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Serial No : 9,796

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Puxchased By

G. EVENKATESK S/Ö GLA. RAD מתכ

GREEN WOWD ESTATES

Datom: 25-04-2009

ior Whom :

Denomination :

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

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 11th day of June 2009 at Sho. Vallabhnagar, Hyderabad by and between:

Mas. 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 Shri. Meet B. Mehta, Son of Shri. Late Bharat U. Mehta, aged about 33 years, Occupation: Business, resident of Flat No. 401, H. No. 2-3-577, Uttam Towers, Minister Road, D₃V. Colony, Secunderabad - 500 003, hereinafter referred to as the Builder.

AND

- 1. LT. COL. K. S. P. S. PRASAD, SON OF LATE SHRIPK. D. ACHARI, aged about 42 gears, Occupation: Service
- 2.8 MRS. K. V. S. LAKSHMI, WIFE OF LT. COL. K. S. P. S. PRASAD, aged about 41 years, both are residing at Defense Officers Enclave, Qtr No. 197, Dhaula Kuan Opposite Army: Public School, Ridge Road, New Delhi – 110 010, hereinafter referred to as the Buyer.

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

For Greenwood Estates

Partner

For Greenwood Estates

Partner

Page 1



1 க வந்தத்து இரு கி. 19 தி. கி. வ ස්තුන්ස බට වඩ කාණුනා පාර්ඡනාව හිටකු (😘 පෘරිඡිකා නිරාහි හිරුණු (🔨)

ENDORSEMENT	É	NL	O	RS	Εħ	1F	AFF	
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Certified that the following amounts trave been paid in respect of this document

I. Stamp Duty

L in the shape of stores papers.

3. In the shape of costs (a/a.4£ of i.5.Act,1899)

4. activations of states of the 1.2 of 1.8. Act. 1839. If any

II. Transfer Box

1. In the states of clausium

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ill. Registration to

J. User Charges:

1. In the shape of challan

2. In the shape of cash

Rs 22250/-

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mogeomoe & Baro K. Preathakar Reddy

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వాసి ఇళ్ళునట్లు ఓప్ప**కోన్నది**

ఎడను బోటనవైల

President

N. Publisher Roddy, Sie. E. Pielma Roddy, Occupation: Sanito, (O). 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road, Secunderabad-83, through attested GPA/SPA for presentation of documents, Vide GPA (SPA No. 2 1/2008 dated 17.1.08 registerer at SRO, value hager

LT. COL. K. S.P.S. PRASAD

S/o. LATE W. C. D. A CHARJON ...

No. DEFENCE OFFICERS ENCIAVE, 624x . NO. 19 Dhanla Koun Post-D, OPP:- Army Public

School, Ridge Road, New Delli.

SUB-REGISTRAN WALLABHNAGAR

WHEREAS:

- A. The Buyer under a Sale Deed dated 11.06.2009 has purchased a semi-finished, semi-deluxe apartment bearing no. 124 on the first 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. 1220/09 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. 124 on the first 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. 124 on the first 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 single car admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 21,15,000/- (Rupees Twenty One Lakhs and Fifteen Thousand Only).
- 2. The Buyer has already paid an amount of Rs. 21,15,000/- (Rupees Twenty One Lakhs and Fifteen Thousand Only) which was admitted and acknowledged by the Builder.
- 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

Partner

For Greenwood Estates

Partna

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K. V. S. LAKSHMZ

MO. G. COC. K.S.P.S. PRASAD

No. Debence officers Enclave, Atr. No. 197

Dhanks town Past-11, Opp: Army Public School

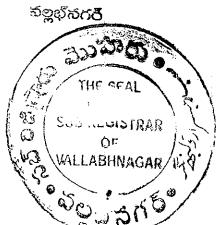
Ridge Road, New Delli-

Ventationard Resty 8/4. Anji Reddy Do: Sequice elp. 11-187/2, ld no. 2, Green Hills Colony Barobragar, Haderabod.

B Rojkuwan

B. RAG KUMBR S/B. MYKUND RAG OCC. BUSINESS. R/D. ALWAL, SEC-BAD.

2009 න් ත<u>්රිනි</u> බව // ත් මිත 19<u>3/</u> න්.ක.අ <u>පිහි</u> කානර 2/ ක් මිත විත්<u>ල</u> විසින් විසන් විසින් ව



- 4. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeayour 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. 124 on the first 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 5th July 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.

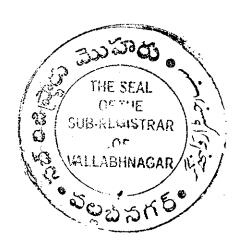
For Greenwood Estates

Partner

For Greenwood Estates

Dortha

నల్-లజెస్టేరు



- 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.
- 20. 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. 22,150/- is paid by way of challan no. 267587, dated 10.06.09, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 21,150/- paid by the way of pay order No. 149155 dated 09.06.2006, HDFC Bank, S. D. Road, Secunderabad.

SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment bearing flat no.124 on the first 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 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	٠		
East By	7' wide corridor		· · · · · · · · · · · · · · · · · · ·	
West By	Open to sky		7	

<u> WITNESSES:</u>

1 1 1

2. D. Ray Comme

For Greenwood Estates

Partner

For Greenwood Estates

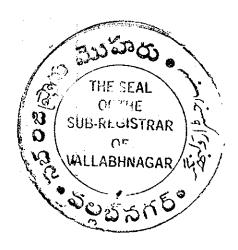
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DOMESTINGS

BUYER

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SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

, s. 40	C Dalana Flat	Deluxe Flat			
tem	Semi-Deluxe Flat				
Structure	RC	······································			
Walls	4"/6" solid cement blocks				
External painting	Exterior emulsion				
Internal painting	Smooth finis				
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	n modular switches			
Windows	Aluminum sliding windows with grills Designer garaging tiles with 7' dad				
Bathroom	Ceramic tiles with 7' dado Designer ceramic tiles wit with bathtub in one bath				
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, Granite slab, 2 ft granite tiles da SS sink. SS sink with drain board.				
Plumbing	GI & PVC pipes				
Lofts	Lofts in each be	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:

WITNESESS:

2. B. Roykumon

For Greenwood Estates

Partner

For Greenwood Estates

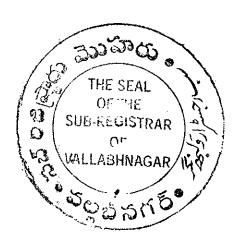
BUILDER

YER.

JK. Latth

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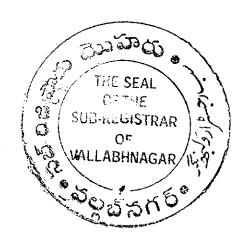
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REGISTRATION P	LAN SHOWING		N BLOCK NO, 'C'		
		IN PROJECT KI	IOWN AS "GREE	NWOOD RESIDE	ENCY"
IN SURVEY NOS.	202, 203, 204, 205 8	206	· . , · · · · · · · · · ·		,:
1	KOWKUR VILLAGE	,	MALK	AJGIRI	Mandal, R.R. Dist.
BUILDER:	M/S. GREENWOOL	ESTATES, REP	RESENTED BY IT	S PARTNERS	7
: :	1. MR. SOHAM MOI	OI, SON OF MR. S	SATISH MODI		
	2. SHRI. MEET B. M	IEHTA, SON OF S	SHRI. LATE BHAR	AT U. MEHTA	
BUYER:	1. LT. COL. K. S. P.	S. PRASAD, SON	OF LATE SHRI.	K. D. ACHARI	
	2. MRS. K. V. S. LA	KSHMI, WIFE OF	LT, COL. K. S. P.	S. PRASAD	
REFERENCE: AREA:		SCALE: YDS, OR	INCL: SQ. MTRŞ.		EXCL:
U/S. OUT OF TOT PLINTH AREA	AL: Ac- 6-05Gts. : 1665 SFT. Open to s	sky			♦ N
Open to sky	Toilet 8'x5' Dinir 16'4'/5' x1' Kitchen 10'9'x8' Utility 1'6'x4'4'/2 7' wide	Toiled 5'x8' Toiled 8'x5 Be 1 Iving Room 5'7'/2"x11'9"	5' Dom 3'5' []	John Libert	Promotes 10 miles 10
WITNESSES:	-		Par	tner	Partner
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)



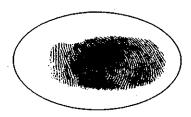
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





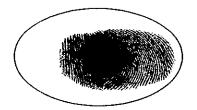


M/S. GREENWOOD ESTATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROA, SECUNDERABAD -500 003 REP. BY ITS PARTNERS 1. SHRI. SOHAM MODI SON OF SHRI. SATISH MODI





2. SHRI. MEET B. MEHTA \$/O. SHRI. LATE BHARAT U. MEHTA R/O. FLAT NO. 401 H. NO. 2-3-577, UTTAM TOWERS MINISTER ROAD, D. V. COLONY SECUNDERABAD - 500 003.





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.





BUYERS:

LT. COL. K. S. P. S. PRASAD S/O. LATE SHRI, K. D. ACHARI R/O. DEFENSE OFFICERS ENCLAVE QTR NO. 197, DHAULA KUAN PART-II OPPOSITE ARMY PUBLIC SCHOOL RIDGE ROAD, DHAULA KUAN, NEW DELHI - 110 010.



MRS. K. V. S. LAKSHMI W/O. LT. COL. K. S. P. S. PRASAD, R/O. DEFENSE OFFICERS ENCLAVE QTR NO. 197, DHAULA KUAN PART-II OPPOSITE ARMY PUBLIC SCHOOL RIDGE ROAD, DHAULA KUAN, NEW DELHI - 110 010.

