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D No 1824/08

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37MK 12/4/08 1002

SEC-RAD

L. G. Chimalgi
P 531956

LEELA G CHIMALGI
STAMP VENDOR

సంఖ్య G. VENKATES. H

వంక - 3/6 - G.P. RAD.

గ్రీన్ వుడ్ ఎస్టేట్స్ GREENWOOD ESTATES

5-4-76/A, Usha Nagar, Secunderabad
SECUNDERABAD-500 003

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 24 day of 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 Smt. 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. VINAY KUMAR, SON OF MR. UMESH KHAN, aged about 29 years, residing at 8 Willedrob Road, Apartment no. 8, Bloomington, Irrinois - 61701. USA, 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

Partner

For Greenwood Estates

Partner

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document.

[Handwritten signature]

I. Stamp Duty:

- 1. In the shape of stamp papers..... Rs. 100200
- 2. In shape of challan (u/s. 42 of I.S. Act, 1899)..... Rs. 17760200
- 3. In the shape of cash (u/s. 41 of I.S. Act, 1899)..... Rs. =
- 4. adjustment of stamp duty u/s 16 of I.S. Act, 1899 if any..... Rs. =

II. Transfer Duty:

- 1. in the shape of challan..... Rs. =
- 2. In the shape of cash..... Rs. =

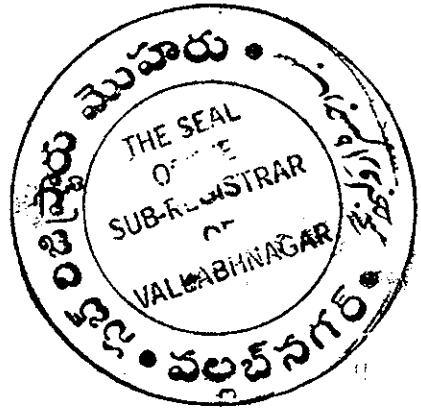
III. Registration fees:

- 1. in the shape of challan..... Rs. 1000200
- 2. in the shape of cash..... Rs. =

J. User Charges:

- 1. in the shape of challan..... Rs. 100200
- 2. in the shape of cash..... Rs. =

Total Rs. 18960/-



1970 సం. నెం. 24 వ తేదీ
 1970 సం. నెం. 24 వ తేదీ వరకు
 12 తరాయి 1 గంటల మధ్య పల్లెటూరు నబ్ లెజిస్ట్రార్
 కార్యాలయంలో శ్రీ శ్రీమతి K. Prabhakar Reddy
 లెజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32ని ను అనుసరించి
 సంగ్రహించవలసిన షిఫ్ట్ దాఖలు మరియు వేలిముద్రలతో సహా
 దాఖలు చేసి రుసుము రూ. 1000200 లు చెల్లించినది
 వ్రాసి ఇచ్చినట్లు టిప్పకోస్తది
 ఎడమ బొటనవైపు



[Handwritten signature]
 K. Prabhakar Reddy s/o K.P. Reddy occ. service
 (a) S.H. 18/13 & 4, 2nd floor, Solam manvelu,
 M.G. Road, Sec'bad, through attached SPA for
 presentation of documents, vide SPA Power no.
 2/2008, dt. 9.01.08 at SRO, Valabhinagar
 L.R. dist

① *[Handwritten signature]* f. Pradeep s/o. f. Dharmraj occ. service
 A/o. 1-10-263, new Bowampally, Sec'bad.

② *[Handwritten signature]* Varan s/o. Ramachander Reddy occ. services
 2-3-4, H.R. colony, Kusthiguda, Hyderabad

WHEREAS:

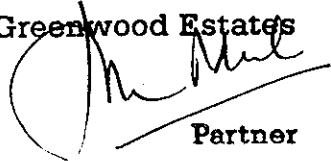
- A. The Buyer under a Sale Deed dated 24.5.08 has purchased a semi-finished, deluxe apartment bearing no. 203 on the second floor in block no. 'C', admeasuring 1230 sft. of super built up area (i.e., 984 sft. of built-up area & 246 sft. of common area) in residential apartments styled as 'Greenwood 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. 1823/08, 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. 203 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 deluxe apartment bearing no. 203 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) 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. 17,86,000/- (Rupees Seventeen Lakhs Eighty Six Thousand only).
2. The Buyer shall pay to the Builder the balance amount of Rs. 17,86,000/- (Rupees Seventeen Lakhs Eighty Six Thousand only) in the following manner:

