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Rs. 100 ONE

HUNDRED RUPEES

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K 280052

Cu. y m :

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the May! 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 Šmt. 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. SHAMSUNDAR MOURAY, SON OF LATE SHRI MANIK RAO, aged about 40 gears, residing at C-8, M. R. Towers, Near Pallavi School, Manovikas Nagar, Secunderabad -500 008, 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.

For Greenwood Estates For Greenwood Estates

Partner

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Page 1

ේ ත්තුවේ නිරුණු න්. 19³් ක්. එල. කු వస్తావేజు నెం. 18 To మొక్కమ్మోకాగితముల సంఖ్య (1/) కశి కాగీతము వరుస్త సంఖ్యశ్రీల్లో /)్ల Certified that the following amounts have been peid in respect of this document I. Stamp Duty: 1. In the shade of storne papers..... Rs. 15920 200 2. In ship sign to colline (u/S.41 of I.S.Act., 1898)...... 3. In the state of this read 41 of I.S.Act, 1899). 4. Rd. 634 375 100 y 100 y 100 16 of US. Act, 1699, if any II. Transfer Car 1 latitude part 2. In the single one of III. Registration focus Re. 1000 200 1. in the snape of changa 2. In the snape of cash 1. User Charges: 1. in the shape of challan 2. In the shape of cash 2000 5.50 0 Total 26 1930 TO TO 15 (1) ANNAW 5 5 80 STON శాలయు 4 గంటల మధ్య వ్యవీనగన్ నభ రిజన్హార్ Brosection & good K. prabhakar peddy වස්තී්ක්තී ක්ුල්නා 1908 ණිව විජූවී 32ව් බා මකානිවරක නිත්**ල**ංකරාපතිය වුම්වී පතුළතු කාපාදාග වීමක්ගරපම් නිස් ශකුණ ක්රු ජාතාක්ක ජා <u>/000 ද</u>න කුදුරු කරන of reprosents **స్తాన్ బాద్జనర**ట్లు ఓప్పతోన్నట Con Chiles 12 & 1 2 d Floor, sohem marsion, M-G-lood sectord, through attested SPA box Presentation to do when (200 to 80.10.6 - 43. 18000 / 1800 at 200) Vallastrager, R. R. DEA All comemonds MR. . Stylom SUNDER DOURDY Sto. CAPESKI MEDNIKKED. RIO. C-8, M.R. TOWERS, MEAN POLLOW, SCHOOL, MANOVIKED NALER, SECUNDER ABOD. 500 008. f. Prodey 810. J. Dlonnoj ni: Service R10. 1-10-263, New Burenpolly, Sei band. tiren s/o Romaccondu occi avenus Ho. Friendy . His warm, Kullegode, Anderster **నూపం** ్ చితేద

WHEREAS:

- A. The Buyer under a Sale Deed dated 26.e5 18 has purchased a semi-finished, Semi deluxe apartment bearing no. 216 on the second 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 Sale Deed is registered as document no. 1695/08 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. 216 on the second 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. 216 on the second 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 Two Thousand only).
- 2. The Buyer shall pay to the Builder the balance amount of Rs. 16,02,600/(Rupees Sixteen Lakhs Two Thousand only) in the following manner:

Installment I	Amount (Rs.) 7,96,000/-	Due date of payment 18.05.2008
	3,02,000/- 5,04,000/-	17.06.2008
In case the Calata		01.05.2009

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

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

No. PS6/08

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Market Value of this doct on the pasts of toproed

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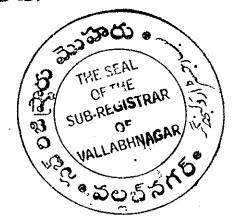
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An amount of Rs/19/20/ towards Stamp Duty including fransfer Duty and Hs/000/ towards Registration Fee was publicly the cony through enalian Receipt Number 8419/3 Outed 2650 A at SBH Beguinpet Branch (259)

Dt. 26-1-08

St. SRO Vallabhnagar

[వవు స్థకము 200 లేసం. / శాశ 19ూం వనంగావు గార్ మెలుకుగా ఓజిష్టు చేయలు ఇంది నాం.ఎంగ్ పిమిత్తం గుర్తంపు నెంజరు 1508-1-18516-200€.



సబ్కరజస్ట్ర్యార్ ~ఖబ్ నగ్రద్

- 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.
- 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. 216 on the second 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 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 For Greenwood Estates

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- 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 Paramount 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 Paramount 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

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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 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
- 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.
- Stamp duty and Registration amount of Rs. 17020=/- is paid by way of challan no. 843917 dated 26.5.08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 16020=/- paid by the way of pay order No. 140904 dated 24.05.08, HDFC Bank, S. D. Road, Secunderabad.

