108/2008 Nº: 108/08 HUNDRED RUPEES **PIRCINDIA** INDIA NON JUDICIAL 397214 K, SATISH KUMAR S.V.L. No:10/2000, R. No: 26/2006 6-2-30 FALKAVATHIPET (V) R. NACHR (...), E.R. DIST. AGREEMENT FOR CONSTRUCTION This Agreement for Construction is made and executed on this the 9th day of January 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. JITENDER SHARMA, SON OF DR. L. S. SHARMA, aged about 32 years, residing at 102, Chandramukhi Vimla Enclave, No. 7-1-32/11/1, Leela Nagar, Ameerpet, Hyderabad -500 016, 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 Page I

1000/100 2008 20/100 5. 120 98. 30. 30 **මබ්ලක්**ම බිට. <u>/08</u> මාල්කා මල්කන්නට විටුලුද් //- දි ද්රේක්ත කුලාදු දරුණු (ENDORSEMENT Certified that the following amounts have be I. Stamp Duty: 1. In the shape of stamp papers... 2. in shape of challan (u/S.41 of IS.Act. 1899) 3. In the shape of cash (u/s.41-of I.S.Act, 1899) Rs. 100200 4. adjustment of stamp duty u/S 16 of LS Act 1899 if any N. Transfer Duty: 1. In the shape of challan 2. In the shape of cash III. Registration fees: 1. In the shape of challan 2. In the shape of cash Rs 1000 200 7. User Charges: 1. in the shape of challan 2. In the shape of cash A 18920/_ 2008500 20000 1929 70 10 40/1 100 Nam

12 మండాను / గంటల మాడ్ల పల్లభేసగర్ నభ్ రజిస్తార్ కార్యంయాంతో జ్రీ జ్రీమత్ కింగడలు కించి!

లజిస్టేషన్ చక్కడం 1908 లోఖ సెక్షన్ 323 ను అనునలంచు **තිහිදු**ලංසින්වේත් ආඛණ උපම් ක්රම ක්රම ක්රමණාරුවේ තිබේ

යංකුළා ස්බ් රාකානා රාං<u>/ටටර ද</u>ෙන

ల్లానీ ఇచ్చనట్లు ఓస్పతోన్నది ా చాడమే బోటగువైలు

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Dota, 502, Vasan Homs, Waranaga. the Love, Begunpak, Ayd.

- A. The Buyer under a Sale Deed dated 9-01.08 has purchased a semi-finished, Semi deluxe apartment bearing no. 324 on the third 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. 107/08, 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. 324 on the third 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 semi-deluxe apartment bearing no. 324 on the third 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 an amount of Rs. 17,82,000/- (Rupees Seventeen Lakhs Eighty Two Thousand only).
- 2. The Buyer shall pay to the Builder the balance amount of Rs. 17,82,000/- (Rupees Seventeen Lakhs Eighty Two Thousand only) in the following manner:

Seventeen Lakhs Eighty Two	Thousand outly	
Boverse		Due date of payment
Installment	Amount (Rs.)	01.01.2008
I	1,06,000/-	01.04.2008
II	4,79,000/-	01.07.2008
III	3,59,000/-	01.10.2008
IV _	3,59,000/-	01.02.2009
V	4,79,000/-	
Y		f completion /

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

Page 2

, வ வரு அம்வ 2008 அம/கூ. க். 1929 **க். க்டை ර**ූ බින බිට. <u>/ රු</u> බොල්කා පැතිණකාව රටවා 🗸 🕽 **ජා පෘථිම්කා** කිරාබ බරුමු (2-) books 80. Da-L.J. Dames MALIASHEAGAI
RIO. 102, Chandra mixtur Minister No. 2-1-32/11, Leela negar, Ameriper Byd. నిరూపించినది_{డి} f. If To Prodep Ho. J. Drong our Sens Resource 8/0. K.R. Reddy occ. Service 2-3-6-11-124, Anderger. Hacas



- 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 1month 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. 324 on the third 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 01 February 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

