as mon 23/05/00 Doct No. 23/02/00 .06-एक सौ रुप्ये 53° **Rs.** 100 ONE CAN COLUMN HUNDRED RUPEES IXCI INDIA: SINDIANONSUDICIALS 188 ఆంధ్ర్యప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH STAMP VENDOR S.V.L.No.32/1998, No.1/2009 5-4-76/A, Cellar Raniguni. SECUNDERABAD-500 003 Theon Land Estates AGREEMENT FOR CONSTRUCTION 100

This Agreement for Construction is made and executed on this the 30th day of September 2009 at SRO, Vallabhnagar, Hyderabad 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 39 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, Occupation: Business, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

AND

MR. G. SIVA RAMA KRISHNA, SON OF MR. G. SREE RAMULU, aged about 31 years, gOccupation: Service, residing at Flat No F-2, 1st Floor Sri Ranga Nilyam Apartments, Jawahar Nagar, R T C 'X' Road Hyderabad - 500 020, 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, assignée, etc.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

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வித்தை அடிக்கை கூடி இ ම මෙන්නා න්රාන් න්රකූ (🔨 ENDOMBENENT Sext-AM no Certified that the folio amounts have been peid in respect of this document I. Stamp Duty: 1. in the shape of stamp papers... ත්ත්-පළබුව 2, in shape of challen (u/S.41 of I.S.Act., 1899)..... 3. In the shape of each (u/s.41 of I.S.Act.1899) 4. adjustment of many out, u.S. 16 of I.S. Act, 1899 if any Rs. 15/60200 II. Transfer Duty: 1. In the shape of so wan 2. In the shape or back of the III. Registration tees: 1. In the shape of challan 2. in the shape of cash WALLASHWACA /. User Chargesk 1. in the shape of challan 2. in the shape of cash 20098.00 100 000 000 1931 A Son De State State & 2 ಮರಯ್ಯು 3 ಗಂಟಲ ಮಧ್ಯ ಪಲ್ಲಭನಗರ ಸಥ ರಕ್ಷಣ್ಣಕ Segomos & Sans K. Frabhakar Rad. రిజ్ఞువన్ చట్టము 1908 లోని నిక్షన్ 32ఏ ను అనునలించ నగుల్లించవలసేన సికిప్ గ్రావులు మలయు వేలిముదలతో నుండి යංකුත ක්රී ජාතාකා ජාං<u>/000</u>≈0 Characopo రెస్ట్రా అధిన్నార్లు _න බවූරත්තන . Propagns (t. Prabhakar ledy S/0, 1C. P. Rad Bervie , Rpo. 5-4-187/384, 2nd Floor, Bolan maugion, Mr G. Load, sec Bod, through sen by freque Documents. Vite 8PA NO. 8/2/08, Dt. 19.01.08 at SRD, Vallebhnoger, Huderabad Siva Roma Knishua G. Stee Ramiolin Scovice R10. f-2, ist Floor, 8th Ronge Nilayom opy, Janeharragar RT c & Roads T. Ravi Kumal Slo Thyagarajan Teacher HNO 2-219/3 Nehrunagar Madikarda wgl 506/42 VN. Ramesh s/o V. Rangaiah, Rly. Employee, 440; 404, B-Block, Meghadri Heights, Yapral, Hyd. Toy the for .ක් ම්ග నబ్-లజిస్ట్రారు 103/ \$ - 5 M/J - 20000 8 - 20 30 **න්පූද්**නීරර්

WHEREAS:

- A. The Buyer under Sale Deed dated 30.09.2009 has purchased a semi-finished, Semi-deluxe apartment bearing flat no. 307 on the third 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. 236/09, in the office of the Sub-Registrar, Vallabhnagar, 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 flat no. 307 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 flat no. 307 on the third 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, and a reserved parking space for one car on the stilt floor admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 15,26,000/- (Rupees Fifteen Lakhs Twenty Six Thousand Only).
- 2. The Buyer shall pay to the Builder the above said amount of Rs. 15,26,000/- (Rupees Fifteen Lakhs Twenty Six Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment		
I	6,86,000/-	05.10.2009		
II	2,40,000/-	14.10.2009		
III 4,00,000/-		On Completion of flooring, bathroom tiles, doors, windows & 1 st Coat of Paint		
IV	2,00,000/-	On Completion of Flat		

For Greenwood Estates

For Greenwood Estates

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ENDORSEMENT U/S 41 & 42 OF 1.S. ACT No. 2362/09 Date 20-09-09

. I hereby Certify that the deficit Stamp duty

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has been levied in respect of the man iment from Executant of this doct on the pasts of agreed

Market Value of Rs. 15260001

been higher than the consideration

Collector & Sub-Registrer
Vallabh Nagar

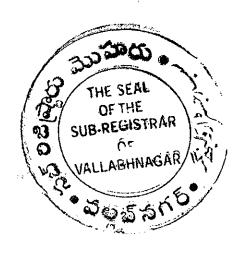
(Under the Indian Stamp Act)

[వ వృత్తము 2009 నం. / శాశ 193/ వ నం:ప్లో 2362 మెలబరుగా రిజిష్టరు చేయబడినది నాడ్రిస్టర్ విమత్తం గుర్తింపు నెంబరు 1508-1-2362-2009.

