

WHEREAS:

- A. The Buyer under a Sale Deed dated 9.01.08 has purchased a semi-finished, Semi deluxe apartment bearing no. 219 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 Mandal, R. R. District (hereinafter after referred to as the Scheduled Apartment). This Sale Deed is registered as document no. 101/2008, 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. 219 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. 219 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 specifications given hereunder for an amount of Rs. 14,50,000/- (Rupees Fourteen Lakhs Fifty Thousand only).
- 2. The Buyer shall pay to the Builder the balance amount of Rs. 14,50,000/- (Rupees Fourteen Lakhs Fifty Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	7,06,000/-	12.01.2008
II	2,79,000/-	11.02.2008
· III	4,65,000/-	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

Partner

For Greenwood Estates

Partnér

Â,

తిన్నివేజు నెం. 102 మొత్తారు కాగీతముల సంధ్య (/2, 👂 **ජා පාර්**ෂ්ಋා ක්වාහ හරද_ු (2) Mo. Phinny Varghere see _{උදා}ංක්ල**ඩුන්**සි 3/2 E. R. Reday 5-L-187 12 4 4, Ho. J. Dernof our form Rlo. 1-10-263. New Boningoly, Jerber

20085 Son 2 500 80 9 538

Spa sig

- 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.
- 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. 219 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

Partner

For Greenwood Estates

Darran

් ක් කු කු දින දින දින ලේක. ස්. 1929 කි. ක්ට. ම ස්ථානික බ<u>ැටදි</u> බාජුණා ප්රේකාව කිරිල (/2) ජා පාර්ජණා කිරාත් කිරුණු (3)

No/02/2008 Date 9-1-08

I hereby Certify that the deficit Stamp duty

14400 Rs Fountee Moward

four Hereby of the instrument from

Executant of this doct on the cass of agreed

Market Value of Rs. 1450000 Colors

been higher than the consideration

Cellector & Sub-Registrar

Value Negar

An amount of Rs. 4400 towards Steen Duty including Transfer Duty and Rs 000 towards Registration Fee was part by the party through challan Receipt Number 6670 6 Dated 8770 at SEH Begumpet Grench (299)

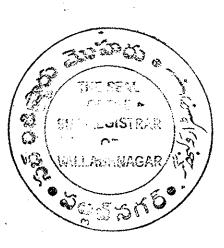
Dt. 9-/-08

Sub-Begistrar Vallabhnagar

I వ ప్రేక్షకము 200 రిస్. / శాశ 1929వ నంగాపు /02 వెంబరుగా రజిష్టరు చేయబడినది స్కానింగ్ ముత్తం గుర్తింపు వెంబరు 1568-1-/02-2008 విద్యా, 9-/-08

సబ్ స్ట్రేష్ట్రార్ వ్యబ్ వగర్.

he Indian Stamp Arti



- 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 the amounts paid by the Buyer after deducting liquidated damages provided herein.

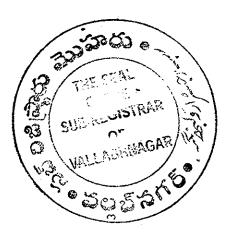
For Greenwood Estates

For Greenwood Estat.

Partner

de C

් ත් බැල් වර්ග <u>2008</u> අර/ණ. ජ. 1929 කි. බල කු ජන්තුම් සිට <u>102</u> මහරුණ ස් මෙන සිට දැර**ි**) ජන පෘතිත්මක ප්රාණ සිට දැර (4)



- 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. 15.500/- is paid by way of challan no. 681706, dated 08.01.08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 14,500/- paid by the way of pay order No. 137894 dated 02.01.08, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

Partner

4

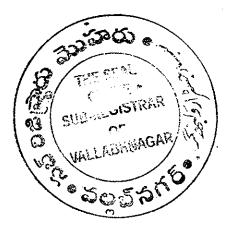
For Greenwood Estates

Partner

D.

Ø.

් ක් ක්රම් දින්න <u>විසුවේ කර</u>ුණ. ස්. 1929ක්. ක්ර. ක්ර ස්ථාමේස් බිට<u> / 62 කානුණා මේ ගින්නම කිර</u>ිමාව ක්රම්භ (72) ජා පංචිජණා ක්රාත් ක්රම්භ ද දුර දුර



SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment no. 219 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	Flat No.208
South By	Open to sky & 7' wide corridor
East By	Open to sky & 7' wide corridor
West By	Open to sky

Partner

For Greenwood Estates

WITNESSES

1. Propergant

2. J. J.

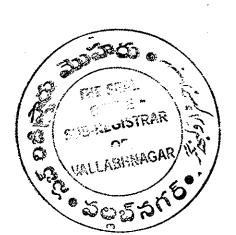
For Greenwood Estates

Partner

BUILDER

BUYER

් ත් රාල්ල කා <u>2කරේ</u> මට/නේ. ජ. 1829කි. ක්ර. ම ජාල්මිස් බට<u> 70² වාජුණා කරුණාක් කියල</u> (72) ජා පෘථිජනා ත්වාර කියල (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 doors with branded hardware Panel main door - polished. Panel main door - polished. Other doors - enamel 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, Granite slab, 2 ft granite tiles dado, SS sink. 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

For Greenwood Estates

Partner

BUILDER

BUYER.

