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LEELA G CHYMALC STAMP ENDOR Licence No.00-1006 5-4-76/A, Cellar Kanigunj, SECUNDERABAD-500 003

For Whom SELSAL BUILDARS

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 21 day of October 2008 at Secunderabad by and between:

M/S. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad – 500 062 represented by its partner Sri Nareddy Kiran Kumar, Son of Madhusudhan Reddy, aged about 35, Occupation: Business hereinafter called the "Builder" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

AND

MR. PRASANTH KODUGANTY, SON OF MR. V. B. K. RAO, aged about 29 years, Occupation: Business, residing at H. No. 8-30/40, Block - 9, Dwarakanagar, Phase-II, Boduppal, Uppal Post, Hyderabad - 500 039, hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Sri Sai Builders

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13 క్రైన్హకము 2008......వ సం పు.వె.1.2. శ్రీస్తోవేజులు కాగితాను వరున సంయ్థా...... 1c-Probholicar nead BUBERFOISTRA र्राष्ट्रके अध्यक्ष १९६० कर क्या क्रिकेश වේගත්මයට විට ඉතිලුවේ වන්නේ **නිම්ඩ දිනුව**නුතා ంరియాను ఉత్యక్తుండా, ఈఈ డాఖంత్రాస్ట్రీస్ ికును **రూ** 1000లు చెల్లించినారు **నాసి** ఇచ్చినట్లు ఒప్పకౌస్న**ద్** retroslarymy ఎడమ బొటన ప్రేలు K. Prathetia Roddy, Sto. K. Paden Roddy, Occupation: Service, (0). 5-4-187/3 & 4, 2nd Floor, Solven Mansion, M.G. Road, Secunderabed-03, through attented GPASPA for presentation of documents, Vide GPA/SPA No. 177/BEW/06 Taled 24.7. To mission at 580, UPP of Ranga Reddy District. Prasharth Kodngenty S/o. V.B.K. RAO OCC: Seovice R/o. H. No. 8-90/40 Block-D. Dwaretangar, PHASE-II, Boduppel, Upper Post Hydero bod, రూపించినది Verkal Romana Reddy 90. Anis leddy occ. Sorried Rpc. 11-18112, Greenfilly county. Hoderabal. E. V. Preveen Me. V.B.M. Rao, esc. Service R/D. 8-90140, Dwardtanager, Bodupped Upped post, Hyderabod. 2008 : SSOW 30 21 548

HEREAS:

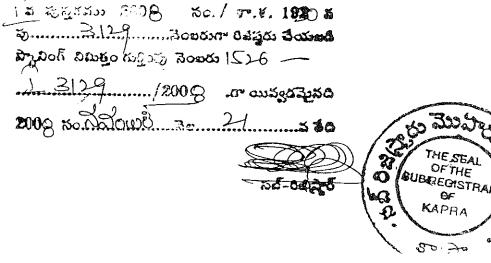
- A. The Buyer under a Sale Deed dated 21.11.2008 has purchased a semi-finished Deluxe apartment bearing no. 101, on the first floor in block no. 'A', admeasuring 975 sft. of super built up area in residential apartments styled as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with
 - a. Proportionate undivided share of land to the extent of 59.96 sq. yds.
 - b. a reserved two wheeler parking space bearing no.01 in block no. 'A' admeasuring about 15 sft.
 - c. a car parking space bearing no. 01 in block no. 'E' admeasuring about 100 sft., This Sale Deed is registered as document no. 3128/05 in the office of the Sub-Registrar, Kapra. 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 Deluxe apartment bearing no. 101, on the first 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 no. 101, on the first floor in block no. 'A'admeasuring 975 sft. of super built up area and a reserved two wheeler parking space bearing no. 01 in block 'A' admeasuring about 15 sft. and a reserved car parking bearing no. 01 in block 'E' admeasuring 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 16,60,000/-(Rupees Sixteen Lakhs Sixty Thousand Only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 16,60,000/- (Rupees Sixteen Lakhs Sixty Thousand Only) on or before 30th November 2008.
- 3. 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 1 month from the due date.
- 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.

