

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

360574

Date: 09-07-2008

Serial No : 27,628 Denomination:

Purchased By

G. VENKATESH S/O G.A. RAO

SECRAD

For Whom:

GREEN WOOD ESTATES SECBAD

Sub Registrar

Ex.Officio Stamp Vendor S.O., C&IG Office, Hyd

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 28 day of August 2008 at Secunderabad by and between:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 54-187/3&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 Sint. 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.

MRS. ALAMELU RAMADAS, DAUGHTER OF MR. V. V. VENKATESHWARAN, aged about 50 years,

MR. N. RAMADAS, SON OF LATE SHRI. R. N. IYER, aged about 56 years, both are residing at Plot No. 261, Flat No. 102, Street no. 6, Grace Manor, West Maredpally, Secunderabad - 500 026, 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.

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For Greenwood Estates

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ENDORSEMENT				b	
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\$ 2005 \$15 \$160					

K. Rsabhakar Reddy, Slo. K. Padna Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Massion, M.G. Road, Secunderabad-03, through attested GPAISEX for presentation 30cuments, Vide GPA/SPA No. 8/11/2008
19.01.08 registerer at SRO, Vallaburagev

Ranga Reddy District

Alametr Romdos, 50. V. V. Venkateshwaron R/O. Plot NO. 261, flat NO. 102, Rt No. Grace manor, West Mcrépaly, Rec'ad.

WHEREAS:

- A. The Buyer under a Sale Deed dated \$\frac{3\cdot 8\cdot 0}{2\cdot 8\cdot 0}\$ has purchased a semi-finished, semi-deluxe apartment bearing no. 402 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. \(\frac{3999}{00} \) for 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. 402 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. 402 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. 15,67,000/- (Rupees Fifteen Lakhs Sixty Seven Thousand only).
- 2. The Buyer shall pay to the Builder the above said amount of Rs. 15,67,000/(Rupees Fifteen Lakhs Sixty Seven Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	7,40,000/-	01.09.2008
II	3,10,000/-	01.10.2008
III	5,17,000/-	01.08.2009

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

For Greenwood Estates

Partner

Page 2

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N. Ramdas, 8/0 late R. Av. Juer R RO. Plat No. 261, Flet No. 20025 5.44

Grace manor, West moreapaly, Sec Bad - 026

నిరూపించినది,

Yenkat Romana Reddy Mo. Anji Reddy 11-187/2, Rd No. 2, Green 14118 Colony,

G. Pradeep cumar \$10. G. Dhon Roy
Rpo. 1-10-283, Bownepally, Rec'Rad.

2008 501 graf 50 -2 6 19³0 వరా.గ. 2262 మానం 6 ప్రదేశ ప్రేశ్రహన్

- 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. 402 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 August 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.
- 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

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347-0#3-

ENDORSEMENT U/S 41 & 42 OF 1.S. ACT

No. 4000/of

Date 26-8-08

I hereby Certify that the deficit Stamp duty

LSC 70/- (Rs. Fifteen Mondaul
has been levied to respect the instrument from
Executant of this don't an the passe or agreed

Market Value of Rs. 1567001

been higher than the consideration

Collector & Sub-Registrar
Vallabh Nagar

An arroyal of Rs. 15570 howards Stamp Duty including fransfer Duty and Rs 1000 howards Registration Fee was public that ranky thirugh challan Ruccipt Number 181913 Dated 27-8 B. SBH Begumpet Granch (299)

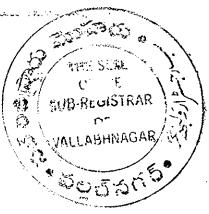
Dt. 28-8-01 Sub-Registrar Vallabhnagar

(Under the Indian Stamp Act)

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80, 28-8-0P.

సబ్-రిజస్ట్రార్ మాడ్-నగ్



- 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.

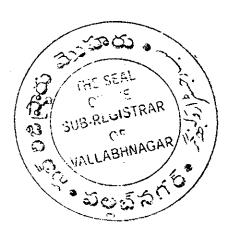
For Greenwood Estates

For Greenwood Estates

Partner

1 పే పూస్తకము ²లండి సం/శా. శ. 19⁷ ప. సం. పై దస్తావేజు నెం. <u>4000 మొత్తము</u> కాగీతముల సంఖ్య (77) ఈ కాగీతము పరుస్త సంఖ్య (49)

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- 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.

For Greenwood Estate

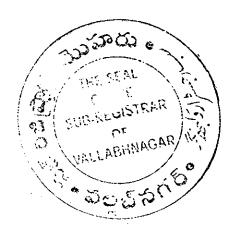
Partner

For Greenwood Estates

Partner

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SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment no. 402 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. R. District marked in red in the plan enclosed and bounded as under:

North By	7' wide corridor & Open to sky	
South By	Flat No. 404	<u></u>
East By	Open to sky	
West By	Open to sky	

For Greenwood Estates

Parktóel

For Greenwood Estates

DED.

