रतीय गैर Rs. 100 क सौ रुपये ONE HUNDRED RUPEES सत्यमेव जयते भारत INDIA INDIA NON JUDICIAL ACYG K 286138 ಆಂಧ್ರಹಿದೆ೯ आन्ध्र प्रदेश ANDHRA PRADESH Denomination: 100 Serial No : 13,189

Furchased by :

e. Veksas ağa

SECHAD र के Whom :

PREEN WOOD PETATES SBURAD

AGREEMENT FOR CONSTRUCTION

Caid Office, Hyd

This Agreement for Construction is made and executed on this the 30 day of June 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 apout 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 In omes. Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

AND

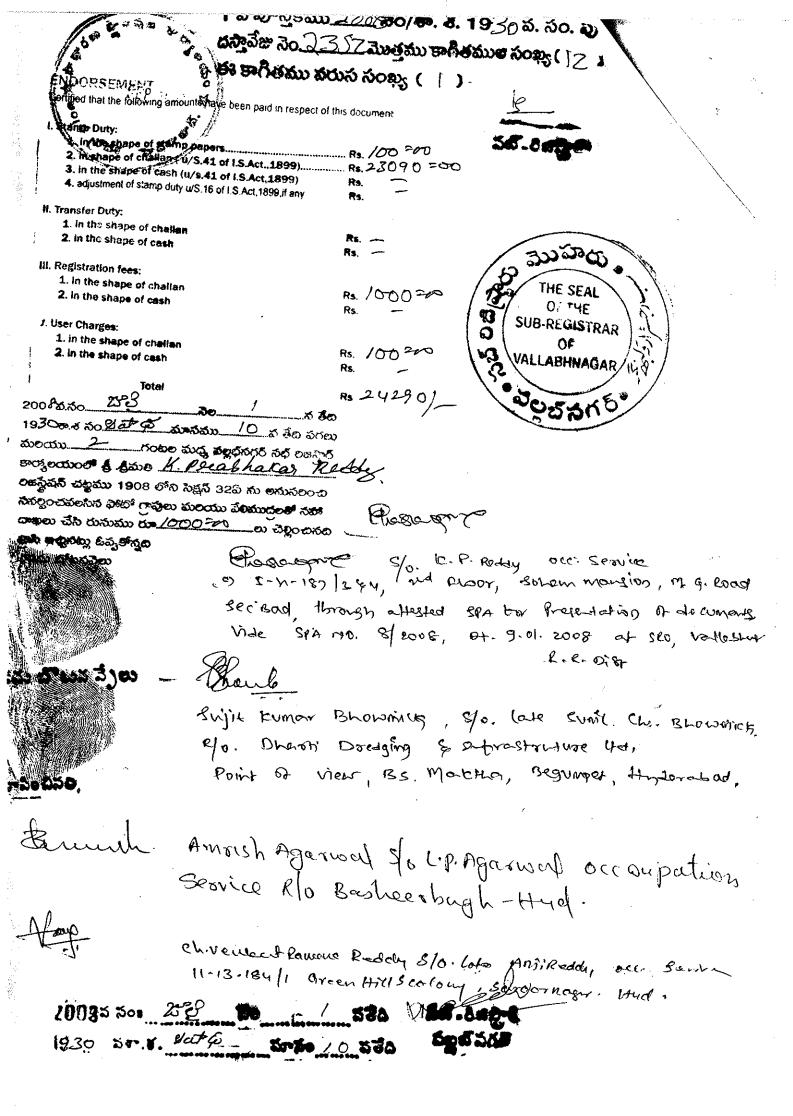
MR. SUJIT KUMAR BHOWMICK, SON OF LATE SHRI SUNIL CH. BHOWMICK. aged about 37 years, residing at Dharti Dredging & Infrastructure Ltd. Point of View, BS. Maktha, Begumpet, Hyderabad - 500 016, hereinafter referred to as the Buyer. The expression Builder and Buyer shall mean and include his/her/theirs, legal

representatives, administrators, executors, successor in interest, assignee, etc.

For Green wood Estate

Partner

For Greenwood Estates



WHEREAS:

- A. The Buyer under a Sale Deed dated 30.06.08 has purchased a semi-finished, deluxe apartment bearing no. 310 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) 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. 235 | 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. 310 on the third floor in block no. 'C' and the parties hereto have specifically agreed that 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. 310 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) 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. 23,19,000/- (Rupees Twenty Three Lakhs Nineteen Thousand only).
- 2. The Buyer shall pay to the Builder the balance amount of Rs. 23.19.000/(Rupees Twenty Three Lakhs Nineteen Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
II	11,63,000/- 4,33,000/-	12.06.2008
III	7,23,000/-	12.07.2008 01.08.2009

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.

