

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

I. 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 Greenwood Esta

For Greenwood Estates

Page 1

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ENDORSEMENT

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

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SUB-REGISTRAR

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12మలయు 7 గంటల మధ్య వల్లలైనగర్ నల్లో నిఇస్తార్తి కారక్షలయంలో న్రీ న్రేమని 14. 1806 గంటింగ్లు 14. 16

වස්බුකුබ් -න්ඩුබා 1908 ජම්බ බසුබ් <mark>32කි නා පා**ගන්වර ය**</mark> **సనల్విం**చనలసిన ఫక్రెస్ గావులు ములియు **వేలిముదలతో సహా**

ధాఖలు చేసి రుసుము రూ. 1000 లాలు, లు చెల్లించినడి

వాని ఇచ్చినట్లు ఓప్పకోన్మల

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K. Prabhakar Recidy, Slo. 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 oi documents, Vide GPA/SPA No. 8/0/2008, dated 19.01.08 registerer at SRO, Vallat rager

Kishoze Maldu S/o. N.V. Noota Raju Service - Plo. 313, Jalavayor Vihar,

Kukatpelly, 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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N. Madhu Nosau Eulo. N. V. Lishor Nosau Ro. 313, Jalavayu Vihar, Kutot palmo Hudrabad

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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 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. 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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1 గ్ర పూస్తకము2008సం/శా. శ. 4930న్. సం. పు దస్తావేజు నెం. ఆంక్ మొత్తము కాగీతముల సంఖ్య (| | ► ఈ కాగీతము శరుస్త్ర సంఖ్య (])

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ENDORSEMENT U/S 41 & 42 OF I.S. ACT No 4056/08 Date 30-8-08
I hereby Certify that the deficit Stamp duty 15880/- 1125 Poffeen thousand Elglit Handred and Elglit only)
has been lower to respect of the instrument from
Executant or this door on the pasis of agreed
Market Value of R- 15980001
been higher than the consideration.
) Pro-
Collector & Sub-Registrar
Vallabh Nagar
(Under the Indian Stamp Act)
<u>.</u>

An amount of fig. _______ towards Stamp Duty including fransfur Duty and fis ODO towards Regishation Fee was publicy trie carry tracechy the lian Receipt Number 661952 Dated 25-8 OF at SSH Baguing at Branch (299)

Dt. 30-8-06 Sub-Registrer Vallabhnagar

[వ పు స్థకము 200 శిస్తు. / శాశ 1910 వే సంగాపా ఆంగా వెబబరుగా ర్జిష్ట్లు చేయబడినది. సాగ్రెస్స్ సింగ్ పిమిత్తం గుర్తింపు వెంబరు 1508-1-40గా -200 శ్రీ. ప్రామాన్య కెండ్ - ఆరీ. సబ్.ర్జిస్ట్రైంక్ పల్లబ్నగర్.

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- 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

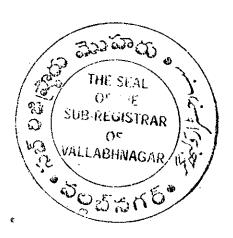
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- 17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of 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.
- 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. 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

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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

Partner

For Greenwood Estates

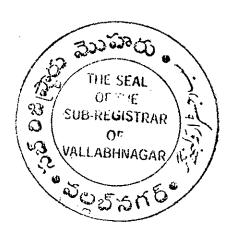
For Greenwood Estates

WITNESSES:

BUILDER

BUYER Mellin

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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 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				
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 dade 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

Partner

For Greenwood Estates

__ partner

BUILDER

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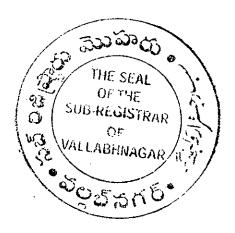
WITNESS:

BUYER

Page 7

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

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FINGER PRINT
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(LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH

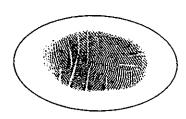
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





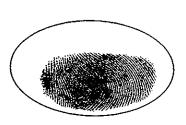
BULDER:

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





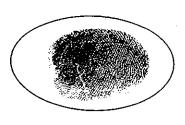
2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES UMA NAGAR, 1ST LANE BEGUMPET HYDERABAD





SPA FOR PRESENTING DOCUMENTS:

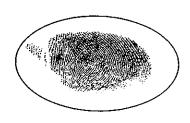
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003.





BUYER:

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:

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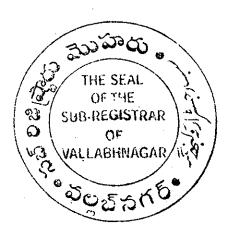
Partner

For Greenwood Estates

SIGNATURE OF EXECUTIONTS

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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		PAGE DORUGENTAL PROGRAM	(CL) N.MADHU NAIDU 313,JALVAYU VIHAR,KUKATPALLYHYDERA BAD-072	pelle
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Witness 1

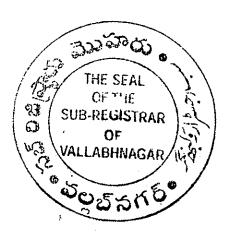
Witness 2

Photos and TIs captured by me

Capture of Photos and TIs done in my presence

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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 /DATE OF BIRTH

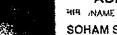
19-04-1977

इस्ताक्षर /SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

क्याई संख्या शंख्या /PERMANENT ACCOUNT NUMBER

ABMPM6725H



SOHAM SATISH MODI

RATHER'S NAME SATISH MANILAL MODI

जन्म सिथि एकस् एर छसरार

18-10-1969

FTAILER ISIGNATUHE

्राप्ता भागार वायाचा अन्या भारत

Chief Commissioner of incomertax, Andhra Pradesh

आयकर विभाग

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number AWSPP8104E

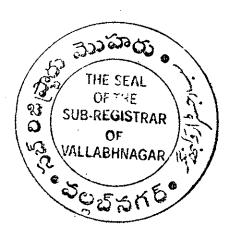
भारत सरकार GOVT. OF INDIA





ు పూర్పుకము 200∑సం/శా. ఈ 19≥ు వ. సం. సు దస్తావేజు నెం.८०∑∑ మొత్తము కాగితముల సంఖ్య (1) ఎ ఈ కాగితము పరుస సంఖ్య (10)

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N MADHU NAIDU

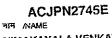
BALASA DHANANJALRAO

06/11/1977 Permanent Account Number ANAPM0425E



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER







NIMAKAYALA VENKAT KISHORE NAIDU

पिता का नाम /FATHER'S NAME

NIMMAKAYALA VENKATA NOOKA RAJU

जन्म तिथि /DATE OF BIRTH

19-05-1972

हस्ताक्षर /SIGNATURE



आयकर आयुक्त-।, आगरा

COMMISSIONER OF INCOME-TAX-I, AGRA

I వ పూస్తకము 20\$\&సం/శా. శ. 1.9 ≥ంవ. సం. ఇం దస్తావేజు నెం. డంక్ మొత్తము కాగీతముల సంఖ్య ((\) ఈ కాగీతము వరుస సంఖ్య (/ ()

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