Instalment	Amount (Rs.)	Due date of payment
I	9,17,000/-	11.06.2008
II	3,26,000/-	11.07.2008
III	5,43,000/-	01.08.2009

For Greenwood Estates


Partner


For Greenwood Estates


Partner

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 112
 2
 సబ్-రెజిస్ట్రార్


ENDORSEMENT U/S 41 & 42 OF I.S. ACT
 No. 1824/08 Date 24-5-08

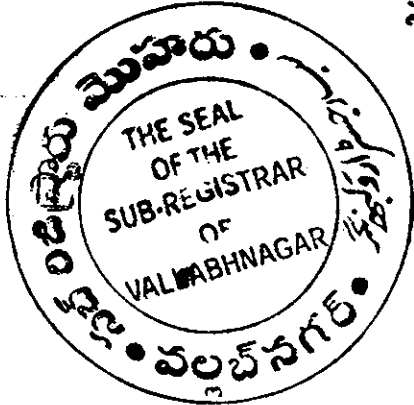
I hereby Certify that the deficit Stamp duty
17760/- (Rs. Seventeen thousand
seven hundred and sixty only)
 has been levied in respect of the instrument from
 Executant of this doc on the basis of agreed
 Market Value of Rs 1786000/-
 been higher than the consideration


 Collector & Sub-Registrar
 Vallabh Nagar
 (Under the Indian Stamp Act)

17760/-
 An amount of Rs. 5 towards Stamp Duty
 including Transfer Duty and Rs 1000/- towards
 Registration Fee was paid by the party through cash
 Receipt Number: 843799 Date: 16-5-08
 at SBH Bagumpet Branch (288)
 Dt. 24-5-08
 St. SRO Vallabh Nagar
 Sub-Registrar
 Vallabh Nagar

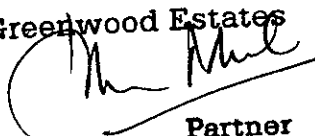
I వ పుస్తకము 2008 సం. / శాసన 1930 వ సం. వ
 1824 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 విమర్శన గుర్తింపు నెంబరు 1568-1-1824-2008.
 తేదీ - 24-5-08.


 సబ్-రెజిస్ట్రార్
 వల్లభ నగర్.




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.
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. 203 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 August 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.

For Greenwood Estates

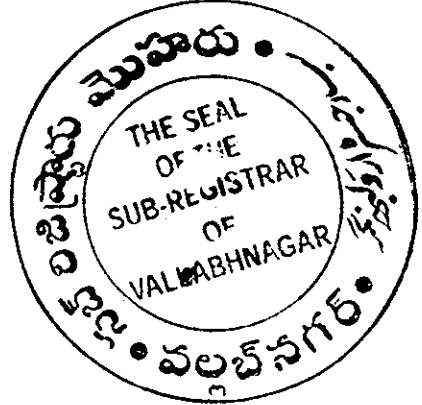

Partner

For Greenwood Estates


Partner

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[Handwritten signature]
S. S. S.



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.
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.

For Greenwood Estates


Partner

For Greenwood Estates


Partner

18/04/2001

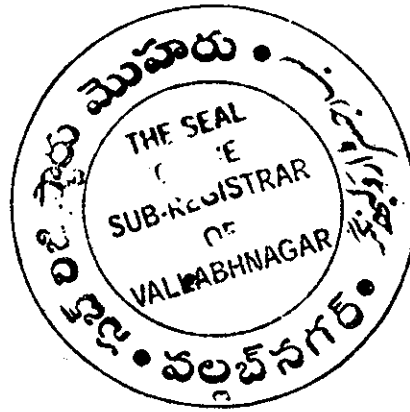
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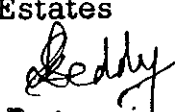
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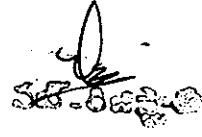


