

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 8th day of April 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 37 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

MR. RAJEEV BISHT, SON OF MR. D. S. BISHT, aged about 35 years. 2. MRS. KAVITA BISHT, WIFE OF MR. RAJEEV BISHT, aged about 29 years, bioth are residing at # 402. No. 3-9-35/A, Honest Arcade, Behind Police Station, West Marredpally, Secunderabad, hereinafter referred to as the Buyer. The expression Builder and Buyer shall mean and include his/her/theirs, legal

répresentatives, administrators, executors, successor in interest, assignee, etc.

For Greenwood Estates

For Greenwood Estates

। వ పూస్తకముΩంత్రి ఉం/తా. శ. 19.7ంవ. సం. ఏం దస్తువేజు నెం.129.3 మత్తము కాగీతముల సంఖ్య (17.)*

ఈ కాగీతము వరుస సంఖ్య ()) ENDORSEMENT Christied that the following amounts have been paid in respect of this document i. Stamp Duty: 1. In the shape of stamp papers..... 3. In the shape of a sh (b/s,41 of US.243,1899) 4. adjustment of stamp dury WS 16 of I.S Act,1898. Hany H. Transfer Duty: 1. In the shape of challan 2. In the shape of cash III. Registration fees: 1. In the shape of challan R 100020 2. In the shape of cosh * /. User Charges: 1. in the shape of challan 2. In the shape of cash 2008 8 80 a/a o 1980 ఈ శ సం 48/05 నూనము 20 వ శేల పగలు /2 మేలీయు./_____గంటల మధ్య వ్యధిగ్యార్ నథ రిజస్ట్రెర్త్ 5-05,000000 & Some K. Poras haven "Re రజస్టేషన్ చట్టేము 1908 లోగా స్క్రాన్ 32వ్ ను అనుసలంచ మర్వించవరిగు ధినిపో గ్రావులు మలయు వేళమువల**లో నవ** සතනයා ස්තී ජාතාකා ජා<u>ද / රටර 200</u> පා ස**ුදුරු ජන** Hospingart లాసీ అల్చనట్న **ఓప్యతిన్నద** with a town C. P. Reday Occ Service the graph (0) 5-4-187/3 & y, 2001 floor, solvery mansion, m.G. Road, sectual, through affested SPA for Presentation a downgents, inde lower No. 2/ 2005, At. 09.00.200 Sko, Vallabhnagar, P.Dift. Rojeev Bisht So. D.S. Bisht oco: Service Mo. \$402, No. 3-9-31/A, Honest Areade Belind Police Station, West Mared Paly, Scribaid. Menhateshwar S/o. R. Rej estevar och. semin Me. Plot No. 25, BOB Colony, Bheder Colony, Sec Sto, Ramachadomas oce: surinces Merediner x' hoods, Jeph, 20033 30 Slace

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WHEREAS:

- A. The Buyer under a Sale Deed dated 08.3.08 has purchased a semi-finished, semi-deluxe apartment bearing no. 509 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, Malkaigiri Mandal, R. R. District (hereinafter after referred to as the Scheduled Apartment), This Sale Deed is registered as document no. 1292/08, 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. 509 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 no. 509 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 admeasuring 200 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 18,30,000/- (Rupees Eighteen Lakhs Thirty Thousand only).
- 2. The Buyer shall pay to the Builder the balance amount of Rs. 18,30,000/-(Rupees Eighteen Lakhs Thirty Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
1	8,27,000/-	03.03.2008
11	3,76,000/-	02.04.2008
111	6,27,000/-	01.08.2009

For Greenwood Estates

Partner

For Greenwood Estates

్ వ **వూస్త**కము 2<u>00</u>8 వర్మం/శా. శ. 1930**వ. నం. న్యా**, హ్యావేజు నెం./293 కార్య **జాగితముల సంఖ్య** (121 ఈ కాగితము వర్గన్ బంగ్స్ట్ (2)

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ENDORSEMENT U/S 41 & 42 OF 13. ACT

No. 1293 Of Date 9-4-08

I hereby Certify that the deficit Stamp duty

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has been levied in resona of the metrument from
Executant of this doct on the basis of agreed

Market Value of Rs. 1830000 (Market Value of Rs. 1830000)

been higher than the consideration.

