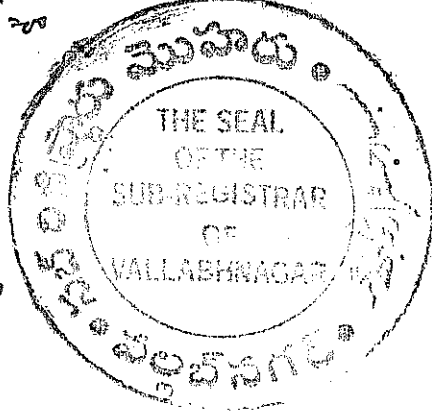
For Greenwood Estates  
*[Signature]*  
 Partner

*[Signature]*  
 Page 1

1వ పుస్తకము 2011 సం/నం. 1933 వ సం. పుస్తకము  
 దస్తావేజు నెం. 4283 మొత్తము కారితముల సంఖ్య  
 (1) ఈ కారితము పరుగు సంఖ్య (1)

ENDORSEMENT SUB-REGISTRAR  
 Certified that the following amounts have been paid in respect of this document

- I. Stamp Duty:
- 1. In the shape of stamp papers Rs. 10000
  - 2. In the shape of challan (S. 41 of S. Act, 1909) Rs. 68400
  - 3. In the shape of cash (S. 31 of S. Act, 1909) Rs. -
  - 4. Payment of stamp duty in S. 31 of S. Act, 1909 if any Rs. -
- II. Fee for:
- 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. -
- A. User Charges:
- 1. In the shape of challan Rs. 100
  - 2. In the shape of cash Rs. -



2011 సం. డిసెంబర్ నెం. 26 వ తేదీ  
 1933 సం. ఫిబ్రవరి నెం. 05 వ తేదీ వరకు

3 మరియు 4 గల అంశాల మధ్య వ్యత్యాసం సబ్ రిజిస్ట్రార్ కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy లబ్ధి చేసిన 1908 లోని సెక్షన్ 32వీడు అనుసరించి సవరించబడిన ఫోటో దృశ్యము సులభము చేయించుటలో సహకారము చేసి రుసుము రూ. 100000 లు చెల్లించినట్లు దాఖలు చేసినట్లు దివ్యకోశాధికారి అను బాధ్యత వహించెను

Prabhakar Reddy

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. 8/324/08 dated 19-01-08 registerer at SRO, Prabhakar Reddy District.

Dibin Raj s/o. E.P. Rajagopalan, Occ: Service R/o. # 301, 3rd floor, Ansa Shamira Building, Old Lancer Lines, Secbad - 003.

Ch. Venkateswara Reddy s/o. Late Sriji Reddy Occ: Service R/o. 11-18/2, Rd No.2, Green Hills colony Hyderabad.

Dr. Rajkumar s/o. Saurund Rao, Occ: Business R/o. 1-4, M. Bollaram, Secbad.

2011 సం. డిసెంబర్ నెం. 26 వ తేదీ  
 1933 సం. ఫిబ్రవరి నెం. 05 వ తేదీ

33  
 వల్లభనగర జిల్లా సబ్-రిజిస్ట్రార్ పుస్తకము

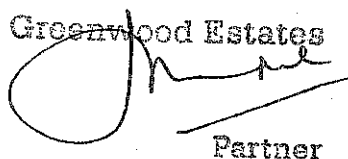
WHEREAS:

- A. The Buyer under a Sale Deed dated 26.12.2011 has purchased a semi-finished apartment bearing flat no. 508 on the fifth 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. 4332/11 in the office of the Sub-Registrar, Vallab Nagar, Hyderabad. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the Scheduled Apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing flat no. 508 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.

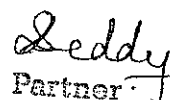
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

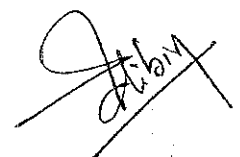
1. The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing flat no. 508 on the fifth floor, in block no. 'C', admeasuring 1230 sft. of super built up area and undivided share of land to the extent of 65.88 sq. yds, and a reserved parking space for single car bearing no. C-54 on the stilt floor admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 13,70,000/- (Rupees Thirteen Lakhs Seventy Thousand Only).
2. The Buyer already paid the above said amount of Rs. Rs. 13,70,000/- (Rupees Thirteen Lakhs Seventy Thousand Only) before entering this agreement which is admitted and acknowledged by the builder, by way of Payorder no. 492932, dt. 23.12.11 issued by State Bank of Travancore, Sec'bad.
3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 2 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.

