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Serial No : 28,081

360846

Pugchased By :

G. VENKATĖSH s/0 G.A. **g**A0

Date : 14 - 07 - 2008

SECBAD

for Whom :

GREEN WOOD ESTATES

SECBAD

Denomination: 100

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 15th day of November 2008 at Secunderabad by and between:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 54-187/3&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, Occupation: Business, Ro. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

AND

Dr. THUPPAL SREEDHAR, SON OF LATE SHRI T. KUPPU SWAMY IYENGAR. aged about 58 years, Occupation: Service, residing at 28, Hyderabad Estates, Napeansea Road, Malbar Hills (P.O), Mumbai - 400 006, 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

For Greenwood Estates

Page 1

Partner

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WHEREAS:

- A. The Buyer under a Sale Deed dated 15.11.2008 has purchased a semi-finished, deluxe apartment bearing no. 428 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. 5cey/cs 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 no 428 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. 428 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 a consideration of Rs. 22,40,000/- (Rupees Twenty Two Lakhs Forty Thousand only).
- 2. The Buyer has already paid an amount of Rs. 14,10,000/- (Rupees Fourteen Lakhs and Ten Thousand Only) before entering into this agreement, which is admitted and acknowledged by the Builder.
- 3. The Buyer shall pay to the Builder the balance amount of Rs. 8,30,000/- (Rupees Eight Lakhs Thirty Thousand Only) in the following manner:

S. No.	Amount	Due date of payment
I	1,07,000/-	19.09.2008
II	7,23,000/-	01.02.2009

For Greenwood Espates

Partner

For Greenwood Estates

Partner

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1 వ పుస్తకము <u>200</u> సం/శా.శ.19 <u>30</u> వ.సం. పు దస్తావేజు నెం <u>503</u>మేళ్లము కాగీతముల సంఖ్య (() ఈ కాగీతము వరుస సంఖ్య (2)

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

No. 50 30 0 8

Date 2/5-//70

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Have herebyed on result of the astronom from Executant (1 das good on the paste of agreed

Market Value of Rs. 22, 40,000 - been higher than the communication

Collector & Sub-Registrar Vallabh Nagar

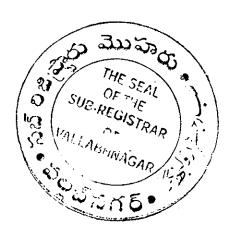
(Under the Indian Stamp Act)

An amount of Rs. 22800 rewards Stamp Duty including Transfer Duty and Rs. 000 Towards Registration Fee was publicly the party through challan Receipt Number 07/646 Dated 13-// C. at SBH Begumput Branch (200)

Dt. 15-//-08 Sub-Begistrar Vallabhnagar Vallabhnagar

[వ వు స్థకము 2008 నం. / శాశ 1010వ నం.పు కారకర నెలబరుగా ఓజిన్లను బ్యాబంజనం నాడ్రినంగ్ పామత్తం గుర్తింపు నెలబరు 1668-1-2020-2008. వెలి. - 15-11-08. సబ్-రిజిస్ట్రార్ వల్లబ్నగర్.

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- 4. 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.
- 5. 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 1month from the due date.
- 6. 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.
- 7. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 428 on the fourth floor in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
- 8. 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.
- 9. 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.
- 10. The Builder shall complete the construction of the Apartment and handover possession of the same by 1st February 2008, 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

Partner

For Greenwood Estates

Partner

Page 3

1 వ పుస్తకము<u>లిలు</u> సం/శా.శ.19 కెంద్రమేసం. పు దస్తావేజు నెంక్ మేత్తము కాగ్రీతముల సంఖ్య (1) ఈ **కా**గీతము వరున సంఖ్య (3)

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SUB-REGISTRAR VALLABHNAGAR ILA

- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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 Estates

Partner

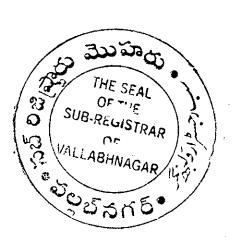
For Greenwood Estates

Partner

Page 4

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- 19. 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.
- 20. 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.
- 21. 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.
- 23. 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.
- 24. Stamp duty and Registration amount of Rs. 23, 400/- is paid by way of challan no. 071646, dated 13.11-06, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 22, 400/- paid by the way of pay order No. 145068dated 13.11.07, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

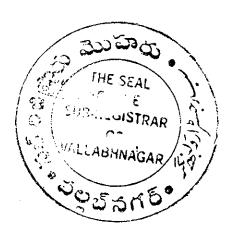
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SCHEDULE OF APARTMENT

All that portion forming a semi-finished deluxe apartment no. 428 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	Lift & Open to sky	
East By	Open to sky	
West By	7' wide corridor	

For Green wood, Estates

Partner

For Greenwood Estates

BUILDER

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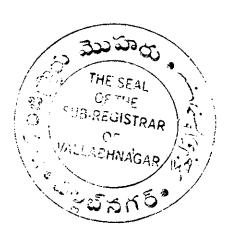
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BUYER