For Sri Sai Builders

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The Buyer has handed over the vacant and peaceful possession of the semi-finished deluxe apartment bearing no. 101, on the first 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 30 November 20008, 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.
- 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 Gulmohar Gardens project.

For Sri Sai Builders

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- 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 Gulmohar Gardens 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.
- 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.

For Sri Sai Builders

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SCHEDULE 'A' SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-0 Gts., forming part of Survey Nos. 93, 94 & 95, situated at Situated at Mallapur, Uppal Mandal, Ranga Reddy District are bounded as under:

| | North By | Part of Sy. No. 95 | |
|---|----------|---------------------------------------|--|
| | ~ | 40' side road (Shakti Sai Nagar road) | |
| | East By | Shakti Sai Nagar Colony | |
| í | | Sy. No. 92 | |
| , | | 0,110.72 | |

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming apartment no. 101 on the first floor in block no. 'A', admeasuring 975 sft. of super built up area together with proportionate undivided share of land to the extent of 59.95 sq. yds. and a reserved two wheeler parking space bearing no. 01 in block no. 'A' admeasuring 15 sft and car parking space bearing no. 01 in block no. 'E' admeasuring 100 sft in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

| North By | Open to sky | |
|------------|-------------------------------|--|
| South By 6 | Open to sky & 6'wide corridor | |
| East By | 6'wide corridor | |
| West By | Open to sky | |
| | | |

WITNESSES.

1.

For Sri Sai Builders

BUYER

BUILDER

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SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

| Item | Standard Apartmen | t Semi-deluxe | : |
|-----------------------------|--|--|--|
| | a repartment | | Deluxe |
| Structure | RCC | Apartment RCC | Apartment |
| Walls | 4"/6" solid cement blocks | 4"/6" solid cement blocks | RCC 4"/6" solid cement |
| External painting | Exterior emulsion | Exterior emulsion | blocks |
| Internal painting | Sponge finish with OBD | Smooth finish with OBD | Exterior emulsion Smooth finish with |
| Flooring - Drawing & Dining | Mosaic | Ceramic Tiles | OBD Marble slabs |
| Flooring - Bedrooms | Mosaic | Ceramic Tiles | Marble tiles |
| Door frames | Wood (Non-teak) | Wood (Non-teak) | |
| Doors | Moulded main door, others flush doors | Moulded main door, others flush doors | Wood (Non-teak) All doors – moulded |
| Electrical | Copper wiring with standard switches | Copper wiring with modular switches | Copper wiring with modular switches |
| Windows | Powder coated aluminum sliding windows with grills | Powder coated aluminum sliding windows with grills | Powder coated aluminum sliding |
| Bathroom | Ceramic tiles with 7' dado | Designer ceramic tiles with 7' dado | windows with grills Designer ceramic |
| Sanitary | Raasi or similar make | Raasi or similar make | tiles with 7' dado |
| C P fittings | Standard fittings | Standard fittings | Raasi or similar make |
| | Granite tiles, 2 ft ceramic tiles dado, | Granite tiles, 2 ft ceramic tiles dado, SS sink. | Branded CP fittings Granite slab 2-ft ceramic tiles dado |
| Plumbing | GI & PVC pipes | GI & PVC pipes | SS sink |
| Lofts | Loft in each bedroom & kitchen | Loft in each bedroom & kitchen | GI & PVC pipes Loft 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:

J

For Sri Sai Builders

Partner

2.



| | RATION PL | AN SHOWING | FLAT NO. 10 | 1 IN BLOCK NO. | Δ' | 3/11/08 | · |
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| | | | | SON OF SRI MAD | | | |
| BUYER: | | | | SON OF MR. V. E | | EDDY | |
| REFEREN AREA: | | SCALE | | INCL: SQ. MTRS. | | EXCL: | |
| Fotal Built Out of U/S | t-up Area = of Land = / | 975 sft. Ac. 4-00 Gts. | | | | Ar | |
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

