Doct No. 2552 Jou एक सौ रुपये ONE **100** HUNDRED RUPEES PIZETINDIA; SINDIASNONSJUDICIAISISSI S.V.L.No.32/1398, No.1/2009 5-4-76/A, Cadar Ranigunj, BECUNDERABAD-500 003. AGREEMENT FOR CONSTRUCTION This Agreement for Construction is made and executed on this the 15th day of October 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, 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 MRS. VANDANA JAIN, WIFE OF MR. SANJAY JAIN aged about 38 years, residing at H. No. 1-2-9, Raja Deendayal Marg, S. P. Road, 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,

For Greenwood Estates

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Page 1

1 **జ్** పుస్తకము<mark>ల గ్రామ్</mark> సం/శా.శ.19 🖳 వ.నం. వు యక్షము కాగితముల సంఖ్య 🗗 🤦 ಈ පැරීණකා න්රාත් කිරුණු ( 🚺 ) ENDORSEINE TO TO A Continue to the cocument has been paid in respect of the cocument. I. Stamp Duty: 1. In the shape of stamp papers 11" Rs /OD >>> **තන-වස**බලුරා් 34n the shape of cean (0/0/10115.Act.1899) 4. adjustment or swamp date, we not of 1.8. Act, 1099, if any II. Transfer Duty: 1. In the shape of wheth a 2. In the shape of each ( ) ( ) ( ) III. Registration fees: 1. In the shape of challan 2. In the shape of cash ( ). User Charges: 1. in the shape of challan 2. In the shape of cash **20**09න්න්ට. 1931 00000 483 ార్ట్ మన్మ పల్లభోనగర్ నభ్ లజస్ట్మార్త్ Empower & Sans K. Pro- haker లజిస్టేషన్ చెట్టము 1908 లోని సిక్షన్ 32వే ను అనుసలంచ నగర్యం చవలసిన ఫిశ్రీలో గ్రాఫులు మరియు వేళిముద్ర**లతో సవక** ලකුතා ස්තී ජාතිකා ජන <u>/020 නෙ</u> න යිමු කෙරන ల్రానీ అఅస్టనట్లు విచ్పలోన్నచ K. Prabhakar Roddy, S.lo. K. Padma Reddy, Occupation: Service, (0). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPAISPA for presentation of documents, Vide GPA/SPANO. 8/ CRR/08 lated 19.01.08 registerer at SRO, vollativagar Ranga Reddy District. కవు బొట్టన ప్పెలు andaraja 1-2-9, Roja Deendayor marg, S.P. Road Sec. Bad - 003 A.V.L. NARASIMHAM S/O A.V. Romulu RIO FLAT 303, DHANABALA Remoderay, SAT Remnagen colony, March Tink, Hyd. lentationing Rodding S/n. Brisi Reddy 11-18012, Rd No. 2, Green Hilly , Colon Scroomager, Inderabad 2004 న నం. ఆక్రస్తుం నెల 15 - ప తేట 1931 5.00.8 1/5

#### **WHEREAS:**

- A. The Buyer under a Sale Deed dated 15.10.2009 has purchased a semi-finished, semi-deluxe apartment bearing flat no. 517 on the fifth floor in block no. 'C', admeasuring 1665 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. 2551/99 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. 517 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. 517 on the fifth 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, a reserved parking space for double car on the stilt floor admeasuring 200 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 6,93,000/- (Rupees Six Lakhs Ninety Three Thousand).
- 2. The Buyer shall pay to the builder the above said amount of Rs. 6,93,000/- (Rupees Six Lakhs Ninety Three Thousand Only) on or before 05<sup>th</sup> November 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 Espates

Partner

For Greenwood Estates

Partner

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

No. 2552/09

I hereby Certify that the deficit Stamp duty

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Market Value of Re. 693000/
been higher than the consideration

Collector & Sub-Registrar Vallabh Nagar (Under the Indian Stamp Act)

An amount of Rs. 6830/ Towards Stamp Duty including fransfer Duty and Rs. 6000/ Towards. Registration Fee was positive the pany through challan Receipt Number 6453/1 Dated 570-69 at SBH Begumper Branch (299)

DI. 15-10-09

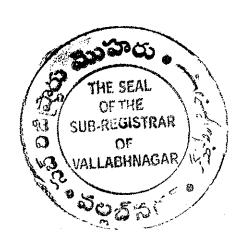
St. SRO Vallabhnagar

Sim-Hogistrar

ి కా కు స్థకము 2009 నం. / శాశ 193/ వే సంజామం 2552 నెంజరుగా గ్రామ్లలు చేయబడినడ్ నాడ్డింగ్ పిమిత్తం గుర్తింపు నెంజరు 15(8-1-2552-2009)

Zan. 15-10-09.

