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WHEREAS:

- A. The Buyer under a Sale Deed dated 19.08.2010 has purchased a semi-finished, Semi-deluxe apartment bearing flat no. 527 on the fifth floor in block no. 'C', admeasuring 1200 sft, (i.e., 960 sft. of built-up area & 240 sft. of common area) 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. 26 style, 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-fininished apartment bearing flat no. 527 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. 527 on the fifth floor in block no. 'C', admeasuring 1200 sft. (i.e., 960 sft. of built-up area & 240 sft. of common area) of super built up area and undivided share of land to the extent of 64.27 sq. yds, and a reserved parking space for single car on the stilt floor admeasuring 100 sft., each as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four Thousand Only).
- 2. The Buyer has already paid to the builder an amount of Rs. 11,75,000/-(Rupees Eleven Lakhs Seventy Five Thousand Only) before entering into this agreement, which is admitted and acknowledged by the Builder.

For Greenwood Estates

Partner

For Greenwood Estates

Pertner

Page 2

నట్-లజస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF LS ACT
No. 282-110 Date 19/8/10
Hereby Certify their the deficit Stamp duty 15740 TRs. Piffeer Moudant Veren Hursel and Fourth only), has been levied in responsed the instrument from Executant of this door on the pasis of agreed Market Value of fire 1584000 Deen nights than the consideration
Confector & Sub-Registrar - Vallabh Nages
(Under the Indian Stamp Act)
15740/-
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V. RAMESH
THE SEAL OF THE SHAREGISTRAR

3. The Buyer shall pay to the Builder the balance amount of Rs. 4,09,000/- (Rupees Four Lakhs Nine Thousand Only) in the following manner:

Installment I 2,50,000/- On Completion of flooring, bathroom tiles, door	Installment	Amount	Due Date of Payment		
Installment II 1,59,000/- On Completion			On Completion of flooring, bathroom tiles, doors, windows & 1st coat of paint.		

- 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 1month 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-deluxe apartment bearing flat no. 527 on the fifth floor in block no. 'C' 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.

For Greenwood Estates

For Greenwood Estates

Partner

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- 10. The Builder shall complete the construction of the Apartment and handover possession of the same by 21st September 2010 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.
- 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.
- 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.

For Greenwood Estates

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Partner

For Greenwood Estates

Partner !

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- 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.
- 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. 16,840/- is paid by way of challan no 55027, dated 19.08.2010, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 15,840/- paid by the way of pay order no. 15727 dated 18.08.2010, drawn on HDFC Bank, S. D. Road, Secunderabad.

Mood referes

For Greenwood Estates

Partner Partn

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నట్-లజస్త్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PORTION OF THE LAND AREA to the extent of Ac. 6-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, under S.R.O. Vallab Nagar and bounded as under:

North By	Land in Sy. No. 202
South By	Village boundary of Yapral
East By	Land in Sy. No. 202
West By	Land in Sy. No. 207 & 212

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming a semi-deluxe apartment bearing flat no. 527 on the fifth floor in block no. C' admeasuring 1200 sft. of super built-up area (i.e., 960 sft. of built-up area & 240 sft. of common area) together with proportionate undivided share of land to the extent of 64.27 sq. yds., and a 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	Flat No. 526
South By	Open to Sky & 7' wide corridor
East By	Open to Sky
West By	Open to Sky

WITNESSES:

1. S. G. Khemani

2. & goid

For Greenwood Estates

Partner

For Greenwood Estates

Partner

BUYER

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	SCHEDULE OF SPECIFICAT	TON FOR			
	COMPLETION OF CONSTR	UCTION			
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. 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 with bathtub in one bathro				
Utility room	Separate utility area in each flat				
Sanitary	Branded sanitary ware				
C P fittings	Branded CP Fittings Superior Branded CP F				
Kitchen platform	form Granite slab, 2 ft ceramic tiles dado, Granite slab, 2 ft granite tiles SS sink. SS sink with drain boa				
Plumbing	GI & PV				
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

WITNESS:

For Greenwood Estates

Partner BUILDER

1 భ వుస్తకముల్లో సం/శా.శ.19 **మీక.సం. ప** దస్తివేజు నెల్లో ముత్తము కాగితముల సంఖ () ఈ కాగితము వరుస సంఖ్య ()

THE SEAL OF THE SUB-NEGISTRAR

REGISTRATION PLAN SHOWING FLAT NO. 527 IN BLOCK NO. 'C' ON FIFTH FLOOR					
IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"					DENCY"
IN SURVEY NOS.	202, 203, 204, 205 &	206			
	KOWKUR VILLAGE,		MALK	KAJGIRI	Mandal, R.R. Dist.
BUILDER:	M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS				
	1. MR. SOHAM MODI, SON OF MR. SATISH MODI				
	2. SMT. K. SRIDEVI, WIFE OF SHRI. K. V. S. REDDY				
BUYER:	MR. RAJESH S. KHE	MANI, SON OF	MR. SRICHAND K	HEMANI	
REFERENCE: AREA:		CALE: /DS. OR	INCL: SQ. MTRS.		EXCL:
U/S. OUT OF TOTA PLINTH AREA	: 1200 SFT.	to Sky			♦ N
Open to Sky & 7' wide corridor	BFD ROOM LIVING ROOM LIVING ROOM LYING ROOM LYING ROOM SYNY pen to Sky	KITCHEN S'XS' BED ROOM S'XO' WOOd Estates	Tat No. 526	enwood Es tates	
			Pertner	•	Ledely Partner
WITNESSES:					SIG, OF THE BUILDER
1. Sy khen 2. B. Rains	<u>7an</u> 1				SIG. OF THE BUYER
	*.				

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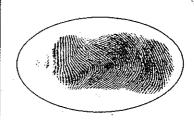
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THE SEAL OF THE SUB-REGISTRAR OF VALLABHNAGAR

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





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
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, 1ST LANE BEGUMPET HYDERABAD





SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 08/BKIV/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.





at.

BUYER:

MR. RAJESH S. KHEMANI S/O.MR. SRICHAND KHEMANI R/O FLAT NO. 201 VIJETHA APARTMENTS KRISHNAPURI COLONY WEST MAREDPALLY SECUNDERABAD.

SIGNATURE OF WITNESSES:

1. -89. khemani

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For Greenwood Estates

Partner

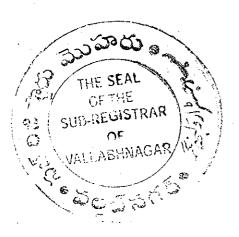
For Greenwood Estates

SIGNATURE OF EXECUTANTS

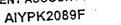
SIGNATURE(S) OF BUYER(S)

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ත්ත්-වස**ි**දුරා



स्थाई लेखा संख्या ·/PERMANENT ACCOUNT NUMBER





at walk

नाम /NAME SRIDEVI KALICHETI

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

पान्न तिथि /DATE OF BIRTH

19-04-1977

स्रताक्षर /SIGNATURE

रणाई सेखा रांख्या /PERMANENT ACCOUNT NUMBER





PHATE OF THE PEATHER'S NAME. SATISH MANILAL MODI

जन्म सिथि अकार दृष्ट हास्यान

18-10-1969

FYTHER SIGNATURE Wood:

the nate side side fit

Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

PRABHAKAR REDDY K PADMA REDDY KANDI

15/01/1974

Permanent Account Number AWSPP8104E

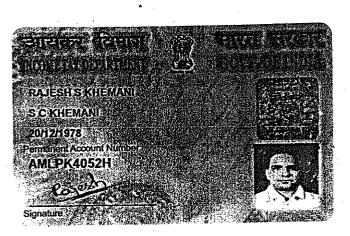
For Greenwood Estates

Partner

For Greenwood Estates

నట్-లజిస్టారు







In case this card is lost / found, kindly infor Income Tax PAN Services Unit, UTITSL Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614.
यह कार्ड खो जाने पर कृपया सूचित करें/लौटाए : आयक्त पैन सेवा यूनीट, UTITSL प्लाट नें: ३, सेक्टर २० सी ती डी बेलापुर, नवी मुंबई-४०० ६९४.

నబే-లజన్మారు

