एक सो रुपये पर न्यायिक
एक सो रुपये RS. 100
ONE
HUNDRED RUPEES
HERRA अपने
INDIA NON JUDICIAL
INDIA NON JUDICIAL
Sold to Date Of the Color of the Col

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 14th day of June 2010 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 40 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 freferred to as the Builder.

$\underline{\mathbf{A} \mathbf{N} \mathbf{D}}$

- 1. MR. R. NAND KISHORE, SON OF MR. R. VENKATESHWARA RAO, aged about 55 years, Occupation: Service
- MRS. R. RAMA SESHU, WIFE OF MR. R. NAND KISHORE, aged about 47 years, Occupation: Housewife, both are residing at Flat No. 202, 8-3-191/27/9B, Elegant Home, Opp. Bharat Gas Office, Vengalrao Nagar, Near S. R. Nagar, Hyderabad, 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.

Partner

For Greenwood Escates

For Greenwood Estates

Reddy R. Rama Sell Partner

1 න නානුපතා<u>පට 10</u> නං/ ආ.ජ.19. 22 න.නං. නු සබැබික බට ලිලි කාණුකා පාරිණෙන හිරතු () ఈ පాරිతము න්රාත ත්රකු ් 💯 🦯 Certification to to local am have been paid in respect of this document: i. Stamp Duty 1. in the shape of stamp papers..... 2. in shape of challen (WS.41 of I.S.Act., 1899). ... Rs./5460200 3. In the shape of each (u.6.41 of I.S.Act.,1899) 4. adjustment of stamp duty u/S. 15 of LS. Act 1899 if BRY II. Transfer Stoy: 1. In the shape of okalian 2. In the chape on we is JISTRAR I in the shoes -Rs. 1000 -00 J. User Change 1. in the shape of challen 2. In the shape of cash 1952-00-0 NO 2014 మలయా గంటల మధ్య పల్లధేనగర్ సభ్ లజస్టార్ కార్యలయంతో శ్రీ శ్రీమత <u>K. Peak harray</u> /ఓ మర్వ లిఆస్టేషన్ చట్టమూ 1908 లోగి సెక్షన్ 32వే గు అనుసరించ තියටුට යන්නතින් කිරීමේ ලංකුතා කාවපාග නිවකාන්නමේ තික්ර උංකුලා ස්බ් ජාතානා <u>ජු 2000 විස</u> ංහ ධිවුපදාහින **h** making Enjurgo R. Prebhaker Reddy, Sio. K. Padma Reddy, Occupation: Service.
(0). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
Ihrough attested GPAISPA-for presentation Secunderabad-03, through attested GPAISPA for presentation of documents, Vide GPA/SPANO. of documents, Vide GPA / SPA No. Jaled 19.01.08 registerer at SRO , Vallabhoger R. Rama Seshu R. Roma Seshu 18/0. Mr. R. Word Kishore Oce: Housewife Ro. 202, 8-7-191/27/98, Elegant Home, opp. Bharet Gos office, Vengalsononaga Near s. R. Nagar, Hadeasad. P. Roghmoer; Slot P. Jamuah; Occi Benia; H.Mol. 12-1-87; (alapoi sec-bod-A Veneratement Reday sto. Enji Reday
Rta: 11-187/2, ed No. 2, Green Hills oce, record Barcorroger. MOM, Hydresad.

–ක් ම්ක

ත්ත්-වසබූත්

න්දූරුත්ජරී

WHEREAS:

- A. The Buyer under a Sale Deed dated 14.06.2010 has purchased a semi-finished, apartment bearing no. 312 on the third floor in block no. 'A', 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. 1986/10, in the office of the Sub-Registrar, Vallabnagar, 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. 312 on the third floor in block no. 'A' 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. 312 on the third floor in block no. 'A', 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. 15,56,000/- (Rupees Fifteen Lakhs Fifty Six Thousand Only).
- 2. The Buyer has already paid to the builder an amount of Rs. 6,56,000/- (Rupees Six Lakhs Fifty Six Thousand Only) before entering into this agreement, which is admitted and acknowledged by the Builder.
- 3. The Buyer shall pay to the Builder the balance amount of Rs. 9,00,000/-(Rupees Nine Lakhs Only) in the following manner:

Installment	Amount	Due Date of Payment
Installment I	49,000/-	01.10.2009
Installment II	2,85,000/-	01.11.2009
Installment III	4,75,000/-	On Completion of floor & doors
Installment IV	91,000/-	On Completion