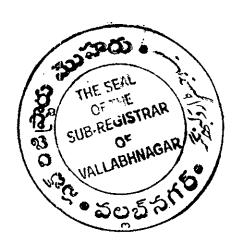
For Greenwood Estates

Partner

For Greenwood Estates

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SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment no. 216 on the second 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	Open to sky & 7' wide corridor	
South By	Flat No. 225	
East By	Open to sky	
West By	Open to sky	

WITNESSES

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For Greenwood Estates

Partner

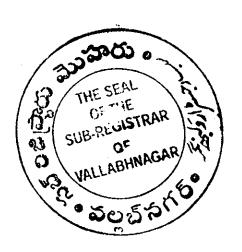
For Greenwood Estates

Partner

BUILDER

BUYER

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SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION						
Item	Semi-Deluxe Flat	D				
Structure	RCC Deluxe Flat					
Walls						
External painting	4"/6" solid cement blocks					
Internal painting	Exterior emulsion					
Flooring	Smooth finish with OBD					
Door frames	Çëramic tiles	Marble slabs				
Doors & hardware	Wood (non tools)					
	Flush doors with branded hardware Panel main door - polished. Other doors - enamel	Panel doors with branded hardware Panel main door - polished				
Electrical	Copper wiring with modular switches Copper wiring with modular switches					
Windows	Aluminum sliding and Indular switches					
Bathroom	Aluminum sliding windows with grills Ceramic tiles with 7' dado Designer ceramic tiles with 7' laborated and the state of the state o					
Jtility room		Designer ceramic tiles with 7' dado with bathtub in one bathroom.				
	Separate utility area in each flat					
Sanitary						
P fittings	Branded sanitary ware					
itchen platform	Branded CP Fittings	Superior Branded CP Fittings				
lumbing	Granite slab, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft granite tiles dado, SS sink with drain board.				
ofts	GI & PVC pipes					
ous	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:

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For Greenwood Estates

or Greenwood Estates

Partner

Partner

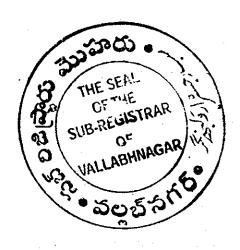
BUILDER

2. •

WITNESS:

BUYER.

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

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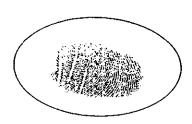
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





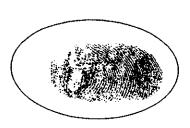
BUILDER:

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





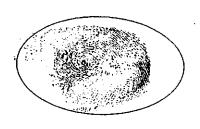
2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1ST LANE BEGUMPET HYDERABAD





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 SECUNDERÁBAD -500 003.





BUYER:

MR. SHAMSUNDAR MOURAY S/O. LATE SHRI MANIK RAO R/O. C-8, M. R. TOWERS NEAR PALLAVI SCHOOL MANOVIKAS NAGAR SECUNDERABAD - 500 008.

SIGNATURE OF <u>WIT</u>NESSES

1.

For Greenwood Estates

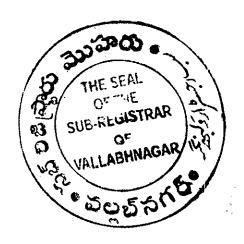
For Greenwood Estates

Partner

Partner

SIGNATURE OF EXECUTANTS

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

C.S.No./Year: 1859/2008 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 26/05/2008 16:15:25

This report prints Photos and FPs of all parties

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignatur e
1	**************************************		(CL) SHAMSUNDÅR MOURAY C-8,MR TOWERS,NEAR PALLAVI SCHOOLMANOVIKAS NAGAR,SECUNDERABA D	Afouremolos

Identified by

Witness 1

Witness 2

Photos and TIs captured by me

Capture of Photos and TIs done in my presence

1876
7 (17)

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स्थाई लेखा संख्या :/PERMANENT ACCOUNT NUMBER



AIYPK2089F

HTH /NAME SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH

· 19-04-1977

हस्ताक्षर ISIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

कगई संखा संख्या PERMANENT ACCOUNT NUMBER



ABMPM6725H

HEH MAKE

SOHAM SATISH MODI

PURI OF HIS FATHERS NAME SATISH MANILAL MODI .

जन्म विधि १७८५ (४ छ।सः।

18-10-1969

हरताक्षर ;SIGNATURE

Clust Commissioner of incomentax, Andhra Pradesh



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PRABHAKAR REDDY K PADER BEDDY HYDERABAD

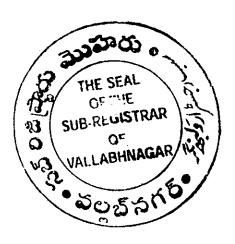
30/07/2002 DUPLICATE

For Greenwood Estates

For Greenwood Estates

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367-02-20



ञ्जायकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

SHAMSUNDAR MOURAY
MANIKRAO
21/03/1967
Permunant Account Number
ACAPM3129L





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