



ಆಂಧ್ಯ್ರ್ಯವೆಕ್ आन्ध्र प्रदेश ANDHRA PRADESH

P 360579

Date : 09-07-2008

Serial No: 27,633

Denomination: 100

Purchased By :

G. VENKATESH S/O G.A. RAD

SECBAD

For Whom: Creen wood estates

SECHAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., CEIG Office, Hyd

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 25 day of September 2008 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 38 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, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

AND

1. MR. KAUSHIK JENA, SON OF MR. MAYADHAR JENA, aged about 27 years, MRS. SMARANIKA PATNAIK, DAUGHTER OF MR. SIMADRI PATNAIK, aged about 26 years, both are residing at Flat No. 304, Vijayasri Towers, HIG 307 & 308, KPHB-6th Phase, Hyderabad - 500 072, hereinafter referred to as the Buyer.

The expression Builder and Buyer shall mean and include his/her/theirs, legal expresentatives, administrators, executors, successor in interest, assignee, etc.

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ENDORSEMENT

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

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I. Stamp Duty:	المناه وسعا
1. In the shape of storng papers.	Rs. 1000
2. In shape of charter (w/5.41 of LS.Act. 1899)	Rs. 70790
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N. Transfer Co. 35	
2. 20 S. A. 2000 C.	Rs.
2. 独华C	Rs. —
III. Region of the land	
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2. In the shape or wish	Rs.
17. User Charges:	
1. In the shape of chellan	Rs. 100 00
2 in the shape of cash	113
Total	Rs 17390/- 10 / SUR 20 364, 1
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K. Prabhakar Reddy, Slo., K. Padina Raddy, Occupation: Service. (O). 5-4-187/3 & 4, 2nd Floor, Suham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation oi documents, Vido GPA / SPA No. 08/8/2008, dated 09-01-08 registerer at SRO, Vallably agor Ranga Reddy District

Koushik Jena %. Mayadhar Jena, occ e/a 304, Wyanash Towers, Hig-20) GRAGE & PHOSE - HYDGRASAS.

WHEREAS:

- A. The Buyer under a Sale Deed dated \$\(\subseteq \cdot \) \(\subseteq \) has purchased a semi-finished, semi-deluxe apartment bearing no. 415 on the fourth 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. \(\frac{469}{9} \) \(\frac{65}{9} \) 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 no. 415 on the fourth 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 no. 415 on the fourth 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, a reserved parking space for single car admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 16,29,000/- (Rupees Sixteen Lakhs Twenty Nine Thousand only).
- 2. The Buyer shall pay to the Builder the balance amount of Rs. 16,29,000/- (Rupees Sixteen Lakhs Twenty Nine Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment	
I	7,81,000/-	12.08.2008	
II	3,18,000/-	11.09.2008	
III	5,30,000/-	01.05.2009	

FOR Greenwood Estates

Partner

For Greenwood Estates

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- 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.
- The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all 4. 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. 415 on the fourth floor in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
- 7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
- 8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
- 9. The Builder shall complete the construction of the Apartment and handover possession of the same by 01st May 2009 with the grace period of 06 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

For Greenwood Estates

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ENDORSEMENT U/S 41 & 42 OF I.S. ACT No.4470/08 Date 25-9-08	నట్. రిజ ్ఞా
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Executant to late suprem the casis of agreed	
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Coffector & Sub-Registrar	
Vallabh Nagar (Under the Indian Stamp Act)	

An amount of Rs. _____ towards Stamp Duty including fransfer Duty and Rs /000/ towards Registration Fee was paid by the rariy through challan Receipt Number 7/20 9/ Dated 5-9-08 at SBH Begumpet Brench (299)

Ot. 25-9-08

Sub-Registrar Vallabhnagar

్ ప్రస్థకము 2008 ను. / శాశ 1930 వ నం॥ ప్రే ఆఆగార్ మెటరుగా ర్జిష్టరు చేయబడినది. నాగ్రెస్డిగ్ పిమిత్తు గుర్తింపు మెంబరు 15(8-144-70 -2018. వెమ్ - 25-9-08.

పల్లబ్ నగ్గర్ నిర్మామ్

- 10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
- 11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
- 12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
- 13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
- 14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the 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.

