

೨೦ಧ್ರವಿವೆ೯ आन्ध्र प्रदेश ANDHRA PRADESH

13,865

Serial No :

L 789048

Purchased By :

Drateski La. Rac

11/1

For Whom: Wood Estates Denomination: 100

Sub Registrar

Ex.Officio Stamp Vendor G.S.O., CGIG Office, Hyd

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the <u>II</u> 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 bout 38 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Iomes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

AND

MR. M. MOHANAN KOYATAN, SON OF LATE SHRI T. O. NAMBIAR, aged about 52 years. Permanent Addres: K.M. House, Maynil Ro., Cannanove Dt., Kevala. MRS. MEERA M. NAMBIAR, WIFE OF MR. M. MOHANAN KOYATAN aged about 17 yours, both are residing at Plot No. 473, Road No. 36, Jubilee Hills, Hyderabad - 500

the Paperson Builder and Buyer shall mean and include his/her/theirs, legal mean and legal

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For Greenwood Estates

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WHEREAS:

- A. The Buyer under a Sale Deed dated 11.04.08 has purchased a semi-finished, deluxe apartment bearing no: 123 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. \(\frac{1341}{08}\) 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. 123 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 deluxe apartment bearing no. 123 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 One car admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 22,90,000/- (Rupees Twenty Two Lakhs Ninety Thousand only).
- 2. The Buyer shall pay to the Builder the above said amount of Rs. 22,90,000/(Rupees Twenty Two Lakhs Ninety Thousand only) in the following manner:

I4-11			
Installment	Amount (Rs.)	Due date of p	avment
1	11,62,000/-	14.04.2008	aymont Se 5
11	4,23,000/-	13.05.2008	
	7,05,000/-	01.02.2009	

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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St. SRO Valiabhnages Sub-Booleten

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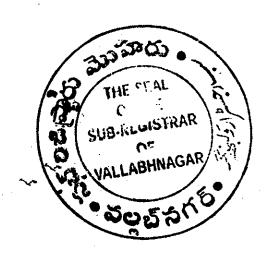
- 4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
- 5. The Buyer at his discretion and cost may avail housing loan 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. 123 on the first 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 February 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 Espates

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 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.
- 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

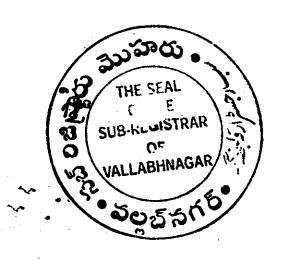
. For Greenwood Estates

Partner

Partner

1 వ పూస్త్రకము<u>ని 2008</u> సం/శా. **శ. 19**30**వ. సం.** దస్తావేజు నెం. 上 247 వెటత్తము కాగీతముల సంఖ్య (13) ఈ కాగీతము వరుస సంఖ్య (一人)

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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 part of this agreement unless otherwise specifically waived and/or differently agreed 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'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, 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. 31,000 /- is paid by way of challan no. 843237, dated 6:08. drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 22, 900 /- paid by the way of pay order No. 13986 dated 09.04.08, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

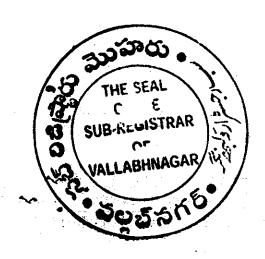
Partner

For Greenwood Estates

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SCHEDULE OF APARTMENT

All that portion forming a semi-finished deluxe apartment no. 123 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 one 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	
East By	7'wide corridor	
West By	Open to sky	

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:

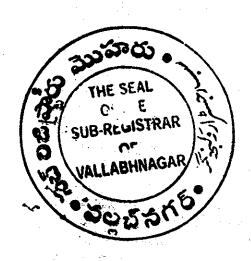
For Greenwood Estates

Partner

For Greenwood Estates

BUILDER

BUYER



	SCHEDULE OF SPECIFICATION OF CONSTRU				
ltem	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		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.	dado, Granite slab, 2 ft granite tiles dado, SS sink with drain board.			
Plumbing	GI & 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:

Partner

WITNESS:

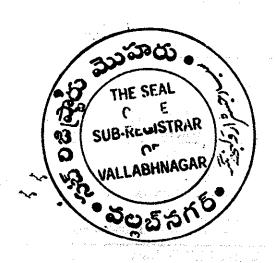
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For Greenwood Estates

Partner

BUILDER

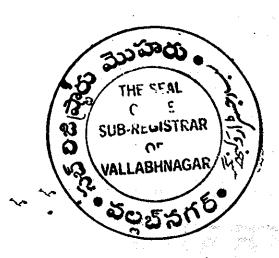
BUYER.



