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s No. 11102 Date 32 12 2005 1000 HRA PRA
s Or A Rao

K. SATISII KUMAR

K. SATISII KUMAR

S.V.L. No: 13/2000, R. No: 26/2006

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S.V.L. No: 13/2000, R. No: 26/2006

R. NAGAR (M), R.R. DIST.

R. NAGAR (M), R.R. DIST.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 16 day of January 2008 at Secunderabad by and between:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at -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, Jublee 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. PRATYUSH KHARE, SON OF MR. VYOM NARAIN KHARE, aged about 30 years,

MR. VYOM NARAIN KHARE, SON OF MR. HAR NARAIN KHARE, aged about 61 years both are residing at #403, Kishen Residency, Lane Opp. Pantaloons, Begumpet, 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.

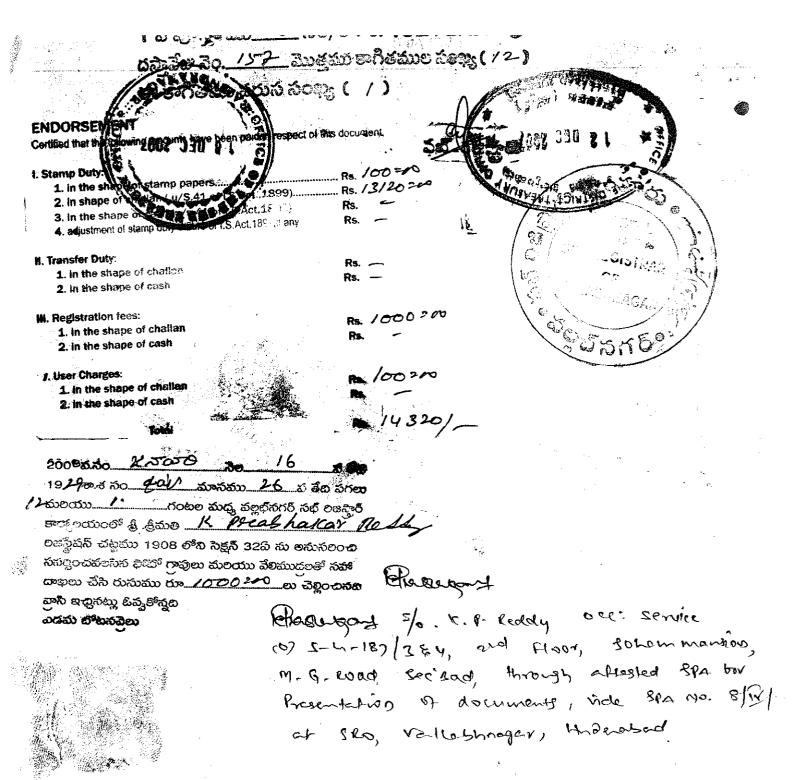
For Greenwood Estates

Partner

For Greenwood Estates

Partner

Page I



S/o. Lyon Marain Khare ore: Service R/o \$ 403, tishen Residency, lane opp:- Pantaloons, 1 gumper, Huderal

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WHEREAS:

- A. The Buyer under a Sale Deed dated 16.01.08 has purchased a semi-finished, Semi deluxe apartment bearing no. 327 on the third floor in block no. 'C', admeasuring 1200 sft, (i.e., 960 sft. of built-up area & 240 sft. of common area) 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. 156 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-deluxe apartment bearing no. 327 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. 327 on the third floor in block no. 'C', admeasuring 1200 sft. (i.e., 960 sft. of built-up area & 240 sft. of common area) of super built up area and undivided share of land to the extent of 64.27 sq. yds, a reserved parking space for single /double car admeasuring 100 sft., each as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 13,22,000/- (Rupees Thirteen Lakhs Twenty Two Thousand only).
- 2. The Buyer shall pay to the Builder the above said amount of Rs. 13,22,000/-(Rupees Thirteen Lakhs Twenty Two Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment	
I	6,15,000/-	28.12.2007	
II	2,65,000/-	27.01.2008	
III	4,42,000/-	01.02.2009	

For Greenwood Estates

Partner

For Greenwood Estates

Partner

Page 2

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S/o. Har Navain

RIO. 7 WOZ, EISLEY RESTOR

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- 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.
- 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-deluxe apartment bearing no. 327 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 01st 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.

