

This Agreement for Construction is made and executed on this the 30 day of August 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 38 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and mt. 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. N. V. KISHORE NAIDU, SON OF MR. N. V. NOOKA RAJU, aged about 37 years, 2. MRS. N. MADHU NAIDU, WIFE OF MR. N. V. KISHORE NAIDU, aged about 30 years, both are residing at No. 313, Jalvayu Vihar, Kukatpally, Hyderabad - 500 072, 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 Orgenwood Estates

Partner

For Greenwood Estates

Page 1

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ENDORSEMENT

Certified that the following amounts have been paid in respect of this document

I. Stamp Duty:	
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4. edicoms (Հ. Դ. Դ. Հ.	Rs.
製. Transft: 12-15:	
1. In the shape of the state of the shape of	Rs.
2. In the shape of	Rs. —
W. Registration fees:	
1. In the shape of challan	Rs. 1000 -00
2. In the shape of cash	Rs.
! 1. User Charges:	
1. in the shape of challan	Rs. 100 =00
2. In the shape of cash	Rs.

SUB-REGISTRAR

2008550 \$1986 1930 ార్గం కిండ్ మానవుం... 12మలయు 7 గంటల మధ్య పల్లకోనగర్ నభ్ నిజెస్టార్ కారక్షంయంలో క్రి క్రిమెకి K. pseakhalan ke ఆత్మ

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వానీ అభ్యగ్గట్లు ఓప్పకోన్మల

K. Prabhakar Reddy, S/c. K. Padma Reddy, Occupation: Service. (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 8 10 100 8, dated 19.06.08 registerer at SRO VALLED Ranga Reddy District.

Kishore Maldu S/o. N.V. Noora Rayer Service - Plo. 313, Jalayayu Vihar,

Kukat paly, Huderabad.

WHEREAS:

- A. The Buyer under a Sale Deed dated 30.8.08 has purchased a semi-finished, semi-deluxe apartment bearing no. 208 on the second floor in block no. 'C', admeasuring 1230 sft, of super built up area (i.e., 984 sft. of built-up area & 246 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. 4057/08, 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. 208 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. 208 on the second floor in block no. 'C', admeasuring 1230 sft. of super built up area (i.e., 984 sft. of built-up area & 246 sft. of common area) and undivided share of land to the extent of 65.88 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. 15,98,000/- (Rupees Fifteen Lakhs Ninety Eight Thousand only).
- 2. The Buyer shall pay to the Builder the balance amount of Rs. 15,98,000/- (Rupees Fifteen Lakhs Ninety Eight Thousand only) in the following manner:

Installment Amount (Rs.)		Due date of payment	
I	7,60,000/-	05.08.2008	
II	3,14,000/-	05.09.2008	
III	5,24,000/-	01.08.2009	

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For Greenwood Estates

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> <u>్</u> వయ్-రిజిష్టాం

ఎడను బొటన ప్రేలు __ Mllin_

N. Madhu Nobel Elo. N. V. Eishor Nobel Ro. 313, Jalavayu Vihar, Kutot palmy Hudrabad

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Ventor freddy 80. Ang Reddy 40. 11-187/2, Groen Hills colony, Hyd

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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.
- 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. 208 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 August 2009 with the grace period of 06 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.

For Greenwood Estates

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For Greenwood Estates

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Page 3

1 గ్ర పూస్తకము 2008సం/శా. శ. 1930న. సం. పందిస్తానేజు నెం. 208 మొత్తము కాగితముల సంఖ్య (1 \ ► ఈ కాగితము మరుశ్ర సంఖ్య ()

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

No 4056 of Date. To -8-88

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Market Value of R. 1596000 Collector & Sub-Registrar

Vallabh Nagar

[Under the Indian Stamp Act]

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Dt. JO-8-0 F
Sub-Registrer Vallabhnagar

[వ పు స్థకము 200 శిస్తు. / శాశ 1910 వే సంఆవి ఆంగా నెబ్బరుగా ర్జిక్షుకు చేయబడినడి స్కానింగ్ పిమిత్తం గుర్తింపు నెబ్బరు 1568-1-40గా -200 శి. మామా కెండి-తరి. సబ్.ర్జిస్ట్రైం ప్రజాస్త్రింద్.