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For Greenwood Estates

Partner

Page 2

1 వ పూస్తకము 2000 సం/శాం. ఇం. 1200 దస్తావేజు నెం. 2015 2మొత్తము కాగితముల సంఖ్య (2) ఈ కాగితము వరుస సంఖ్య (2)

ENDORSEMENT U/S 41 & 42 OF I.S. ACT

No. 2352/08

Date 1-7-of

Thereby Certify that the deficit Stamp duty

23090 (Rs. Toperate there thousand

has been levied in respect the instrument from

Executant of this doct on the pasts of agreed

Market Value of Rs. 23/9000

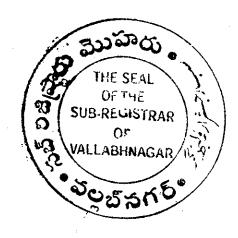
Collector & Sub-Registrar

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

An amount of Rs. 23090/ Towards Stamp Duty including fransfer Duty and Rs/000/ towards Registration Fee was pell by the party through challen Receipt Number 23935 Dated 00-6 at SBH Begumpet Branch (299)

Dt. /- 2-08 Sub-Registrar Vallabhnagar

[వ పు స్థకము 2008 నం. / శా శ 1970వ సంగాహం 2352 నెబరుగా ర్జిష్టరు బేమబడినది. సాగ్రెస్డిగ్ పిమిత్తం గుర్తింపు నెంబరు 15(8-1-2352-200 శ. వైద్య / - > - ంగి. సబ్-రిజేస్ట్రార్ వల్లబ్నగర్.



- 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. 310 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 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.
- 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

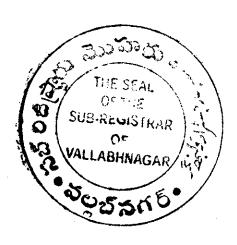
Partner

For Greenwood Estates

Partner

Jours!

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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

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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. 24,190/- is paid by way of challan no. 827785, dated 30.06.2008, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 23,190/- paid by the way of pay order No. 141623, dated 30.06.08, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

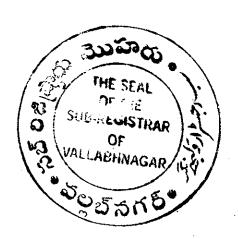
Partner

For Greenwood Estates

Partner

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SCHEDULE OF APARTMENT

All that portion forming a semi-finished deluxe apartment no. 310 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	
East By	7' wide Corridor	
West By	Open to sky	

For Greenwood Estates

For Greenwood Estates

WITNESSES:

1. Emm

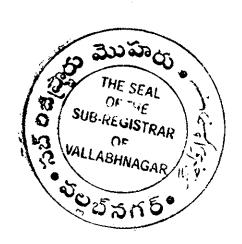
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SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION						
Item	Semi-Deluxe Flat	D.I. Si				
Structure		Detaxe Fiat				
Walls	RCC					
External painting	4"/6" solid cement blocks					
Internal painting	Exterior emulsion					
Flooring	Smooth finish with OBD					
Door frames	Ceramic tiles	Marble slabs				
Doors & hardware	Wood (Wood (non-teak)				
	Flush doors with branded hardware Panel main door - polished. Other doors - enamel	Panel main door - polished.				
Electrical	Outer Gods - enamer					
Windows	Copper wiring with modular switches					
Bathroom	Aluminum sliding windows with grills Ceramic tiles with 7' dado Designer ceramic tiles with 7' day					
	dado	Designer ceramic tiles with 7' dado				
Utility room	Senarata utilia.	with bathtub in one bathroom.				
	Separate utility area in each flat					
Sanitary	Branded sa	Branded sanitary ware				
C P fittings	Branded CP Fittings	D				
Kitchen platform	Granite slab, 2 ft ceramic tiles dado,	Superior Branded CP Fittings				
Plumbing	SS sink.	Granite slab, 2 ft granite tiles dado. SS sink with drain board				
Lofts	GI & PVC pipes Lofts in each bedroom & kitchen					
COILS						

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:

For Greenwood Estates

Partner

For Greenwood Estates

Partner

BUILDER

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్ ప పూన్తకము2008 సిం/నా. శ. 1.930 ప. సం. స్త్రి దన్వివేజు నెం.2352 మెత్తము కాంగీతముళ సంఖ్య (17) ఈ కాంగీతము వరున సంఖ్య (7-)

