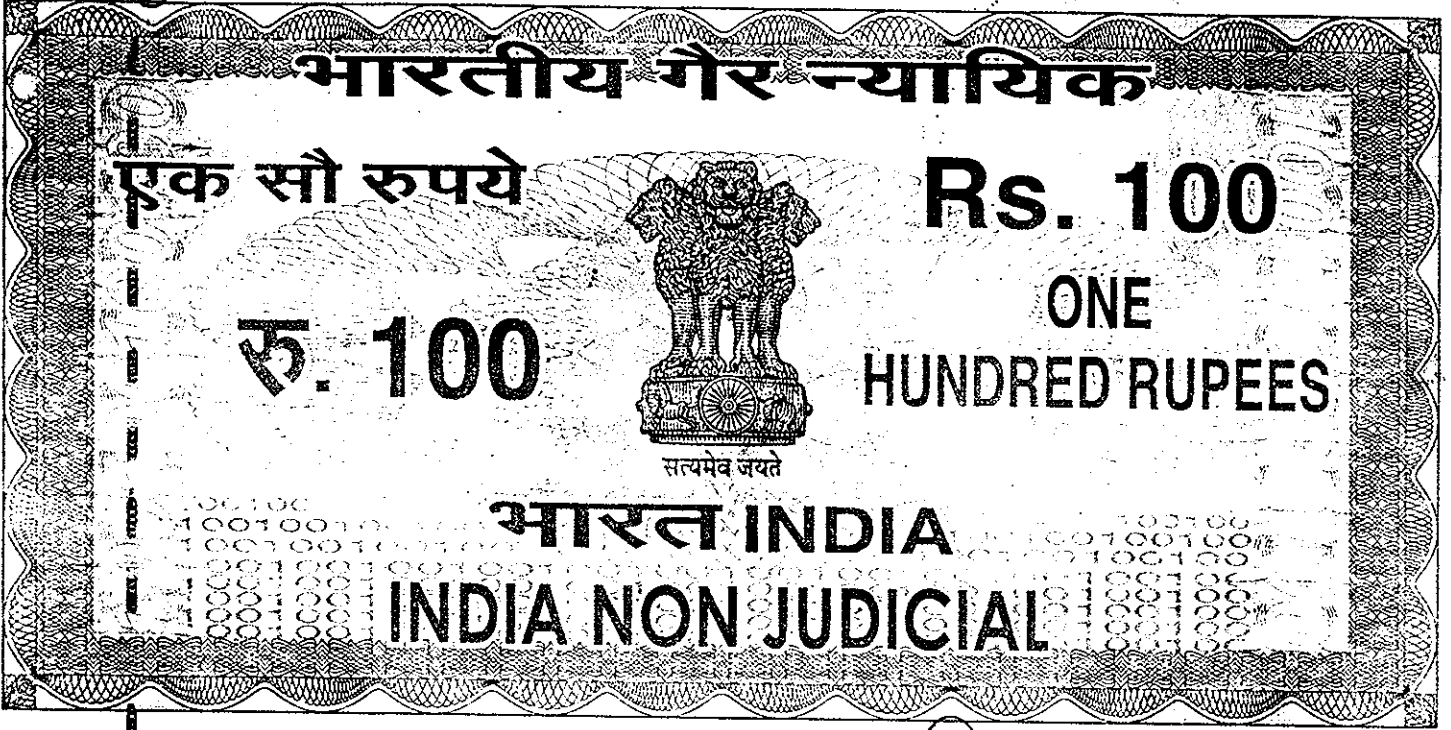


CS 712

680/08

A. 201

A: 757



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 376156

No. 11647
 Date 29/12/2007
 For M/s. Modi Ventures

(Signature)
K. SATISH KUMAR
 S.V.L. No:13/2000, R. No: 26/2008
 5-2-30 FREMAVATHIPET (V)
 R. NAGAR (M), R.R. DIST.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 10th day of March 2008 at Secunderabad by and between:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