Collegeor & Sub-Registral

Valiabh Nagar

(Under the Indian Stamp Act)

An amount of Rs. 19 200 towards Stamp Duty Including Transfer Duty and Rs. 1000 towards Registration Fee was paid by the pany through challan Receipt Number 243/80 Dated 17-4-08 at SBH Segumpet Branch (299)

Dt. 9-4 r 08

St. SRO Vallabhnagar Vallabhnagar

్రైవే ప్రేక్రము 200 కి సం. / శాశ 1930వ నంజిత్తు 1293 నెబరుగా రిజిషరు చ్యాబడినది స్పాన్స్ సీమిత్తం గుర్తిపు నెబబు 100001-1293 A2008. చెయి. 9-4-08.



- 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.
- 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 1month 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. 509 on the fifth 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 01 August 2009 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.

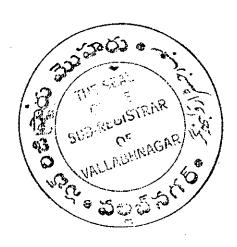
For Greenwood Estates

Partner

For Greenwood Estates

Partner

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- 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

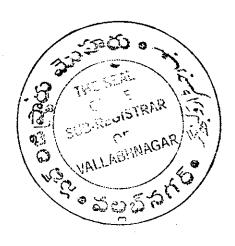
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For Greenwood Estates

Pertner

ు వ వూగ్రక్షణు 2008 సం/తా. త. 1930వి. నీరి. నీరి. దస్తావేజు ెం.1293 ్యము తాగితముల సంఖ్య (124 ఈ కాంగీతము వరున సంఖ్య (141)

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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 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 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'. 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.
- 23. Stamp duty and Registration amount of Rs. 19,300/- is paid by way of challan no. 843180, dated 04.04.2008, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 16.300/- paid by the way of pay order No. 139726 dated 31.3.05, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

Partner

For Greenwood Estates

Page 5

ు వ పూస్తకము 2008సం/శా. . 1930 వ. సం. ప్రై దస్తావేజు ెం.1293 ాత్రము కాగితముల పంఖ్య (124ఈ కాగితము వరుస సంఖ్య (5)

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SCHEDULE OF APARTMENT

All that portion forming a schu-finished semi-deluxe apartment no. 509 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 for double 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	VIII.
West By	Open to sky	

For Greenwood Estate.

Partner

For Greenwood Estates

Partner

BUILDER

BUYER

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SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

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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.	
Electrical	Other doors - enamel 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	Gl & 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

Pertner BUILDER

BUYER.

WITNESS:

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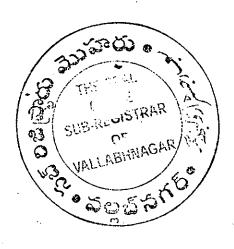
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REGISTRATION PLAN SHOWING . FLAT NO. 509 IN BLOCK NO. 'C' ON FIFTH FLOOR IN PROJECT KNOWN AS "GREENWOOD RESIDENCY" IN SURVEY NOS. 202, 203, 204, 205 & 206 KOWKUR VILLAGE, Mandal, R.R. Dist. **MALKAJGIRI** BUILDER: M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS 1. MR. SOHAM MODI, SON OF MR. SATISH MODI 2. MRS. K. SRIDEVI, WIFE OF MR. K.V.S. REDDY BUYER: 1. MR. RAJEEV BISHT, SON OF MR. D. S. BISHT 2. MRS. KAVITA BISHT, WIFE OF MR. RAJEEV BISHT REFERENCE: SCALE: INCL: AREA: 89.18 EXCL: SQ. YDS. OR SQ. MTRS.. U/S. OUT OF TOTAL: Ac- 6-05Gts. PLINTH AREA : 1665 SFT. Open to sky Balcony Balcony 9'x5' Bed Room 11'x13'6" Bed Room 10'3"x13'6" 5'x8' Open to sky Toilet (Assets Toilet 8'x5' 8'x5' [⊸]'₹ Bed Room l M 10'3"x12" Brownshill Dining 16:4½"x11'1½" Kitchen 10'9"x8' Living Room 15'7½"x11'9" Utility 11'6"x4'4½ w III 7' wide corridor For Greenwood Estates For Greenwood Estates Partner WITNESSES: SIG. OF THE BUILDER SIG. OF THE BUYER

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

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PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

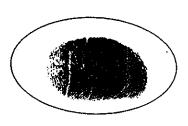
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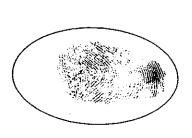
BULDER:

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.

