

GREENWOOD ESTATES

5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551, Fax :

To,
Mr. A. Purushotham & Others,
1-3-1/C/1, Flat No. 101,
1st Floor, Jaya Mansion,
Kavadiguda, Hyderabad.


Date: 02.06.2008

Sub.: Terms and conditions for purchase of 5 flats in the Project known as Greenwood Residency situated at Sy. No. 202 to 206, Kowkur, Malkajgiri Mandal, Hyderabad.

Ref.: Development agreement dated 13.09.2008 bearing doc. No. 4100/2007.

Dear Sir,

At your request we have agreed to purchase 5 flats from your share of flats as per the details given below:

- a. Flat Nos. and area : Flat Nos. C-116, C-202, C-303, C-419 & C-525 each having an area of 1,230 sft. Total area of 5 flats is 6,150 sft.
- b. Sale Consideration: Rs. 24.33 Lakhs per flat i.e., a total of 121.65 Lakhs for 5 flats exclusive of VAT, service tax, stamp duty and registration charges and inclusive of one car parking per flat. 
- c. Payment Terms:
 - i) Rs. 50,00,000/- as advance on this day.
 - ii) First installment of Rs. 20,00,000/- payable on 01.10.2008.
 - iii) Second installment Rs. 20,00,000/- payable on 01.01.2009.
 - iv) Third installment Rs. 20,00,000 payable on 01.04.2009
 - v) Fourth Rs. 11,65,000/- payable on 01.06.2009.

We shall be at liberty to sell these flats to any intending purchaser at a price we deem fit and proper. However, as the title of the said flats continues to be in your name, we shall collect payments from customers in your name and you shall refund the amount received in your name to us from time to time.



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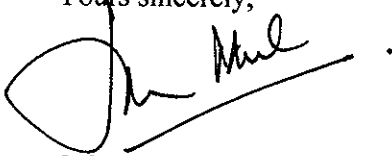
Please find enclosed a sum of Rs. 50,00,000/- as per details give below towards the advance payment:

- a. Rs. 20,00,000/- paid by cheque no. 078627 dated 02.06.2008 in favour of A. Purushotham drawn on HDFC bank.
- b. Rs. 5,00,000/- paid by cheque no. 078629 dated 05.06.2008 in favour of A. Purushotham drawn on HDFC bank.
- c. Rs. 20,00,000/- paid by cheque no. 078631 dated 02.06.2008 in favour of A. Srinivas drawn on HDFC bank.
- d. Rs. 5,00,000/- paid by cheque no. 078632 dated 05.06.2008 in favour of A. Srinivas drawn on HDFC bank.

As confirmation of your accepting the above terms and conditions, please sign a copy of this letter for our records.

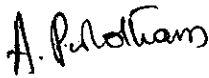
Thank You.

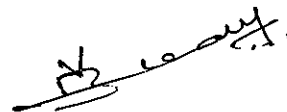
Yours sincerely,



Soham Modi

Accepted the terms and conditions


A. Purushotham


B. Venkatesh


K. Bhasker.