Rs. 100 ONE 447008 SVL.No.13/2000 R.No.16/2009

Doct No. 2127/2010

HSK. 283

v. 100



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అంద్రప్రవేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

5-2-30, Premavathipet (V), Rejendranagar (M), R.R. Dist.

OR CONSTRUCTION

This Agreement for Construction is made and executed on this the 28th day of June 2010 at SRO, Vallabhnagar, Hyderabad 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 40 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, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter greferred to as the Builder.

MR. B. SRINATH REDDY, SON OF Dr. B. SEKHAR REDDY aged about 28 years, Occupation: Service

MRS. B. SWARNA LATA, WIFE OF Dr. B. SEKHAR REDDY aged about 55 years, Occupation: Housewife, both residing at 100, Pkt-2, Sector-11, Dwarka, New Delhi, 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

Partner 3-Swarmalate

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1 **వ** వుస్త్రకము నం/శా.శ.19 <u>22</u>న.సం. ప్ర దస్తావేజు సెం 2 2 ముత్తము కాగితముల సంఖ్య (2) ජෑ පැරිත්කා ක්රාන නිරකු (🔙) have been pend in respect of this document 1. in the shape of starrin papers. 3. In the Sliape of east, (u/s.41 of LS.4rt 1899) 4. adjustment of elamp duty bis 95.45 or . \$ Auc., 330, it any II. Transfer Daty: 1. In the shape of the con-III. Registration feets 1. In the shape of Solling 2. In the shape of cash 1. User Charges 1. in the shape of challan 2. in the shape of cash Ra 163 601 20/06/20 193200. 8 80 400 G Workson 07 & Ber stee గంటల మధ్య వల్లభివ్యగర్ నభ్ రిజస్ట్ BOOG OCCUPANT & STORE K. PSeakhakas థిజిస్టేషన్ చెట్టము 1908 లోగి సెక్షన్ 32వ గు ఆగుసరించి ක්ණදී රංක්කරේක අමහි ලංකුතා ක්රෙනා විනෝල්ලමේ තික් ಧಾಖಲು ಹೆಸಿ ರುಸುಮು ರೂ 1000 ≥ ಲು ಪೆಶ್ಲಂ ರಾಸ್ತರ್ A 2nd Floor, Suham Mension, M.G. Road Secunderabad-03, through allusand GPAISPA for presentation of documents, Vide GPA / SPA No. Jaled 19.01.08 registerer at SRO / Calcabonages B. Sipanina late Ranga Reddy District. B. Swarnalag Wo. Dr. B. Sekhar Reday , 20 Q Housewike - 12/0. 100, PK4-2, Dwarka, New Delti. るな母の結果 Elkem Rojthen Sto rulono Ris 926 Koth Both Bolon - 10 spo. Anj; Anday oca seanie Venkalhomana. Reday R/a. 11-187/2, Rd No. 2, Green Hils Colony, Scrownoger. Hydrasod.

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WHEREAS:

- A. The Buyer under a Sale Deed dated 28.06.2010 has purchased a semi-finished, apartment bearing no. 208 on the second 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. 2126 (10), 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. 208 on the second 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 deluxe apartment bearing flat no. 208 on the second 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, 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. 15,26,000/- (Rupees Fifteen Lakhs Twenty Six Thousand Only).
- 2. The Buyer has already paid to the builder an amount of Rs. 15,26,000/-(Rupees Fifteen Lakhs Twenty Six Thousand Only) before entering into 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

Por George Cod Estages

Partner

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1 వ ప్రేశ్తుకము సంగ్రీ సం/శా.శ.19 22 వ.సం. ప్రా దస్తావేజు సెం 212 ముత్తము కాగితముల సంఖ్య ((1)) ఈ కాగితము వరుస సంఖ్య (2)

సబ్-లజర్జారు

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

No. 2/27/10 Date. 21/6/10

I hereby Certify that the deficit Stamp duty

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Market Value of Start in Consideration

On 1 101

On 1 10

Callector & Sub-Registrar Vallabh Nagar (Under the Indian Stamp Act)

An amount of Rs. towards Stamp Duty including fransfer Duty and Rs 2000 towards Regishation Fee was paid by the party through challan Receipt Number 27830 Dated 286/0.

