



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*K. G. Chinnay*  
**G. 362044**  
**LEELA G CHIMALG!**  
 STAMP VENDOR  
 No. 112/2007  
 6-4-76/A, Ceasar Rangum  
 SECUNDERABAD-500 003

A. No. 8886 Date 11/9/07 Rs. 100/- *Sec*  
 Sold to G. Venkatesh  
 by G. A. Rao  
 for whom Green Wood Estates

**PERFORMANCE GUARANTEE AGREEMENT**

This Performance Guarantee Agreement is made and executed on this the 13<sup>th</sup> day of September, 2007 at Hyderabad by:

1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 41 years, Occupation Business, Resident of H.No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 18 years, Occupation Business, Resident of H.No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
3. Shri. A. Purushotham, S/o. Shri. A. Vittal, aged about 41 years, Occupation Business, Resident of H.No. 1-3-1/c/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, Hyderabad.
4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 33 years, Occupation Business, Resident of H.No. 1-3-1/c/1, Flat No. 101, 1<sup>st</sup> floor, Jayamansion, Kavadiguda, Hyderabad.
5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 40 years, Occupation Business, Resident of H.No. 1-3-2/c/1, Kisan Nagar, Bhongir, Nalgonda Dist.

Hereinafter jointly referred to as the OWNERS.

- 1 *K. Bhaskar*
- 2 *K. Gopinath*
- 3 *A. Purushotham*
- 4 *A. Srinivas*
- 5 *Belide Venkatesh*

*[Signature]*  
*[Signature]*

IN FAVOUR OF

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 1<sup>st</sup> lane, Begumpet, Hyderabad hereinafter referred to as the DEVELOPER.



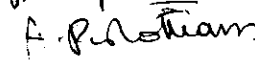
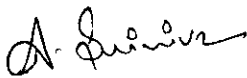
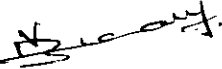
The expressions OWNERS and DEVELOPER shall mean and include unless it is repugnant to the context, their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees and the like.



WHEREAS:

- A. The OWNERS and the DEVELOPER have entered into an Joint Development Agreement dated 13.09.2007 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar vide document bearing no. 4100/07, dated 13.9.2007.
- B. In terms of Joint Development Agreement, the OWNERS and the DEVELOPERS have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement.
- C. Broadly the OWNERS shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738sq yds of undivided share of land in the SCHEDULED LAND. The DEVELOPER shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,749 sq yds of undivided share of land in the SCHEDULED LAND.
- D. Under the scheme of Joint Development the DEVELOPER shall take the entire responsibility of executing the housing project at its cost, risk and expense.
- E. The OWNERS have requested the DEVELOPER to deposit an amount of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs only) as security deposit as performance guarantee for fulfilling its obligations under the Joint Development Agreement dated 13.9.2007 referred to above, The DEVELOPER has paid the security deposit to the OWNERS on certain terms and conditions.
- F. The parties hereto are desirous of reducing into writing the terms and conditions of the performance guarantee agreement.

NOW THEREFORE THIS PERFORMANCE GUARANTEE AGREEMET WITNESSETH AS FOLLOWS:

1. The DEVELOPER has paid an amount of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs only) as security deposit to the OWNERS towards performance guarantee, free of interest and is refundable to the DEVELOPER after due performance of all its obligations arising out of the Joint Development Agreement dated 13.9.2007.

