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S.V.L. No:13/2000; R. No: 28/2008 6-2-30 PREMAVATHIPET (V) R. NAGAR (M), R.R. DIST.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 16 day of February 2908 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, hereinaster referred to as the Builder.

AND

I. MR. I. RAJASHEKAR, SON OF MR. I. S. SATYANARAYANA, aged about 31 years, 2 MRS. I. SWETHA, WIFE OF MR. I. RAJASHEKAR, aged about 23 years, both residing at No. 1-7-C9, Flat No. 202, Srinivasa Palace, Kamala Nagar, Hyderabad - 500 062, 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

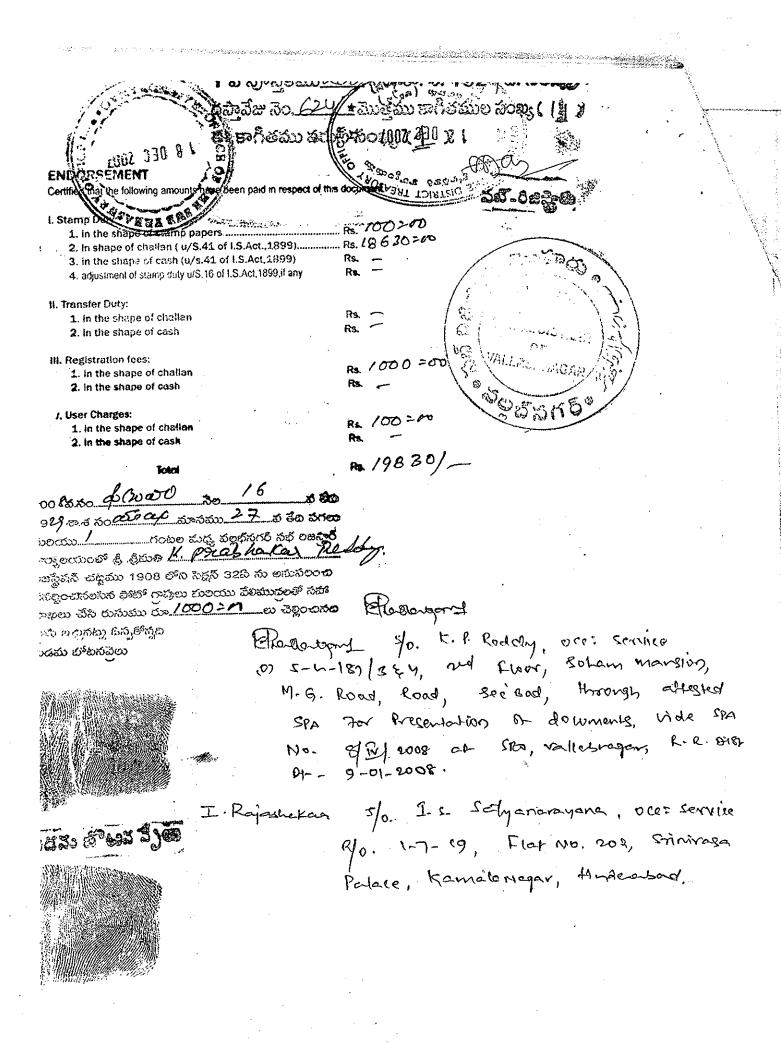
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For Greenwood Estates

I. Rajashekan Sueta

Partner Partner

Page 1



WHĒREAS:

- A. The Buyer under a Sale Deed dated 16.2.082 has purphased a semi-finished, Semi deluxe apartment bearing no. 218 on the second 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) 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. 623/08, 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. 218 on the second 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. 218 on the second 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) 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. 18,73,000/- (Rupees Eighteen Lakhs Seventy Three Thousand only).
- 2. The Buyer shall pay to the Builder the balance amount of Rs. 18,73,000/-(Rupees Eighteen Lakhs Seventy Three Thousand only) in the following manner:

| Installment | · Amount (Rs.) | Due date of payment | | |
|-------------|----------------|---------------------|--|--|
| . I | 8,87,000/- | 23.02.2008 | | |
| II | 3,70,000/- | 25.03.2008 | | |
| III | 6,16,000/- | 01.05.2009 | | |