సబ్.రజిస్ట్రార్ ఎల్లబ్ నగర్.



- 4. 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.
- 5. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 517 on the fifth floor in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
- 6. 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.
- 7. 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.
- 8. The Builder shall complete the construction of the Apartment and handover possession of the same by 1<sup>st</sup> 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.
- 9. 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.
- 10. 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.

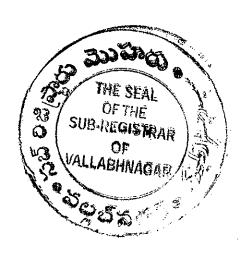
For Greenwood Estates

For Greenwood Estates

Partner

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- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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

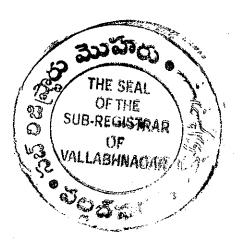
For Greenwood Estates

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- 18. 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.
- 19. 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.
- 21. 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.
- 22. Stamp duty and Registration amount of Rs. 7,930/- is paid by way of challan no. 645212, dated 15.10.2009, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 6,930/- paid by the way of pay order No. 151829 dated 15.10.2009, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

Partner

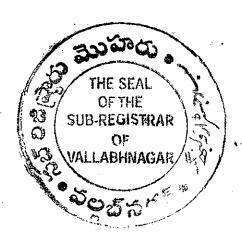
For Greenwood Estates

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### SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment bearing flat no 517 on the fifth 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 reserved parking space fordouble car on the stilt floor, admeasuring about 200 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	

For Greenwood Estates

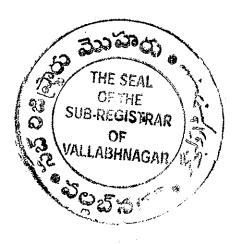
Partner

For Greenwood Estates

**BUYER** 

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### SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

[tem	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 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

**WITNESESS:** 

1. A.V.L Norohimham

Partner

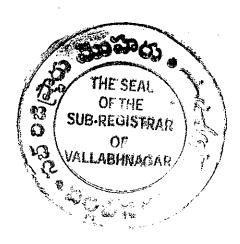
BUILD Partner

BUYER.

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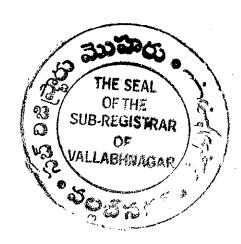
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REGISTRATION P	AN SHOWING FLAT NO. 517 IN BLOCK NO. 'C' ON FIFTH FLOOR				
-,		IN PROJECT KNOW	N AS <b>"GREENWOO</b> I	D RESIDENCY"	
IN SURVEY NOS.	202, 203, 204, 205 &	206			
	KOWKUR VILLAGE		MALKAJGIRI	Mandal, R.R. Dist.	
BUILDER:	M/S. GREENWOOD	VOOD ESTATES, REPRESENTED BY ITS PARTNERS			
	1. MR. SOHAM MOD	OI, SON OF MR. SATI	SH MODI		
7	2. MRS. K. SRIDEVI	, WIFE OF MR. K.V.S.	REDDY		
BUYER:	MRŠ: VANDANA JA	N, WIFE OF MR. SA	NIAL YALN		
REFERENCE: AREA:		CALE: YDS. OR	INCL: SQ. MTRS.	EXCL:	
U/S. OUT OF TOTA	AL: Ac- 6-05Gts. : 1665 Sft.				
	Open	to sky		<u> </u>	
Open to sky	0 X 0 Z 10 Dining 16'4½"x11'	Toilet 8'x5' Bed Room 10'3"x12'  Ing Room 7'/2'x11'9"		vt* (an ico	
			hat.	Deldy	
WITNESSES:			Partner	Partner Sig. OF THE BUILDER	
1. A. V. L. Non 2.	ahimbon		•	Vandanajar SIG. OF THE BOYER	

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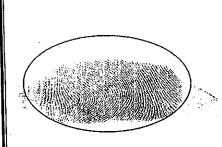


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





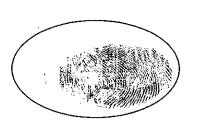


M/S. GREENWOOD ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROA, SECUNDERABAD -500 003
REP. BY ITS PARTNERS
1. SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI





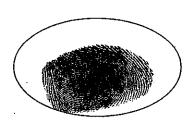
2. SMT. K. SRIDEVI W/O. SHRI. K. V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES, UMA NAGAR 1<sup>ST</sup> FLOOR, BEGUMPET HYDERABAD.