For Greenwood Estates

Partner

For Greenwood Estates

Partner [°]

Minga

ఈ కాగితము జయన సంభ్య (그) ENDORSEMENT U/S 41 & 42 OF I.S. ACT No. 15 3/2008 Date 16-1-08 I hereby Certify that the deficit Stamp duty 'Mandres and Towart has been levied in respect of the instrument from Executant of this doct on the pasis of agreed Market Value of Rs. 1322000/ been higher than the consideration Collector & Sub-Registrar Vallabh Nagar (Under the Indian Stamp Act) An amount of Re. 13/20 Towards Stamp Duty Including Transfer Duty and Rs 1000 towards Registration Fee was palit by the party through challan Receipt Number 697958 Dated 6-7at SBH Begumpet Branch (299) Dt. 16-1-08 Sub-Alegistrar Vallabhnagar St. SRO Vallabhnagar I వ పుస్తకము 200 విసం. / శాశ 19**29వే న**ుం**వ** 15) నెబరుగా ఓజిష్టరు చేయలుకినది స్కానింగ్ **ఏమిత్తం గుర్హింపు** నెంబరు 1508-1-15-7 -2008. col. 16-1-08 వల్లబ్ నగ్గర్ Water Commence

ు వ పూర్తుక్కారుు <u>డాం</u>8ఉం/తా. చే. 192⁹ వే. నేం. ఈ దస్తావేజు నెం. <u>157 మొక్</u>రము కాంీకముం స€్పు (2)

- 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.
- 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 Paramount 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.

For Greenwood Estates

Partner

For Greenwood Estates

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- 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.
- 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 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.
- 23. Stamp duty and Registration amount of Rs. 14,225/- is paid by way of challan no. 681256, dated 16/108, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 13,220/- paid by the way of pay order No. 137802 dated 03.01.2008, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

Partner

For Greenwood Estates

Portner (

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SCHEDULE OF APARTMENT

All that portion forming a Semi-finished semi-deluxe apartment no. 327 on the third floor in block no. 'C' admeasuring 1200 sft. of super built-up area (i.e., 960 sft. of built-up area & 240 sft. of common area) together with proportionate undivided share of land to the extent of 64.27 sq. yds. and reserved parking space for single/double car admeasuring about 100 sft. each 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	Flat no. 326	
South By	Open to sky & 7' wide corridor	
East By	Open to sky	
West By	Open to sky	

WITNESSES:

1. Ry Threm

2. 1.

For Greenwood Estates

Partner

For Greenwood Estates

Partner

BUILDER

BUYER

Moran



	SCHEDULE OF SPECIFICATE COMPLETION OF CONSTRU				
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:

For Greenwood Estates

Partner

For Greenwood Estates

WITNESS:

BUILDER

BUYER.

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REGISTRATION F	PLAN SHOWING	FLAT NO. 327 IN BLOCK NO	. 'C' ON THIRD FLOO	DR .
		IN PROJECT KNOWN AS "GI	REENWOOD RESID	ENCY"
IN SURVEY NOS.	202, 203, 204, 205 &	206		
	KOWKUR VILLAGE,	M	ALKAJGIRI	Mandal, R.R. Dist.
BUILDER:	M/S. GREENWOOD	ESTATES, REPRESENTED B	Y ITS PARTNERS	
·	1. MR. SOHAM MOD	I, SON OF MR. SATISH MODI		
	2. MRS. K. SRIDEVI,	WIFE OF MR. K.V.S. REDDY		
BUYER:	1. MR. PRATYUSH K	HARE, SON OF MR. VYOM NA	RAIN KHARE	
	2. MR. VYOM NARAI	N KHARE, SON OF MR. HAR N	IARAIN KHARE	-J.,
REFERENCE: AREA:		CALE: INCL: Q. YDS. OR SQ. MTR	S	EXCL:
U/S. OUT OF TOTA PLINTH AREA	L: Ac- 6-05Gts. : 1200 SFT.			
Open to sky & 7' wide corridor	TOPLET OF THE PARTY OF THE PART	Open to sky BALCONT 125-72.137 BALCONT 125-72.137 BALCONT 125-72.137 Deen to sky	Location Plan No. Section State Section Secti	CHARLES AND CHARLE
WITNESSES:	For Gr	Partner	. •	wood Estates Redy Partner G. OF THE BUILDER
1. Rajlheam 2. of J			Mar	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