Partner

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ENDORSEMENT U/S 41 & 42 OF 1.S. ACT

No 108 250 8 Date 9-1-08

I hereby Certify that the deficit Stamp duty

17225 (Rs Veyreus Certify that the deficit Stamp duty

Never Heart a and Twenty only

has been levied in respect of the instrument from

Executant of this doct on the pasts of agreed

Market Value of Rs. 1782 0001

been higher than the consideration

Callector's Sub-Registrer

Value in Regar

An amount of Rs. 7722 towards Stamp Duty including fransfer Duty and Rs. 500/towards Registration Fee was pell by the party through challan Receipt Number 68/705 Dated 708 at SBH Begumpet Branch (299)

Dt. 9-/-08

Sub-Registrar Vallabhnagar

I వ వృస్తకము 200 జనం. / శాశ 1929 వే నంగాఫ్ 108 వెబబరుగా రజిష్టరు చేమాబస్నది స్కానింగ్ ఏముత్తం గుర్తింపు వెంబరు 1568-1-/08 -200 కి. తలు - 9-/- లె8ి.

రబ్ రజ్స్ట్రార్ **వబ్లబ్ నగర్**



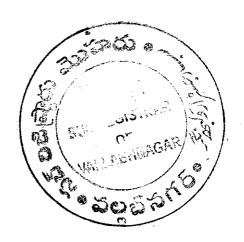
- 12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
- 13. The Builder shall deliver 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

Partner

Dartmar

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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 21. 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.
- In the event of any changes in the terms and conditions contained herein, the same shall 22. . be reduced to writing and shall be signed by all the parties.
- 23. Stamp duty and Registration amount of Rs. 18, 820 /- is paid by way of challan no. | G817 ST , dated | St | 108 , drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. | 17820/- paid by the way of pay order No. | 137710 | dated | 31/10/15), HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates For Greenwood Estates



SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment no. 324 on the third 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	Open to sky & Flat No. 323
East By	7' wide corridor
West By	Open to sky

For Greenwood Estates

Partner

For Greenwood Estates

<u> WITNESSES:</u>

1. 4 1

Proposer

BUILDER

BUYER

් න බැඳ්ද රාා <u>විතරේ බ</u>රුණ. ජ. 1929ක්. මා ස්ථානිත බ<u>ැරි</u> මාණුණා පැරිණාග පිරිණු (//) ජා පැරිණකා ස්ථාන නිරුතු (6)

50-00



SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION								
Item	Semi-Deluxe Flat	Deluxe Flat						
Structure	RC€							
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 sa	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:

For Greenwood Estates

Partner

For Greenwood Estates

WITNESS:

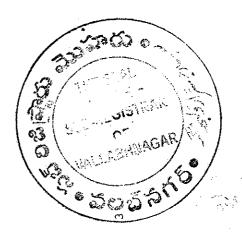
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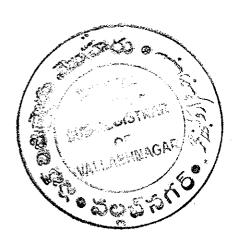
BUILDER

BUVED "

2008 2008 2009 30 60 (11) 108 2008 (7)