For Greenwood Estates

  
Partner

For Greenwood Estates

  
Partner



1వ పుస్తకము 2011 సం/తా. 1933  
 దస్తావేజు నెం. 4333 పుస్తకము కారితము  
 (1) ఈ కారితము కేసు సంఖ్య (2)

సచి-రిజిస్ట్రారు

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

No. 4333/2011 Date 26/12/11

I hereby Certify that the deficit Stamp duty  
 Rs. 68,400/- (Rs. Sixty Eight Thousand  
 Four Hundred only)

has been levied in respect of the movement from  
 Executant of this doct on the asis of agreed  
 Market Value of Rs. 13,70,000/-  
 been higher than the consideration.

*B. Suresh Kumar*  
 Collector & Sub-Registrar  
 (Under the Indian Stamp Act)

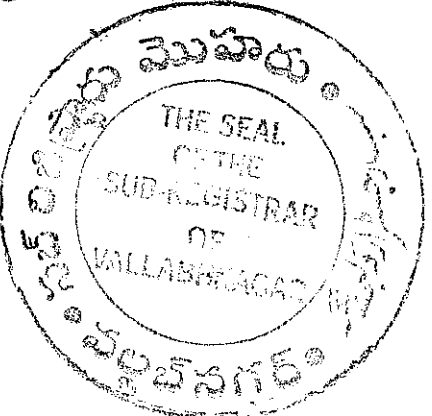
23200/- towards Stamp Duty  
 Including Transfer Duty and Rs. towards  
 Registration Fee was paid by the party through  
 chaitan Receipt Number 298832 Dated  
 26/12/11, at SBH Begumpet at Branch (289)  
 26/12/11  
 SRO Vallabh Nagar

45200/-  
 An amount of Rs. towards Stamp Duty  
 Including Transfer Duty and Rs. 1000/- towards  
 Registration Fee was paid by the party through  
 chaitan Receipt Number 298832 Dated  
 26/12/11, at SBH Begumpet at Branch (289)  
 26/12/11  
*B. Suresh Kumar*  
 Sub-Registrar  
 Vallabh Nagar

1వ పుస్తకము 2011 సం/ తా. 1933 వ సంఖ్య  
 4333 సంఖ్యగా రిజిస్ట్రారు కేసుబడినది. స్కానింగ్  
 నిమిత్తం గుర్తింపు నెంబరు 1508-1-4333-2011.

తేది. 26/12/11.

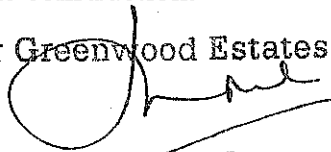
*B. Suresh Kumar*  
 ఐ. భగవంతుల రావు  
 సబ్ రిజిస్ట్రారు  
 వల్లభనగర్





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. 508 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 24.01.2012 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.
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.

For Greenwood Estates


  
Partner

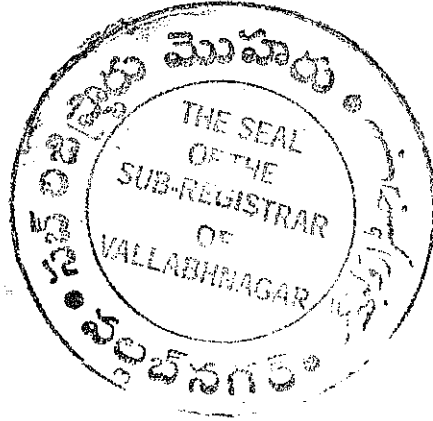
For Greenwood Estates

  
Partner

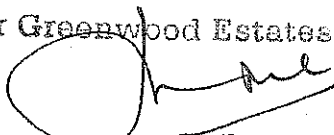



1వ పుస్తకము 2011 సం/నా. 1033..... ప.నం. 1  
దస్తావేజు నెం. 4333..... పుస్తకము తాగితముల సంఖ్య  
(11) ఈ తాగితము ఖరీదు సంఖ్య (3)

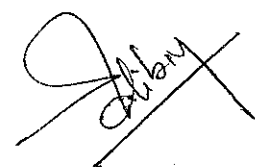
  
సబ్-రిజిస్ట్రారు



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.
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.