For Greenwood Estates

I. Kajashekan Sueton

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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 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.
- The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all 4. delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month 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. 218 on the second 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 May 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. I Rajashekar Suetra

For Greenwood Estates

Partner

For Greenwood Estates

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Collector & Sub-Registrer
Valleth Negar
(Under the Indian Stame Act)

An amount of Rs. 8630 towards Stamp Duty including Transfer Duty and Rs 7000 Towards Registration Fee was point by the Forty through challan Receipt Number 68/191 Dated 12 Dated 12 Dated 12 Dated 12 Dated 12 Dated 12 Dated 13 Dated 14 Dated 15 Dated 15 Dated 15 Dated 15 Dated 15 Dated 15 Dated 16 Dated 17 Da

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- The Buyer upon taking possession of the apartment shall own and possess the same 11. absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
- The Buyer upon receipt of the completion intimation from the Builder as provided above, 12. 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.
- The Builder shall deliver the possession of the completed Apartment to the Buyer only 13. upon payment of entire consideration and other dues by the Buyer to the Builder.
- The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, 14. 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.
- The Buyer agrees that under no circumstances including that of any disputes or 15. 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. 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 Greehwood Estates

Partner

For Greenwood Estates

I Rajashekar Sueta

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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.
- 21. 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. 19.730=/- is paid by way of challan no. 68/192, dated 12.02.08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 18,730/- paid by the way of pay order No. 13852 dated 06.02.08, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

Partner

For Greenwood Estates

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SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment no. 218 on the second 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 | | |
| East By | 7' wide corridor | | , |
| West By | Open to sky | | |

For Greenwood Estates

Partner

For Greenwood Estates

Partner

BUILDER

I Rajashekar

Suetra

BUYER

WITNESSES

1. Huy





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 main door - polished. Other doors - enamel | Panel doors with branded hardware Panel main door - polished. Other doors - enamel | | |
| Electrical | Copper wiring with modular switches | | | |
| Windo vs | 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 | | | |
| CP 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

For Greenwood Estates

WITNESS:

1. Any

2.

Partner

BUILDER

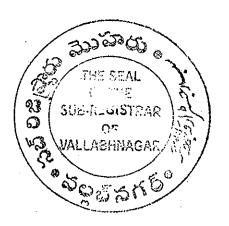
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BUYER.

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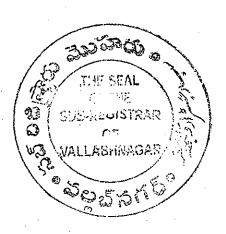
EGISTRATION PLAN SHOWING FLAT NO. 218 IN BLOCK NO. 'C' ON SECOND FLOOR IN PROJECT KNOWN AS "GREENWOOD RESIDENCY" in Survey NGS. 202, 203, 204, 205 & 206 KOWKUR VILLAGE, Mandal, R.R. Dist. **MALKAJGIRI** BUILDER: M/S. GREENWOOD ESTATES, REPRESENTED BY ITS PARTNERS 1. MR. SOHAM MODI, SON OF MR. SATISH MODI 2. MRS. K. SRIDEVI, WIFE OF MR. K.V.S. REDDY **BUYER:** 1. MR. I. RAJÁSHEKAR, SON OF MR. I. S. SATYANARAYANA 2. MRS. I. SWETHA, WIFE OF MR. I. RAJASHEKAR REFERENCE: SCALE: INCL: **EXCL:** AREA: 89.18 SQ. YDS. OR SQ. MTRS. U/S. OUT OF TOTAL: Ac- 6-05Gts. **PLINTH AREA** : 1665 SFT. Open to sky Balcony 9'x5' Balcony 9'x5' Bed Room 10'3"x13'6" Tollet 5'x8' Open to sky Toilet /1 8'x5' CDC Open to sky Bed Room 10'3"x12' Dining 16'4½'x11'1½ Living Room 15'7½"x11'9" Kitchen 10'9"x8' 7' wide corridor For Greenwood Estates For Greenwood Estates Partner WITNESSES: SIG. OF THE BUILDER

SIG. OF THE BUYER

2.

