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For Whom: en kood **e**states

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AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the | 0 day of April 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. SABYASACHI RAY, SON OF MR. D. K. RAY, aged about 31 years, residing at No. 1-2-10, Coromandel House, S. P. Road, Secunderabad - 500 003, hereinafter referred to as the Buyer.

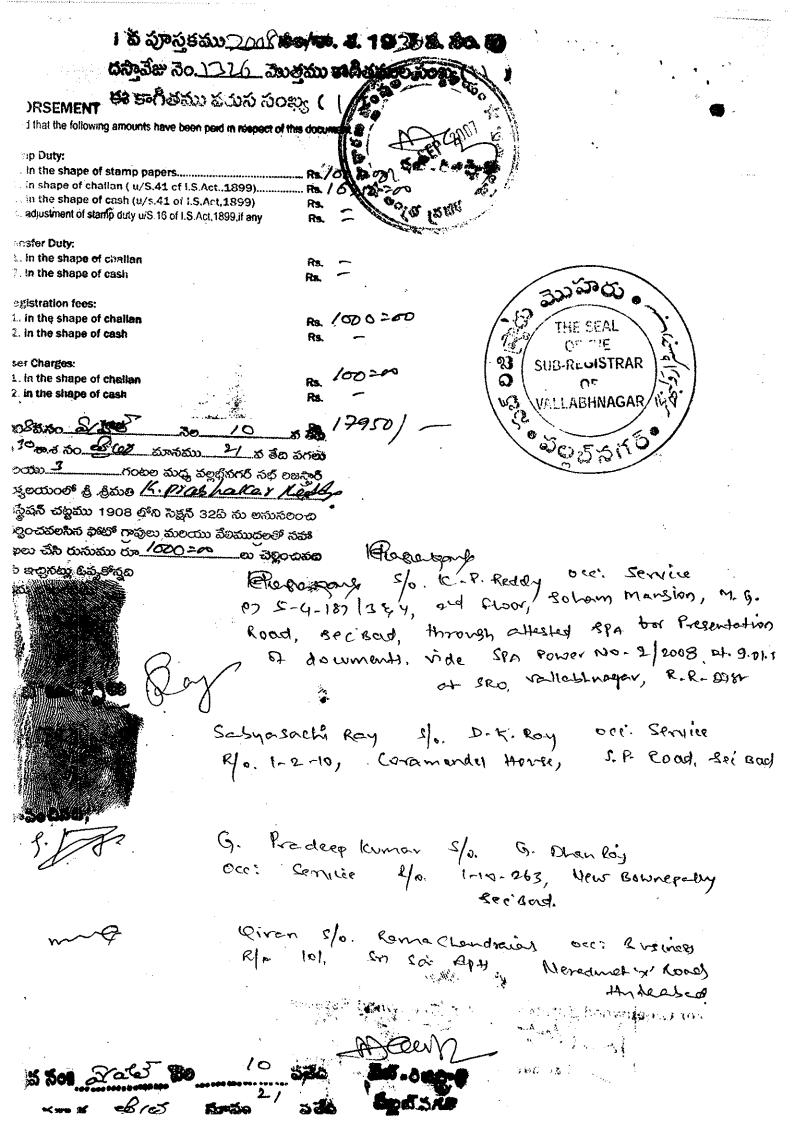
The expression Builder and Buyer shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For Greenwood Estates

Partner

For Greenwood Estates

Page 1



WHEREA'S

- A. The Buyer under a Sale Deed dated 10.4.02 has purchased a semi-finished, deluxe apartment bearing no. 408 on the fourth 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. 1321/08 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. 408 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. 408 on the fourth 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, 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. 16,85,000/- (Rupees Sixteen Lakhs Eighty Five Thousand only).
- 2. The Buyer shall pay to the Builder the above said amount of Rs. 16,85,000/- (Rupees Sixteen Lakhs Eighty Five Thousand only) in the following manner:

Installment				
Instannent	Amount (Rs.)	Due date of payment		
I	8,37,000/-	25.03.2008		
<u>II</u>	3,18,000/-	24.04.2008		
<u>III</u>	5,30,000/-	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.

