

WHEREAS:

- A. The Buyer under a Sale Deed dated 23.08.2012 has purchased a semi-finished, apartment bearing no. 416 on the fourth floor, in block no. 'A', 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. / 2012 in the office of the Sub-Registrar, Vallabnagar, 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. 416 on the fourth floor, in block no. 'A' 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. 416 on the fourth floor, in block no. 'A', 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 single car on the stilt floor admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs.15,54,000/- (Rupees Fifteen Lakhs Fifty Four Thousand Only).
2. The Buyer already paid the above said amount of Rs.15,54,000/- (Rupees Fifteen Lakhs Fifty Four Thousand Only) before entering this agreement which is admitted and acknowledged by the builder.
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.

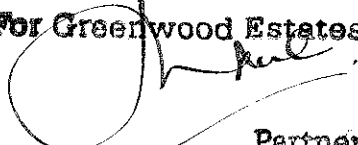
For Greenwood Estates

Partner

For Greenwood Estates


Partner

4. 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.
5. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing flat no. 416 on the fourth floor, in block no. 'A' to the Builder for the purposes of completion of construction of the apartment.
6. 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.
7. 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.
8. The Builder shall complete the construction of the Apartment and handover possession of the same by 15th September 2012 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.
9. 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.
10. 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.
11. 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.

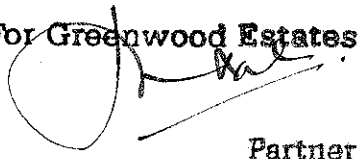
For Greenwood Estates

Partner

For Greenwood Estates


Partner

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.

For Greenwood Estates



Partner

For Greenwood Estates



Partner

20. 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.

21. 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.

SCHEDULE 'A'
SCHEDULE OF LAND

All that portion of the land area to the extent of Ac. 6-05 gts., in Sy. Nos. 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

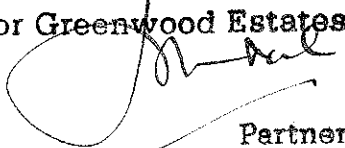
SCHEDULE 'B'
SCHEDULE OF APARTMENT

All that portion forming a semi-deluxe apartment bearing flat no. 416 on the fourth floor, in block no. 'A' 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 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. 421
East By	Open to Sky
West By	Open to Sky

WITNESSES:

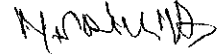
- 1.
- 2.

For Greenwood Estates

Partner

For Greenwood Estates


Partner

VENDOR

1. 

2.

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 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:

WITNESS:

1. *N. S. [Signature]*

2.

For Greenwood Estates
[Signature]
Partner

For Greenwood Estates

[Signature]
Partner
BUILDER

BUYER.

REGISTRATION PLAN SHOWING

FLAT NO. 416 IN BLOCK NO. 'A' ON THE FOURTH FLOOR

IN PROJECT KNOWN AS "GREENWOOD RESIDENCY"

IN SURVEY NOS. 202, 203, 204, 205 & 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. MAJ. SUVENDU PADHY, SON OF MR. BHASKAR PADHY

2. MRS. MANISHA PADHY, WIFE OF MAJ. SUVENDU PADHY

REFERENCE:
AREA:

65.88

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

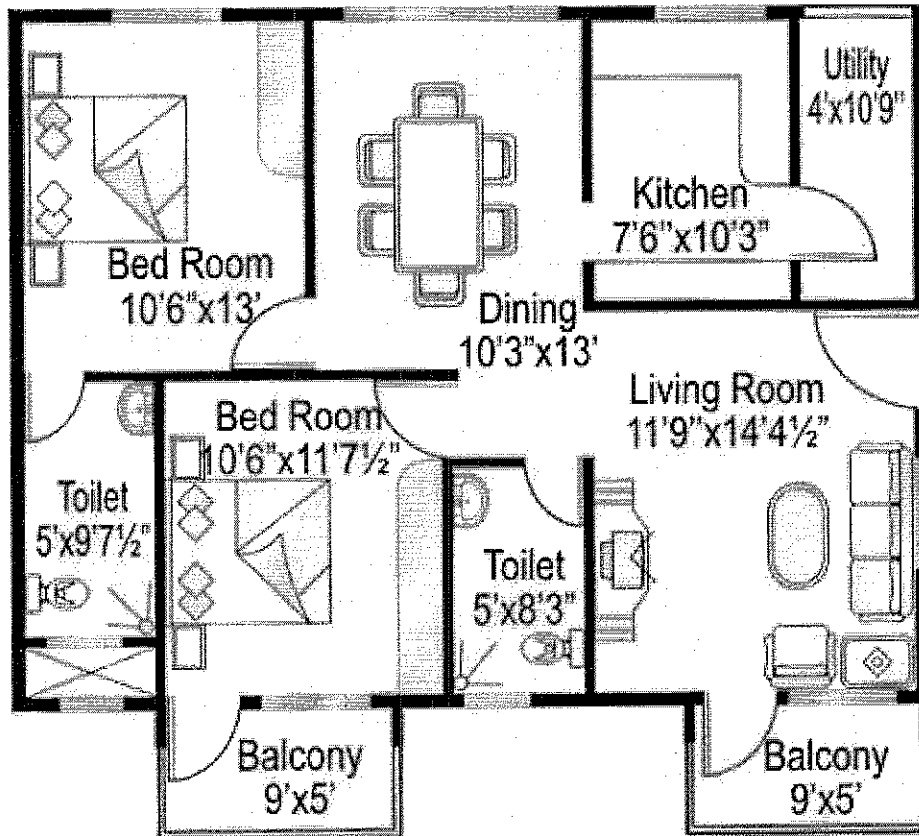
EXCL:

U/S. OUT OF TOTAL: Ac- 6-05Gts.
PLINTH AREA : 1230 Sft.

Open to Sky



Flat No. 421



For Greenwood Estates

Open to Sky

For Greenwood Estates
[Signature]
Partner

[Signature]
Partner

SIG. OF THE BUILDER

WITNESSES:

- [Signature]*
-

SIG. OF THE BUYER

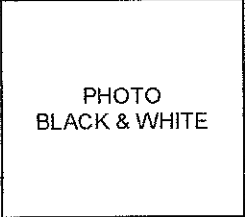
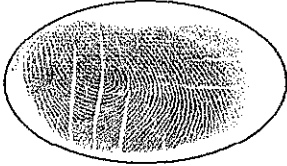
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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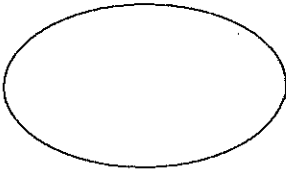
VENDOR:

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
S/O. 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. 8/BK-IV/ 2008 Dt. 19/01/08

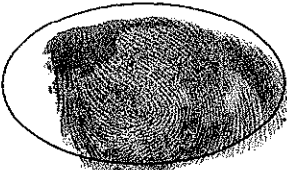


MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M.G. ROAD
SECUNDERABAD -500 003.
(REPRESENTATIVE TO BUYERS)

BUYERS



1. MRS. MANISHA PADHY
W/O: MAJ SUVENDU PADHY
R/O: MALADA STREET,
POST JEYPORE, DIST KORAPUT,
ODISHA PIN - 764 001



2. MAJ SUVENDU PADHY
S/O. Mr. BHASKAR PADHY
R/O: MALADA STREET,
POST JEYPORE, DIST KORAPUT,
ODISHA PIN - 764 001.

For Greenwood Estates

~~For Greenwood Estates~~

SIGNATURE OF WITNESSES:

1. *N. Prabhakar Reddy*

2.

Partner

Partner SIGNATURE OF EXECUTANTS

Reddy
Partner

We stand herewith our photograph(s) and finger prints in the form prescribed, through our representative Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabh Nagar, Ranga Reddy District.

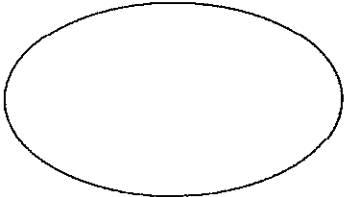
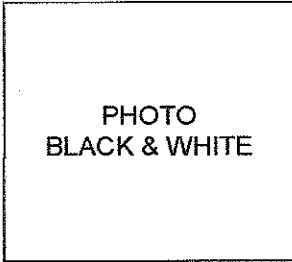
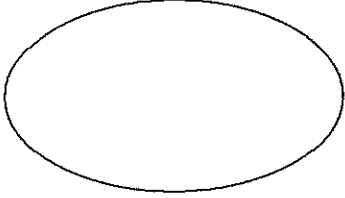
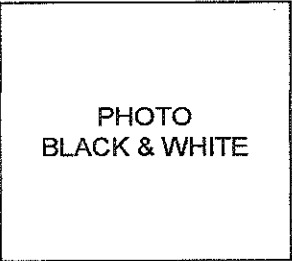
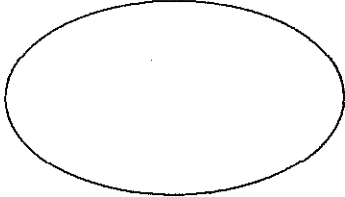
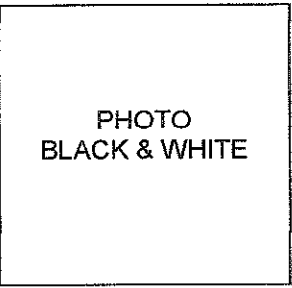
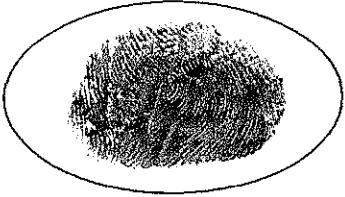
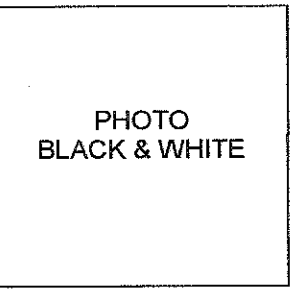
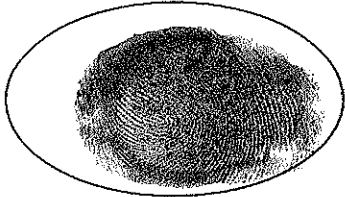
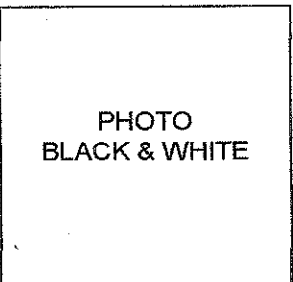
1. *Manisha Padhy*

