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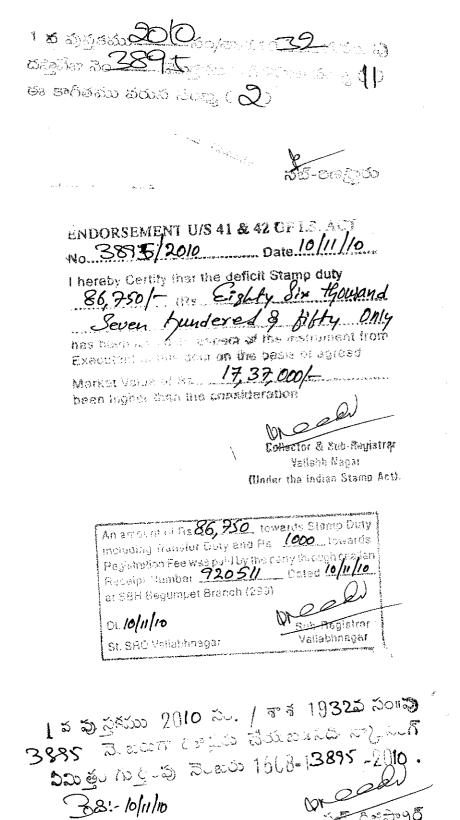
WHEREAS:

- A. The Buyer under a Sale Deed dated 29.10.2010 has purchased a semi-finished, semi-deluxe apartment bearing flat no. 210 on the second floor in block no. 'C', admeasuring 1665 sft., 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. 3894/10, in the office of the Sub-Registrar, Vallabhnagar, 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 flat no. 210 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 flat no. 210 on the second floor in block no. 'C', admeasuring 1665 sft. of super built-up area and undivided share of land to the extent of 89.18 sq. yds, and a reserved parking space for single car on the stilt floor admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 17,37,000/-(Rupees Seventeen Lakhs Thirty Seven Thousand Only).
- 2. The Buyer already paid the above said amount of Rs. 17,37,000/- (Rupees Seventeen Lakhs Thirty Seven Thousand Only) before entering this agreement which is acknowledged by the builder.

For Greenwood Estates





- 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. 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.
- 4. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing flat no. 210 on the second floor in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
- 5. 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.
- 6. 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.
- 7. The Builder shall complete the construction of the Apartment and handover possession of the same by21st November 2010 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.
- 8. 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.

For Green wood Estates

Partner

For Greenwood Estates

1 ర పుగ్రకము<mark>ల్లు సం/మన్నాల్లు పై</mark> దర్శానీజు సెంకెక్స్మమిత్రములు, అహాం సిన్నా (IP ఈ కాగితము వరున సంఖ్య (Z)

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- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.

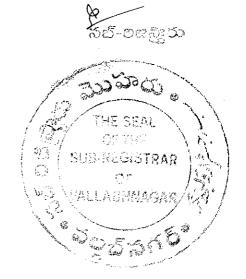
For Greenwood Estates

For Greenwood Estates

Partner

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1 వ స్పన్లకముల్లి00 దస్తావేగా శెంకెక్ట్రామ్ గా కాకుండా స్పూర్ల ఈ కాగితము వరుస్తు సంద్య (4)



- 16. 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.
- 17. 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.
- 18. 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.
- 19. 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.
- 20. 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.

21. Stamp duty and Registration amount of Rs. 87,850/- is paid by way of challan no. 92es/1, dated 10.11.10, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 17,370/- paid by way of Pay order no. 158826, dated 09.11.10 drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Greenwood Estates

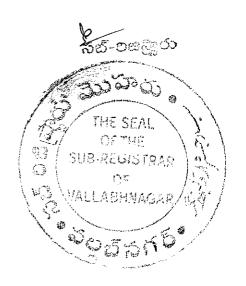
Partner

For Greenwood Estates

Partner

Company

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SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PORTION OF THE LAND area to the extent of Ac. 6-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District, under S.R.O. Vallabnagar and bounded as under:

North By	Land in Sy. No. 202	
South By	Village boundary of Yapral	
East By	Land in Sy. No. 202	
West By	Land in Sy. No. 207 & 212	

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming a semi-deluxe apartment bearing flat no. 210 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 a 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	

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Partner

WITNESSES:

1. House

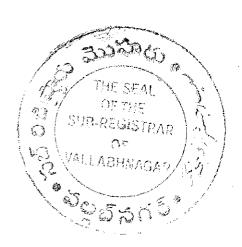
B. Roma

For Greenwood Estates

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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 finis	h with OBD			
Flooring	Ceramic tiles	Marble slabs			
Door frames	Wood (n	on-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:

Partner

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WITNESS:

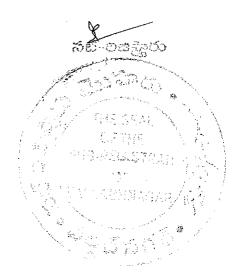
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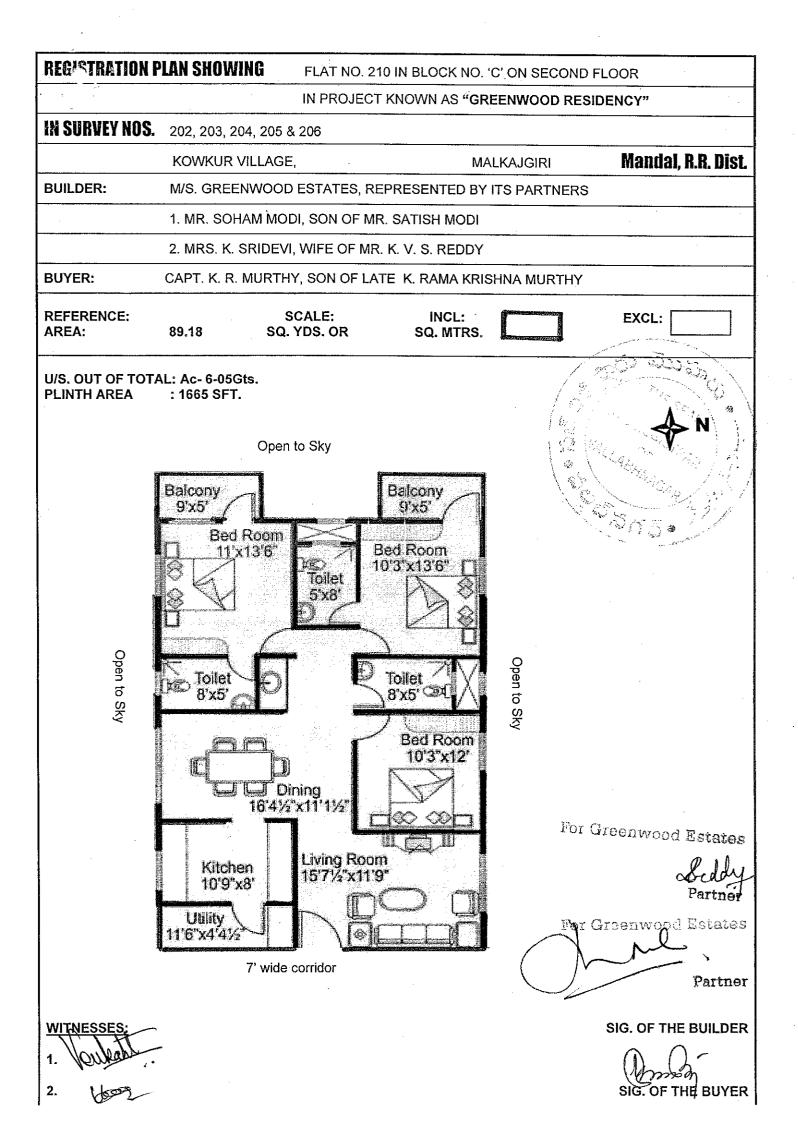
For Greenwood Estates