REGISTRATION	PLAN SHOWING	FLAT NO. 123	N BLOCK NO. 'C	ON FIRST FLOO	R
		IN PROJECT K	NOWN AS "GRE	ENWOOD RESIDI	ENCY"
IN SURVEY NOS.	202, 203, 204, 205	& 206			
	KOWKUR VILLAG	E.	MAL	KAJGIRI	Mandal, R.R. Dist.
BUILDER:	M/S. GREENWOO	DD ESTATES, REP	RESENTED BY I	TS PARTNERS	
	1. MR. SOĤAM MC	DDI, SON OF MR.	SATISH MODI		
	2. MRS. K. SRIDE\	/I, WIFE OF MR. K	.V.S. REDDY		
BUYER:	1. MR. M. MOHANA	AN KOYATAN, SO	N OF LATE SHRI	T. O. NAMBIAR	- · · · · · · · · · · · · · · · · · · ·
	2. MRS. MEERA M	. NAMBIAR, WIFE	OF MR. M. MOH	ANAN KOYATAN	
REFERENCE: AREA:		SCALE: SQ. YDS. OR	INCL: SQ. MTRS.		EXCL:
U/S. OUT OF TOT PLINTH AREA	: 1665 SFT.				
Open to sky	Bed Room 11'x13'6" Toilet 8'x5' Dining 16'4'/2'x11'	ing Room 7½°x11'9"	Open to sky	Contract Con	Translated Sandard
	/* wide d		dwood Æsta	ias For G	reenwood Estate
			Mr My		dell.
WITNESSES:		·\	Part	ner	

SIG. OF THE BUYER

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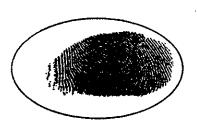


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

<u>10.</u>

FINGER PRINT
IN BLACK
(LEFT THUMB)

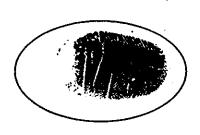
PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





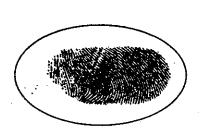
BULDER:

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.

IGNATURE OF WITNESSES:

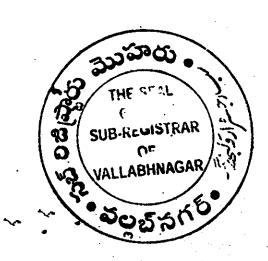
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For Greenwood Estates

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For Greenwood Estates

SIGNATURE OF EXECUTANTS



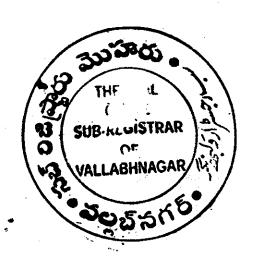
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908. **FINGER PRINT PASSPORT SIZE** SL.NO. IN BLACK NAME & PERMANENT **PHOTOGRAPH** POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER (LEFT THUMB) BLACK & WHITE BUYER: 1. MR. MOHANAN KOYATAN MANGALAMPALLY, S/O. LATE SHRI T. O. NAMBIAR, R/O. PLOT NO. 473, **ROAD NO. 36.** JUBILEE HILLS HYDERABAD - 500 033.. BUYER CUM CEPRESENTATIVE: 2. MRS. MEERA M. NAMBIAR W/O. MR. MOHANAN KOYATAN MANGALAMPALLY, R/O. PLOT NO. 473 ROAD NO. 36 JUBILEE HILLS HYDERABAD - 500 033. **PHOTO BLACK & WHITE** SIGNATURE OF WITNESSES: For Greenwood Estates For Are Partner Partner 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, Mrs. Meene M. Namerak, as I/We cannot appear personally before the Registering Officer in the

Office of Sub-Registrar of Assurances, Vallab Nagar, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

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स्थाई सेवा संख्या ·/PERMANENT ACCOUNT NUMBER AIYPK2089F





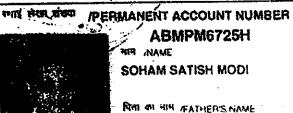
TH NAME SRIDEVI KALICHETI

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

WHI RIFE IDATE OF BIRTH

19-04-1977

BYRTHEY ISIGNATURE



PART OF HIS FATHER'S NAME SATISH MANILAL MODI

जम्म सिथि उत्तरम् द्रार हास्याः

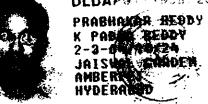
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Chief Commissioner of Incompitar, Andhra Pradesh

INDIAN UNION DRIVING LICENCE ANDHRA PRADESH

DRIVING LICENCE DLDAP94 1 (908) 2002



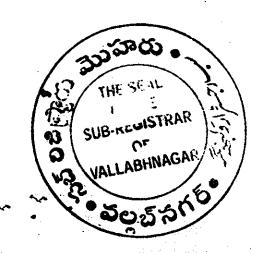
Suester 30/07/2002 DUPLICATE

For Greenwood Estates Partner

For Greenwood Estates

Partner

ப் விருந்தின் இடி இரு விருந்தின் விருந்தி



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हत्तके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की बाती है कि वे वाहक को बिना रोक-टोक, आज़ादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उन्ने आदश्यकता हो ।

These are to request and require in the name of the president of the republic of india all those whom it may concern to allow the bearer to pass freely without let or hindrance, and to afford him or her every assistance and protection of which he or she hay stand in need.

भारत गण्काच्य के राष्ट्रपति के आदेश से दिया गया BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



M. PONNUSWAMY Consul Consulate General of India Dubal - U.A.F.

कत्रका अस्ति द्वारा

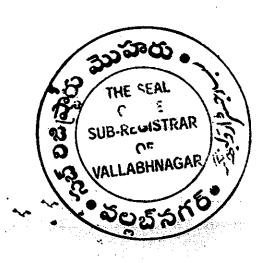
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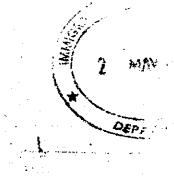
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