BUILDER

BUYER

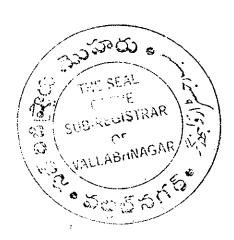
WITNESSES:

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SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

Item	Semi-Deluxe Flat	Deluxe Flat	
Structure	RCC		
Walls	4"/6" solid ce	ment blocks	
External painting	Exterior e	emulsion	
Internal painting	Smooth finis	h with OBD	
Flooring	Ceramic tiles	. Marble slabs	
Door frames	Wood (n	on-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	
		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 Estate

Partner

For Greenwood Estates

Carener

BUILDER

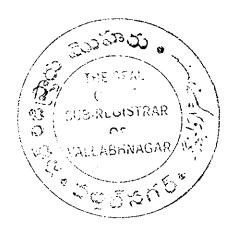
BUYER.

WITNESS:

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2. Gp

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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





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





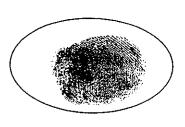
2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1ST LANE BEGUMPET HYDERABAD





SPA FOR PRESENTING DOCUMENTS:

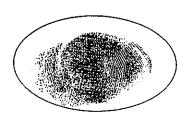
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003.





BUYER:

1. MRS. ALAMELU RAMADAS D/O. MR. V. V. VENKATESHWARAN R/O. PLOT NO. 261, FLAT NO. 102 STREET NO. 6, GRACE MANOR, 10 - 2 - >16 WEST MAREDPALLY SECUNDERABAD - 500 026.





2. MR. N. RAMADAS S/O. LATE SHRI. R. N. IYER R/O. PLOT NO. 261, FLAT NO. 102 STREET NO. 6, GRACE MANOR, 10-2-3/4 WEST MAREDPALLY SECUNDERABAD - 500 026.

SIGNATURE OF WITNESSES:

1. 10000

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For Greenwood Estates

Partner

SIGNATURE OF EXECUTANTS

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55.7.20



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

C.S.No./Year: 004071/2008 of SRO: 1508(VALLABNAGAR)
Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 28/08/2008 12:51:44

This report prints Photos and FPs of all parties

SIN o.	Photo Name and Address		PartySignatu re	
1		PALAMEUTANGUS	(CL) ALAMELU RAMADAS PNO.261,FNO.102,STREETNO.6G RACE MANOR,WEST MAREDPALLY,SECUNDERABA D	Manuel
2			(CL) N.RAMADAS PNO.261,FNO.102,STREETNO.6G RACE MANOR,WEST MAREDPALLY,SECUNDERABA D	lanna de la companya del companya de la companya del companya de la companya de l

Identified by

Witness 1

Witness 2

Photos and TIs captured by me

Capture of Photos and TIs done in my presence

30. C@20



स्थाई लेखा संख्या ·/PERMANENT ACCOUNT NUMBER



AIYPK2089F

नाम /NAME SRIDEVI KALICHETI

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

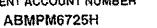
प्रत्म तिथि /DATE OF BIRTH

19-04-1977

EXTINE ISIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

PERMANENT ACCOUNT NUMBER





SHAM PIP SOHAM SATISH MODI

THE OF THE PEATHER'S NAME SATISH MANILAL MODI

जन्म तिथि एक ए दशकार

18-10-1969

हरताक्षर ¡SIGNATUHE

The mate with No. Fife Chief Commissioner of Income-tax, Andhra Pradesh

DRIVING LICENCE DLDAP91 10 3 2602



PRABHAKAR HEBBY PADIN REDDY -3-64/14/24 JAISUN CARDEN AMBERES HYDERABED

30/07/2002 DUPLICATE

For Greenwood Est

Partner

For Greenwood Estates

1 వ పూగ్తకము<u>ీలా</u> సం/శా. శ. 19⊅ి వ. సం. ఈ దస్తావేజు నెం. <u>ఆగార</u> మొత్తము కాగితముల సంఖ్య (// , ఈ కాగితము వరుస సంఖ్య (/o)

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Family Members Details

S.No	Name -	Relation	Date of Birth	Age
2	Alamelu	Wife	04/09/58	48
3	Ashwini	Daughter	28/08/83	23
4	Ashwath	Son	01/05/92	14
5	Nellippa Iyer	Father	17/07/19	87
.6	Chellammal	Mother		78

Superintendent

O/o Assistant Supply Officer Circle No. V, HYDERABAD

HOUSEHOLD CARD

Card No

:PAP167998000311

F.P Shop No

: 980

పేరు

్డ ఏస్. రామదాస్

Name of Head of

Household

: N. Ramadas

తండ్రి/భర్త పేరు

• నలిప్పా అయ్యర్

Father/ Husband name: Nelliappa lyer

තුළුනම්ය/Date of Birth : 10-09-1952

వయస్సు/Age

: 54

නුමු ∕Occupation

: Employee-Private

කංඪ.බං./House No. : 10-2-216

వీధ /Street

: R D ROAD NO I

Colony

: WEST MARREDPALLY

Ward

Circle

Circle 1X

ಜಿಲ್ಲ್ /District

🕻 హైదరాబాడు / Hyderabad

Annual Income (Rs.) : 390,000

LPG Consumer No. (1): 24917/(Single)

LPG Dealer Name (1) : Anupama Gas Agencies, fOC

LPG Consumer No. (2) #/

LPG Dealer Name (2)

1 వ పూస్తకము<u>ిలాగ్</u> సం/శా. శ. 19³⁰ వ. సం. 🖜. దస్తావేజు నెం. <u>ఆగార</u> మొత్తము కాగీతముల సంఖ్య (/) ్ర ఈ కాగీతము వరుస సంఖ్య (¹/)

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