108/2008 एक सौ रुप्ये Rs. 100 vo. 100 HUNDRED RUPEES रत।NDIA 88 INDIA NON JUDICIAL ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH 397214 K. SATISH KUMAR Verthotelle On A flav Als. Groperwood Estates S.V.L. No:10/2000, R. No: 26/2006 8-2-30 CALMAYATHET (V) R. NACAR (...), L.R. DIST. AGREEMENT FOR CONSTRUCTION This Agreement for Construction is made and executed on this the 9th day of January 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 37 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. JITENDER SHARMA, SON OF DR. L. S. SHARMA, aged about 32 years, residing at 102, Chandramukhi Vimla Enclave, No. 7-1-32/11/1, Leela Nagar, Ameerpet, Hyderabad -500 016, 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. m Greenwood Estates For Greenwood Estates

Page 1

Partner

1 5 37 3 500 200 40/40, 8. 129 98. 50. 50 **මත්ලුම්ම** බි<u>ර /Ol</u> මහජුකිග පෘදියක්ගල කිලනුදි // . ද 1) 300 and 2000 and 4 / 3 ENDORSEMENT Certified that the following amounts have been daily in respect of this document i. Stamp Duty: 1. in the snape of stamp papers..... 2. in shape of challan (u/S.41 of J.S.Act. 1899) Rs./2-2 200 3. in the shape of cash (u/s.41-b) (3.2ct, 1899) 4. adjustment of stamp duty u.S. 16 of 1.S. Act, 1899 if any B. Transfer Duty: 1. In the shape of challan 2. In the shape of cash III. Registration fees: \$03 CLUISTRAR 1. In the shape of challan 2. in the shape of cash 7. User Charges: 1. in the shape of challan 2. in the shape of cash 2008500 Lives 20 1929 70 4 all anoxam 12 DOCTO 1 ——గంటల మధ్య పల్లభేశగర్ నథ్త్ రిజస్తార్ sociente & Sance Sohan Hodi లిజుగ్గేవన్ చక్కడు 1908 లోని స్వేస్ 32వి ను అనుసరించ సూర్వం-చవలసిన ఫిఓహో గ్రాఫులు మని యు వేళిముద్దలతో సహా **යං**ආනා ස්බ් රාබාකා රාං<u>/ටට∂≥ෙ</u>0 తాగీ ఇచ్చినట్లు ఓప్పతోన్నవి **න්සින්** ණිවත්**ට**වා bul So. Salish not. Rb. Platus. 200, Tebilis 16. Eletar 502, Vasan Homes, Waranaga 1th Low, Beginger. Byd.

WHEREAS:

- A. The Buyer under a Sale Deed dated 9-01.08 has purchased a semi-finished, Semi deluxe apartment bearing no. 324 on the third 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. 107/08, 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. 324 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. 324 on the third 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 single car admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 17,82,000/- (Rupees Seventeen Lakhs Eighty Two Thousand only).
- 2. The Buyer shall pay to the Builder the balance amount of Rs. 17,82,000/- (Rupees Seventeen Lakhs Eighty Two Thousand only) in the following manner:

eventeen baars – 8 .		Due date of payment
Installment	Amount (Rs.) 1,06,000/-	01.01.2008
I	4,79,000/-	01.04.2008
11	3,59,000/-	01.07.2008
IV	3,59,000/-	01.10.2008 01.02.2009
V	4,79,000/-	01.02.2

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

Page 2

් ක බව දුණකා <u>2008</u> කර/ණ. ජ. 1929 කි. ජල. 🐞 **රුදුම්**ෂ බිට<u>/ රම්</u> මාාමුණා පැරිජිණාව බටමු (//)

ජ පෙරීඡකා න්රාබ බරුදා (2-)

wall asheragas RIO = 102, Chardra mixed Winds No. 2-1-32/11, Lectarejon, Breesper

Ayd.