For Greenwood Estates

For Greenwood Estates

Partner

Beddy Partner R. Rama Sesh

1 න නාරුපතා වරුව හිර/ම.ජ.19 <u>වෙ</u>න.හිර. නු යකුන්ෂ බට් පිළිකාණුනා පාරිණකාව හිටනු () ఈ కాగితము వరుస సంఖ్య (🔍)

I hereby Certify that the deficit Stamp duty has been towned in respond of the distributent from Executions of lists doct on the pasts of agreed Market Vanue of Ro. 1556000 been higher shan the consideration Collector & Sub-Registras Vallabh Nagar

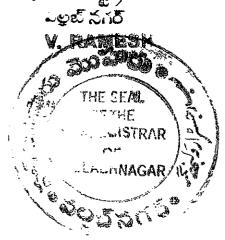
> An amount of Rs. 1960 towards Stamp Duty including Transfer Duty and Rs 1000 towards Receipt Number 09/170 Dated 14/6/1 at SBH Begumpet Branch (299) Dt. 14/6/10 Sub-Registrar St. SRO Vallabhnagar

(Under the Indian Stamp Aca)

1 వ వృస్తకము 20 /0 నం. / శాశ 1932వ నం॥ ఎ 198/ నెబబరుగా రిజిష్టరు చేయబడినడ్ నార్డెన్డ్ గ్ ఏమిత్రం గుర్తింపు నెంబరు 1568-1-1981-2010

301- 14/6/10.

"Allabhnagar



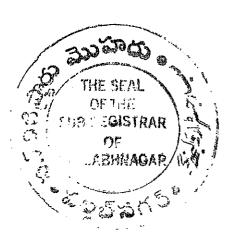
- 4. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 3 above. The 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.
- 5. 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.
- 6. 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.
- 7. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing flat no. 312 on the third floor in block no. 'A' to the Builder for the purposes of completion of construction of the apartment.
- 8. 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.
- 9. 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.
- 10. The Builder shall complete the construction of the Apartment and handover possession of the same by 1st October 2010 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.
- 11. 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. For Creenwood Estates For Creenwood Estates

Partner

Schly R. Rama Seshi

1 截 数 $\sqrt{3}$ $\sqrt{3}$ $\sqrt{3}$

నట్- ఓజిస్ట్రారు



- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. 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.

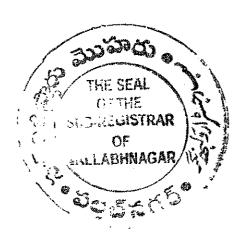
For Greenwood Estates

Partner

For Greenwood Estates

Leddy Partner R. Rama Seshu 1 కు పుస్తకముల్లో సం/శా.శ.19 ప్రామం.సం. ష టేస్తావేజు సెం ఏక్కముత్తము కాగితముల సంఖ్య (()) ఈ కాగితము తదున సంఖ్య (U)

නස්-ව**ස**වීූුරා



- 20. 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.
- 21. 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.
- 22. 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.
- 23. 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.
- 24. Stamp duty and Registration amount of Rs. 16,560/- is paid by way of challan no. dated 14.06.2010, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 15,560/- paid by the way of pay order No. 156179 dated 14.6.10, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

R. Rama Seshu

1 ක් තුනුමකා විට විට කිරුණ. ජ. 19 <u>වෙ</u>නුන්ට. තු සබුබේණ විට <u>පිරි</u>ධාාල්ධා පාරිජනාව බටහු () ජූ පාරිමකා ක්රාම වටයු (<u>S</u>)

నబ్-నిజిస్త్రారు



SCHEDULE OF APARTMENT

All that portion forming a semi-deluxe apartment bearing flat no. 312 on the third floor in block no. 'A' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 264 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds., and a reserved parking space for single car 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	Flat No. 303	
South By	Open to Sky & 7' wide corridor	i
East By	Open to Sky & 7' wide corridor	
West By	Open to Sky	i

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:

WITNESSES:

()3

2.