Dt. 286/0 Sub-Registrer Habhnagar

1 వ పుస్తకము 20/0 నం. / శాశ 103 ఒప సంశాహి 2/2 స్థా నెంబరుగా రజిష్టరు చేయబడినడు నాస్త్రినింగ్ పిమిత్తం గుర్తింపు నెంజరు 1568-1-2/27-20/0.

301-28/6/10.

THE SEAL VALLABINAGE

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- 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. 208 on the second 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 31st October 2010 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.

For Greenwood Estates

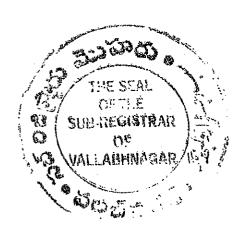
Partner

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1 న వుగ్తకము సం/శా.శ.19 స్వేహి.సం. పో దస్తావేజు సెంట్ ముత్తము కాగిళముల సంఖ్య (0) ఈ కాగితము వరుస సంఖ్య (3)

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- 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.
- 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.

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Partner

For Greenwood E

B. Spocorna lata

1 వ పుస్తకము <u>నిర్మాత్రముల</u> సం/శా.శ.19<u>22</u> వ.సం. వు దస్తావేజు సెం<u>ల్ ఏమ్మత్ర</u>ము కాగితముల సంఖ్య (ఌ) ఈ కాగితము వరుస సంఖ్య (ఄఌ)

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- 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.
- 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.
- 22. Stamp duty and Registration amount of Rs. 16,260/- is paid by way of challan no. OS 1339 dated \$2.06.2010, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 15,260/- paid by the way of pay order No. 156627, dated 25.06.10, HDFC Bank, S. D. Road, Secunderabad.

SCHEDULE OF APARTMENT

All that portion forming a — deluxe apartment bearing flat no. 208 on the second floor in block no. 'A' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 264 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 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:

rth By	Open to Sky & 7' wide coridor	
South By	Flat No. 213	
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:

WITNESSES:

For Greenwood Estates

For Greenwood Estates

1. K

Partner

BUILDPartner

2.

BUYER

B. Swama lata

BRULLING



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 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, Granite slab, 2 ft granite tiles dado, SS sink. SS sink with drain board. GI & PVC pipes Plumbing Lofts in each bedroom & kitchen Lofts

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 Retate

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WITNESS:

2. 4528

BUYER.

B. Swarna lata

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> స్ట్రాబిత్సు సబ్-లజిస్ట్రారు



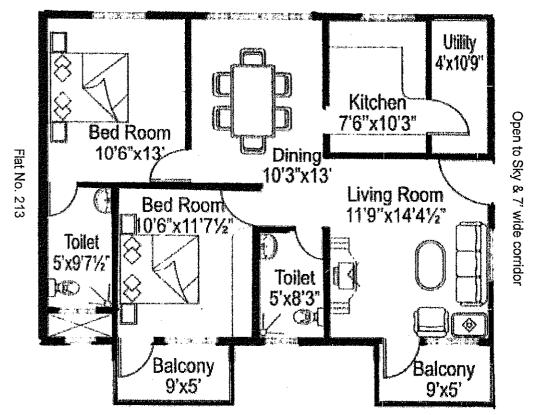
REGISTRATION PLAN SHOWING . FLAT NO. 208 IN BLOCK NO. 'A' ON SECOND FLOOR IN PROJECT KNOWN AS "GREENWOOD RESIDENCY" IN SURVEY NOS. 202, 203, 204, 205 & 206 Situated at KOWKUR VILLAGE, Mandal, R.R. Dist. **MALKAJGIRI** M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS **BUILDER:** 1. MR. SOHAM MODI, SON OF MR. SATISH MODI 2. MRS. K. SRIDEVI, WIFE OF MR. K. V. S. REDDY **BUYER:** 1. MR. B. SRINATH REDDY, SON OF Dr. B. SEKHAR REDDY 2. MRS. B. SWARNA LATA, WIFE OF Dr. B. SEKHAR REDDY REFERENCE: SCALE: INCL: EXCL: AREA: 65.88 SQ. YDS. OR SQ. MTRS.