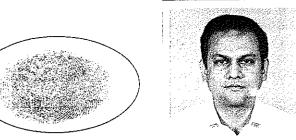


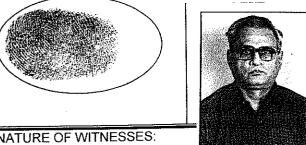












BULDER:

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. PRATYUSH KHARE S/O. MR. VYOM NARAIN KHARE R/O. #403, KISHEN RESIDENCY LANE OPP. PANTALOONS BEGUMPET, HYDERABAD - 500 016.
- 2. MR. VYOM NARAIN KHARE S/O. MR. HAR NARAIN KHARE R/O. #403, KISHEN RESIDENCY LANE OPP. PANTALOONS BEGUMPET, HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

d Estates

Partner

For Greenwood Estates

SIGNATURE OF EXE**PHIMIS**

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स्थाई लेखा संख्या ·/PERMANENT ACCOUNT NUMBER AIYPK2089F



नाम /NAME SRIDEVI KALICHETI

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

जन्म विधि /DATE OF BIRTH

19-04-1977

हस्ताक्षर /SIGNATURE

Chief Commissioner of Income-tax Andhra Pradesh

श्वाद संख्या गंडका /PERMANENT ACCOUNT NUMBER

ABMPM6725H



HIT NAME SOHAM SATISH MODI

रिता का भाभ #ATHER'S NAME SATISH MANILAL MODI

जम्म सिथि उत्तरी दृष्ट Bitativ

18-10-1969

FRITIER SIGNATURE

Mark

्रीक प्रवास कर्मक प्रवास्तर

Chief Commissioner of income-tax, Anohra Pladesh

For Greenwood Estates

Partner

For Greenwood Estates

DRIVING LICENCE DLDAP0+1193822002

PRABHAKAR HEDDY K PADAM REDDY 2-3-04/14/24 JAISWA SAMOEN AMBERNES HYDERABOD

Saura 30/07/2002 DUPLICATE Licencing Authority RTA-HYDERABAD-EZ

(න් නුවරුණනා <u>2භා /</u> කට/කා. ඒ. 1029කි. න්**0. නා** ජැවැත්ව බිට <u>/57</u> කට්රික පාරිසිනාව එලේල් (2) ජා පංච්ඡනා කඩාර තිට_{ල්} (/ 0)





PERMANENT ACCOUNT NUMBER AIBPP5271D





Quind INAME PRATYUSH KHARE

தந்தை பெர் / FATHER'S NAME VYOM MNARAIN KHARE

அத்த தேரி /DATE OF BIRTH 31-05-1977

SIGNATURE

வருமாவவி ஆணைபர் (கணிட்டொறி இயல்கம்) Commissioner of Income-Tax (Computer Operations)

வருமானவரி ஆணையர் (கணிப்பொறி இயக்கம்), 108, மகாக்மா காஞ்தி சாவல, நூங்கம்பாக்கம், சென்னை 600 034,

in case this card is lost/found, kindly inform/return to the issuing authority:

Commissioner of Income-tax (Computer Operations), 108, Mahatma Gandhi Road, Nungambakkam, Cheunal - 600 034.