For Gacenwood Estates

Partner

For Greenwood Estates

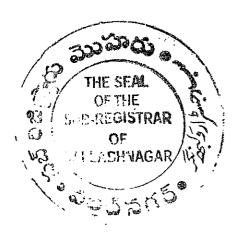
BUILPERner

R. Rama Seshu

BUYER

1 න් නුගු සහා විට ට හිං/ සංස්. 19<u>ට නි.</u> හිං. නු සබුබිස බ<u>ිං ට පිළි</u> නාමුහා පාරිණාව හිංහු () ජා පාරිණෙන නිරාන හිංහු (6)

సబ్-లజిస్త్రారు



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

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:

WITNESS:

Plumbing

Lofts

For Greenwood Estates

Partner

GI & PVC pipes

Lofts in each bedroom & kitchen

To Greenwood Estates

DEK Partnor

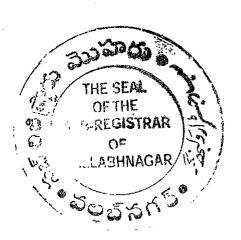
Partner

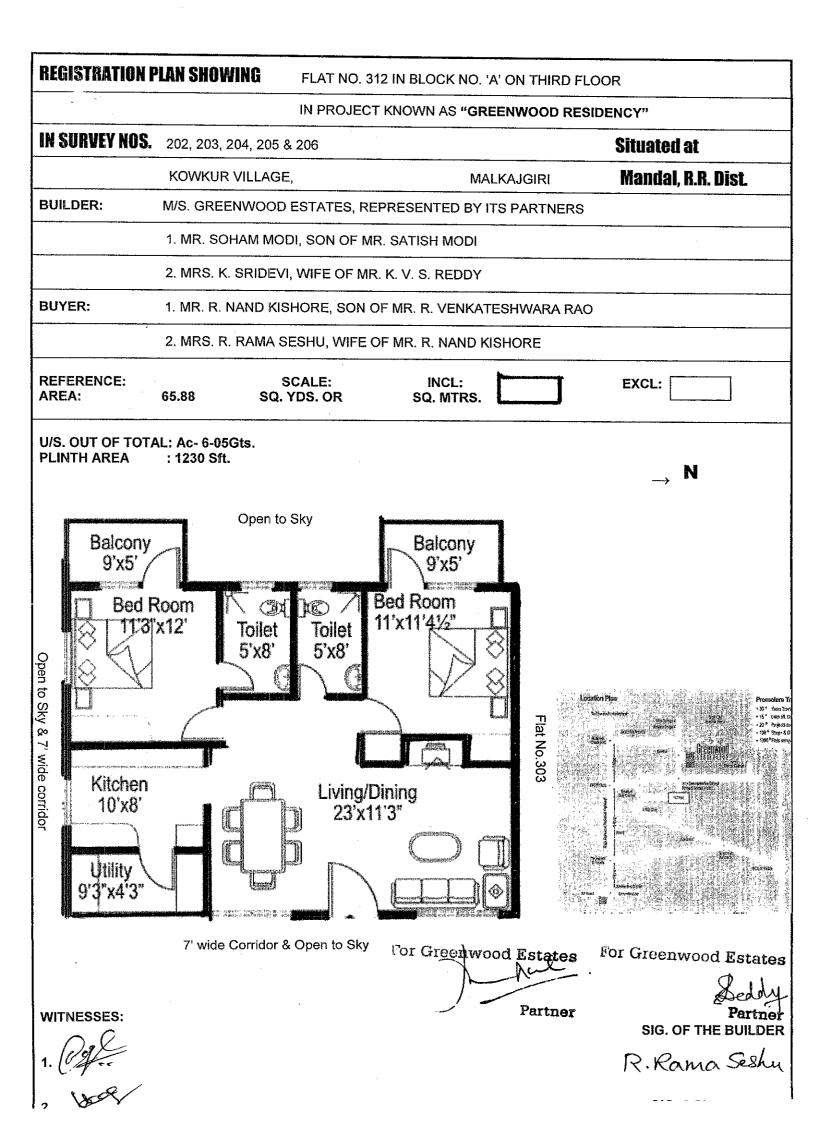
R. Rama Sesher

BUYER.