For Greenwood Estates

Partner

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శ్రీ వ్యాస్త్రక్షను 2008సం/శా. శ. 1976 వి. సం. పె దస్తావేజు సెం. ఆఆడ్రముత్తము జందితముల సంఖ్య (7 | * ఈ కాగితము పడుస్త సంఖ్య (ఆ)

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- 18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
- 19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
- 20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
- 21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
- 22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

Stamp duty and Registration amount of Rs. 17,290/- is paid by way of challan no. 712091, dated 6.09.08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 16,290/- paid by the way of pay order No. 142244, dated 02.09.08, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

Partner

For Greenwood Estates

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SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment no. 415 on the fourth 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 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. District marked in red in the plan enclosed and bounded as under:

North By	Open to sky & 7' wide corridor	
South By	Flat No. 420	
East By	Open to sky	
West By	Open to sky	

Partner

For Greenwood Estates

For Greenwood Estates

WITNESSES:

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2.

, Pr BUILDER

BUYER

1 వ పూస్తకము 2008సిం/శా. శ. 1930 వ. సం. వా దస్తావేజు సెండిడ26ముత్తము కాగితముల సంఖ్య () , ఈ కాగితము వరుప సంఖ్య (6)

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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 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' day 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 Fitting		
Kitchen platform	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		
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:

Partner

WITNESS:

1. 4325

2.

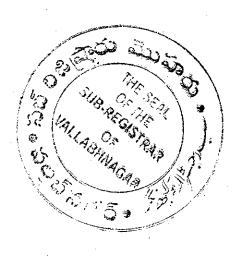
For Greenwood Estates

BUILDER

BUYER.

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

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FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

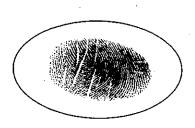
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





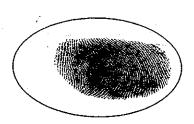
BULDER:

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





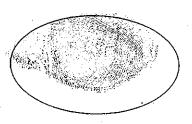
2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1ST LANE BEGUMPET HYDERABAD





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

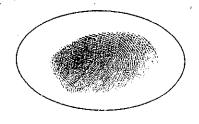
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003.





BUYER:

1 MR. KAUSHIK JENA S/O. MR. MAYADHAR JENA R/O. FLAT NO. 304, VIJAYASRI TOWERS HIG 307 & 308, KPHB-6TH PHASE HYDERABAD - 500 072.





2. MRS. SMARANIKA PATNAIK D/O. MR. SIMADRI PATNAIK R/O. FLAT NO. 304, VIJAYASRI TOWERS HIG 307 & 308, KPHB-6TH PHASE HYDERABAD - 500 072.

SIGNATURE OF WITNESSES:

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Partner SIGNATURE OF EXECUTANT PRINT

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36.000



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

C.S.No./Year: 004530/2008 of SRO: 1508(VALLABNAGAR)
Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 25/09/2008 12:51:41

This report prints Photos and FPs of all parties

SlNo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) KAUSHIK JENA FNO.304,VIJAYASRI TOWERS,HIG 307 & 308KPHB- 6,HYDERABAD-072	Fera
2		2 SARARANAKA PANJANIN PANGET POD	(CL) SMARANIKA PATNAIK FNO.304,VIJAYASRI TOWERS,HIG 307 & 308KPHB- 6,HYDERABAD-072	Caronariu Perhang

Identified by Witness 1

Witness 2

Photos and TIs captured by me Capture of Photos and TIs done in my presence



स्थाई 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

इस्ताक्षर /SIGNATURE

gray

हुन्य आयकर आयुक्त, आह्य प्रवेश

Skeddy

Chief Commissioner of Income-tax, Andhra Pradesh

कार्य संख्या मंख्या /PERMANENT ACCOUNT NUMBER



ABMPM6725H

SOHAM SATISH MODI

NITI OF HIM FATHER'S NAME SATISH MANILAL MODI

जम्म सिथि दादार एहं छात्राह

18-10-1969

हरताक्षर :SIGNATURE

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Chief Commissioner of income tex, Andhra Pradesh

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार GOVT OFINDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSPP8104E

Associated



For Gresnwood Estates

Pertner

For Greenwood Estates

Sterly

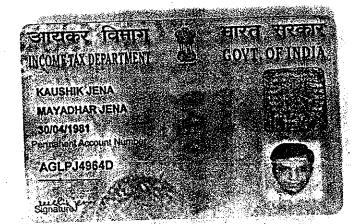
් ත කුලේ නියා 200 කිරෙන නි. 1930 කි. නිය නු සබුබේද බිය 20070 බහුණා පුංරිමකාව නියනු () , ජම පුංරිමකා කිරාන් නියුතු ())

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Contradurate charity





ు వూస్తకము 2008 సం/శా. శ. 197⊖ వ. సం. ఎం దస్తావేజు నెం.ఓఓ⊋౦మొత్తము కాగీతముల సంఖ్య (() ు ఈ కాగీతము వరుస సంఖ్య (11)

50.0000