2. *\$15*

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

**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
			<p><u>VENDOR:</u></p> <p>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</p> <p>1. SHRI. SOHAM MODI S/O. SHRI. SATISH MODI</p> <p>2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES, UMA NAGAR 1ST LANE, BEGUMPET HYDERABAD.</p> <p><u>SPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC NO. 8/BK-IV/ 2008 Dt. 19/01/08</u></p> <p>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.</p> <p><u>BUYER</u></p> <p>MRS. MANISHA PADHY W/O: MAJ SUVENDU PADHY R/O: MALADA STREET, POST JEYPORE, DIST KORAPUT, ODISHA PIN - 764 001</p> <p><u>BUYER CUM REPRESENTATIVE:</u></p> <p>MAJ SUVENDU PADHY S/O. Mr. BHASKAR PADHY R/O: MALADA STREET, POST JEYPORE, DIST KORAPUT, ODISHA PIN - 764 001.</p>
			
			
			
			

SIGNATURE OF WITNESSES:

- 1.
- 2.

I stand herewith my photograph(s) and finger prints in the form prescribed, through our representative Mr. Suvendu Padhy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabhnagar, Ranga Reddy District.

1. *Manisha Padhy*

2. *[Signature]*

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

12 Aug 2012

Dear Mr Manager,

1. I am thankful for your speedy reply in the mail regarding payment updates. I had planes to fly down to S'bad for registration - on but due to emergency of service not able to do so. Thereby

I am enclosing the relevant documents for registration.

(a) The forms with sign & thumb print.

(b) 3 x passport size photo.

(c) ID proof.

2. I am enclosing a cheque no. 043141 for Rs 1,15,000/- to cover the following:

(a) Vat & Service tax = 32,238 + 79,691

(b) legal charges = 2,200/-

3. As I am entitled for free registration the sum of Rs 81,300/- is not applicable and the misc charges with society etc I would like to pay during possession.

4. If there are any more amount to be paid, do feel free to convey it by mail. I would ~~like~~ request you to kindly send the registration documents & receipts of the last instalment & the warrant cheque at the earliest please.

Thanking you

S. P. Parth
(S. P. Parth)
Major


(PS: Please accept apologies for hand written
critical)


CENTRAL MOTOR VEHICLES
RULES 1989
FORM 7(See Rule 16(2))
DRIVING LICENCE

DIL NO. : RJ-02/DL/CIDG/152868 Date : 06/07/2008
Name : CAPT. SUMENDU PADHY
Son of : SH. BHASKAR PADHY
Address : 188 FD REGT
C/O 56 APO

is licenced to drive throughout India a vehicle of the following description:
SACV WITH GEAR LIGHT MOTOR VEH.

The licence to drive other than transport vehicle is valid
From : 06/07/2008 To : 05/07/2026

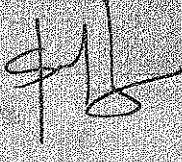

 Holder's Sig./Thumb Impression



Licensing Authority, Alwar


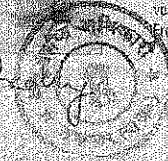
आयकर विभाग
INCOME TAX DEPARTMENT

सूचना पत्र
GOVT. OF INDIA

SUMENDU PADHY
BHASKAR PADHY
12/1979
AMISPP0527H



आयकर विभाग INCOME TAX DEPARTMENT MANISHA PADHY PREMANANDA PADHI 28/08/1982 Permanent Account Number BVJPP9070M Manisha Padhy Signature	भारत सरकार GOVT. OF INDIA 
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CENTRAL MOTOR VEHICLES RULES 1989 FORM 7 (See Rule 15(2)) DRIVING LICENCE 	DL NO: RL02JLC/08/194088 Date: 02/02/2008 Name: SMT. MANISHA PADHY Wife of: SH. SOVENSHU PADHY Address: DTR NO. 124/3 OFFICERS COLONY TARANA CANT. ALWAR (RAJ) is licenced to drive throughout India a vehicle of the following description: MCV WITH BEARLIGHT MOTOR VEH The licence to drive other than transport vehicle is valid From: 02/02/2008 To: 01/02/2028  Manisha Padhy Licensing Authority, Alwar
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