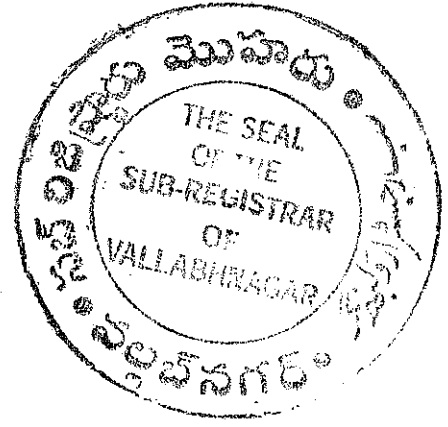
For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner

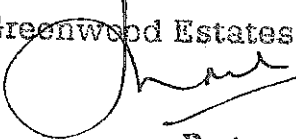


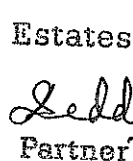
1వ పుస్తకము 2011 నంబరు 19 23..... మనం  
దస్తావేజు నెం. 4333. మొదటి కారితముల సంఖ్య  
(1) ఈ కారితము పట్ల సంఖ్య (4)

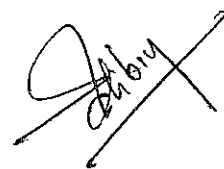
సబ్-రిజిస్ట్రారు



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. 69,500/- is paid by way of challan no. ~~298832~~ <sup>298832</sup> dated 26.12.11, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 13,720/- paid by way of Pay order no. 166077, dated 26.12.11, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

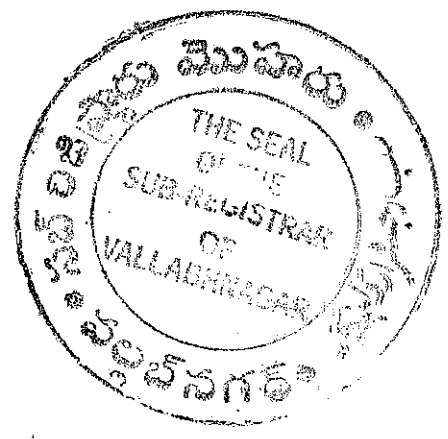
For Greenwood Estates  
  
Partner

For Greenwood Estates  
  
Partner



1వ పుస్తకము 2011... పేం/రా.శ.1033..... వ.నం.పి  
దస్తావేజు నెం. 4333... రెజిస్ట్రారు కారితముల సంఖ్య  
(1) ) ఈ కారితము వరుస సంఖ్య (5)

నంద-రెజిస్ట్రారు



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. 508 on the fifth 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 single car bearing no. C-54 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	Open to Sky & 7' wide corridor
South By	Flat No. 519
East By	Open to Sky
West By	Open to Sky

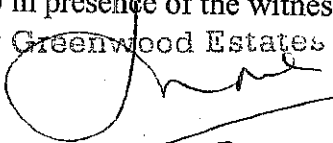
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

2. 

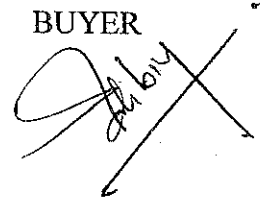
For Greenwood Estates

  
Partner

For Greenwood Estates

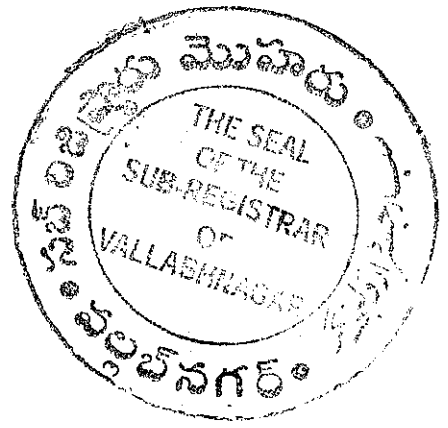
  
BUILDER Partner

BUYER



1వ పుస్తకము 2011... నంబరు 19 33... కనంబ  
దస్తావేజు నం. 4333... మొట్టమొదటి కార్యముల సంఖ్య  
(1) ఈ కార్యము చూచిన సంఖ్య (6)

