अश्रीह के प्रतिय गेर न्यायिक कि सो रुपये कि सी रुपये कि Rs. 100 CNE HUNDRED RUPEES HRAIT INDIA INDIA INDIA NON JUDICIAL

ಆಂಧ್ರಕ್ಷ जीन्थ्र प्रदेश ANDHRA PRADESH

7) S Com 11/2/2008 Re 100/ 10 L. P. Reflow To ++yell Hoom la Padma Reflow 6. National

G.NARSAIAH S.V.L. Ng.11 of 2006 PEERZADIGUDA UPPALR.R. DIM

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 12 day of March 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 \$mt. 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. NARINDER MOHAL, SON OF MR. SADHU RAM, aged about 35 years, residing at flat No. 409, #12-106, Chanukya Shelters, Opp. GNR Hospital, Alwal, Secunderabad - 500 010, 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 Greenwood Estates

Partnei

12.22

8

For Greenwood Estates

Holinder motical

Partner

Page 1

1 න් නාංගු ජනා 200∑ සර/ණ. ජු 1929 නි. හිලු மிருக்கு இட 95 2 இது இது இது விறும் வ මේ ORC 2007 සම්භ්ර්ෂණය ක්රාන් නිරේදී ENDORSEMENT Certified that the following amounts have been paid in respect of this document. I. Stamp Duty: 1. in the shape of stamp papers. 2. in shape of challan (u/S.41 of I.S.Act., 1899)... 3. in the shape of cash (u/s.41 of i.S.Act,1899) 4. adjustment of stamp duty u/S.16 of I.S.Act,1899.if any IL Transfer Duty: 1. In the shape of challan 2. In the shape of cash Hi. Registration foos: 1. in the shape of challan 1000200 2. in the shape of cash t, User Charges: 1. In the shape of challen 2 in the shape of cash 200 Pano aug 194 00 50 Den O SONAID 11 数のの数 /2- Cobe がなるののでのなるのである。 Brose geomos 気を如らん・prashellerでんしょう වස්ද්රීක්තී සනුත්ව 1,908 ඒත විජූවී 32කී ත් මතාන්වංස සත්වූලංසන්වේදාව මුම්වී ලබ්වා කාවරහා ස්වෘත්වේදී ත්රම් Plassageny ණාමා ස්වී රාක්කා රූ / 000 ≥00 రాసి ఇబ్జినట్లు ఓప్పతిగ్నగు S/o. K.P. Reday occ service and expension or 5-4-187/254, and Floor, Solam mansion, MGRa see Boad, through attested SPA for Presentation 62 downmer, vide IPA Power No. 2/2008, Dt. 9.01.08 SRD, Vallabhrogar, A.R. Di Nachdeemohal Sadker Ram océ Service flat No. 609 \$ 12-106, Shanuty a Shelter Olls- GAR Hospital, Alwal, Ser Bad. గూపిలచినద్మి Ramph St. Carmarlas Klo-101, Sissi Apt, প্ত 2-3-84 stryraingon och strings 20035 SOB ali,O,

WHEREAS:

- A. The Buyer under a Sale Deed dated 12.03. Whas purchased a semi-finished, deluxe apartment bearing no 410 on the fourth 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. 95/08, 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. 410 on the fourth 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 deluxe apartment bearing no. 410 on the fourth 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. 19.86,000/- (Rupees Nineteen Lakhs Eighty Six Thousand only).
- 2. The Buyer shall pay to the Builder the balance amount of Rs. 19,86,000/- (Rupees Nineteen Lakhs Eighty Six Thousand only) in the following manner:

| Installment | Amount (R.s.) | Due date of payment |
|-------------|---------------|---------------------|
| I | 9,43,000 | 27.02.2008 |
| II | 3,91,000.′- | 29.03.2008 |
| III | 6,52,000/- | 01.08.2009 |

For Greenwood Estates

Partr

For Greenwood Estate

1 8 37 25 206 6 700 8. 192 95. 8G 85. Ser Bo 952-betwo whetave hour (1) * 1480 (1984 1984) (12)

ENDORSEMENT U/S 41 & 42 OF LS. ACT No.952/200 8 Date... 19-3-08 I hereby Certify that the deficit Stamp duty has been levied in respect of the instrument from Executant of this doct on the pasts of agreed Market Value of Rs 19860001 been higher than the consideration. Collector & Sub-Registrer

Vallabh Nagar flinder the Indian Stemp Act

√aliabhnagar

An amount of Rs. 19760 Towards Sternp Duty including Transfer Duty and Rs 500 Lowards Flag on allon Fee was pelil by the party through challan Flagging Number 892 353 Dated VOat 38H Begumpet Branch (299) D1 /2 - J-08 St. SRO Vallabhnagar Sub-Bacistrar

I క ప్రైక్షామం. 930 నిన్నం. / కాశ 19**2 9వ సంజ**హ్హ 952 ました 1 この ひ おっため かしのん ವಿಮ್ಲಿಕ್ಕೆಂಗುಲ್ಲವು ನಾಜರು 1508-1. 952/2008. AT- 12-308.