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ATION PLAN SHOWING FLAT NO. 310 IN BLOCK NO. 'C' ON THIRD FLOOR IN PROJECT KNOWN AS "GREENWOOD RESIDENCY" SURVEY NOS. 202, 203, 204, 205 & 206 Mandal, R.R. Dist. **MALKAJGIRI** KOWKUR VILLAGE, M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS BUILDER: 1. MR. SOHAM MODI, SON OF MR. SATISH MODI 2. MRS. K. SRIDEVI, WIFE OF MR. K.V.S. REDDY MR. SUJIT KUMAR BHOWMICK, SON OF LATE SHRI SUNIL CH. BHOWMICK BUYER: INCL: EXCL: REFERENCE: SCALE: SQ. MTRS. SQ. YDS. OR 89.18 AREA: U/S. OUT OF TOTAL: Ac- 6-05Gts. : 1665 SFT. **PLINTH AREA** Open to sky Balcony Balcony 9'x5' 9 x5 Bed Room 11'x13'6" Bed Room 10'3"x13'6" Toilet 5'x8' Open to sky Lection Plan Toilet 8 x5 8'x5' Artanand Bed Room 10'3"x12" 1 [j) ≟ Dining 16′4½″x11′1½ Living Room 15'7'/3"x11'9" Kitchen 10'9"x8 ____Utility \ 11'6"x4'4!≨ 7' wide corridor For Greenwood Estates For Greenwood Estates Partner

WITNESSES:

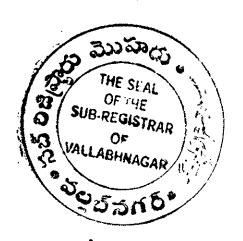
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Partne

SIG. OF THE BUILDER

SIGN. OF THE BUYER

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

FINGER PRINT
IN BLACK
(LEFT THUMB)

<u>J.</u>

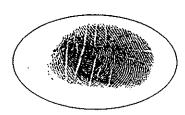
PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





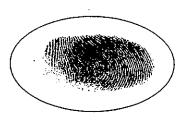
BULDER:

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.





BUYER:

MR. SUJIT KUMAR BHOWMICK S/O. LATE SHRI SUNIL CH. BHOWMICK R/O. DHARTI DREDGING & INFRASTRUCTURE LTD POINT OF VIEW, BS. MAKTHA BEGUMPET HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

1 Lump

Your

For Greenwood Estates

Partner

For Greenwood Estates

Partner

SIGNATURE OF EXECUTANTS

30.803 (



Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002366/2008 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 01/07/2008 12:05:28

This report prints Photos and FPs of all parties

SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignatu re
1	*AMANANANA		(CL) SUJIT KUMAR BHOWMICK BS MAKTHA,BEGUMPETHYDERA BAD	Cond.

Identified by

Witness 1

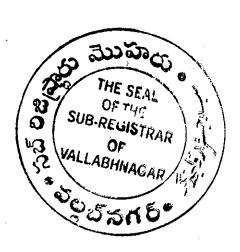
Photos and TIs captured by me

Witness 2

Capture of Photos and TIs done in my presence

ు వ పూర్హక్షన్స్ 200 కింగ్/శాం. శ. 1936 వ. సం. శ్రీ రస్తావేళ్లు సెం2352 మెత్తన్ను కారీశముఖ సంఖ్య (12) ఈ కాగీతము నరువ సంఖ్య ((0)

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स्थाई 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

Chief Commissioner of Income-tax, Andhra Pradesh

/PERMANENT ACCOUNT NUMBER



ABMPM6725H

HIR NAME

SOHAM SATISH MODE

PURE OF THE PEATHER'S NAME SATISH MANILAL MODI

जन्म विश्वि । उत्तर् एः ह्यानाः

18-10-1969

FTRING SIGNATURE

ुक्त अवस्थ अपूर्व अक्षा स्था

Chief Commissioner of income-tax, Andera Pladesh



DRIVINGLICING

DLDA 65

PRABHAKAR BERBY JAISWAL GARDEN AMBEREST HYDERABED

30/07/2002 DUPLICATE

Licencing Authority RTA-HYDERABAD-ED

For Greenwood Estates

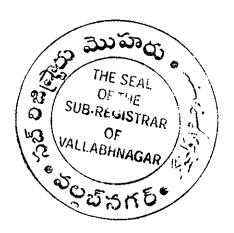
For Greenwood Estates

Partner

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వట్-రిజిస్టాణ



आयकर विभाग INCOMETAXDEPARIMENT



भारत सरकार GOЎT. OF INDIA

SUJIT KUMAR BHOWMICK SUNIL KUMAR BHOWMICK 01/08/1971 Permanent Account Number AIDPB1240N



In case this card is lost / found, kindly inform / return to : Income Tax PAN Services Unit, UTHSL Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सृद्धित करें/लोटाएं : आयकर पान सेवा युनीट, USISL जाट नं: ३, सेक्टर १५: सी.बी.बी.बेलापुर, नदी मुंबई-४०० ६१४.

John John Committee Commit

I వ పూన్లకము<u>్దం</u> బేసిం/శా. శ. 19 ు వ. సం. ఈ దస్తావేజు నెం.ఎడ్డ్ మొత్తము కాగితముల సంఖ్య (/∠) ఈ కాగితము వరుస సంఖ్య (/∠)

> ._<u>్</u> నట్-రిజ్ఞాం