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REGISTRATION I	LAN SHOWING	FLAT NO. 428 IN BL	OCK NO. 'C' ON FOUR	TH FLOOR
vek,		IN PROJECT KNOW	N AS "GREENWOOD R	ESIDENCY"
IN SURVEY NOS.	202, 203, 204, 205 &	, 206		SITUATED AT
	KOWKUR VILLAGE		MALKAJGIRI	Mandal, R.R. Dist.
BUILDER:	M/S. GREENWOOD	ESTATES, REPRESI	ENTED BY ITS PARTNE	RS
	1. MR. SOHAM MOD	DI, SON OF MR. SATIS	SH MODI	
	2. MRS. K. SRIDEVI	, WIFE OF MR. K.V.S.	REDDY	·
BUYER:	Dr. THUPPAL SREE	DHAR, SON OF LATE	SHRI T. KUPPU SWAM	IY IYENGAR
REFERENCE: AREA:		CALE: Q. YDS. OR	INCL: SQ. MTRS.	EXCL:
U/S. OUT OF TOTA PLINTH AREA	AL: Ac. 6-05Gts : 1665 SFT.			
E	7' wide Bed Room 143"x11'	corridor .		♦N
Lift & Open to Sky	Toilet 9'x5' Dining 16'4½"x12'10 Toilet 7'7'½'x5' Kitchen 11'x8' 5'x8 Utility 9'x5'	Bed Room 10'3"x13'4½" Balcony 9'x5'	Open to Sky	Promoters Tr. 100 * Part Trac 100 * Spect Cr. 100 * Sp
MUTAIFOOF	Оре	For Greenwo	Partner	or Greenwapa Estates Rartner
WITNESSES:				SIG. OF THE BUILDER
(fond.)				

SIG. OF THE BUYER

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సబ్-లజస్ట్రారు



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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

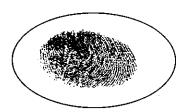
PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





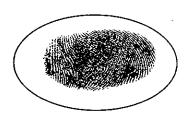
BUILDER:

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





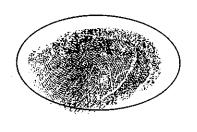
2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1ST LANE BEGUMPET HYDERABAD





SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 08/BKIV/2008 Dt: 09.01,2008:

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:

Dr. THUPPAL SREEDHAR S/O. LATE SHRI T. KUPPU SWAMY IYENGAR R/O. 28, HYDERABAD ESTATES NAPEANSEA ROAD MALBAR HILLS (P.O) MUMBAI - 400 006.

SIGNATURE OF WITNESSES:

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2.

For Offeet wood Estades

Partner

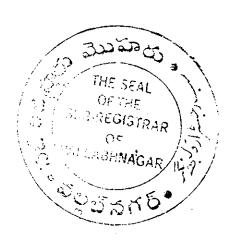
For Greenwood Estates

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

1 ක් කුතු්පිකා<u>ම් රට</u>ි సం/සా.ස්.19<u>පිට</u> ක්.సం. කු සසුක්ෂ సె<u>ල් රටු ර</u>ධාුජුකා පැෆිපිකාව సంఖ్య (()) ಈ පැෆීපකා ත්රාත් තිරුණු (&)

సబ్-లజ్యేరు



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

C.S.No./Year: 005080/2008 of SRO: 1508(VALLABNAGAR)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 15/11/2008 15:09:16

This report prints the Photos and FPs taken on 15/11/2008 15:08:43

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	**************************************	LHPMAT REFIFTE	(CL) THUPPAL SREEDHAR 28, HYDERABAD ESTATES, NAPEANSEA ROADMALBAR HILLS (P.O), MUMBAI-400 006	Brook

Identified by

Witness 1

Witness 2

Photos and TIs captured by me

Capture of Photos and TIs done in my presence

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स्थाई लेखा संख्या ·/PERMANENT ACCOUNT NUMBER

AIYPK2089F



नाम INAME SRIDEVI KALICHETI

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

जन्म तिथि IDATE OF BIRTH

19-04-1977

इस्ताक्षर /SIGNATURE

سهلوم ع

मुख्य आयळर आयुक्त, भाव्य प्रदेश

Bredding

Chief Commissioner of Income-lax, Andhra Pradesh

रुगाई लेखा गाँख्या /PERMANENT ACCOUNT NUMBER





HE MAME SOHAM SATISH MODI

RHI OF HIT FATHER'S NAME SATISH MANILAL MODI

जन्म विथि एकस् दृष्ट हास्यत

18-10-1969

KALINA ISIGNATURE

303

্যাল জন্মান কার্য্য সংবাদ বি

Chief Commissioner of income-rax, Anothra Pradesh

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number AWSPP8104E

Hogray Signature

Production of

For Greenwood Estates

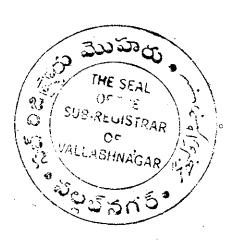
For Greenwood Estates

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Partner

1 వ వుస్తకముం 200 సం/శా.శ.19 20 వ.సం. పు దస్తావేజు సెం 50 కముత్తము కాగిళముల సంఖ్య (11) ఈ కాగితము వరుస సంఖ్య (10)

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स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER AAAPT3976A





नाम /NAME SREEDHAR THUPPAL

पिता का नाम /FATHER'S NAME KUPPUSWAMY IYYENGAR

जन्म तिथि /DATE OF BIRTH 31-08-1950

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति) DIRECTOR OF INCOME TAX (SYSTEMS)

इस कार्ड के खो / बिल प्राने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें आयकर निदेशक (पद्धति) ए. आर. ए. सेन्टर, मूतल ई-२, झन्डेवालान एक्सटेन्शन न्ई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to the issuing authority: Director of Income Tax (Systems) ARA Centre, Ground Floor E-2, Jhandewalan Extn. New Delhi - 110 055

1 వ పుస్తకము 2008 సం/శా.శ.19 30వ.సం. పు దస్తావేజు సెం 500మొక్తము కాగీతముల సంఖ్య ((p) ఈ కాగీతము వరుస సంఖ్య () ()

సబ్-లజిస్ట్రారు