THE SEAL OF SUB-REGISTRAR OF VALLABHNAGAR ICH

- 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 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.

For Greenwood Estates

Partner

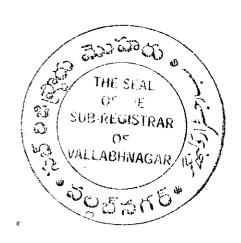
For Greenwood Estates

Partner

Page 4

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- 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.
- 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.
- 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.
- Stamp duty and Registration amount of Rs. 16,980/- is paid by way of challan no. 681952, dated 27.8-08, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT amount of Rs. 15,980/- paid by the way of pay order No. 143051 dated 26-8-08, HDFC Bank, S. D. Road, Secunderabad.

For Greenwood Estates

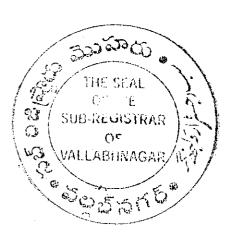
Partner

For Greenwood Estates

Partner

ు పు పూస్తకము ఎయ్డాం/శా. శ. 19⊋ దవ. సం. పు దస్తావేజు సెం. ఓల్ ఏమెత్తము కాగితముల సంఖ్య (||) ఈ కాగితము వరుస సంఖ్య (∑)

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SCHEDULE OF APARTMENT

All that portion forming a semi-finished semi-deluxe apartment no. 208 on the second floor in block no. 'C' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 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 & 7' wide corridor	
South By	Flat No. 219	
East By	Open to sky	
West By	Open to sky	

For Greenwood Estates

For Greenwood Estates

WITNESSES:

1.

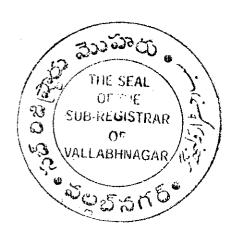
Partner

BUILDER

BUYER

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SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION Item Semi-Deluxe Flat **Deluxe Flat** RCC Structure Walls 4"/6" solid cement blocks External painting Exterior emulsion Smooth finish with OBD Internal painting Flooring Marble slabs Ceramic tiles Door frames Wood (non-teak) Flush doors with branded hardware | Panel doors with branded hardware Doors & hardware Panel main door - polished. Panel main door - polished. Other doors - enamel Other doors - enamel Copper wiring with modular switches Electrical Aluminum sliding windows with grills Windows Designer ceramic tiles with 7' dado Ceramic tiles with 7' dado Bathroom with bathtub in one bathroom. Separate utility area in each flat Utility room

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

Branded CP Fittings

Granite slab, 2 ft ceramic tiles dado,

SS sink.

Partner

Branded sanitary ware

GI & PVC pipes

Lofts in each bedroom & kitchen

For Greenwood Estates

Superior Branded CP Fittings

Granite slab, 2 ft granite tiles dado, SS sink with drain board.

Par**tn**∈ BUILDER

2.

WITNESS:

Sanitary

C P fittings

Plumbing

Lofts

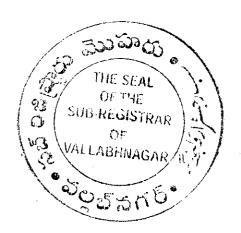
Kitchen platform

BUYER

Page 7

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35 000



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

BULDER:

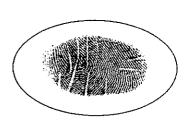
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FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



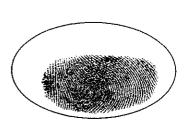


M/S. GREENWOOD ESTATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M.G. ROAD
SECUNDERABAD -500 003
REP. BY ITS PARTNERS
1. SHRI. SOHAM MODI
SON OF SHRI. SATISH MODI