		•					
REGISTRATION I	PLAN SHOWING	FLAT NO. 324	IN BLOCK NO. '	C' ON THIRD I	FLOOR		
		IN PROJECT F	(NOWN AS "GR I	EENWOOD RE	SIDENCY"		
IN SURVEY NOS.	202, 203, 204, 205	5 & 206					
	KOWKUR VILLAC	3E,	MA	LKAJGIRI	Mandal, R.R. Dist		
BUILDER:	M/S. GREENWO	OD ESTATES, REF	PRESENTED BY	ITS PARTNER			
	1. MR. SOHAM M	ODI, SON OF MR.	SATISH MODI				
	2. MRS. K. SRIDE	VI, WIFE OF MR. I	C.V.S. REDDY		100		
BUYER:	MR. JITENDER SHARMA, SON OF DR. L. S. SHARMA						
REFERENCE: AREA:	89.18	SCALE: SQ. YDS. OR	INCL: SQ. MTRS.		EXCL:		
U/S. OUT OF TOTA PLINTH AREA	L: Ac- 6-05Gts. : 1665 SFT.						
		Open to sky	·	٠	ΔN		
	Balcony 9'x5' Bed F 11'x1 Toilet 8'x5' Kitchen 10'9'x8' Utility 11'6"x4'4'/2'	Room 3'6" Be 10' Toilet 5'x8' Dining 16'4½"x11'1½" Living Room 15'7½"x11'9'	Bed Room 10'3"x12'	Donor Charles	Timelani Tracol		
		7' wide corridor			Petry		
/ITNESSES:		For Green	Part	. <u>.</u> .	Freenwood Estates Partner Sig. OF THE VENDOR		
J. J. Durac	ent ent			·	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

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



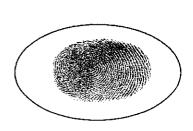


M/S. GREENWOOD ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD
SECUNDERABAD -500 003
REP. BY ITS PARTNERS
1. SHRI. SOHAM MODI
SON OF SHRI. SATISH MODI





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





BUYER:

BUILDER:

MR. JITENDER SHARMA S/O. DR. L. S. SHARMA R/O. 102, CHANDRAMUKHI VIMLA ENCLAVE NO. 7-1-32/11/1 LEELA NAGAR, AMEERPET HYDERABAD - 500 018.

SIGNATURE OF WITNESSES:

1. 1.

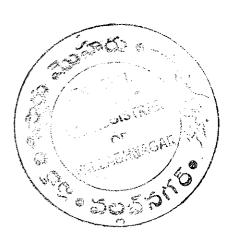
Personal

For Greenwood Estates

Partner.

For Greenwood Estates

Pertagr SIGNATURE OF EXECUTANTS (හි බුල් ද හා <u>2කේ බ</u>ර/ණ. ජ. 192 ඉ**හි. ජය. දිම** ජේකුම්ස බ<u>්ර</u>ේ මාමුණ සම්ජනාස හිනුල් //) ජම පෙර්ජනා මහාව බවලා (ඉ)



/PERMANENT ACCOUNT NUMBER APJPS4296N



नाम INAME JITENDER SHARMA

पिता का नाम /FATHER'S NAME LAXMAN SINGH SHARMA

जन्म विथि /DATE OF BIRTH

26-09-1974

हस्ताक्षर /SIGNATURE

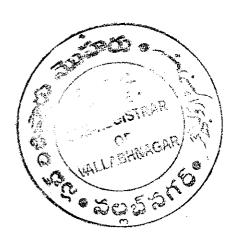
आयकर आयुक्त, मेरठ

इस कार्ड के खो / मिल जाने पर कृप्या जारी करेने वाले प्राधिकारी को सूचित / वापस कर दे आयकर आयुक्त, आयकर भवन, भैंसाली ग्राउण्ड, मेर्ह - २५० ००१.

In case this card is lost/found, kindly inform/return to the issuing authority: Commissioner of Income-tax, Aayakar Bhawan, Bhainsali Ground, Meerut - 250 001.

ේ නි බැඳුරු <u>වලට බ</u>ැල් ක. ම. 1929ක්. මය. ම ස්ථාූම්ම බ<u>ැල් වලට වාල්</u>මා පැරිණිකාව හිටුනු (//) ජා පෘථිමණා සියයි බොලු (/ර)

SEAR



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

अध्या आरावार आरावार, आउम प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

PRIS लेखा गंख्या /PERMANENT ACCOUNT NUMBER

ABMPM6725H

वाग /NAME

SOHAM SATISH MODI

िमेला का नाम /FATHER'S NAME

SATISH MANILAL MODI

अन्म लिखि आवर्ष एट हालगाः

18-10-1969

Fनताक्षण (Signature)

Chief Commissioner of income day Andhra Pradesh

For Greenwood Estates

Partner

For Greenwood Estates

Partner