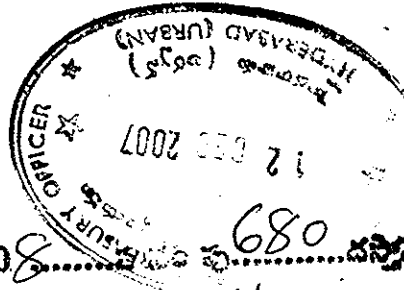
AND

MR. G. HARI SWAROOP REDDY, SON OF MR. G. MADHUSUDAN REDDY, aged about 40 years, residing at Flat No. 503, Sarojini Residency, Mallapur, Hyderabad - 500 076., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI VENTURES

(Signature)
 Partner

G. Hari Swaroop



15 నవంబరు 2008 వ తేదీన 680 వసతి కేసులు
 మొత్తము రిజిస్ట్రేషన్లు నమోదు..... 11
 ఈ రిజిస్ట్రేషన్ల వలన సంఖ్య..... 1

2008 వ సం.. డిసెంబరు 10 వ తేదీ
 1929.కా.క. సర్వే నెంబరు 20 వ తేదీ
 పగలు..... గంటల
 మధ్య కాపా సర్వే రిజిస్ట్రేషన్ల కార్యాలయములో
 శ్రీ..... P. Subhalaxmi Reddy
 రిజిస్ట్రేషన్ నెంబరు 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
 మొత్తము వేలముద్రంతో సహా దాఖలు చేసి
 రూ..... 1000..... అ విధించినాడు

శ్రీ.....



Prasanna

వాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన ప్రేలు



Prasanna s/o. K.P. Reddy occ: service
 R/o 5-4-187/344, 2nd floor, Sohan mansion,
 M.G. Road, Sec'ad, through attested GRT for
 Presentation of documents, vide GRT No. 120/2007
 at RRO, Uppal, R.R. Dist

ఎడమ బొటన ప్రేలు



G. Madhusudhan Reddy

s/o. G. Madhusudhan Reddy occ: service
 R/o. Flat no. 503, Sarojini Residency, Mallapur,
 Hyderabad - 076.

హాజిరైనది

1. Ramulu

Ramulu s/o. Lakshma Rao occ: Business
 R/o 2-3-44, Uppal, R.R. Dist

2. Kiran

Kiran s/o. Ramachandrababu occ: service
 R/o. Flat No-101, 5th sds Apts, HB Colony, Kothaguda
 Hyderabad.

WHEREAS:

- A. The Buyer under a Sale Deed dated 10.03.2008, has purchased a semi-finished, standard apartment bearing no. 201, on the second floor in block no. 'A', admeasuring 975 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens', forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with:
- Proportionate undivided share of land to the extent of 59.96 sq. yds.
 - A reserved two wheeler parking space bearing no. 16 admeasuring about 15 sft.
 - A reserved car parking space bearing no. 9 admeasuring about 100 sft.
- This Sale Deed is registered as document no. 679/08, in the office of the Sub-Registrar, Kapra, R. R. District. 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. 201 on second floor in Block 'A' 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:

- The Builder shall complete the construction for the Buyer a semi-finished standard apartment bearing no. 201 on the second floor in block no. 'A' admeasuring 975 sft. of super built up area and undivided share of land to the extent of 59.96 sq. yds. A reserved two wheeler and Car parking bearing no. 16 & 9 admeasuring 15 & 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 3,02,000/- (Rupees Three Lakhs Two Thousand Only).
- The Buyer shall pay to the Builder the above said consideration of Rs. 3,02,000/- (Rupees Three Lakhs Two Thousand Only) on or before 31st March 2008.

For MODI VENTURES


Partner

G. Hari Swaloo

1వ పుస్తకము 2008.....వ నం పు. 680.....దస్తావేజులు
 ద్వితీయ భాగముల సంఖ్య..... 11
 ఈ భాగముల వరుస సంఖ్య..... 2

నల్-రెజిస్ట్రారు

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

I. Stamp Duty:

1. in the shape of stamp duty	Rs. 100/-
2. in the shape of stamp duty (under Sec. 123 of I.S. Act. 1899)	Rs. 2920/-
3. in the shape of stamp duty (under Sec. 124 of I.S. Act. 1899)	Rs. -
4. adjustment of stamp duty u/s. 16 of I.S. Act. 1899, if any	Rs. -

