

2682/2009



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

U 501758

S.No. 2130 05/10/2009 100/-

Sold To... Anil Kumar

S/o. D/o. Nallaboina

For Whom Greenwood Estates

A. DINESH

STAMP VENDOR

S.V.L.No.41/2007,

Shankar Nagar, Peerjaduguda (M), R.R. Dist
CHATKASER (M), R.R. Dist

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 29th day of October 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

LT. COL. O. SRIDHAR REDDY, SON OF MR. O. RAMACHANDRA REDDY, aged about 37 years, Occupation: Service, residing at A - 401, Amsri Central Court Apartments, St. John's Road, Secunderabad - 500 025, 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

[Signature]
Partner

[Signature]
Partner

[Signature]
O. Rama Chandra Reddy

WHEREAS:

- A. The Buyer under a Sale Deed dated 29.10.2009 has purchased a semi-finished, Deluxe apartment bearing flat no. 224 on the second floor in block no. 'C', admeasuring 1665 sq. ft., 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. 2682/09 in the office of the Sub-Registrar, Vallabh 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. 224 on the second floor in block no. 'C' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall complete the construction for the Buyer a Deluxe apartment bearing flat no. 224 on the second floor in block no. 'C', admeasuring 1665 sq. ft. 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 on the stilt floor admeasuring 100 sq. ft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 17,40,000/- (Rupees Seventeen Lakhs Forty Thousand Only).
2. The Buyer already paid an amount of Rs. 11,25,000/- (Rupees Eleven Lakhs Twenty Five Thousand Only) before entering this agreement which is acknowledged by the builder.
3. The Buyer shall pay to the Builder the above said amount of Rs. 6,15,000/- (Rupees Six Lakhs Fifteen Thousand Only) in the following manner:

| Installment | Amount (Rs.) | Due date of payment |
|-------------|--------------|---------------------|
| I | 4,00,000/- | 05.11.2009 |
| II | 2,15,000/- | On Completion |

For Greenwood Estates


Partner

For Greenwood Estates


Partner


Partner

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 1 month 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 semi-finished apartment bearing flat no. 224 on the second 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 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.

For Greenwood Estates

Partner

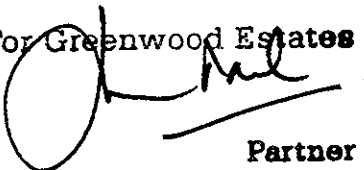
For Greenwood Estates


Partner



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.
16. 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.
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.
18. 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.

For Greenwood Estates

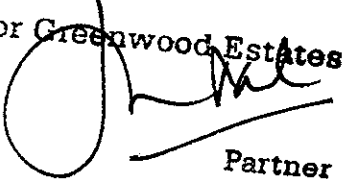

Partner

For Greenwood Estates


Partner



19. 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.
22. 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.

For Greenwood Estates

Partner

For Greenwood Estates


Partner



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 Yaprul |
| East By | Land in Sy. No. 202 |
| West By | Land in Sy. No. 207 & 212 |


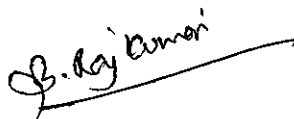
SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no. 224 on the second 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 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 |
| South By | Open to sky |
| East By | 7' wide corridor |
| West By | Open to Sky |


WITNESSES:

1. 
2. 

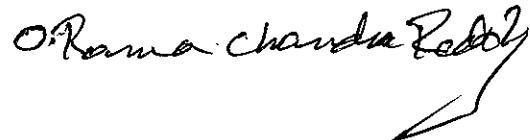
For Greenwood Estates


Partner

For Greenwood Estates


Partner

VENDOR



BUYER

**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:


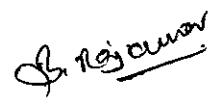
For Greenwood Estates


Partner

For Greenwood Estates


Partner

WITNESS:

- 
- 

BUILDER


BUYER.

REGISTRATION PLAN SHOWING

FLAT NO. 224 IN BLOCK NO. 'C' ON SECOND 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