సబ్-రెజిస్ట్రారు





SCHEDULE OF SPECIFICATION FOR  
COMPLETION OF CONSTRUCTION

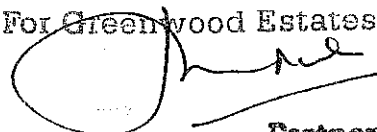
Item	Semi-Deluxe Flat	Deluxe Flat
Structure	RCC	
Walls	4 7/8" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Ceramic tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Flush doors with branded hardware Panel main door - polished. 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:

For Greenwood Estates

For Greenwood Estates

WITNESS:

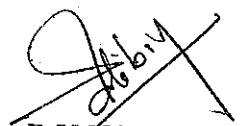
  
Partner

  
Partner


1. 

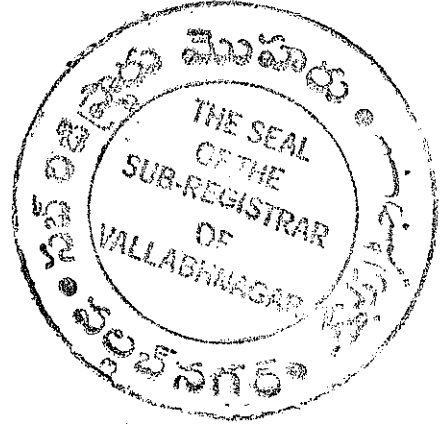
BUILDER

2. 

  
BUYER.

1వ పుస్తకము 2011 సం/నా.చ.1933..... వ.వ.ం.టి  
దస్త్రావేదిక నెం. 4333 మొత్తము రాగితముల సంఖ్య  
(1) ఈ కారితము వరుస సంఖ్య (7)

  
సబ్-రజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 508 IN BLOCK NO. 'C' ON FIFTH FLOOR

IN THE PROJECT KNOWN AS "GREENWOOD RESIDENCY"

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

**SITUATED AT**

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

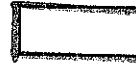
**BUYER:** MR. DIBIN RAJ, SON OF MR. C. P. RAJAGOPALAN

**REFERENCE:**  
**AREA:**

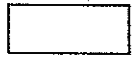
65.88

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.