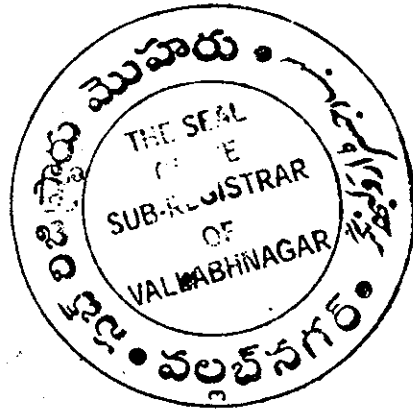
17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the 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.
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. 18,860/- is paid by way of challan no. 843799, dated 16.05.08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 17,860/- paid by the way of pay order No. 140704 dated 16.05.08, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

1. తిరువనంతకల్లూరి లోని 30 వ. నం. 10
తనెవల దం. 1814 నుండి తిరువనంతకల్లూరి సబ్ రిజిస్ట్రార్ (11)
ఈ కారణము వలన తిరువనంతకల్లూరి (5)


వ. రి. రి. రి.



SCHEDULE OF APARTMENT

All that portion forming a semi-finished deluxe apartment no. 203 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. 211
East By	Open to sky
West By	Open to sky

For Greenwood Estates



Partner

For Greenwood Estates



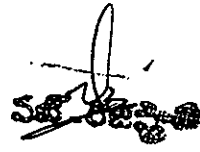
Partner

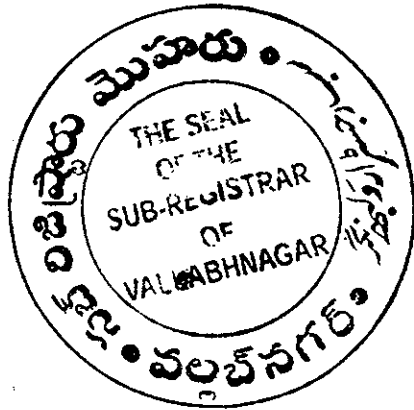
WITNESSES:

1. 
2. 

BUILDER

వల్లభనగరము 2008 సం/సా. వ. 1970 వ. నెం. 10
దస్తావేలు నెం. 1824 ముఖ్యము కాగితముల సంఖ్య (11)
ఈ కాగితము వయసు సంఖ్య (6)





**SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION**

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 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.	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:



For Greenwood Estates


Partner

For Greenwood Estates


Partner

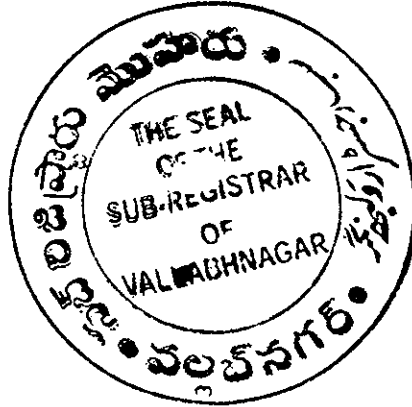
WITNESS:

1. 
2. 

BUILDER

శాసనసభ సమావేశం 2008
నవంబరు 18 2008 వేల సంవత్సరం (11) 1
శాసనసభ సమావేశం నెంబరు 77


వలభనగర్



**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
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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
R/O. 2-3-64/10/24
JAISWAL COLONY
AMBERPET
HYDERABAD - 500 013.

SIGNATURE OF WITNESSES:

1.

2.

For Greenwood Estates


Partner

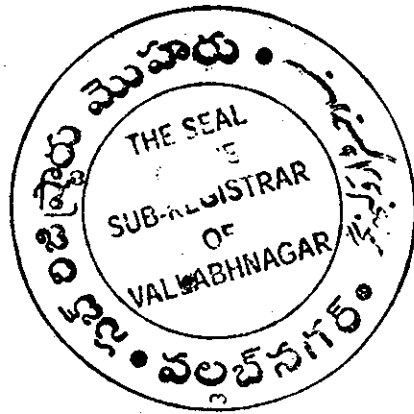
For Greenwood Estates

Partner

SIGNATURE OF EXECUTANTS

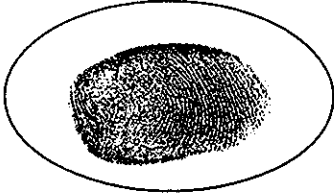
శ్రీ పూర్వము 2008 నుండి 1530 వ. సం. వ
దస్తావేజు సం. 1824 నుండి వచ్చిన పత్రములను పరిశీలించి (/ /)
ఈ దాఖలను సమీక్షించి పుస్తకం (8)