SES.

- 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 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. 410 on the fourth 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 amonities. 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 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.

For Greenwood Estates

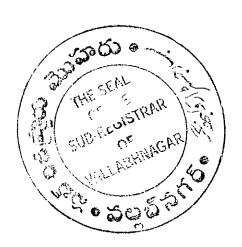
For Greenwood Estates

Partner

Nachtaka mona

1 න් නෞතු ජන*ිට බට බ*ර්ථ මං. ජ. 1929 න්. ත්රු නො සමුල්වීම මිට ගිරිපුම්වා පාරීජ**නාව බට**නු (11)





- 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 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.

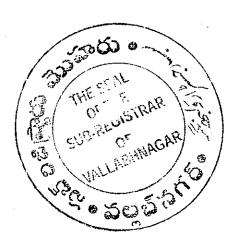
For Greenwood Established

Partner

For Greenwood Estates

Partner Negetinter Michael

35:000



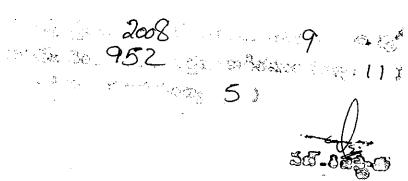
- 18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to 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 Corciliation 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.
- 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.
- 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.
- Stamp duty and Registration amount of Rs. 29,860/- is paid by way of challan no. 342753. dated 10.03.08. drawn on State Bank of Hyderabad, Begumpet Branch. Hyderabad and VAT amount of Rs. 19.860/- paid by the way of pay order No. 139103 dated 12.03.95. HDFC Bank, S. D. Road, Secunderabad.

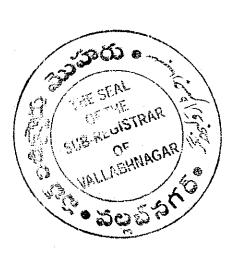
For Greenwood Estates

For Greenwood Estates

artner

a contract of the months





SCHEDULE OF APARTMENT

All that portion forming a semi-finished deluxe apartment no. 410 on the fourth 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 Green wood Estates

Partner

For Greenwood Estates

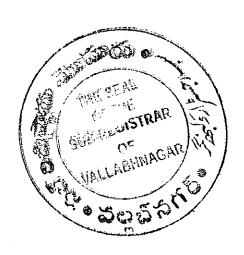
<u> WITNESSES:</u>

1. Z

2. ~~~~

BUILDER

Nouse are moderate
BUYER



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 Ceramic tiles with 7' dado Bathroom 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

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

Granite slab, 2 ft ceramic tiles dado,

SS sink.

Partner

GI & PVC pipes

Lofts in each bedroom & kitchen

For Greenwood Estates

Granite slab, 2 ft granite tiles dado.

SS sink with drain board.

BUILDER

" / ___

WITNESS:

Kitchen platform

Plumbing

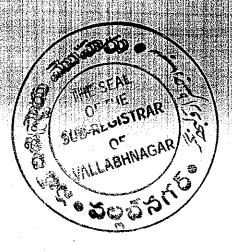
ofts

2. ~~~

BUYER.

」 ක බලා බුම් නියා <u>දියට</u> හි හි හි ලේකා. සි: 1929 කි. නියා ක යතුන්ස බිට <u>ලේලි</u> කොමු නොමැතිමෙනා සතිමෙන් නම් නිය ණ පෘතිමණා ක්රාධ තිබෙනු (升)





| | SCHEDULE OF SPECIFICATION OF CONSERVE | |
|-------------------|--|--|
| | COMPLETION OF CONSTRU | CTION |
| 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' 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. 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:

For Greenwood Estates

Partner

For Greenwood Estates

Partn

BUILDER

2. ~~~~~

WITNESS:

BUYER.

1 あ 近下改き初い 2008 100/80. あ. 1929 (11) は 近下改き初い 2008 100/80. あ. 1929 (11) は 2008 200 2008 (十) (11)

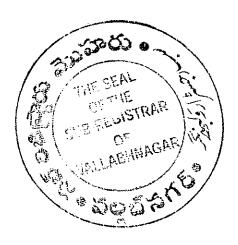
SUNTER SEAL OF THE STATE OF THE SEAL OF TH

