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Licence No.1/2009 5-4-75/A, Celiar Raniguni. SECUNDERABAD-500 003.

This Agreement for Construction is made and executed on this the 27th day of August 2009 at SRO, Vallabhnagar, 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, Jublee 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

LT. COL. G. SRINIVAS, SON OF MR. M. GANESH, aged about 41 years, Decupation: Service, residing at Qtr No. M-5/1, Hanuman Temple, MAP Officers Complex, Opp. RTA Office, Karkhana Road, Tirumalgherry, Secunderabad - 500 015, 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

Partner

1 వ వుగ్రకము <u>2య</u>9సం/శా.శ.19<u>3/</u> వ.సం. పు దస్తానేజు నెం 2030 మొత్తము కాగీతముల సంజ్ఞ (12) ಈ පැරීණකා ක්රාත් තිංකු 🤄 🖊 🕽 mounts have been paid in respect of this document mp Duty _{ත්ති}-වසඩුපූරා 1≸in the shapeRs/00 =10 A:t,1839) CL1899.if any 2. In the sho, . III. Registrațion tees: OF THE SUB-REGISTRAR 1 in the shape of challan Rs. 1000 -00 2. in the shape of cash : 1. User Charges: 1. in the shape of challan 2. in the shape of cash Total 2009 aso 8/50/2 19 3 అంత నం 200 (క్రోమానము ్ గ్రామం గమలియు <u>/2</u> గంపల మధ్య సల్లభ్**గ**గర్ సభ్ రిజన్హైర్ sous of & Biss K. peablakay Reddy రిఆస్టేషన్ చట్టము 1908 లోని సెక్టన్ 32ఏ ను అనుసరించి . సనర్వించనలసిన ఫోటో గావులు మంయు వేలముదలతో స్పత్ ධානවා ස්වී ජාතානා ජා<u>/000 = (v)</u> දා සුලුප**යනිය** = వానీ అచ్చనట్లు ఓప్పరోన్నది 128 of Propositor Roddy, Sie. K. Padma Reddy, Occupation: Service, డమ్ముల్లో టనవెలు (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. 8/2/08
dated 19.1.08 registerer at SRO, You Kabyager Ranga Reddy District. (T. COL. G. STINIVOR, S/O. M. GARDESH DCC. SERVICE, No. 194. NO. M-5% Hanvmen Temple, MAP Officers complex Kharkona Road, Tirumalgen නබ**ට්ට්ර්යි** . OPP: RTA OFFICE Sec Bad-ols. Vontal somang leddy S/o. Anji edday Da. Cestici on nojkoway. et. 11-18012, Kd No. 2. Greenthile wany, Beroomore e/a. Mukund RAD Oce. BUSTY 6 B. RAS KUMAR SEC -O AD. Almac, 200 9 \$ 50 Pray 30 -ත් වීඩ 19 3/ 8. 20. 8 20/0 800.50 వల్లభోనగర్

WHEREAS:

- A. The Buyer under a Sale Deed dated 27.08.2009 has purchased a semi-finished, Semi-deluxe apartment bearing flat no. 128 on the first floor in block no. 128 of the first flo
- 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. 128 on the first 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. 128 on the first floor in block no. 'C', admeasuring 1665 sft. of super built-up area and undivided share of land to the extent of 89.18 sq. yds, and a reserved parking space for single car admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 21,15,000/- (Rupees Twenty One Lakhs Fifteen Thousand Only).
- 2. The Buyer already paid an amount of Rs. 14,30,346/-(Rupees Fourteen Lakhs Thirty Thousand Three Hundred and Forty Six Only) before entering this agreement which is admitted and acknowledges by the builder.
- 3. The Buyer shall pay to the Builder the balance amount of Rs. 6,84,654/-(Six Lakhs Eighty Four Thousand Six Hundred and Fifty Four Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	4,34,654/-	20.09.2009
II	2,50,000/-	01.10.2009

For Greenwood Estates

For Greenwood Estates

Partner

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1 థ పుగ్తకము <u>2009</u> నం/శా.శ.19<u>37</u> వనం: పూట దన్మివేజు సెం.203 గ్రముత్తనని కాగిత్తముల నంబ్హ (2) ఈ కాగీతము వరువ సంబ్య (2-)

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

No. 2030/09

Date 27-08-09

I hereby Certify that the deficit Stamp duty

2/050/- (Re. Twenty one hour and

Recomply only)

has been levied in respect of the instrument from

Executant of this doct on the basis of agreed

Market Value of Re. 2/15000/
been higher than the consideration

An amount of Rs. ______ towards Stamp Duty including fransier Duty and Rs 000 towards Regularition Fee was paid by the party through challan Receipt Number 005 789 Dated 26-06-09 at SBH Beguinpet Branch (299)

Dt. 27-08-09.

Collector & Sub-Registrar Vallabh Nagar

్ పు స్త్రకము 200 9 సం. / శాశ 193/ వ సంజాహి 2070 నెబబడుగా రజిష్టరు చేయబడినది నాండ్రినింగ్ పిమిత్తం గుర్తింపు నెబబడు 15(8-1-2030-2009.