30-09-09.

నట్-రిజిస్ట్రార్ పట్-రిజిస్ట్రార్

فسأؤوبها



- 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 3 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 flat no. 307 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 1st April 2010, with a further grace period of 6 months 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

For Greenwood Estates

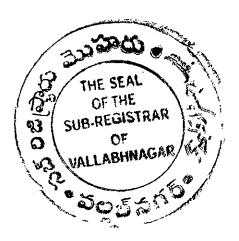
Partner

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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.

For Greenwood Estates

For Greenwood Estates

Partner

Partner

1 వ పున్తకముల సంఖ్య () దన్నివేజు నెంల్ ముత్తము కాగితముల సంఖ్య () ఈ కాగితము వరుస సంఖ్య ()

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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. 16,260/- is paid by way of challan no. Cash, dated 30.9.9, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs.15,260/- paid by the way of pay order No. 151482 dated \$5.09.2009, HDFC Bank, S. D. Road, Secunderabad.

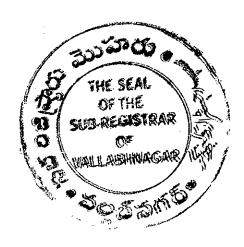
For Greenwood Estates

Partner

For Greenwood Estates

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నట్-లజిస్టేరు



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PORTION OF THE LAND area to the extent of Ac. 6-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, under S.R.O. Vallab Nagar and bounded as under:

North By	Land in Sy.No. 202	
South By	Village boundary of Yapral	
East By	Land in Sy. No. 202	
West By	Land in Sy. No. 207 & 212	

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming a semi-deluxe apartment bearing flat no. 307 on the third 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 a reserved parking space for one 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	7' wide corridor & Open to Sky
South By	Flat No. 312
East By	Open to sky
West By	Open to Sky

WITNESSES:

1. Rhugh

For Greenwood Estates

Partner

For Greenwood Estate:

Pertner

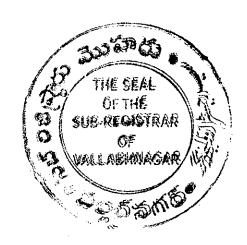
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BUYER

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Sof-Design



COMPLETION OF CONSTRUCTION

Item	Semi-Deluxe Flat Del			
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' dad 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	latform 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:

Partner

WITNESS:

For Greenwood Estates

For Greenwood Estates

BUIL Partier

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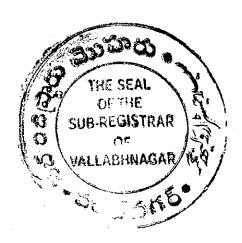
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REGISTRATION PLAN SHOWING FLAT NO. 307 IN BLOCK NO. 'C' ON THIRD FLOOR					
•	4,1		NOWN AS "GREE		
IN SURVEY NOS.	202, 203, 204, 20			**	
	KOWKUR VILLA	GE,	MALK	AJGIRI	Mandal, R.R. Dist
BUILDER:	M/S. GREENWO	OOD ESTATES, REP			manadi, iiii biot
		10DI, SON OF MR.			
	2. MRS, K. SRIDE	EVI, WIFE OF MR. K	. V. S. REDDY		
BUYER:	MR. G. SIVA RAM	IA KRISHNA, SON C	OF MR. G. SREE R	AMULU	
REFERENCE: AREA:	65.88 S	SCALE: Q. YDS. OR	INCL: SQ. MTRS.		EXCL:
U/S. OUT OF TOTA PLINTH AREA	: 1230 Sft.	n to Sky			♦N
	Bed Room 10'6"x11'77/2" Balcony 9'x5'	Dining 10'3"x13'	Citchen 6"x10'3" Living Room 1'9''x14'4'/2" Balcony 9'x5'	7' wide Corridor & Open to Sky	Section 19 1 Control 19 1 Contr
,	Op		wood Estates	For G	reenwood Estates Beldy
WITNESSES:			Partner		SIG. OF THE BUILDER
1. Rhugh					
1. Rhual 2. Ranual					SIG. OF THE BUYER