పబ్లికేషన్



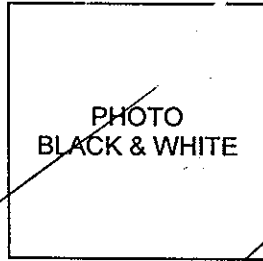
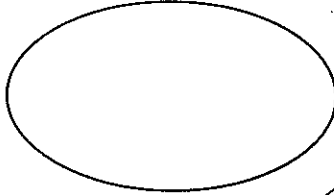
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUYER:

MR. VINAY KUMAR
S/O. MR. UMESH KHAN
R/O. 8, WILLEDROB RD
APT#8, BLOOMINGTON
IL-61701
U. S. A.



[Faint, mostly illegible text, possibly a stamp or additional address information, crossed out with a diagonal line.]

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Greenwood Estates

Partner

For Greenwood Estates

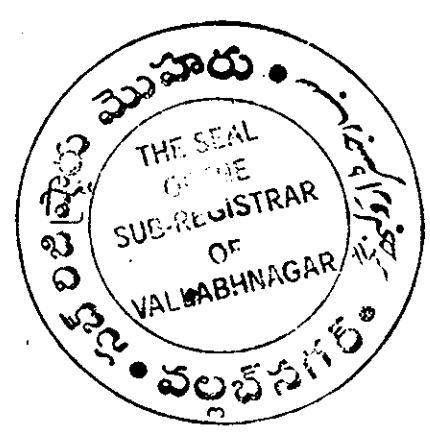
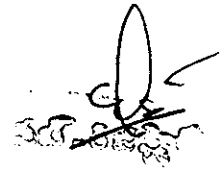
Partner
SIGNATURE OF EXECUTANTS
10/05/2008

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, Mr. Ravi Kant Jha, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallab Nagar, Hyderabad.

SIGNATURE(S) OF BUYER(S)
10/05/2008

1 నంబరు 2007 న. నెం. 10
1824
9



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIYPK2089F



नाम /NAME
SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE

Sridevi

Reddy

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABMPM6725H



नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE

Soham Modi

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE

DLDAPO11100312002



PRABHAKAR REDDY K
K PABU REDDY
2-3-64/150/24
JAISHAL GARDEN
AMBERLY
HYDERABAD

हस्ताक्षर

दिनांक

30/07/2002

DUPLICATE

Prabhakar
Licencing Authority
RTA-HYDERABAD-EZ

For Greenwood Estates

M. N. Reddy

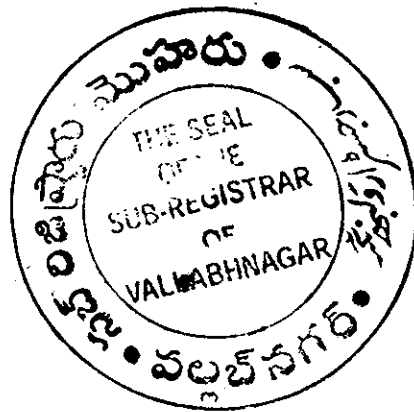
Partner

For Greenwood Estates

Reddy

Partner

2008
1844
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स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AKAPK3419P

नाम NAME

VINAY KUMAR

पिता का नाम FATHER'S NAME

UMESH KHAN

जन्म तिथि DATE OF BIRTH

15-02-1979

SIGNATURE

मुख्य आयकर अधिकारी

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
मुख्य आयकर अधिकारी,
आयकर भवन,
बस्तीर बाग,

हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :

Chief Commissioner of Income-tax .

Aayakar Bhawan,

Basheer Bagh,

Hyderabad - 500 004.

1 వ పూర్వ పేజీ 200/నం/సా. కే. 1970 న. నం. పే
దస్తావేజు నం. 1824 ముఖ్యము కార్యదేక్షానియ
ఈ కార్యదేక్షానియ పేజీ (//)

[Handwritten signature]
మ. రెడ్డి

