DOC. NO. 823/08. 1823/08 ONE 100 **HUNDRED RUPEES** AIIKEI INDIA SEE INDIA NON JUDICIAL ಆಂಧ್ರ್ರವನ್ आन्ध्र प्रदेश ANDHRA PRADESH Tuchen Good Estatos AGREEMENT FOR CONSTRUCTION This Agreement for Construction is made and executed on this the March' 2008 at Secunderabad by and between: day of 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 37 years, Occupation: Business, resident of Plot No. 280, Jublee 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. RAM SURAJ SINGH, SON OF MR. RAM PRATAP SINGH, aged about 36 years, 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.

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WHEREAS:

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- A. The Buyer under a Sale Deed dated ol. 03. 08 has purchased a semi-finished, Semi deluxe apartment bearing no. 326 on the third 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. 822/08, 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-deluxe apartment bearing no. 326 on the third 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. 326 on the third 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, a reserved parking space for single /double car admeasuring 100 sft., each as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 12,90,000/- (Rupees Twelve Lakhs Ninety Thousand only).
- 2. The Buyer shall pay to the Builder the above said amount of Rs. 12,90,000/- (Rupees Twelve Lakhs Ninety Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment	
I	5,83,000/-	24.12.2007	
II	2,65,000/-	23.01.2008	
III	4,42,000/-	01.02.2009	

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I hereby Certify that the deficit Stamp duty

12800/ Rs Sceeler shoul are

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Notice Value of Rs 1290000/

been higher than the consideration.

Collector & Sub-Registrate

Collecter & Sub-Registrer Vallabh Negar fünder the Indian Stamp Act)

An amount of Rs /2800/ towards Stamp Duty including fransfer Duty and Rs /000/towards
Receipt Number 8 42 37 Dated 22at S&H Begumpet Branch (289)

Dt. /-7-06

Sub Registrar
Vallabhnagar

Vallabhnagar

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- 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 1month 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-deluxe apartment bearing no. 326 on the third 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.

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- 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 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 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.

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- 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. 13,900/- is paid by way of challan no. 849939, dated 22-2-08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 12,500/- paid by the way of pay order No. 138906 dated 22-2-08, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

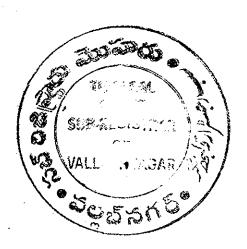
For Greenwood Estates

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SCHEDULE OF APARTMENT

All that portion forming a Semi-finished semi-deluxe apartment no. 326 on the third 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 reserved parking space for One car admeasuring about 100 sft. each 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	7'wide corridor & Open to sky
South By	Flat No. 327
East By	Open to sky
West By	Open to sky

WITNESSES:

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For Greenwood Estate

Partner

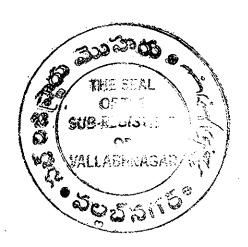
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BUYER

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SCHEDULE OF SPECIFIC COMPLETION OF CONST	
Semi-Deluxe Flat	

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' of 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:

WITNESS:

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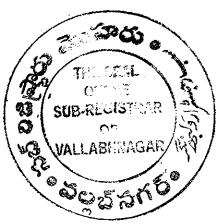
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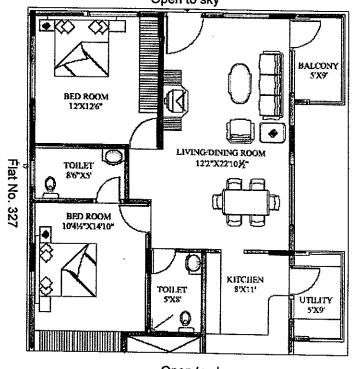
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REGISTRATION P	LAN SHOWING	FLAT NO. 326 I	N BLOCK NO. 'C' ON THIRD FL	OOR		
-	IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"					
IN SURVEY NOS.	202, 203, 204, 20)5 & 206				
	KOWKUR VILLA	GE,	MALKAJGIRI	Mandal, R.R. Dist.		
BUILDER:	M/S. GREENWO	M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS				
	1. MR. SOHAM MODI, SON OF MR. SATISH MODI					
	2. MRS. K. SRIDEVI, WIFE OF MR. K.V.S. REDDY					
BUYER:	MR. RAM SURAJ SINGH, SON OF MR. RAM PRATAP SINGH					
REFERENCE: AREA:	64.27	SCALE: SQ. YDS. OR	INCL: SQ. MTRS.	EXCL:		
U/S. OUT OF TOTA PLINTH AREA	AL: Ac- 6-05Gts. : 1200 SFT.	,				
I. SEED	Open to	J D BA	LCONY 5X9	♦N		



ide corridor & Open to sky

Open to sky

For Greenwood Estate

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WITNESSES:

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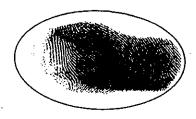
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

₹¹ SL.NO.

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POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



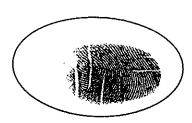




II FLOOR, SOHAM MANSION M.G. ROAD

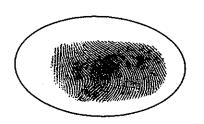
SECUNDERABAD -500 003 REP. BY ITS PARTNERS

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.





BUYER:

MR. RAM SURAJ SINGH S/O. MR. RAM PRATAP SINGH R/O. PLOT NO. 37 SURYA NAGAR KAUSALYA ESTATE KARKHANA SECUNDERABAD - 500 009

SIGNATURE OF WITNESSES:

1.

For Greenwood Estates

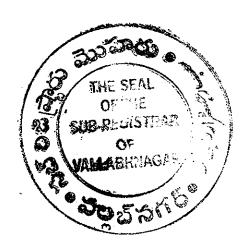
For Greenwood Estates

Partner

PartnerSIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

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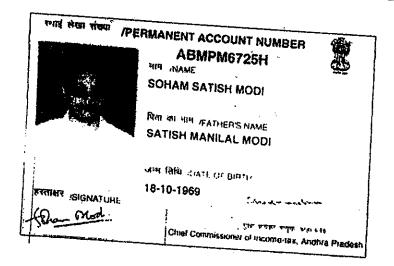
PITH INAME
SRIDEVI KALICHETI

PURI का माम IFATHER'S NAME
VENKATA RAMI REDDY NARALA

प्रम्म विधि IDATE OF BIRTH
19-04-1977

हस्ताकार ISIGNATURE

300 काव कावेश
Chief Commissioner of Income-tax, Andhra Pradesh



For Greenwood Estates
Partner

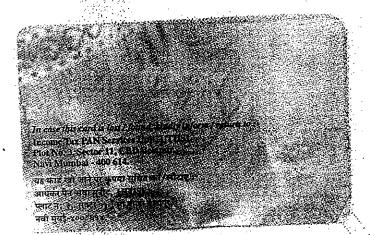
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