E.GT PTT

BUILDER

acardo





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

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PASSPORT SIZE PHOTOGRAPH

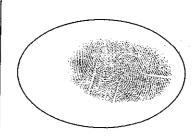
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





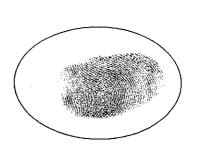
BUILDER:

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
1. SHRI. SOHAM MODI
SON OF SHRI. SATISH MODI





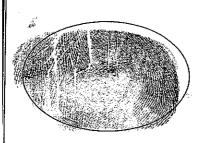
2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1ST LANE BEGUMPET HYDERABAD





SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 08/BKIV/2008 Dt: 09.01.2008:

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:

CAPT. K. R. MURTHY S/O. LATE K. RAMA KRISHNA MURTHY R/O. FLAT NO. S1, H. NO: 1-2-332/8/9 JAYA MANSION, LANE-9 STREET NO. 6, DOMALGUDA HYDERABAD - 500 029

SIGNATURE OF WITNESSES:

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For Greenwood Estates

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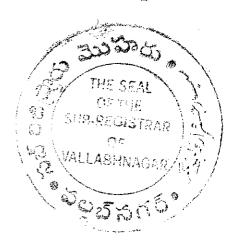
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

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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 तिथि IDATE OF BIRTH

19-04-1977

हस्ताक्षर /SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

क्याई लेखा संख्या

PERMANENT ACCOUNT NUMBER



ABMPM6725H HIT MAME

SOHAM SATISH MODI

पिता का गाम FATHER'S NAME SATISH MANILAL MODI

जन्म तिथि दाक्षम, ÇE BIRTIA

18-10-1969

FYTHER ISIGNATURE

The rate with rise rise Cluef Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number AWSPP8104E

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भारत सरकार GOVT. OF INDIA



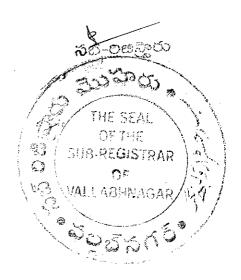
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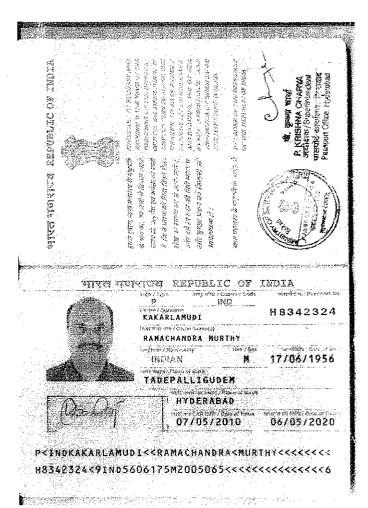
1 వ పుస్తకము<mark>లింగి</mark> సం/శా.శ.19<u>లో మంట్రి ()</u> దన్తినేజు నెల<u>ెక్కి మిర్గ</u>ము కాగిశముల సంఖ్య () ఈ కాగితము చరున సంఖ్య ()



HXD130854970 - 010 PFT 610 AND RETURNED \$\$\0¢\\$900 HXDERABAD - 500 029 A.P STREET - 6, DOMALEUDA H-NO:1-2-332/8/9/10, LANE KAKARLAMUDI JAYANTHI KAKARTAMOT VENKATA RAMANA DEVI KAKARLAMUDI RAMAKRISHNA MURTHY national logarithmics to washitms to a constant degrant con The set of the second of the second s Abres of the state of the self-the self न्याता नाम् हा प्रते ना महत्त्वने सुराय काम के कारहे 1 की एक्तिकी वास्ति तिन्दा है है से पेकारण भावति । १८ एक ही हिंदी काहिए । विन्तृत्व कृषाया के कार्य है

MOSTURES

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