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:** 

Partner

MRS. VANDANA JAIN W/O. MR. SANJAY JAIN R/O. 1-2-9 RAJA DEENDAYAL MARG S. P. ROAD SECUNDERABAD – 500 003

SIGNATURE OF WITNESSES:

1. A.V.L. Nortalimben

For Ofeenwood Estates

For Greenwood Estates

SIGNATURE OF EXECUTANCE

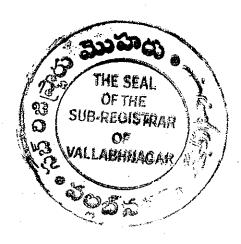
2.

Vondorajain

SIGNATURES OF BUYERS

1 వ వుస్తకము నం/శా.శ.19 మనం. పే దస్తావేజు నెల్డ్ క్లిమత్తము కాగీతముల సంఖ్య (ఏ ఈ కాగీతము వరున సంఖ్య (ఏ)

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

C.S.No./Year: 002593/2009 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 15/10/2009 15:53:46

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature	
1			(CL) VANDANA JAIN 1- 2-9,RAJA DEENDAYAL MARG S.P. ROADSECUNDERABAD	Vanda	lajain

Identified by

Photos and TIs

Witness 1 AVI Norther captured by me

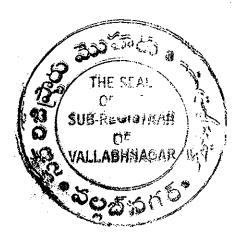
Witness 2

Capture of Photos and TIs

done in my presence

1 వ పుగ్తకమ్ము సం/శా.శ.19 🔼 వ.సం. వు దస్తావేజు సెంబ్ క్లముత్తము కాగితముల సంఖ్య ( ఏ ఈ కాగితము నరుస సంఖ్య ( ໄద)

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स्थाई लेखा संख्या ·/PERMANENT ACCOUNT NUMBER

AIYPK2089F



SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH

19-04-1977

हस्ताक्षर /SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

For Greenwood Estates

काई सेखा संख्या

PERMANENT ACCOUNT NUMBER

ABMPM6725H

HIM NAME

SOHAM SATISH MODI

THE OF THE FATHER'S NAME SATISH MANILAL MODI

जन्म सिथि एकस् एव छात्रकार

18-10-1969

हरताक्षर ISIGNATURE

आयकर विभाग

INCOME TAX DEPARTMENT

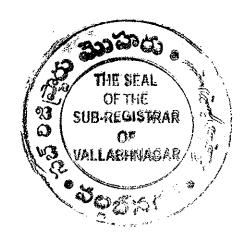
PRABHAKAR REDDY K

PADMA REDDY KANDI



1 వ వుస్తకము మాత్రము కాగితముల సంఖ (2) ఈ కాగితము వరుస సంఖ (1)

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आयकर विभाग INCOMETAX DEPARTMENT



भारत सरकार GOVT OF INDIA

VANDANA JAIN

SURENDRA KUMAR JAIN

30/05/1971, Permanent Account Number AAGPJ4950N

Vandansja

Signature



Vondorajain

हर कार्ड के खोने / पाने पर कृपयो सुबित करें. / लीटाएं आयकर पेना संघा इकाई. एन एसा झी.एलं पहली मंजिल, टोईन्स ट्रॉवर, कमलो मिल्स कम्पाउंड, एर. थी. पार्च, सीअर परेल, मुम्बई - 400 o 10

If this card is lost / someone's tost card is found, please inform / return to.
Income Tax PAN Services Unit, NSDL 1st Floor, Times Lower.
Kanlah Mills Coupound.
S. 3. Marg, Lower Pareh Mumbar 400 013.

To:: 91:22-2499:4650 Fax: 91:22-2493 6664; c reall: (minfo@nsdrco.ii) 1 వ వుస్తకము <u>ఏట్ట్లో</u> సం/శా.శ.19 <u>ఏ</u> వ.సం. వు దస్తావేజు నెంట్లో ముత్తము కాగితముల సంఖ్య (ఏ ఈ కాగితము వరున సంఖ్య (ఏ)

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