II. Transfer Duty:

1. in shape of challan	Rs. -
2. in the shape of cash	Rs. -

III. Registration fees:

1. in the shape of challan	Rs. 1000/-
2. in the shape of cash	Rs. -

IV. User Charges:

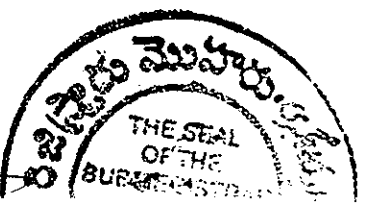
1. in the shape of challan	Rs. 100/-
2. in the shape of cash	Rs. -

Total Rs. 4120/-

(Signature)
 SUB-REGISTRAR
 KAPRA

1వ పుస్తకము 2008 నం. / కా.శ. 1929వ
 పు. 686 ద్వితీయ భాగముల సంఖ్య
 స్టాంపు విషయము గుర్తుపట్టిన సంఖ్య 1526
 1. 680 / 2008 ద్వితీయ భాగముల సంఖ్య
 2008 సం. మార్చి 10 వ తేదీ

(Signature)
 నల్-రెజిస్ట్రారు



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. 201 on second floor in Block 'A' 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 31st March 2008 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.

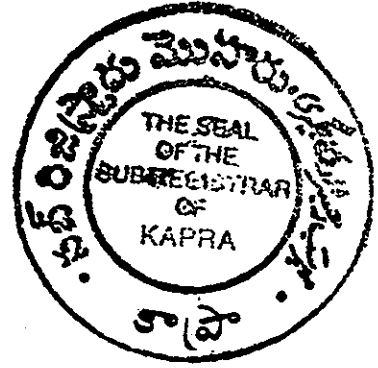
FOR MODI VENTURES


Partner

G. Haliswaloo?

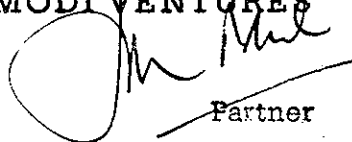
1. పుస్తకము పేరు..... త పంపు..... 680
మొత్తము కాగితముల సంఖ్య..... 11
ఈ కాగితపు వరుస సంఖ్య..... 3

నవ్వి



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 Gulmohar Gardens 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 Gulmohar Gardens 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.
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.

FOR MODI VENTURES


Partner

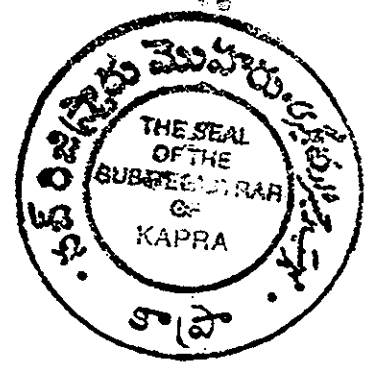
G. Hari Suneep

1వ పుస్తకము సంఖ్య.....వ పు 680.....

మొత్తము వారితము సంఖ్య..... 11.....

ఈ కారితము వారిత సంఖ్య..... 4.....

[Handwritten signature]
సహ-రిజిస్ట్రారు



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. 4020/- is paid by way of challan No. 753927, dated 10.3.08, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 3,020/- by way of Payorder No. 139214, dated 10.03.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MODI VENTURES


Partner

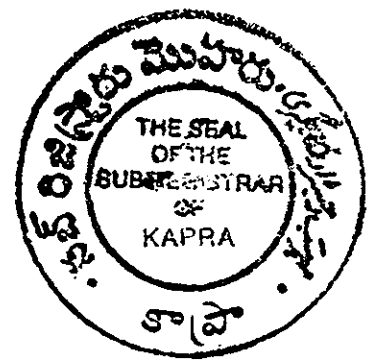
G. Rajasekhara

1. పంపునంబు: 2018.....న నుంపు 680.....

2. పంపునంబు: 11.....

3. పంపునంబు: 5.....