WITNESS:

2. 1. 1

WALL SOUS STATE

KEGIZIKATION F		FLAT NO. 219 IN	BLOCK NO. 'C'	ON SECOND FL	OOR	
*	IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"					
IN SURVEY NOS.	202, 203, 204, 205 &	206				
	KOWKUR VILLAGE	7	MALK	AJGIRI	Mandal, R.R. Dist.	
BUILDER:	M/S. GREENWOOD	ESTATES, REPR	ESENTED BY ITS	PARTNERS		
	1. MR. SOHAM MOD	DI, SON OF MR. S	ATISH MODI	······································		
	2. MRS. K. SRIDEVI	, WIFE OF MR. K.\	/.S. REDDY			
BUYER:	1. MR. PHINNY VAR	GHESE, SON OF	LATE MR. A. V. V			
	2. MRS. SONAL SIN	GH; WIFE OF MR.	PHINNY VARGH	ESE		
REFERENCE: AREA:		CALE: Q. YDS. OR	INCL:		EXCL:	
J/S. OUT OF TOTA PLINTH AREA	AL: Ac- 6-05Gts. : 1230 SFT.				· · · · · · · · · · · · · · · · · · ·	
	· 	Open to sky			▲N	
Chair is su' a mine collino.	Utility 9'3"x4'3"			Flat No. 208	Sectory Sectory	
/ITNESSES:	प्र	or Greenwood	Partner	s	enwood Estates Partner GG. OF THE BUILDER	
Predage	- 4			8	SIG. OF THE BUYER	

ා ක් ද්වල්ණකා $\frac{2908}{300}$ බ0/39. වේ. 1929ක්. නි**0. ක** ස්ථානික බි $0.../0^{1/2}$ සිංග්ලිකා ප^{්ර}ම්කාව හිරණු (/2) ජා පාර්ජිකා ක්රාව සිංග්ලි (&)

పట్-రిజిస్టాత

SOUTH OF THE PROPERTY OF THE PARTY OF THE PA

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**

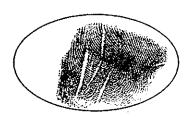
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





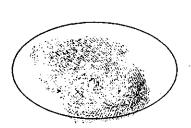
BUILDER:

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 SON OF SHRI. SATISH MODI





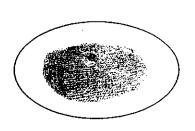
2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1ST LANE **BEGUMPET HYDERABAD**





BUYER:

1. MR. PHINNY VARGHESE S/O. LATE MR. A. V. VARGHESE R/O. DWARAKA MAI APARTMENTS FLAT NO. T-4, FOURTH FLOOR JAYANAGAR COLONY **NEW BOWENPALLY** SECUNDERABAD - 500 011.





2. MRS. SONAL SINGH W/O. MR. PHINNY VARGHESE R/O. DWARAKA MAI APARTMENTS FLAT NO. T-4, FOURTH FLOOR JAYANAGAR COLONY **NEW BOWENPALLY** SECUNDERABAD - 500 011.

SIGNATURE OF WITNESSES:

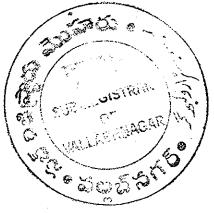
President J. 1

For Greenwood Estates Partner For Greenwood Estates

SIGNATURE OF EXECUTANTS







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

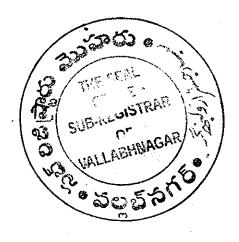
Chief Commissioner of Income-tax, Andhra Pradesh

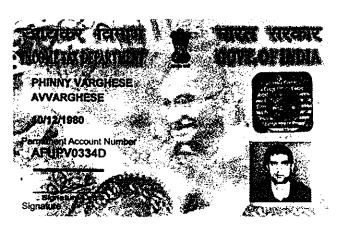
रभाई सेखा संख्या PERMANENT ACCOUNT NUMBER ABMPM6725H HAME PIF SOHAM SATISH MODI चिता का नाम FATHER'S NAME SATISH MANILAL MODI जन्म तिथि उध्यम् GCBIRTH 18-10-1969 FTTINT SIGNATURE

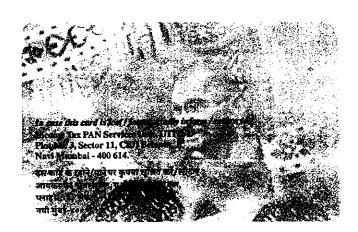
For Greenwood Estates

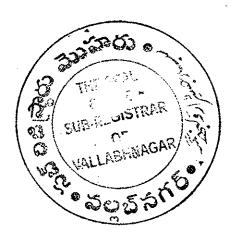
Partner

For Greenwood Estates









GOYT. OF INDIA

SONAL SINGH RAMESH SINGH 67/04/1979 Permanent Account Number BDRPS6814H





Plot Be 3, Sector 11, CBD Belapers, Navi Misshai - 400 614.

28 and 38 and are special effects and series are series and series and series and series and series and series and series are series and series and series and series are series and series and series and series are series and series and series are series and series and series and series are series and series and

(න නුමනුමන්<u>න 2කාර්</u> මට/ණ. ජ. 1929 නි. න්ය. ම ජාලාන්ස විට. <u>/ ර 2</u> විගණුනා මාට්ඡනාව නිවාදු (/ 2) ජා **පාට්ඡ**නා න්නාන නිටුකු (/ 2)

