

1. MR. AMIT GUPTA, SON OF MR. JAI PRAKASH GUPTA, aged about 30 years and 2. MRS. POOJA GUPTA, WIFE OF MR. AMIT GUPTA, aged about 27 years, both are presently residing at Flat No. 3, Plot No. 28, Bhawna Enclave, Vanitha Colony, New Bowenpally, Secunderabad - 500 011 and Permanent address: H.No.3235, School Street, Pahar Ganj, New Delhi - 110055, hereinafter referred to as the Buyer.

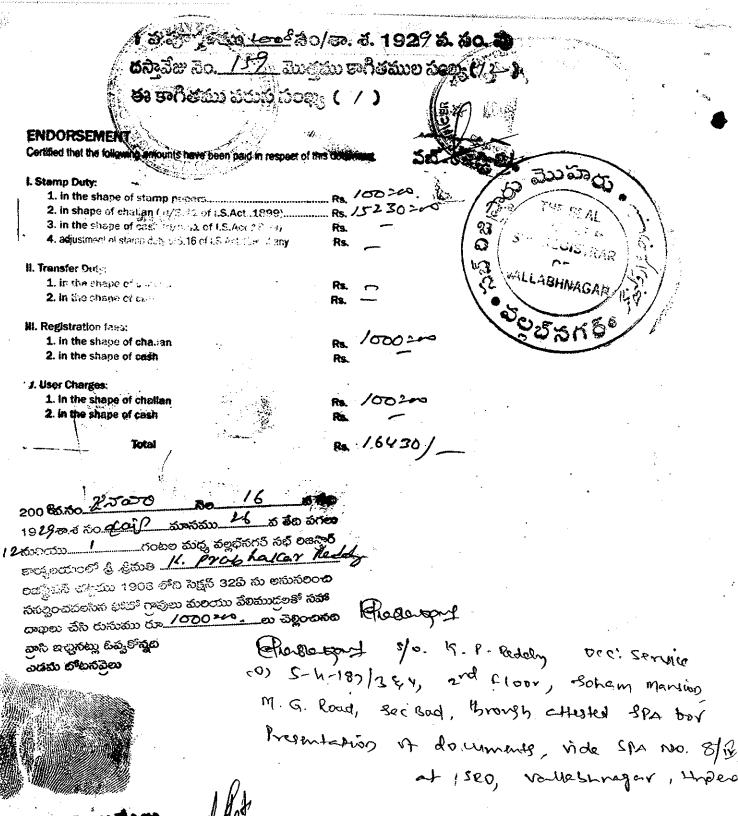
The expression Builder and Buyer shall mean and include his/her/theirs, legal representatives/administrators, executors, successor in interest, assignee, etc.

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WHEREAS:

- A. The Buyer under a Sale Deed dated 16.01.08 has purchased a semi-finished, deluxe apartment bearing no. 403 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. 158/2008 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. 403 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. 403 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. 15,33,000/- (Rupees Fifteen Lakhs Thirty Three Thousand only).
- 2. The Buyer shall pay to the Builder the above said amount of Rs. 15,33,000/- (Rupees Fifteen Lakhs Thirty Three Thousand only) in the following manner:

Installment	Amount (Rs.)	Duo data C
I	7,49,000/-	Due date of payment 05.02.2008
II	¥ 2,94,000/-	05.03.2008
111	4,90,000/-	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.

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2. J. J. S. J. Pradiep Ho. J. Deor noj ourdenin Rb. 1-10-263. New Bonneyody, See & of,

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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. 403 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.

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An amount of Rs/52-36 towards Stamp Dety Including Transfer Duty and Rs/000/Towards.

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Dt. /6-/-08

St. SRO Vallabhnagar

- 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 magner.
- 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.

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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.
- Stamp duty and Registration amount of Rs. 16 330 /- is paid by way of challan no. 6 21735, dated 16/01/08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 15 330/- paid by the way of pay order No. 137859 dated 7/108, HDFC Bank, S. D. Road, Secunderabad.

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SCHEDULE OF APARTMENT

All that portion forming a semi-finished deluxe apartment no. 403 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. 411
East By West By	Open to sky
west by	Open to sky

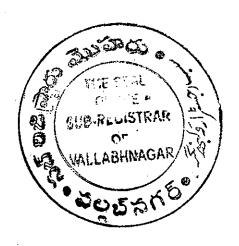
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BUILDER

BUYER

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

For Greenwood Estate-

For Greenwood Estates

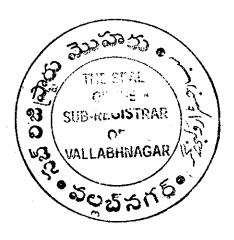
WITNESS:

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2. J. J.