1 ක් තුනුම්කා මට වර්ග, සංජ.19 වෙන නි.තිර. ක් ස්වුම්කා බිර 19 වේණිනාම තිරකු () සි පෙරීම්කා ක්රාත් ක්රකු ()

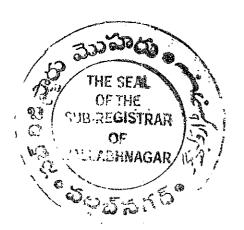
సబ్-లజిస్ట్రిరు





1 න් නා්හුස්තාා $\frac{2000}{100}$ ත් $\frac{1}{100}$ ත් $\frac{1}{100$

సబ్-లజస్ట్రారు



स्थाई लेखा संख्या :/PERMANENT ACCOUNT NUMBER

AIYPK2089F



TH /NAME SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH

19-04-1977

हस्ताक्षर /SIGNATURE

Stedely

Chief Commissioner of Income-tax, Andhra Pradesh

क्याई संख्या गांख्या /PERMANENT ACCOUNT NUMBER

ABMPM6725H

HIR MANE

SOHAM SATISH MODI

THE OF HIS PLATHER'S NAME SATISH MANILAL MODI

जन्म विधि उत्तरम् प्रशासकाः

18-10-1969

FTTTHE SIGNATURE Da Mod:

्राह्म प्राथम प्राथम अक्षा ४३६

आयकर विभाग

INCOMETAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDÝ KANDI:

15/01/1974

Permanent Account Number AWSPP8104E

भारतः सरकारः





For Greenwood Estates

Pertner

For Greenwood Estates

1 భ పుస్తకము $\frac{9010}{50/\pi}$ భ.13 $\frac{20}{50}$ న.సం. హోదన్వినేగా సెం $\frac{192}{50}$ ముత్తాన్ను కాగితముల సంఖ్య () ఈ కాగితము వరుస సంఖ్య (9)

THE SEAL CHAIRE SE

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

SL.NO.

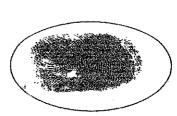
FINGER PRINT IN BLACK

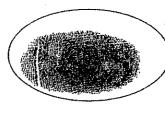
























NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

VENDOR: 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 VIDE DOC NO. 8/BK/IV-2008 Dt: 09.01.2008:

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:

MR. R. NAND KISHORE S/O. MR. R. VENKATESHWARA RAO R/O. FLAT NO. 202, 8-3-191/27/9B, ELEGANT HOME, VENGALRAO NAGAR, NEAR S.R. NAGAR, HYDERABAD.

BUYER CUM REPRESENTATIVE:

MRS. R. RAMA SESHU W/O. MR. R. NAND KISHORE. R/O. FLAT NO. 202, 8-3-191/27/9B, ELEGANT HOME. VENGALRAO NAGAR, NEAR S.R. NAGAR, HYDERABAD.

FOI VIE

For Greenwood Estates

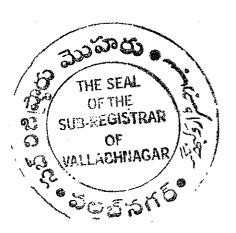
SIGNATURE OF EXECUTANTS

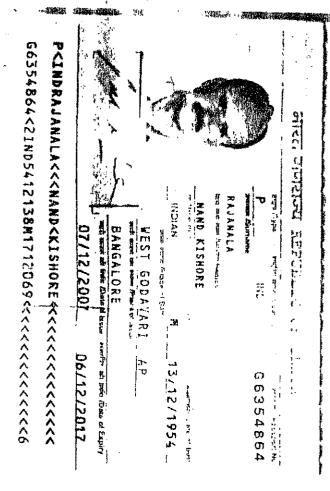
I stand herewith my photograph and finger prints in the form prescribed, through my representative Wine Pama Seshu, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Valllab Nagar, Hyderabad full die

R. Kama Seshu SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S) R. Rama Seshin 1 వ పుస్తకము ఏ సం/సా.శ.1932 వ.సం. పు దస్తావేజు సెం క్రిక్ ముక్తము కాగితముల సంఖ్య () ఈ కాగితము వరుస సంఖ్య ()

ත්ති-වස<u>ු</u> දිනුරා





THE STATE OF THE S

ा है

itegional Paisport Cities of the amount

ful La

आराकर विमाग INCOME TAX DEPARTMENT

R RAMA SESHU V N MADIREDDY

05/09/1962

AJFPR4088M

P. Rama Sahu

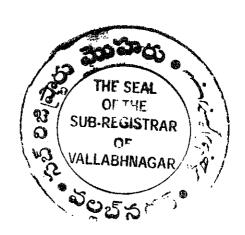


भारत सरकार GOVT. OF INDIA





R. Rama Sesher



j.