Ja 27-08-09.

St. SRO Vallatifinagar

యా సజ్-రిజిస్ట్నా9ర్ ఎక్జబ్ నగర్



- 4. 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.
- 5. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1month from the due date.
- 6. 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.
- 7. The Buyer has handed over the vacant and peaceful possession of the senfi-finished apartment bearing flat no. 128 on the first floor in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
- 8. 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.
- 9. 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.
- 10. The Builder shall complete the construction of the Apartment and handover possession of the same by 1st October 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.

For Greenwood Estates

Partner

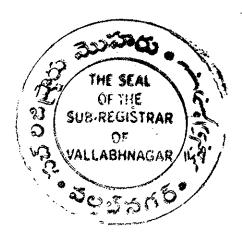
For Greenwood Estates

Partner

GSim's

1 න් పుస్తకమ<u>ు 2009</u> సం/සా.శ.19<u>3/</u> න්.సం. పు దస్తిపేజు సె<u>ం 2-070</u> మొత్తము కాగితములో సంఖ్య (/2) ఈ కాగితము వరుస సంఖ్య (3)

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- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Paramount Residency project.
- 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 GreenwoodResidency 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.
- 17. 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.

For Greenwood Estates

For Greenwood Estates

Partner

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- 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.
- 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.
- 20. 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.
- 21. 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.
- 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.
- 23. 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.
- 24. Stamp duty and Registration amount of Rs. 22,150/- is paid by way of challan no. 005789, dated 26.08.2009, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 21,150/- paid by the way of pay order No. 150878 dated 26.08.2009, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

For Greenwood Estates

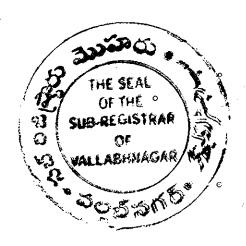
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Partner

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1 **వ వుస్తకము. ²లా** 9 సం/శా.శ.19<u>71</u> వ.సం. వూ దస్తావేజు సెం ²లు ని మొత్తము కాగీతముల సంఖ్య (స్ట్ర) ఈ కాగీతము వరుస సంఖ్య (స్ట్ర)

> ళ్లు సబ్-లజిస్త్వారు



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PORTION OF THE LAND area to the extent of Ac. 6-05 gts., in Sy. Nos. 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. 128 on the first floor in block no. 'C' admeasuring 1665 sft., of super built-up area (i.e., 1332 sft. of built-up area & 333 sft. of common area) together with proportionate undivided share of land to the extent of 89.18 sq. yds., and a reserved parking space for single car 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	r	
South By	Open to sky & Lift		
East By	Open to sky		
West By	7' wide corridor	-1-2-	

WITNESSES

1.

2. B. C. Kinn

For Greenwood Estates

Partner

For Greenwood Estates

VENDOR

BUYER

1 వ వుస్తకము <u>2009</u> సం/శా.శ.19<u>3/</u> వ.సం. వ్య దస్తానేజు సెం²63 ర మొత్తము కాగితముల సంజ్య (ఒ) ఈ కాగితము వరుస సంఖ్య (క)

నబ్-లణ**స్త్రా**రు



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SCHEDULE OF SPECIFICATION FOR **COMPLETION OF CONSTRUCTION** Item Semi-Deluxe Flat **Deluxe Flat** Structure RCC Walls 4"/6" solid cement blocks External painting Exterior emulsion Internal painting Smooth finish with OBD Flooring Ceramic tiles Marble slabs Door frames Wood (non-teak) Doors & hardware Flush doors with branded hardware Panel doors with branded hardware Panel main door - polished. Panel main door - polished. Other doors - enamel Other doors - enamel Electrical Copper wiring with modular switches Windows Aluminum sliding windows with grills Bathroom 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, Granite slab, 2 ft granite tiles dado, SS sink. SS sink with drain board. Plumbing GI & PVC pipes

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:

Lofts in each bedroom & kitchen

Partner

For Greenwood Estates

For Greenwood Estate.

WITNESS:

Lofts

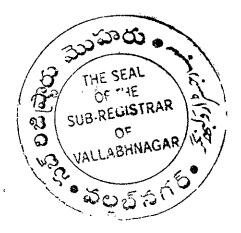
1. South

BUILDER

BUYER.