(Handwritten signature)



SCHEDULE 'A'
SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-0 Gts., forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District are bounded as under:

North By	Part of Sy. No. 95
South By	40' side road (Shakti Sai Nagar road)
East By	Shakti Sai Nagar Colony
West By	Sy. No. 92



SCHEDULE 'B'
SCHEDULE OF APARTMENT

All that portion forming semi-finished standard apartment no. 201 on the second floor, in block no. 'A', admeasuring 975 sft. of super built up area together with proportionate undivided share of land to the extent of 59.96 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 16 & 9, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Open to sky
South By	6' wide corridor & Open to sky
East By	6' wide corridor
West By	Open to sky

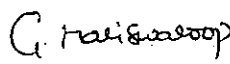
IN WITNESSES WHEREOF this Agreement of Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

FOR MODI VENTURES

BUILDER Partner


BUYER

18 వ దశాబ్దము 8..... 680
విద్యుత్ కార్యముల సంఖ్య..... 11
ఈ కార్యములను నిర్వహించు సంఖ్య..... 6

[Handwritten Signature]



SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

Item	Standard Apartment	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion	Exterior emulsion
Internal painting	Sponge finish with OBD	Smooth finish with OBD	Smooth finish with OBD
Flooring - Drawing & Dining	Mosaic	Ceramic Tiles	Marble slabs
Flooring - Bedrooms	Mosaic	Ceramic Tiles	Marble tiles
Door frames	Wood (Non-teak)	Wood (Non-teak)	Wood (Non-teak)
Doors	Moulded main door, others flush doors	Moulded main door, others flush doors	All doors – moulded
Electrical	Copper wiring with standard switches	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills
Bathroom	Ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado
Sanitary	Raasi or similar make	Raasi or similar make	Raasi or similar make
C P fittings	Standard fittings	Standard fittings	Branded CP fittings
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft ceramic tiles dado, SS sink.
Plumbing	GI & PVC pipes	GI & PVC pipes	GI & PVC pipes
Lofts	Loft in each bedroom & kitchen	Loft in each bedroom & kitchen	Loft 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:

WITNESS:

1. 
2. 

FOR MODI VENTURES


 BUILDER
 G. Rajendran

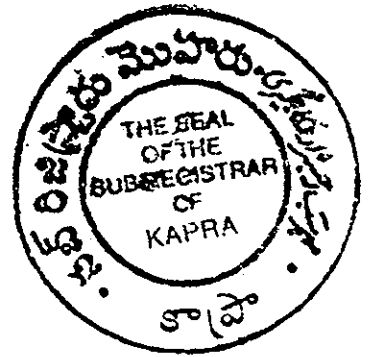
BUYER.

దేవుని కమిషన్ నెంబర్ 680

మొదటి పేజీ 11

ఈ కార్యక్రమం పేజీ 7

పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 201 IN BLOCK NO. 'A'

ON SECOND FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS. 93, 94 & 95

SITUATED IN

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DISTRICT

BUILDER: M/S. MODI VENTURES REPRESENTED BY ITS PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MR. G. HARI SWAROOP REDDY, SON OF MR. G. MADHUSUDAN REDDY

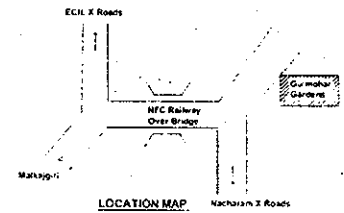
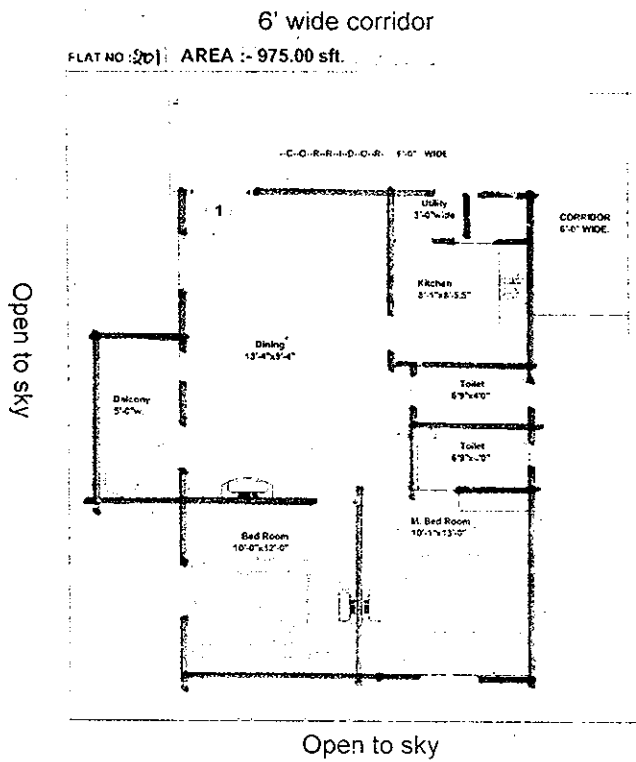
REFERENCE:
AREA: 59.96

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

EXCL:

Total Built-up Area = 975 sft.
Out of U/S of Land = Ac. 4-00 Gts.