SIGNATURE OF WITNESSES:

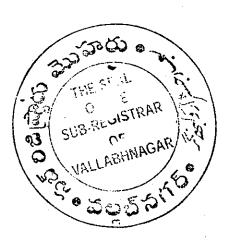
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For Greenwood Estate.

For Greenwood Estates

Partner

GNATURE OF EXECUTANTS



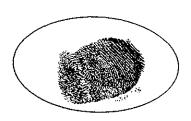
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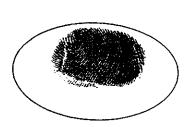
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





BUYER CUM REPRESENTATIVE:

MR. RAJEEV BISHT S/O. MR. D. S. BISHT R/O. # 402, NO. 3-9-35/A HONEST ARCADE BEHIND POLICE STATION WEST MARREDPALLY SECUNDERABAD.





BUYER:

MRS. KAVITA BISHT W/O. MR. RAJEEV BISHT R/O. # 402, NO. 3-9-35/A HONEST ARCADE BEHIND POLICE STATION WEST MARREDPALLY SECUNDERABAD.

SIGNATURE OF WITNESSES:

For Greenwood Estates

For Greenwood Estates

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2.

Partner

Partner SIGNATURE OF EXECUTANTS

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, Assurances, Valllab Nagar, Hyderabad.

SIGNATURE OF THE REPRESENTATIVE

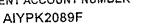
SIGNATURE(S) OF BUYER(S)

1 త పూస్తకడు 2008 ఇం/జా. త. 1930వి. బిడ్డి త్రి దస్తావేజు నెం.1293 ్రము కాగితముల సంఖ్య (12) కథ కారితము కటన్ చండి (10)





ख्याई लेखा संख्या :/PERMANENT ACCOUNT NUMBER





چ 👰

भाम /NAME SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH

19-04-1977

स्रक्ताक्षर /SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

PERMANENT ACCOUNT NUMBER



ABMPM6725H HIR MAME

SOHAM SATISH MODI

पिता का भाग FATHER'S NAME SATISH MANILAL MODI

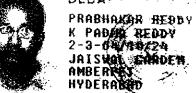
जन्म तिथि (कर्म एहं हासकः

18-10-1969

हस्साक्षर /SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

DRIVINGFICING



30/07/2002 DUPLICATE

Licencing Authority
RTA-HYDERABAD-EZ

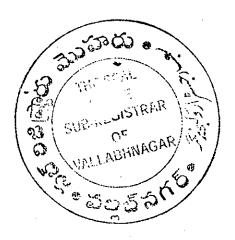
For Greenwood Estates

Partner

For Greenwood Estates

! **ప పూస్తక**ము2008 సం/శాం. **త. 19**30 వి. సోఫి **న్ని** దస్తావేజు నెం.1293 ాత్రము **జాగీతముల సంఖ్య** (172) ఈ కాంగీతము కెం.స్ ంట్య (11)

30-0e



PERMANENT ACCOUNT NUMBER AGWPB1308C



SMARK PIFE



RAJEEV SISHT

पिता का नाम /FATHER'S NAME SANT DANI SINGH BISHT

जन्म तिथि /DATE OF BIRTH

27-02-1972

आयकर आयुक्त, रांची COMMISSIONER OF INCOME TAX, RANCHI

स्थाई तेखा संख्या /PERMANENT ACCOUNT NUMBER AGXPB5904H



RM /NAMS

KAVITA BISHT

पिता यह चाम /FATHER'S NAME SURJEET KUMAR

जन्म तिथि /DATE OF BIRTH

29-06-1979

हरताक्षर /SIGNATURE

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI

ు ప్రాస్త్రకము 2000 పం/శా. శ. 19 3ంకు. సం. ఈ దస్తావేజు నెం.1293 ెంట్లము కాగితముల సంఖ్య (17) ఈ కాగితము పరుస్థ సంఖ్య (17)