SIGNATURE OF WITNESSES:

of 103 commen

Partner

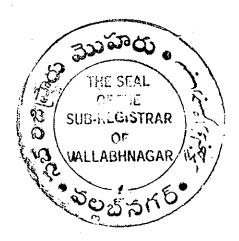
For Greenwood Estates

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

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

C.S.No./Year: 1244/2009 of SRO: 1508(VALLABNAGAR)

11/06/2009 12:18:13

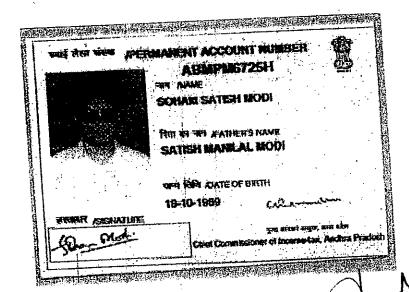
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2	1.50-36.318 18.51 (con 1 200-1 200)	14.06.3028.48.46.17	(CL) K.V.S.LAKSHMI QTR NO.197,DHAULA KUAN,OPP:ARMY PUBLIC SRIDGE ROAD,DHAULA KUAN,NEW DELHI-010	Tx. Latthi
3	Manual Enclosure	Manual Enclosure	(EX) M/S GREEN WOOD ESTATES REP BY SOHAM MODI (PARTNER) PLOT NO.280, JUBILEE HILLSHYDERABAD	
4	Manual Enclosure	Manual Enclosure	(EX) REP BY MEET B.MEHTA (PARTNER) H.NO.2-3-577,UTTAM TOWERS,MINISTER ROADD.V.COLONY,SECUNDERABAD	

Witness
Signatures

Operator Signature Subregistrar Signature 1 వ వుస్తకముల మంగ్రాముత్తము కారితముల సంఖ్య 47 ఆ కాగితము వరున సంఖ్య (9)

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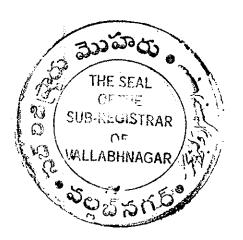


आयकर विभाग भारत सरकार GOVT. OF INDIA INCOME TAX DEPARTMENT PRABHAKAR REDDY K PADMA REDDY KANDI 15/01/1974 Permanent Account Number AWSPP8104E

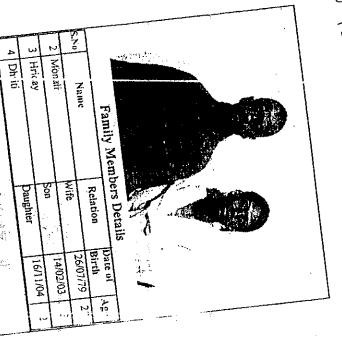
> For Greenwood Estates Pertner

1 వ పుగ్రకమం 200 గ్రం/శా.శ.192 మనం. వ డప్తివేజు సెం 122 మొక్రము కాండికముల సంష్ఠ () ఈ కాగితము పరున సంఖ్య ()

_{රුණු} වසබුංරා



MEET MENTA



For Greenwood Estates

Colony LPG Consumer No. (1) : 45339/(Single) Annual income (Rx) 100,000 Circle జెల్లా /District Ward వీధ /Street

F.P. Shop No Card No

: PAP167881500828

ి జే.భా. మీత్ భాకత్

* Nietha, Meet Bharat

Name of Head of Household

తం[డి/భర్త పేరు 2) O

Father/ Husband name : Bharat

వృత్తి /Occupation తయస్సుYAge වසුනම්ය/Date of Birth : 03/07/1976

ಇಂಲೆ.ನಂ./House No.

: Own Business

: 2-3-577.F-401

: MINISTER ROAD

ి హైదరాబాదు / Hyderabad : D // COLONY

LPG Consumer No. (2):/
LPG Dealer Name (2):

LPG Dealer Name (1) : Navrama Enterprises, IOC

BHARAT SCOUTS & GUIDES-

D.P.L.No.11

1 ත් කුතු්සතා කිරීම කියන් කිය

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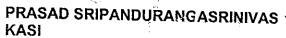
स्थाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AKEPK5618A







पिता का नाम /FATHER'S NAME

ACHARI DAMODAR KAŞI

जन्म तिथि /DATE OF BIRTH

20-03-1967

हस्ताक्ष्र /SIGNATURE

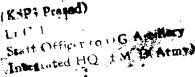
P.R. Sharma

आयुक्तः (कमप्यूटर केन्द्र)

Commissioner of Incometax(Computer Operations)





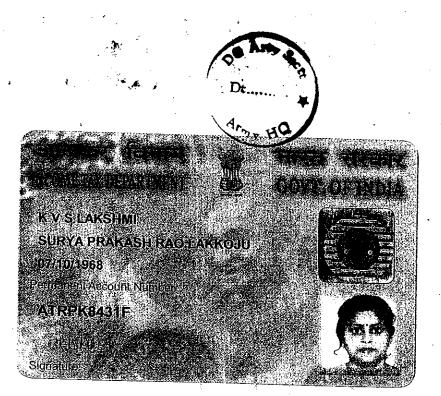




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