REGISTRATION PLAN SHOWING FLAT NO. 410 IN BLOCK NO. 'C' ON FOURTH FLOOR IN PROJECT KNOWN AS "GREENWOOD RESIDENCY" IN SURVEY NOS. 202, 203, 204, 205 & 206 KOWKUR VILLAGE. Mandal, R.R. Dist. MALKAJGIRI **BUILDER:** 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. NARINDER MOHAL, SON OF MR. SADHU RAM REFERENCE: SCALE: INCL: EXCL: AREA: 89.18 SQ. YDS. OR SQ. MTRS. U/S. OUT OF TOTAL: Ac- 6-05Gts. PLINTH AREA : 1665 SFT. Open to sky Balcony Balcony 9'x5' Bed Room [x13'6" Bed Room 10′3″x13′6″ Toilet 5'x8' Open to sky Open to sky Toilet Toilet Dxg: 8'x5 Bed Room 10'3"x12' LI Dining 16'4½'x11'1½' Living Room Kitchen 15′7%"x11′9′ 10'9"x8' 12.4 Utility 1'6"x4'42 7' wide corridor For Greenwood Estates For Greenwood Estates Partner Partner WITNESSES: SIG. OF THE BUILDER Meditinate 1110ha

SIG. OF THE BUYER

1 వ పూస్తకము200 సం/శా. శ. 1929 స. సం. 3 దస్తువేజు నెం. 952 మత్తము కాగితముల సంఖ్య (() ఈ కాగితము వరుప సంఖ్య (3)

36.0ege



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





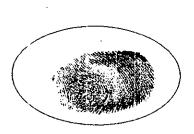
BUILDER:

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





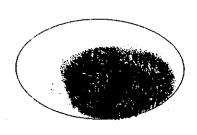
2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1ST LANE BEGUMPET HYDERABAD





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. NARINDER MOHAL S/O. MR. SADHU RAM R/O. FLAT NO. 409, #12-106 CHANUKYA SHELTERS OPP. GNR HOSPITAL ALWAL SECUNDERABAD - 500 010.

SIGNATURE OF WITNESSES:

1.

2.

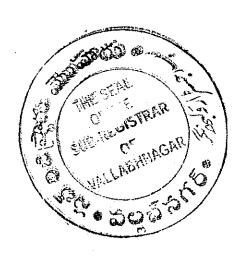
For Greenwood Estates

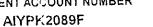
Partner

For Greenwood Estates

SIGNATURE OF EXECUTANTS

Houlander mobile







नाम /NAME SRIDEVI KALICHETI

पिता का नाम JEATHER'S NAME
VENKATA FAMI REDDY NARALA

जन्म तिथि /DATE OF BIRTH

19-04-1977

हरताक्षर /SIGNATURE

prof.

मुख्य अस्पकर आयुक्त, आस्त्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

24. 1.1.1

ग्गाई क्षे**या गंख्या /PE**PA

PERMANENT ACCOUNT NUMBER





ABMPM6725H

SOHAM SATISH MODI

RATISH MANILAL MODI

जन्म लिखा । क्षा क्षा क्षाचनाः

18-10-1969

हरताक्षर iSIGNATURE

18-10-19

्रीत अवस्य क्षेत्रक अवस्थित है

On er Commissioner of income tax, Andhra Pradesh

INDIAN UNION DRIVING LICENCE ANDERA PRADESH

> DRIVING HOENCE DLDAPO - 1918 12002



Partner

PRABHAKAR BEDDY
K PADIN BEDDY
2-3-04/106/24
JAISHAL CANDEN
AMBEREEN
HYDERARD

39407/2002 DUPLICATE

Licencing Authority RTA-HYDERABAD-EZ

For Greenwood Estates

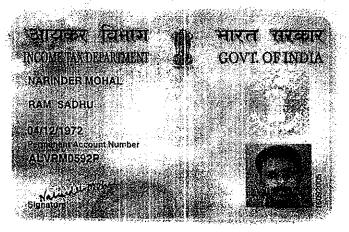
Ber Herrich

For Greenwood Estates

Partner

1 ත් බාලාල් සිතා 2008 බල් (පා. ඒ. 1929 ක්. ති**ල හා** සතුන්ස බල<u>. 952</u> මාණුඩා පා**ර්ණාාව බලෝ** (10) ජම පාර්ණා සහන කලදෑ (10)

> SOSTALO SOSTALO



इस मार्क के हो। हाने पर / खोता हुआ काई मेलने पर कृपमां सुविध करें अ लोलावं आतावर देन सर्वा हुआई, एवं एसं और स्व रिल्सी मंजिला ट्रेड बर्ल्स, इंपिम अमेला केरेला केवावड एक थो नगां, लोअर परेल सुवाई - 100 वर्षके

I finis cant is lost / someonics factivity be four plegas inform / return to:

Income last PAN Services Unit AlGDL
Income last PAN Services Unit Algorithms
Income last PAN Services
Income last PAN Services Unit PAN Income last PAN Income last

Nautudu mohad

THE SEAL OF SUFFREDISTRAR OF WALLABHNAGAR WALLABHNAGAR