**EXCL:**

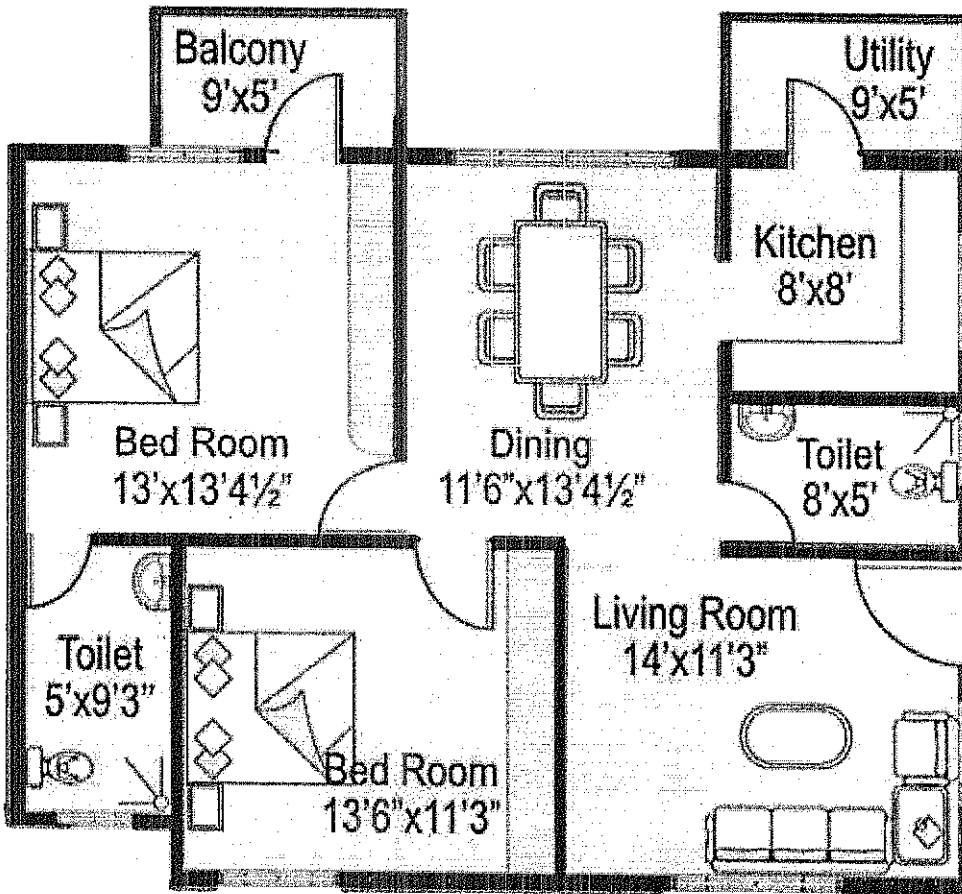


**U/S. OUT OF TOTAL:** Ac. 6-05Gts  
**PLINTH AREA** : 1230 Sft.

Open to Sky



Flat No. 519



Open to Sky & 7' wide corridor

Open to Sky

**WITNESSES:**

1.

2.

For Greenwood Estates

Partner


For Greenwood Estates

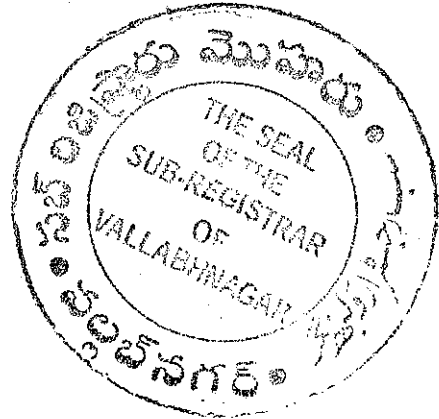
Partner

**SIG. OF THE BUILDER**

**SIG. OF THE BUYER**

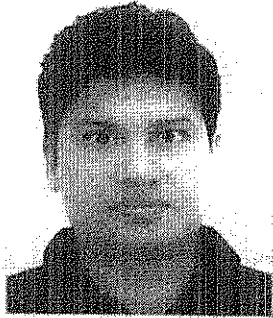
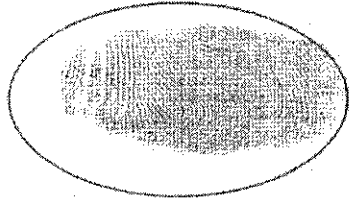
1వ పుస్తకము 2011 సం/కా.న.1933.....  
దస్తావేజు నెం. 4333 మొత్తము కారీజముల సంఖ్య  
(1) ఈ కారీజము వరుస సంఖ్య (8)

  
సబ్-రిజిస్ట్రార్



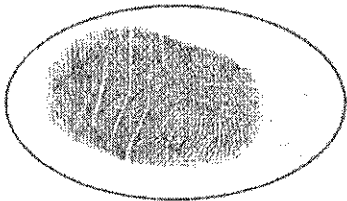
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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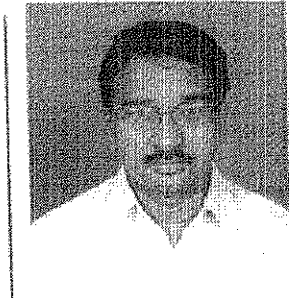
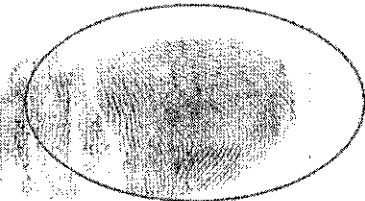


**BUILDER:**

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  
S/O. SHRI. SATISH MODI

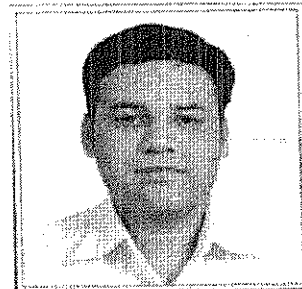
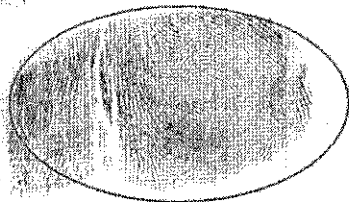


2. SMT. K. SRIDEVI  
W/O. SHRI. K.V.S. REDDY  
R/O. FLAT NO. 502  
VASAVI HOMES, UMA NAGAR  
1<sup>ST</sup> LANE, BEGUMPET  
HYDERABAD.