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HOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

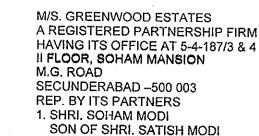
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BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





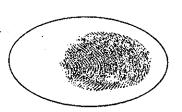


BULDER:





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/BK IV/2008: pt. cg. ol. 2006.

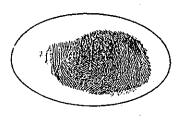
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003.

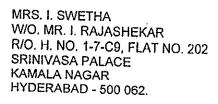




BUYER:

MR. I. RAJASHEKAR S/O. MR. I. S. SATYANARAYANA R/O. H. NO. 1-7-C9, FLAT NO. 202 SRINIVASA PALACE KAMALA NAGAR HYDERABAD - 500 062.





SIGNATURE OF WITNESSES:

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2.

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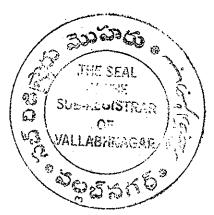
For Greenwood Estates

Partner

SIGNATURE OF EXECUTANTS

I Rajashekan Sueta 1 5 5) $\frac{200}{60}$ $\frac{200}$ $\frac{200}{60}$ $\frac{200}{60}$





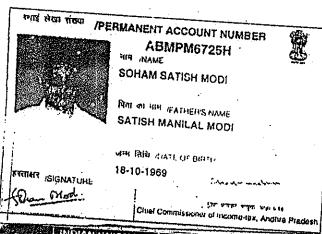
स्थाई लेखा शंख्या /PERMANENT ACCOUNT NUMBER
AIYPK2089F
गाम /NAME
SRIDEVI KALICHETI

पिता का माम /FATHER'S NAME
VENKATA RAM! REDDY NARALA

वाम तिथि /DATE OF BIRTH
19-04-1977

इस्ताक्षर /Signature

प्रधा अध्यक्ष काष्ट्र, बाक्ष प्रदेश
Chief Commissioner of Income-tax, Andrea Predesh





PRABHANA REDDY K
PART PERDY
2-3-0-18-24
JAISHE TAMORE

Charage S

Seven er 30/07/2002 DUPLICATE Licencing

Licencing Authorny RTA-HYDERABAD-EZ

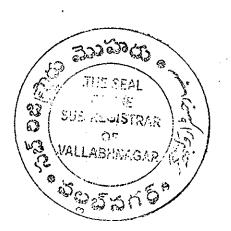
For Greenwood Estates

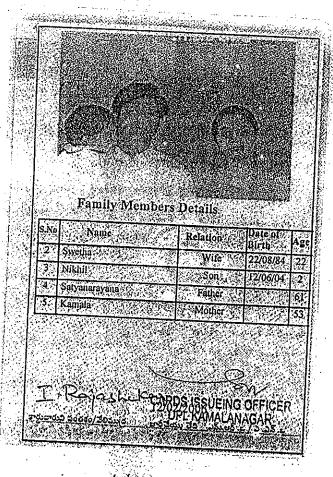
Partner

For Greenwood Estates

Partner

ST.SERS





Card No. 7 F.P Shop No ವರ್ಷಗಂಟ್ ರಾಜಕಾತ್ಮಕ್ಕ Name of Head of Inaganti , Rajashekar Household తం(డి/భర్త స్వేరం Shiva Satya Narayana Father/Hushard Name Sessis/Date of Birth 20/05/1975 వయస్సు/Age နှည့် /Occupation : Employee-Private cou zo /House No./ 1 : 1-7-C9 KAMALA,NAGAR 55 /Street KAMALA NAGAR Colony. : - 'SE 19/Ward-19 Ward No. : /ˈsj=r/ Kapra Municipality ಜಿಲ್ಲ್ /District ಿ ರಂಗ್ Bå / Ranga Reddy \ Annual Income (Rs.) : 300,000 LPG Consumer No. : 651764/(Single)
LPG Dealer Name : Venkateshwara Rao C

I Rajashekan Shetza 1 න බැංගු සො 200^8 හිං/නං. ජ. 1829 න. හිං. බ තබැන්ම බං. මියල්වා පංරිෂ්ණාව හිදෙකු (117ජා පංරිෂ්ණා ජනව හිදෙලු ()