1 వ వుస్తకము <u>2లా 9</u>సం/శా.శ.19<u>7 గి</u> వ.సం. వు దస్తావేజు సె<u>ం 2070</u>మొత్తము కాగితముల సంఖ్య (₂) ఈ కాగితము వరుస సంఖ్య (₂)

> ్లు సబ్-లజిస్త్మారు



REGISTRATION P	LAN SHOWING	FLAT NO. 128 IN BLOCK NO. 'C' ON FIRST FLOOR			
. (,)		IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"			
IN SURVEY NOS.	202, 203, 204, 205 &	. 206			,
	KOWKUR VILLAGE	•	MA	LKAJGIRI	Mandal, R.R. Dist.
BUILDER:	M/S. GREENWOOD	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:	LT. COL. G. SRINIVA	AS, ŠON OF MR. M	I. GANESH		
REFERENCE: AREA:	89.18 SQ.	CALE: YDS. OR	INCL: SQ. MTRS.		EXCL:
U/S. OUT OF TOTA PLINTH AREA	L: Ac- 6-05Gts. : 1665 SFT.				Λ
	7' wide corri	dor	•		₹
Open to Sky & Lift	Bed Room 4/3"x11" Dining 16'4'%'x12'10% Kitchen Toilet 11'x8' 5'x8'	Bed Room 10'3'x13'4'/2" Balcom 9'x5'	Open to Sky	For	Promoters To 37 Northol 45 Date of Colored C
WITNESSES:	Open to	SKY (1	Partner	Partner SIG. OF THE BUILDER
1. 2. 6. 16) Dim	¢ _M				SKE. OF THE BUYER

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1 න් නුస్తకము $\frac{2009}{50/30.4.19}$ න්.సం. න් ස්ථානීස సెం $\frac{2070}{500}$ නිසුනා පරිණ්ඩාව సంభ్య (γ) ಈ පරිණ්ඩා න්රාන సంఖ్య (γ)

> <u>)</u> రబ్-లజిస్ట్రారు

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





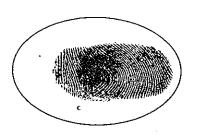
BUILDER

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





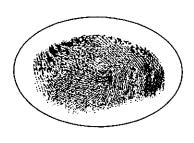
2. SMT. K. SRIDEVI W/O. SHRI. K. V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES, UMA NAGAR 1ST FLOOR, BEGUMPET HYDERABAD.





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.





BUYER:

LT. COL. G. SRINIVAS S/O. MR. M. GANESH R/O. QTR NO. M-5/1, HANUMAN TEMPLE MAP OFFICERS COMPLEX OPP. RTA OFFICE, KARKHANA ROAD, TIRUMALGHERRY SECUNDERABAD - 500 015

SIGNATURE OF WITNESSES:

Jest Krimen

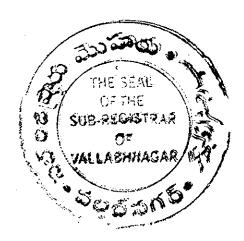
For Greenwood Estates

For Greenwood Estates

Partner SIGNATURE OF EXECUTANTS

G Sn' m SIGNATURE OF BUYER $\frac{1}{2}$ ත් බාහුජිකා $\frac{2009}{100}$ හි $\frac{1}{200}$ ති. හි $\frac{1}{200}$ කි. හි $\frac{1}{200}$ ති. හි $\frac{1}{$

తే - చిక్కారు పట్-చికట్టారు



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

C.S.No./Year: 002057/2009 of SRO: 1508(VALLABNAGAR)
Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 27/08/2009 11:50:45

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) LT COL G.SRINIVAS Q.NO.M-5/1, HANUMAN TEMPLE, MAP OFFICERSCOMPLEX, OPP RTA OFFICE, KARKHANA ROAD,	G Sri mit

Identified by

Witness 1

Witness 2

Photos and TIs captured by me

Capture of Photos and TIs done in my presence

1 వ పుస్తకము<u>డిలు 7</u> సం/శా.శ.19<u>37</u> న.సం. వు దస్తావేజు సెం<u>డియో</u> మొత్తము కాగితముల సంఖ్య (12) ఈ కాగితము వరుస సంఖ్య (10)

నబ్-లజి**స్టా**రు

THE SEAL
OF THE
SUB-REGISTRAR

स्थाई लेखा संख्या ·/PERMANENT ACCOUNT NUMBER

AIYPK2089F





SRIDEVI KALICHETI

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

जना तिथि /DATE OF BIRTH

19-04-1977

इस्ताक्षर /SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

/PERMANENT ACCOUNT NUMBER

ABMPM6725H



HIP NAME SOHAM SATISH MODI

PHH OF HIS FATHER'S NAME SATISH MANILAL MODI

जन्म विधि इक्टर दृश हुतानः

18-10-1969

्रात कार्यक कर्मक लगा करा र उस Chief Commissioner of Income-tex, Andria Pradesh

FTTTILT ISIGNATURE

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार GOVE OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

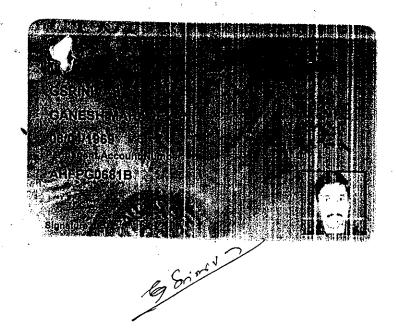
Permanent Account Number AWSPP8104E

For Greenwood Estates

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