For Greenwood Estates

For Greenwood Estates

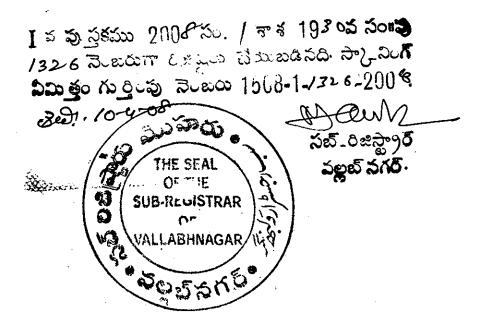
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ENDORSEMENT U/S 41 &	2 OF I.S. ACT
ENDORSEMENT OF THE	Date
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•	Collector & Sub-Registrar
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@ 3080/-	-
An amount of Rs/3 620 To including Transfer Duty and Re	wards Stamp Duty
Registration Fee was paid by the	Towards
Receipt Number 8 43/3	Dated 4-4-0
at SBH Begumpet Branch (299)	
	BORNA
01./0-4-05 <	Sub-Registrar
St. SRO Vallabhnagar	Vallabhneger
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- 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. 408 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 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

For Greenwood Estates

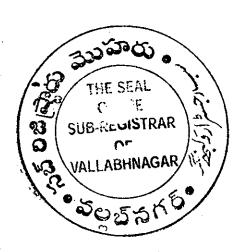
Partner

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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

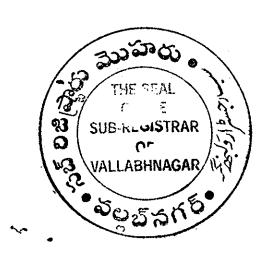
For Greenwood Estates

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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.
- 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.

For Greenwood Estates

Portner

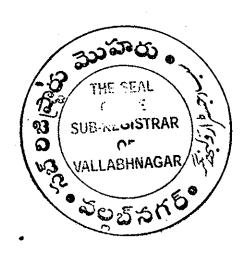
For Greenwood Estates

Partner

Roy

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SCHEDULE OF APARTMENT

All that portion forming a semi-finished deluxe apartment no. 408 on the fourth 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 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 & 7' wide corridor
South By	Flat No. 419
East By	Open to sky
West By	Open to sky

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

Partner

BUILDER

BUYER

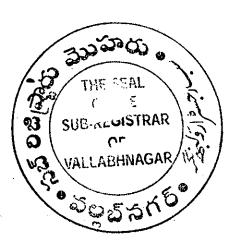
WITNESSES:

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	SCHEDULE OF SPECIFICAT COMPLETION OF CONSTRU	ION FOR UCTION				
Item	Semi-Deluxe Flat	Deluxe Flat				
Structure	RCC RCC					
Walls						
External painting		4"/6" solid cement blocks Exterior emulsion				
Internal painting	Smooth finish with OBD					
Flooring	Ceramic tiles					
Door frames		Marble slabs				
Doors & hardware	Flush doors with branded hardware Panel main door - polished. Other doors - enamel	Panel doors with branded hardware Panel main door - polished.				
Electrical	Other doors - chame					
Windows	Copper wiring with modular switches 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	D. I.I.CD THE					
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink.	Superior Branded CP Fittings Granite slab, 2 ft granite tiles dado,				
Plumbing	55 shik with drain board					
Lofts	GI & PVC pipes 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 Esta

For Greenwood Estates

WITNESS:

1. w. 2. f. f. 8

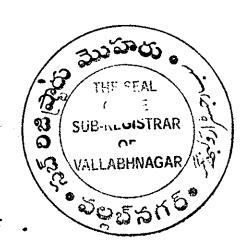
Partner

BUILDER

BUYER.