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2. The DEVELOPER has paid the OWNERS the above referred security deposit of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs only) towards performance guarantee as per the details given below:
- Rs. 4,37,500/- paid to Mr. A. Purushotham by cheque no. 887869, dated 16.8.07 drawn on HDFC Bank.
  - Rs. 4,37,500/- paid to Mr. A. Srinivas by cheque no. 887868, dated 16.8.07 drawn on HDFC Bank.
  - Rs. 5,00,000/- paid to Mr. B. Venkatesh by cheque no. 887870, dated 16.8.07 drawn on HDFC Bank.
  - Rs. 5,62,500/- paid to Mr. K. Bhaskar by cheque no. 887867, dated 16.8.07 drawn on HDFC Bank.
  - Rs. 5,62,500/- paid to Mr. K. Gopinath by cheque no. 887866, dated 16.8.07 drawn on HDFC Bank.
  - Rs. 3,50,000/- paid to Mr. A. Purushotham by cheque no. 778388, dated 9.03.07 drawn on HDFC Bank.
  - Rs. 87,500/- paid to Mr. A. Purushotham by cheque no. 778393, dated 20.03.07 drawn on HDFC Bank.
  - Rs. 3,50,000/- paid to Mr. A. Srinivas by cheque no. 778389, dated 9.03.07 drawn on HDFC Bank.
  - Rs. 87,500/- paid to Mr. A. Srinivas by cheque no. 778394, dated 20.3.07 drawn on HDFC Bank.
  - Rs. 4,00,000/- paid to Mr. B. Venkatesh by cheque no. 778390, dated 9.03.07 drawn on HDFC Bank.
  - Rs. 1,00,000/- paid to Mr. B. Venkatesh by cheque no. 778395, dated 20.03.07 drawn on HDFC Bank.
  - Rs. 4,50,000/- paid to Mr. K. Bhaskar by cheque no. 778386, dated 9.03.07 drawn on HDFC Bank.
  - Rs. 1,12,500/- paid to Mr. K. Bhaskar by cheque no. 778391, dated 20.3.07 drawn on HDFC Bank.
  - Rs. 4,50,000/- paid to Mr. K. Gopinath by cheque no. 778387, dated 9.03.07 drawn on HDFC Bank.
  - Rs. 1,12,500/- paid to Mr. K. Gopinath by cheque no. 778392, dated 20.3.07 drawn on HDFC Bank.
  - Paid to Mr. M. Jagan Mohan Reddy Rs. 15,00,000/- by cheque bearing no. 778401 dated 4.01.07 drawn on HDC Bank on behalf of Owners.
  - Paid to Mr. M. Madhu Mohan Reddy Rs. 15,00,000/- by cheque bearing no. 778402 dated 4.01.07 drawn on HDC Bank on behalf of Owners.
  - Paid to Mr. M. Sudhir Reddy Rs. 15,00,000/- by cheque bearing no. 778403 dated 4.01.07 drawn on HDC Bank on behalf of Owners.
  - Paid to Mr. M. Sushanth Reddy Rs. 15,00,000/- by cheque bearing no. 778404 dated 4.01.07 drawn on HDC Bank on behalf of Owners.
3. The DEVELOPER in order ensure the refund this performance guarantee of Rs. 1,10,00,000/- shall handover the last 2,895 sft. of constructed area agreed to be constructed as per the above referred agreements only on refund of the entire security deposit of Rs. 1,10,00,000/- by the OWNERS to the DEVELOPER.
4. This performance guarantee agreement is executed in 2 (two) original each for the OWNERS and the DEVELOPER.

1 *K. Bhaskar*  
 2 *K. Gopinath*  
 3 *A. Purushotham*  
 4 *A. Srinivas*  
 5 *B. Venkatesh*

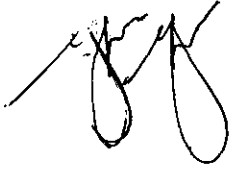
*[Signature]*  
*[Signature]*


## SCHEDULE OF THE LAND

All that portion of the land area to the extent of Ac. 6-05 gts., in Sy. Nos. Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, under S.R.O. Vallab Nagar and bounded by:

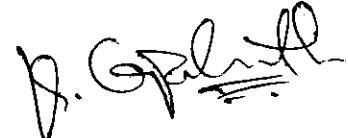
NORTH	:	Land in Sy.No. 202
SOUTH	:	Village boundary of Yapral.
EAST	:	Land in Sy. No. 202.
WEST	:	Land in Sy. No. 207 & 212.

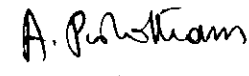
### WITNESSES:

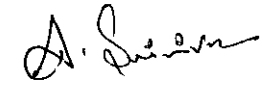
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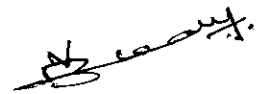
2.   
(M.V. RATANA MURTHY)

  
Owner No. 1: Shri. Karnati Bhaskar

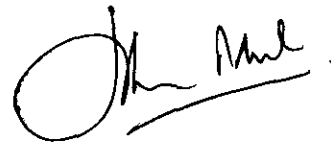
  
Owner No. 2: Shri. K. Gopinath

  
Owner No. 3: Shri. A. Purushotham

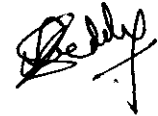
  
Owner No. 4: Shri. A. Srinivas

  
Owners No. 5: Shri. Belide Venkatesh

For GREENWOOD ESTATES



Soham Modi



K. Sridevi

Partners / Authorised Representatives