FOR MODI VENTURES

[Signature]
Partner

SIG. OF THE BUILDER

[Signature]
SIG. OF THE BUY

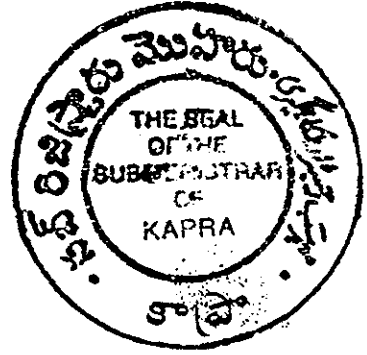
WITNESSES:

1. *[Signature]*
2. *[Signature]*

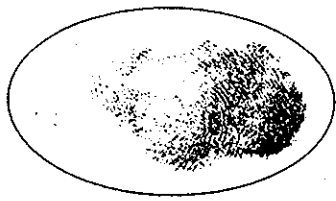

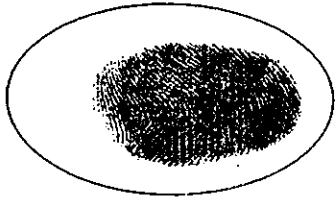


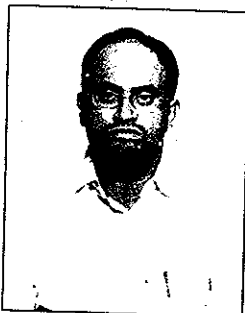
1. పుస్తకము నెంబ్రె 8 వ సంపు 680
2. పుస్తకము యొక్క పేరు 11
3. పుస్తకము యొక్క విషయము 8

1

సబ్-రెజిస్ట్రారు




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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUILDER:</u> M/S. MODI VENTURES HAVING ITS OFFICE AT 5-4-187/3 & 4, II FLOOR SOHAM MANSION M.G. ROAD SECUNDERABAD - 500 003. REPRESENTED BY ITS PARTNER MR. SOHAM MODI SON OF MR. SATISH MODI.
			<u>GPA FOR PRESENTING DOCUMENTS:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.
			<u>BUYER:</u> MR. G. HARI SWAROOP S/O. MR. G. MADHUSUDAN REDDY R/O. FLAT NO. 503, SAROJINI RESIDENCY MALLAPUR HYDERABAD - 500 076.

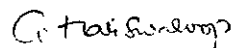
SIGNATURE OF WITNESSES:

1. 
2. 

FOR MODI VENTURES


Partner

SIGNATURE OF EXECUTANTS



ಇದರ ಪುಸ್ತಕ ಸಂಖ್ಯೆ 2008... ಪ ಸಂಖ್ಯೆ 680
ಪುಸ್ತಕದ ಕಾರಿಬರಹದ ಸಂಖ್ಯೆ 11
ಈ ಕಾರಿಬರಹದ ವಿವರ ಕೆಳಕಂಡಂತಿರುತ್ತದೆ 9

1
ನೋಂದಣಿ ಸಂಖ್ಯೆ

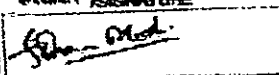


PERMANENT ACCOUNT NUMBER
ABMPM6725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL JODI

DATE OF BIRTH
18-10-1969

SIGNATURE


Chief Commissioner of Income-Tax, Andhra Pradesh

ANDHRA PRADESH
 DRIVING LICENCE
DLDAPE11193022002

PROHIBITION BEHIND
K PRADESH
2-3-1972
JATSON
HYDERABAD

30/07/2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD-2

For MODI VENTURES


 Partner

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మొత్తము పాఠకులకు సంఖ్య..... 11

ఈ కాలిబ్రేట్ చేయు సంఖ్య..... 10

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