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

Open to Sky



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Open to Sky For Greenwood Estates For Greenwood Estate

Partner

Partn

SIG. OF THE BUILD

WITNESSES:

2 1000

B. Swama lata

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ಸ್ಟ್-ಲಹ್ಫ್ಯಿರು



PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)











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. 8/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.

BUYER:

1. MR. B. SRINATH REDDY S/O. DR. B. SEKHAR REDDY R/O.100, PKT-2, SECTOR-11, DWARKA.

BUYER CUM REPRESENTATIVE:

2. MRS. B. SWARNA LATA W/O. DR. B. SEKHAR REDDY R/O.100, PKT-2, SECTOR-11, DWARKA.

SIGNATURE OF WITNESSES:

1. BL

2. 1000

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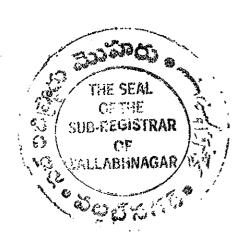
Partner SIGNATURE OF EXECUTANTS

I stand herewith my photograph and finger prints in the form prescribed, through my representative, Mrs. B. Swarnalata, as cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Vallabhnagar, Ranga Reddy District.

B Swaling lata SIGNATURE OF THE REPRESENTATIVE B. Swarna late (rind Leas)
SIGNATURE(S) OF BUYER(S)

1 ක් කුතුස්කාවට රාං/ම.ස්.19 <u>32</u>ක්.సం. කි ක්වැබ්ස බිට <u>ට</u> බොජුකා පිරිස්කාව හිටු (ව) සේ පිරිස්කා ක්රාත් හිටු (උ)

సబ్-లఉస్తారు



स्थाई लेखा संख्या ·/PERMANENT ACCOUNT NUMBER



AIYPK2089F

TH NAME SRIDEVI KALICHETI

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

जन्म सिथि /DATE OF BIRTH

19-04-1977

KYTIMY /SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

कार्ड लेखा गंक्या /PERMANENT ACCOUNT NUMBER





ABMPM6725H HIT MAME

SOHAM SATISH MODI

पिता का भाग /FATHER'S MAME SATISH MANILAL MODI

जन्म सिथि उत्तरम् सम्बद्धाः

18-10-1969

हरताक्षर ISIGNATUHE

ुार भगर ग्राहर भगर भार । |Chief Commissions of गाउसमार तिस, Andlife Pradesh

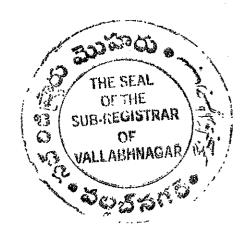
डाखकर विभाग INCOMETAX DEPARTMEN PRABHÁKÁRÍ ŘEDDY K PADMA REDDY KANDI



For Greenwood Estates For Greenwood Estates

1 ක් කුතු්ජිතා විට වැත්ත්ර/ අං.ජ.19 <u>වෙන්</u> ක්ර. ක්ර ක්තුන්ස බට <u>විට මාණු</u>නා පාර්ජනාව හිටනු ((ව) ජා පාර්ජනා හිරාහි හිටනු (ලි)

సేట్-లజిగ్రేజరు



Transport Department-National Capital Territory of Delhi
Licence to drive vehicles throughout India
LICENCE NO.: P09052006393983 R
NAME B SWARNA LATA
LATIA

LICENCE NO. : P08052006393383

NAME : B SWARNA LATA

Wife of : SH B SEKHAR REDDY

ADDRESS : FNO-100 PKT-2 SEC-11

DWARKA

DT. OF BIRTH : 14/01/1955

VEHICLE CLASS : LMV(NT) 04/08/2000 04/08/2000

(Holder's Signature)
DT. OF ISSUE: 20/05/2006
VALIDITY: 19/05/2011
INV CARR NO.: NA Signature

(SWZ)

13. Swarna Late

NAME : B SRINATH REDDY

Son of ADDRESS

: SH B SEKHAR REDDY : 100 BKT 2 SEC 11 DWK *** DELHI 110075

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DT. OF BIRTH : 10/03/1982 VEHICLE CLASS IMCY!

(Holder's Signature) DT. OF ISSUE : 22/04/2006 VALIDITY : 01/06/2020 BADGE NO. : NA

Sig. Of Licencing Authority (NWZ)

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