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REGISTRATION P	LAN SHOWING	FLAT NO. 403 IN BLOCK NO. 'C' ON FOURTH FLOOR						
/ 		IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"						
IN SURVEY NOS.	202, 203, 204, 205 8	k 206						
KOWKUR VILLAGE,		**	MALKAJGIRI		Mandal, R.R. Dist.			
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:	1. MR. AMIT GUPTA, SON OF MR. JAI PRAKASH GUPTA							
	2. MRS. POOJA GU	PTA, WIFE OF MR. A	MIT GUPTA					
REFERENCE: AREA:		CALE: GQ. YDS. OR	INCL:	EXC	.:			
U/S. OUT OF TOTA PLINTH AREA	L: Ac- 6-05Gts. : 1230 SFT.			-				
Flat N	Room Dini 11'6"x11'3" Bed Room 13'6"x11'3" Open t	23'4½" 8'x5' Living Room 14'x11'3"	Open to sky & 7' wide corric	THE STATE OF THE S	N N			
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WITNESSES:		-, -		SIG. OF	THE BUILDER			
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

BULDER:

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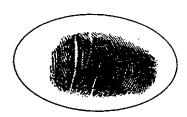
PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

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





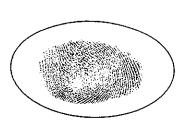
2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1ST LANE BEGUMPET HYDERABAD





SPA FOR PRESENTING DOCUMENTS:

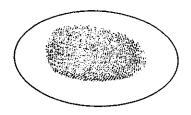
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003.





BUYER:

1. MR. AMIT GUPTA
S/O. MR. JAI PRAKASH GUPTA
PRESENTLY RESIDING AT FLAT NO. 3
PLOT NO. 28, BHAWNA ENCLAVE
VANITHA COLONY, NEW BOWENPALLY
SECUNDERABAD - 500 011.
PERMANENT ADDRESS H.NO.3235
SCHOOL STREET, PAHAR GANJ
NEW DELHI - 110055.



2. MRS. POOJA GUPTA
W/O. MR. AMIT GUPTA
R/O. FLAT NO. 3, PLOT NO. 28
BHAWNA ENCLAVE, VANITHA COLONY
NEW BOWENPALLY
SECUNDERABAD - 500 011.
PERMANENT ADDRESS H.NO.3235
SCHOOL STREET, PAHAR GANJ
NEW DELHI – 110055.

SIGNATURE OF WITNESSES:

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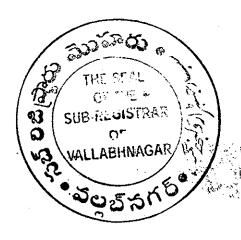
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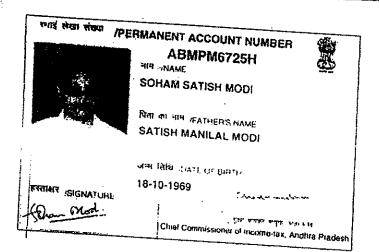
Partner

SIGNATURE OF EXECUTANTS

30.0 m



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 Stelly Chief Commissioner of income-tax, Andhra Pradesh



For Greenwood Estates

Partner

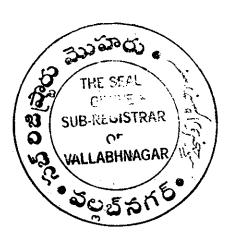
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DLDAP0+1193822002 PRABHAKAR HEDDY K PABAK BEDDY 2-3-04-18-24 JAISHOT CANDE HYDERA

Samo a 30/07/2002 DUPLICATE Licencing Authorny RTA:HYDERABAD-E



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SUPTA Sumains Chur: Nationally DELHI and wear an arom Place of Issue 25/04/2006 तारी करने की सिर्ध (Date of Issue NEW DELKI

25/10/1980

CONTRACT DATE

दिखे अस्ये अध्य /Givon राष्ट्रीय कोड /Country Code

> 7289150 media . Passport No

भारत गणराज्य REPUBLIC 및

INDIA



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अभेशा की काती है कि दे बाहक की बिना रोक-टोक, आज़ादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुखा प्रधान करें विसकी उसे आवश्यकता हो।

These are to request and require in the name of the president (f the republic of India all those whom it may CONCERN TO ALLOW THE BEARER TO PASS PREELY WITHOUT LETOR HINDRANCE, AND TO AFFOLD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE GRISHE MAY STAND IN NEED.