Prodes Ho. J. Denney our Sens

o oci. Service Sto. K.P. Reday occi. Service 2-3-6Widey, Anderger. Hacal

20083 Xon 2200 Be 1929 ar. 4. 400 arao 19 538

- 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-finished apartment bearing no. 324 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 01 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 Estates

For Greenwood Estates

Partner

Barrage

Thorn

4 వ పూస్తుకోవలు ² సాం/ సాం. త. 1929 వ. పం. కి డస్తావేజు నెం. <u>/ 6 కి</u> మొక్టము కాగీతముల సంఖ్య (//) ఈ కాగీతము వరుస సంఖ్య (³)

38-0230

No. 108 200 8

Date. 9-108

I hereby Certify that the deficit Stamp duty

[Rs level dee Montand

has been levied in responsed the distrument from Executant of this doct on the pasis of agreed

Market Value of Rs. 1782 0001

been higher than the consideration

Collector a Sub-Registrer

Vallebh Negar

An amount of Rs 177 tewards Stamp Duty Including Transfer Duty and Rs 100/towards Registration Fee was perly by the party through challan Receipt Number 68/705 Dated at SBH Begumpet Branch (299)

Dt. 9-1-08

Sub-Registrar Vallabhnagar

I వ వుస్తకము 200 జనం. / శాశ 1929 వే నంచి 108 నెబడుగా రజిష్టరు చేమా బడినది స్కానింగ్ పిష్మత్తం గుర్తింపు నెబబడు 1568-1-208 -200 ఇ తలు - 9-1- లకి.

వల్లబ్ నగ్రర్ ϵ



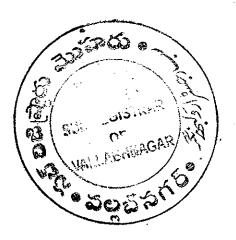
- 12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
- 13. The Builder shall deliver 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

Dertner"

් ක් කුල්මයා <u>දිපත්</u> බං/ණ. ජ. 1929 ක්. ණා. ම ස්ථාමේම බං<u>/ 69</u> මාණුණා පට්මණාව රදවැ**(//)** ජා පැරීමණා ක්රාත් ක්රකු (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. 18, 820 /- is paid by way of challan no. 6817 5 , dated 8 of los , drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 17 820/- paid by the way of pay order No. 13770 dated 31/10/15, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates For Greenwood Estates

Partner

Partner .

\

35,000



SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment no. 324 on the third 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 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
South By	Open to sky & Flat No. 323
East By	7' wide corridor
West By	Open to sky

For Greenwood Estates

Partner

For Greenwood Estates

WITNESSES:

1. 1/1/

BUILDER

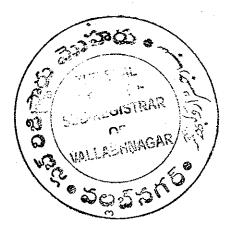
2.

Proporcars

් න බල දේ නා <u>විපාර</u>ිමං/ණ. ඒ. 1929න්. මම ම ජාලිස්ස බ<u>ැරි</u> මාල්සා පරිජනාව සිංමු (//)

ಈ පැරිණකා න්රාන බලකු (ර)





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

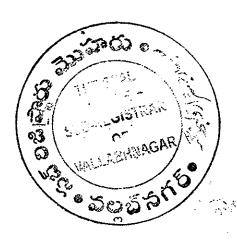
WITNESS:

Partner

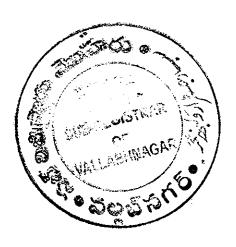
BUILDER

1. Thereare

B\UYER.*



REGISTRATION I	PLAN SHOWING	FLAT NO. 32	4 IN BLOCK NO	. 'C' ON THIRD I	FLOOR	
			KNOWN AS "G			
IN SURVEY NOS.	202, 203, 204,		· · · · · · · · · · · · · · · · · · ·			
	KOWKUR VILI	AGE,		ALKAJGIRI	Wondal D.B. Di-	
BUILDER:	M/S. GREENV	VOOD ESTATES, RE			Mandal, R.R. Dis	
		MODI, SON OF MR				
		DEVI, WIFE OF MR.				
BUYER:	MR. JITENDER SHARMA, SON OF DR. L. S. SHARMA					
REFERENCE: AREA:	89.18	SCALE: SQ. YDS. OR	INCL: SQ. MTR		EXCL:	
U/S. OUT OF TOTA PLINTH AREA	L: Ac- 6-05Gts. : 1665 SFT.					
		Open to all				
		Open to sky			♣N	
· .	Balcony 9'x5'		Balcony 9'x5'		V Carefring	
	Be	d Room		مراعات ا	of The Areas	
	8		ed Room 0'3"x13'6"	Crack	* · · · · · · · · · · · · · · · · · · ·	
	8 8 1	5'x8'	8		1	
	ěn U		[8]			
	Toilet			မွ		
	Sky Toilet 8'x5'		Toilet 8'x5' ②L	5	1 172	
	Fig		Bed Room	Open to sky		
	N D	b	10'3"x12'	•		
	Open to sky & Flat No. 323	Dining 16'4½"x11'1½"				
	23		$\infty \infty \square$			
	Kitch	nen Living Room		-	Timalogn	
	10'9'	x8' 137,7X11'9			1000 1X	
	Utility 11'6"x4'41			J. 4		
•				SP Road		
		7' wide corridor	•	>4 (1004	SECSO	
					Pehn	
				**	; ')	
		For Gree	nwood Esta	For G	reenwood Estates	
			IX. IX	w.	\mathcal{O} \mathbb{N}	
			Par	tner	Lay	
				=	Parther	
ITNESSES:					SIG OF THE VENDOS	
1				•	SIG. OF THE VENDOR	
1	ħ				SIG. OF THE VENDOR	
1	end end		- · · · · · · · · · · · · · · · · · · ·		SIG. OF THE VENDOR	



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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

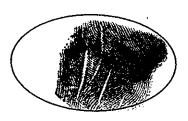
PASSPORT SIZE PHOTOGRAPH DI ACK & WILLITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





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:

BUILDER:

MR. JITENDER SHARMA S/O. DR. L. S. SHARMA R/O. 102, CHANDRAMUKHI VIMLA ENCLAVE NO. 7-1-32/11/1 LEELA NAGAR, AMEERPET HYDERABAD - 500 018.

SIGNATURE OF WITNESSES:

For Greenwood Estates

Partner

For Greenwood Estates

SIGNATURE OF EXECUTANTS

් ත් බැල් ද හා <u>උතේ එර/ණ</u>. ඒ. **192 9ක්. ඒර. ම** ස්තුනීම බ<u>්ර / රුගි</u> බොමුණ පරිස්කාව ත්**ංකු (** //) ස් පෙරිස්කා ක්වාත් රටල (ඉ)

35 bear



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

APJPS4296N



JITENDER SHARMA



जन्म तिथि /DATE OF BIRTH

26-09-1974

--- t hours

Hamil

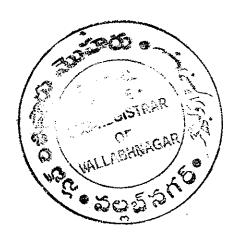
आयकर आयुक्त, मेरठ

COMMISSIONER OF INCOME-TAX, MEERUT

इस कार्ड के खो / मिल जाने पर कृप्या जारी करेंने वाले प्राधिकारी को सूचित / वापस कर दे आयकर आयुक्त, आयकर भयन, भैंसाली ग्राउण्ड, मेरठ - २५० ००१.

In case this card is lost/found,kindly inform/return to the issuing authority: Commissioner of Income-tax, Aayakar Bhawan, Bhainsali Ground, Meerut - 250 001. ් න බැල්ලේ නා <u>වලට බ</u>්ට/ණ. න්. 1929ක්. න්ය. ම න්තුබිහ බ<u>ැටේ වාර්</u>ල්වා පැරිණිනාව බ**ාහැ**(//) ජා පැරිණිකා සටය බටවා (/ර) /

SE CELO



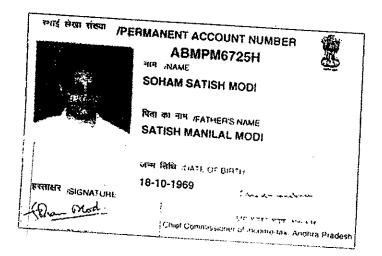
स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AlyPK2089F
नाम /NAME
SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH
19-04-1977

हस्ताक्षर /SIGNATURE

प्राप्त आदश्य आदश्य आदश्य आदश्य । ।देग



For Greenwood Estates

c

Partner

For Greenwood Estates

Partnet

1 න නැත්තේ නා <u>උතර් කර</u>ුන. එ. 1929කි. එර. නා සතුන්ම කට <u>/රද් කරුණා</u> පැමිණින්නම කරමුල් (//) ජා පාර්ෂණා සහස් ක්ර_{ම්ත} (//)

వబ్-రజ్ఞిత