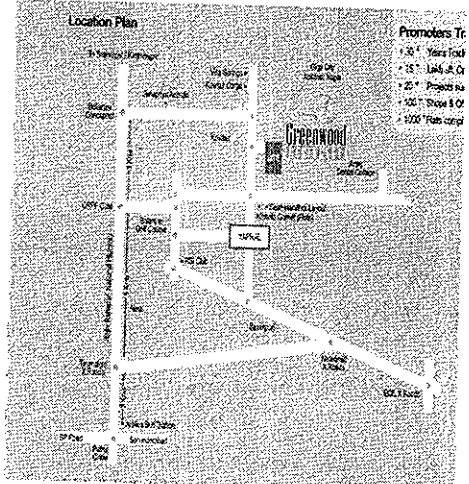
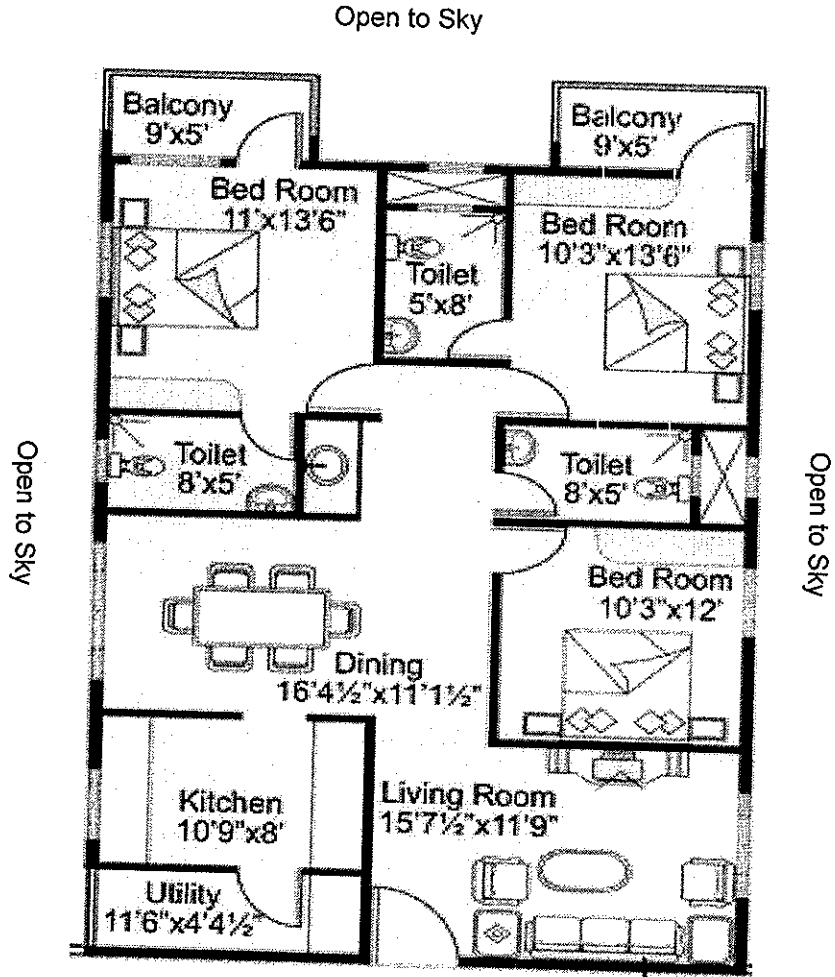
1. MR. SOHAM MODI, SON OF MR. SATISH MODI

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

BUYER: LT. COL. O. SRIDHAR REDDY, SON OF MR. O. RAMACHANDRA REDDY

REFERENCE: AREA: 89.18 SCALE: SQ. YDS. OR INCL: SQ. MTRS. EXCL:

U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1665 SFT.



7' wide corridor For Greenwood Estates
[Signature]
Partner

For Greenwood Estates
[Signature]
Partner
SIG. OF THE BUILDER

WITNESSES:
1. *[Signature]*
2. *[Signature]*

[Signature]
SIG. OF THE BUYER

**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

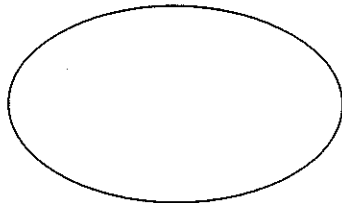


BUILDER:

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

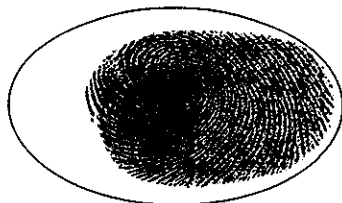


2. SMT. K. SRIDEVI
W/O. SHRI. K.V.S. REDDY
R/O. FLAT NO. 502
VASAVI HOMES
UMA NAGAR, 1ST LANE
BEGUMPET
HYDERABAD



SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 08/BKIV/2008 Dt: 09.01.2008:

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. O. SRIDHAR REDDY
S/O. MR. O. RAMACHANDRA REDDY
R/O. A - 401,
AMSRI CENTRAL COURTS APARTMENTS,
ST. JHON'S ROAD,
SECUNDERABAD - 500 003



REPRESENTATIVE:

MR. O. RAMACHANDRA REDDY
S/O. MR. O. PENCHALA REDDY
R/O. A - 401,
AMSRI CENTRAL COURTS APARTMENTS,
ST. JHON'S ROAD,
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. O. Ramachandra Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-
Registrar of Assurances, Vallab Nagar, Hyderabad.

SIGNATURE OF THE REPRESENTATIVE

Greenwood Estates

For Greenwood Estates

Partner

SIGNATURE OF EXECUTANTS

Partner

O. Sridhar Reddy.

SIGNATURE(S) OF BUYER(S)