**SPA FOR PRESENTING DOCUMENTS:**  
**VIDE DOC NO. 8/BK-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.



**BUYER:**

MR. DIBIN RAJ  
S/O. MR. C. P. RAJAGOPALAN  
R/O. # 301, 3<sup>RD</sup> FLOOR  
AMSRI SHAMIRA BUILDING  
OLD LANCER LINES  
SECUNDERABAD - 500 003.

**SIGNATURE OF WITNESSES:**

1.

2.

For Greenwood Estates

Partner

For Greenwood Estates

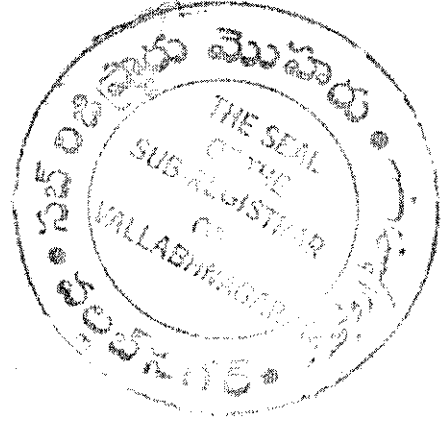
Partner

**SIGNATURE OF EXECUTANTS**

SIGNATURE(S) OF BUYER(S)

1st Floor, No. 4333, ...  
...  
(11) ...

3  
...

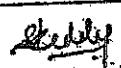


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AIYPK2089F**

नाम /NAME  
**SRIDEVI KALICHETI**

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

जन्म तिथि /DATE OF BIRTH  
**19-04-1977**

हस्ताक्षर /SIGNATURE  


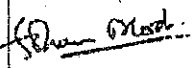
मुख्य आयकर कायदा, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

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 कायदा, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh


आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

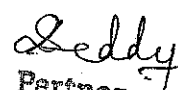
PRABHAKAR REDDY K  
 PADMA REDDY KANDI

15/01/1974  
 Permanent Account Number  
**AWSP8104E**

Signature  


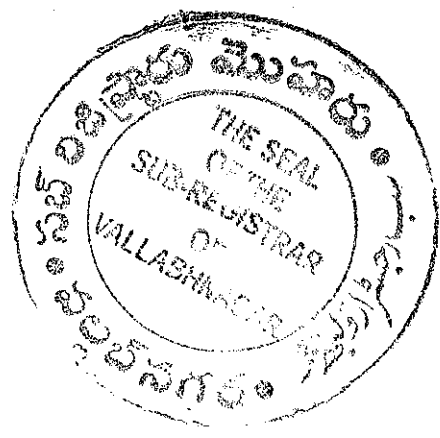
10062008  


For Greenwood Estates  
  
 Partner

For Greenwood Estates  
  
 Partner

1వ పుస్తకము 2011 సం/కా.న.1923..... వనం.పు  
దస్తావేజు నం. 4333... చెయ్యము కాగితముల సంఖ్య  
(11) ఈ కాగితము ఎందు సంఖ్య (10)

సభ-అధ్యక్షులు





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

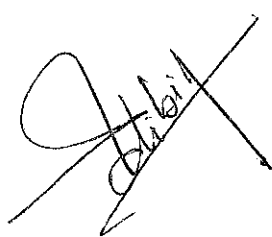
DIBIN RAJ  
R P CHETTIAVEEDU  
01/05/1981

Permanent Account Number

ALFPR1789R

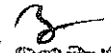
  
Signature





1వ పుస్తకము 2011... సం/వా.స.1933..... చీనంపు  
దస్తావేజు నెం. 4323... టెండర్లము కారితముల సంఖ్య

(1) ఈ కారితము వరుస సంఖ్య (1)

  
సబ్-రిజిస్ట్రారు