> भारत गुगराज्य के राष्ट्रपति के आदेश से दिया गया BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF IRDIA

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कृष्ण चन्द्र Krishan Chander «siere/Superintendent की सुलर वानपोर्ट बीखा प्रधार C.P.V. Division क्रियेण नंत्रासयः नदं विक्री

Ministry of External Affairs Now Dolhi

stanifor with 25th /Date of Explry

24/04/2016

िटेहीं में रहने वार्त मारतीय नामांत्रमें को सताह ही बाती है कि वे अपने को निकटतम भारतीय निशन र चौकी पर पंजीकृत करना से र

यह पानार्वेट भारत गारकार की गाम्पति है। पानपोर्ट अधिकारी से इस पानपोर्ट के संदर्भ में कोई मृत्रना निश्तके पर किसमें इसे भुपूर्व करना शामित के, प्रसक्त तुस्ता अनुसासन किया चाए।

यह पानचीर्ट क्षाफ द्वारा किटी भी देन से बाहर न भेजा आए। यह पानपोर्ट पारक मा उसके क्षार प्राचित्रत कानित के कन्दे में ही शेना काहिए । इसमें किसी भी प्रकार के फेरबदस या विकृत नहीं किया जाना बहिए ।

धाननोर्थ कुँच नाता, घोरी हो जाना या कर हो जाने पर उसकी रिपोर्ट सत्त्वास भारत में निकटतन प्राप्तनोर्थ अधिकारी को (सदा बादे पासक विदेश में हो) निकटलम पारतीय दिसान हो और स्थानीय कुँचत को दो जानी बाहिए। निक्रोपित कुछतार के स्थान ही प्रतिशुक्त पारापोर्ट जारी

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REDISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE OOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY RECARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IM-

PASSIONT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER IT MUST NOT BE ALTE-RED OR MUTILATED IN ANY WAY.

loss, theet or destruction of passiorts should be imme-LOSS, THEFT OR DESTRUCTION OF PASSIORES SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INVIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOGAL POLICE, ONLY AFTER EXHAUSTIVE ENQUINES SHALL A REPLACEMENT PASSPORT BE ISSUED. Pren tan *-tanjan*angah sebanata Mamo of FetheriLegal Guardian

From that eyes (Name of Mothe DEVINDER KUMAR

पति या पत्नी का शत्म /Name of Spous AHIT GUPTA SHEETAL

GANJ PAHAR

STREET

H.NO.3235 SCHOOL

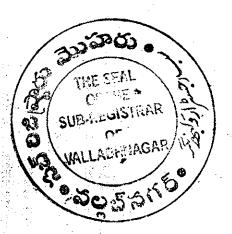
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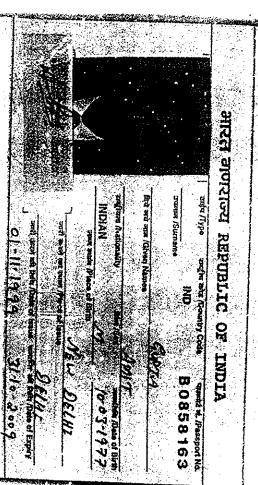
पालपोर्ट का मा. और हराके जारी होने का क्यान हुन सिथि /Old Passport No. with date and Place of Issue RETURNED AND CLO 17/01/2006 PPT 970 ŧ, DLHY00305406 6028752 BIRTH H. File No

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ు వ సూస్తుకాము 2లంగ్ ఉం/రాం. ఈ 1929 న. నం. ఈ దస్తావేజు నం. 157_ెబ్యాము కాగితముల ఈ స్వర్గు ఎ ජෘ පෘථින්කා ප්රාග හිරද්ගු (//)









हसके द्वारं, पारत गणराज्य के राष्ट्रपति के जाम पर, उन सब से जिनका हस बात से सरोकार हो, यह प्रार्थना एटं जपेशा की जाती है कि वे शहक को बिना रोक-टोक, आज़ादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरशा प्रदान करें जिसकी उसे आवश्यकता हो।

These are to request and require in the name of the president of the republic of india all those whom it may concern to allow the bearer to pass freely without let or hindrance, and to appord him or her, every assistance and protection of which he or she may stand in need.

भारत गंगराज्य के राष्ट्रपति के आदेश से दिया गया BY GRDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



Lilan

वरिष्य कार्य कार्याति, सि. शेर्डिक कुछ क्षेत्रीय कार्यके व्यवस्थिति क्षेत्र Regional Passport Office Tordi/Belki,

The state of the species of the state of the species of this person contains 30 pages.

मीला / शहरूड