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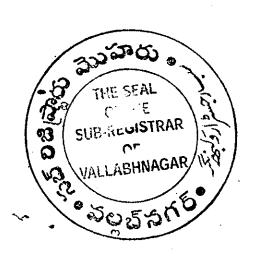
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REGISTRATION P	LAN SHOWING	FLAT NO. 408	IN BLOCK NO. 'C' (ON FOURTH	FLOOR
	IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"				
IN SURVEY NOS.	202, 203, 204, 205 8				•
	KOWKUR VILLAGE		MALKA	JGIRI	Mandal, B.R. Dist.
BUILDER:	M/S. GREENWOOL	DESTATES, REP	RESENTED BY ITS	PARTNERS	·············
	1. MR. SOHAM MOD	OI, SON OF MR. S	SATISH MODI		
	2. MRS. K. SRIDEVI	, WIFE OF MR. K	V.S. REDDY		
BUYER:	MR. SABYASACHI F	RAY, SON OF MR	R. D. K. RAY		
REFERENCE: AREA:		CALE: Q. YDS. OR	INCL: SQ. MTRS.		EXCL:
U/S. OUT OF TOTAI PLINTH AREA	L: Ac- 6-05Gts. : 1230 SFT.			·	
Flat N Bed 6	Bed Room 13'6"x11'3"	Kitche 8'x8' Toile 8'x5' Living Room 14'x11'3"	Open to sky	Son Pho	CONTROL OF THE PROPERTY OF THE
VITNESSES:	Open to	,	Partne	•	Greenwood Estate Partne SIG. OF THE BUILDER SIG. OF THE BUYER

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

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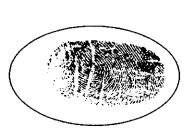
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PASSPORT S!ZE **PHOTOGRAPH**

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. SABYASACHI RAY S/O. MR. D. K. RAY R/O. NO. 1-2-10 **COROMANDEL HOUSE** S. P. ROAD SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

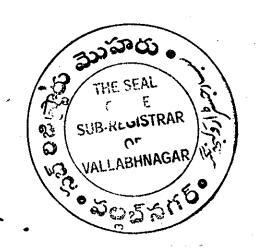
For Greenwood Estates Partner

For Greenwood Estates

SIGNATURE OF EXECUTANTS

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स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER





AIYPK2089F

माम MAME

SRIDEVI KALICHETI

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

जन्म तिथि /DATE OF BIRTH

19-04-1977

हस्ताक्षर /SIGNATURE

Endy

हुएर आवकर आयुक्त, अल्ब प्रवेत

religion 1

Chief Commissioner of Income-tax, Andhra Pradesh

कार्थ संख्या गंड्या /PERMANENT ACCOUNT NUMBER



ABMPM6725H

BHAN, PIF

*SOHAM SATISH MODI

Ram on HIM FATHER'S NAME SATISH MANILAL MODI

जन्म विधि अंदर्भ दृश हातराह

18-10-1969

FTRIMT ISIGNATURE

্বাল সাক্ষ্য কর্ম জ্ঞান্ত

Chief Commissioner of Income-tax, Andhra Pradesh

INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



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PRABHAKAR REDDY K
K PADA REDDY
2-3-6-18624

JAISHAL GARDEN AMBERNET HYDERASED

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30/07/2002 DUPLICATE

Licencing Authorny RTA-HYDERABAD-EZ

For Greenwood Estates

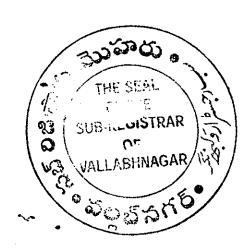
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For Greenwood Estates

Partner

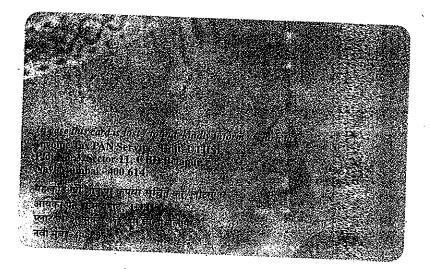
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