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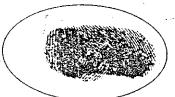


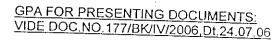
PRESENTANT / SELLER / BUYER





M/S. SRI SAI BUILDERS HAVING ITS OFFICE AT 25, A & B ELECTRONIC COMPLEX. KUSHAIGUDA, HYDERABAD - 500 062 REPRESENTED BY ITS PARTNER SRI NAREDDY KIRAN KUMAR S/O. SRI MADHUSUDAN REDDY





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



BUYER:

MR. PRASANTH KODUGANTY S/O. MR. V. B. K. RAO R/O.H. NO. 8-30/40, BLOCK - 9, DWARAKANAGAR, PHASE-II BODUPPAL, UPPAL POST HYDERABAD - 500 039





SIGNATURE OF WITNESSES:

2.

For Sri Sai Builders

Partner SIGNATURE OF EXECUTANTS

SIGNATURE(S) OR BUYER(S)

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Azyakar Bhavan, Chief Commissioner of Income-tax, बरीर भाग, In case this card is lost/found, kindly beforestrents to हेदरामार - 500 004, मुख्य आयकर आयुक्त,

आयकर विभाग

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K PADMA REDDY KANDI

15/01/1974 Permanent Account Number AWSPP8104E

Basheerbagh, Hyderahad - 500 004.

हरा कार्ड के फो / मिल जाने पर कृप्या जारी करने बाले प्राविकारी को सुधित / वापना कर दें

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FRUITY ISIGNATURE

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KIRAN KUMAR NAREDDY 167

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In case this card is lost/found,kindly inform/return to the issuing authority: Chlef Commissioner of Income-tax, Asyakar Bhavan, Barbeerbagh, Hyderabad - 500 004.

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJVPK7029D



हस्ताक्षर /SIGNATURE

नाम /NAME

VENKATARAMA PRASHANTH KODUGANTI

पिता का नाम /FATHER'S NAME VENKATA BALA KRISHNA RAO

जन्म तिथि /DATE OF BIRTH 22-01-1979

Chief Commissioner of Income-tax. Andhra Pradesi

Trapanti

716933/05

Class Of Vehicle

Validity

Non-Transport Transport

LMV

05-08-2025

Hazardous Validity

Badge No.

Reference No.

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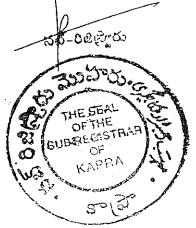
Date of 1st Issue

13-05-2005

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WITNESSES NO.

Customer Relations Division





Name : Ch. Venkata Ramana Reddy

Designation: Customer Relations Executive

Signature: Ville

Valid upto : 30 April 2009

Issuing Authority:

Blood Group: O +ve

Address:

5-4-187/3&4, lind Floor,

M.G Road, Secunderabad-500003. Ph:040-66335551, 040-27544058

Resi.Add.: # 11-187/2, Road No.2, Green Hills Colony, Saroor Nagar, Hyderabad. Ph:9393381666, 9246165561

In case of Emergency Call

- 1. Employee must display this card while on duty
- 2. This card has to be surrendered while leaving the organization
- 3. The loss of the card must be reported to the Admin.Div.Immediately

M1925981/07 Class Of Vehicle

Validity

Non-Transport Transport

Hazardous Validity

Badge No.

Reference No.

Original LA. DOB

Date of 1st Issue

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09/10/2027

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| | | 5. <u>6.</u> |
| | 1వ స్పక్షకము ఓనిని &ప సం పువె42.7.దస్తావేజులు | , |
| | మొక్తము కాగికముల సంఖ్య | |
| | రం కాగితాపు వరున సంణ్యా12 | |
| · · | THE SEAL OF THE SEAL OF THE SUBREGISTRAS OF KAPRA | |

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