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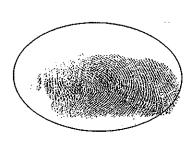
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





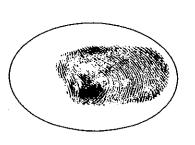
BUILDER

M/S. GREENWOOD ESTATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROA, SECUNDERABAD -500 003 REP. BY ITS PARTNERS 1. SHRI. SOHAM MODI SON OF SHRI. SATISH MODI





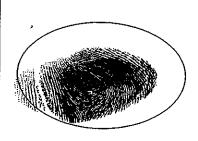
2. SMT. K. SRIDEVI W/O. SHRI. K. V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES, UMA NAGAR 1ST FLOOR, BEGUMPET HYDERABAD.





SPA FOR PRESENTING DOCUMENTS: VIDE DOC NO. 8/IV/ 2008 Dt. 19/01/08

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.





BUYERS:

MR. G. SIVA RAMA KRISHNA S/O. MR. G. SREE RAMULU R/O.FLAT NO F-2, 1ST FLOOR SRI RANGA NILYAM APARTMENTS JAWAHAR NAGAR, R T C 'X' ROAD HYDERABAD - 500 020.

SIGNATURE OF WITNESSES:

1. Rund

For Greenwood Estates

Partner

For Greenwood Estates

SIGNATURE OF EXECUTARTS

SIGNATURES OF BUYERS

1 ర పుస్తకము 200 సం/శా.శ.19 3 వ.నం. ఫ ద్వావేజు సెం22 ముత్తము కాగితముల సంఖ ((2) ఈ కాగితము వరుస సంఖ్య (9)

कर्त- २०० कुरा

THE SEAL
OF THE
SUB-REGISTRAR
OF
WALLABHNAGAR
WALLABHNAGAR
OF

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

C.S.No./Year: 002395/2009 of SRO: 1508(VALLABNAGAR)
Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 30/09/2009 14:09:55

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
Feed	**************************************	BOSTON AND AN LUBBATE	(CL) G.SIVA RAMA KRISHNA FLAT NO.F-2, 1ST FLOOR SRI RANGA NILAYAMAPTS, JAWAHAR NAGAR, R.T.C. X ROADS, HYD	dist.

Identified by

Witness 1 Rhual

Witness 2 Ramely

Photos and TIs captured by me

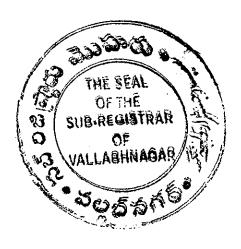
Capture of Photos and TIs done in my presence

M. HORM

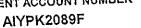
1 వ వుస్తకముల సంస్థ్రిముత్తముల కాగీతముల సంఖ్య () న్ని దస్తావేజు నెంటె కెక్ట్రిముత్తముల కాగీతముల సంఖ్య () న్ని ఈ కాగీతము వరుస సంఖ్య ((())

Tay- What we,

నట్-లజెస్ట్రారు



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER





माम /NAME SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH

19-04-1977

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, आत्र्य प्रवेश

Chief Commissioner of Income-tax, Andhra Pradesh

काई संखा संख्या PERMANENT ACCOUNT NUMBER

ABMPM6725H

SMAM, PIF

SOHAM SATISH MODI

पिता का भाग FATHER'S NAME SATISH MANILAL MODI

जम्म सिथि उत्कार एक एक्का

18-10-1969

हरताक्षर ISIGNATURE

्यान भवान स्थाप भक्त स्वतः Chief Complissioner of incomentax, Andhra Pradesh

आयकर विभाग INCOME TAX DEPARTMENT

PRABHÁKÁR REDDY K

PADMA REDDY KANDI

15/01/1974

Retmanent Account Number AWSPP8104E

भारतः सरकार GOVE OF INDIA





1 ఖ వుస్తకము 260 సం/శా.శ.19 3 ప.సం. భ దస్తావేజు సెం 26 ముత్తము కాగితముల సంఖ్య (2) ఈ కాగితము వరున సంఖ్య (1)

20 -000 MILON



आयकर विभाग INCOME TAX DEPARTMENT

GSR KRISHNA

SREE RAMULU GORANTLA

23/06/1978

Permanent Account Number
ATOPK3851C

Signature



भारत सरकार GOVT. OF INDIA



Non

1 వ వున్రకము 200 సం/శా.శ.19 3 వ.నం. పు దస్తావేజు నెల 36 ముత్తము కాగితముల సంఖ్య (నై ఈ కాగితము వరున సంఖ్య (/ నై)

> మాల్ల్ గ్రామ్ గ్రామం నట్-లజిస్తారు