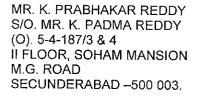


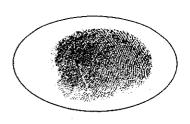
2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1ST LANE BEGUMPET HYDERABAD





SPA FOR PRESENTING DOCUMENTS:

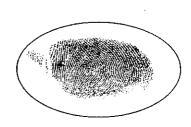






BUYER:

1. MR. N. V. KISHORE NAIDU S/O. MR. N. V. NOOKA RAJU R/O. NO. 313, JALVAYU VIHAR KUKATPALLY HYDERABAD - 500 072.





2. MRS. N. MADHU NAIDU W/O. MR. N. V. KISHORE NAIDU R/O. NO. 313, JALVAYU VIHAR KUKATPALLY HYDERABAD - 500 072.

SIGNATURE OF WITNESSES:

1.

2.

Estates

For Greenwood Estates

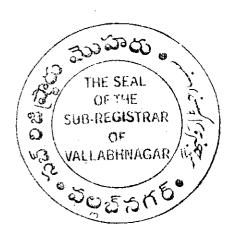
SIGNATURE OF EXECUTANTS

Partner

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Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 004124/2008 of SRO: 1508(VALLABNAGAR)
Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 30/08/2008 12:04:36

This report prints Photos and FPs of all parties

SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignatu re
1	*************************************	17 16 18 18 18 18 18 18 18 18 18 18 18 18 18	(CL) N.MADHU NAIDU 313,JALVAYU VIHAR,KUKATPALLYHYDERA BAD-072	pelle
2			(CL) N.V.KISHORE NAIDU 313,JALVAYU VIHAR,KUKATPALLYHYDERA BAD-072	- Gw

Identified by
Witness 1

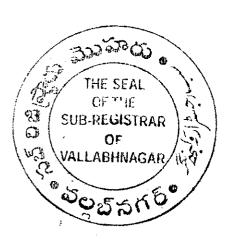
Witness 2

Photos and TIs captured by me

Capture of Photos and TIs done in my presence

। వ పూస్తకము 2002 సం/శా. శ. 19 ందు. సం. పె దస్తావేజు సెం.८0 ≦ ఏమిత్తము కాగితముల సంఖ్య (|) , ఈ కాగితము వరుస సంఖ్య (9)

30-00-



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

कार्य लेखा गंख्या /PERMANENT ACCOUNT NUMBER





ABMPM6725H HIP INAME

SOHAM SATISH MODI

THE OF HIS NAME SATISH MANILAL MODI

जन्म तिथि उक्षाः दृश्कामणः

18-10-1969

FTATILET SIGNATURE

Chief Commissioner of incommittee, Anothre Pradesh

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

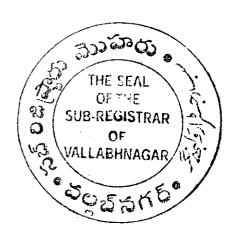
Permanent Account Number AWSPP8104E

GOVT. OF INDIA



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आयकर विभाग INCOMETAX DEPARTMENT



भारत सस्कार GOVT. OF INDIA

N MADHU NAIDU

BALASA DHANANJAI RAO

06/11/1977

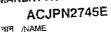
ANAPM0425E





स्थाई तेखा चंद्या /PERMANENT ACCOUNT NUMBER







NIMAKAYALA VENKAT KISHORE NAIDU

पिता का नाम ÆATHER'S NAME

NIMMAKAYALA VENKATA NOOKA RAJU

जन्म तिथि /DATE OF BIRTH

19-05-1972

+3. R. 2_

हस्ताक्षर /SIGNATURE



आयकर आयुक्त-।, आगरा

COMMISSIONER OF INCOME-TAX-1, AGRA

ు వ్రూస్తకము 20\$\&\\ సం/శా. శ. 19\$\\\ వ. సం. మ దస్తావేజు నెం.᠘०\$\&ముత్తము కాగీతముల సంఖ్య (() ు ఈ కాగీతము వరుస సంఖ్య (/ ()

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