

G.No. 333

320/08

Acc: 359



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 376220

Sl No. 11711 Date 29/12/2007
 Sold to Mahender
 S/o. Mr. Mahender
 For Whom M/S. Modi Ventures

K. SATISH KUMAR
 S.V.L. No:13/2000, R. No: 28/2008
 6-2-37 PREM. PATHIPET (V)
 R. NAGAR (M). T. R. DIST.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 31st day of January 2008 at Secunderabad by and between:

M/S. MODI VENTURES, 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 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.)

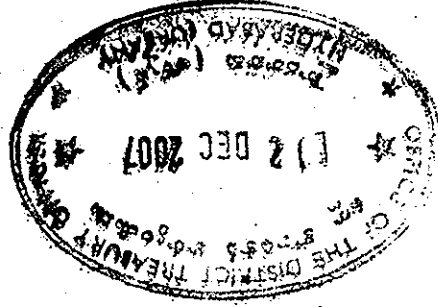
AND

MR. SAMPATH KRISHNA DASETTY SON OF MR. TIRUPATHI REDDY DASETTY, aged about 29 years, residing at Flat No. 103, H. No. 2-2-17/A, Garonda Malhar Apartments, D. D. Colony, Hyderabad - 500 007, 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

Partner

Page 1



1వ పుస్తకము నెంబర్.....వ సం పు. 320.....వ తేది

మొత్తము కాగితముల సంఖ్య.....11.....

ఈ కాగితపు పదున పంఖ్య.....1.....

వసం. జనవరి నెల 31 వ తేది

శా.క. సం. 2007 వ సం. 11 వ తేది

.....2..... మొత్తము.....3..... గంటల

కాగిత సబ్-రిజిస్ట్రారు కార్యాలయములో

K. Prabhakar Reddy.....

పేరు చట్టము 1909 లోని సెక్షన్ 17(1) కింద

సరించి సమర్పించిన వారినే ఛోబో గ్రాఫులు

ము వేలిముద్రలతో సహా దాఖలు చేసి

..... తు.....లు చెల్లించినారు

..... ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన వ్రేలు



బొటన వ్రేలు



బొటన

బొటన

బొటన

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బొటన

K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad.
Attested GPA, through General Power of Attorney, Vide Dec. No. 120/12/2006,
Registered at SRO, Uppal, R. R. Dist.

Sampath Krishna Dasetty S/o. Tirupathi Reddy
Dasetty R/o. Flat no. 103, H. no. 2-2-17/A, Calwada,
Mallu Apartments, D.D. Colony, Hyd-007.

P. Pradeep H/o. J. Dhanraj S/o. Srinivas
R/o. 1-10-263, New Bonapally, S.R. 3rd

Uran S/o. Kanabathina occ. Business
2-3-64/10/14, Amberpet, Hyderabad.

2008 జనవరి నెల 31 వ తేది
.....
.....

(Signature)
సబ్-రిజిస్ట్రారు



(Signature)

(Signature)

WHEREAS:

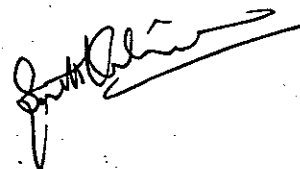
- A. The Buyer under a Sale Deed dated 31.01.08 has purchased a deluxe apartment bearing no. 215, on the second floor in block no. 'A', admeasuring 1300 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens', forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with:
- Proportionate undivided share of land to the extent of 79.95 sq. yds.
 - A reserved two wheeler parking space bearing no. 29 admeasuring about 15 sft.
 - A reserved car parking space bearing no. 37 admeasuring about 100 sft.
- This Sale Deed is registered as document no. 319/2008, 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 deluxe apartment bearing no. 214 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 deluxe apartment bearing no. 214 on the second floor in block no. 'A' admeasuring 1300 sft. of super built up area and undivided share of land to the extent of 79.95 sq. yds. A reserved two wheeler and Car parking bearing no. 29 & 37 admeasuring 15 & 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 7,57,000/- (Rupees Seven Lakhs Fifty Seven Thousand Only) and the Builder admitted and acknowledged the receipt for above said consideration.
- 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 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.

For MODI VENTURES


Partner



1వ పుస్తకము 200%.....వ సం.పు. 320.....

మొత్తము కాగితముల సంఖ్య..... 11.....

ఈ కాగితపు వరుస సంఖ్య..... 2.....

[Handwritten signature]
సబ్-రెజిస్ట్రారు

ENDORSEMENT

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

I. Stamp Duty:

- 1. in the shape of stamp paper..... Rs. 100/-
- 2. in the shape of challan (u/s. 4(1) of the Stamp Act, 1899)..... Rs. 8980/-
- 3. in the shape of cash (u/s. 4(2) of the Stamp 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. —

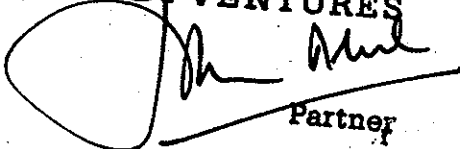
Total Rs. 10180/-

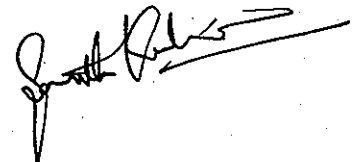
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SUB REGISTRAR
KAPRA

1వ పుస్తకము 200% సం./కా.4. 1899వ
పు. 320.....నెంబరుగా రిజిస్టరు చేయబడి
స్టాంప్ నిమిత్తం గుర్తింపు నెంబరు 1526
320/200% గా యివ్వడమైనది
200% సం. ఈ నెంబరు 3/.....వ రేం

[Handwritten signature]
THE SEAL OF THE SUBREGISTRAR OF KAPRA

3. 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.
4. 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.
5. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 214 on second floor in Block 'A' to the Builder for the purposes of completion of construction of the apartment.
6. 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.
7. 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.
8. The Builder shall complete the construction of the Apartment and handover possession of the same by 31st January 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.
9. 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.
10. 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.

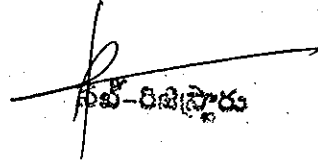
For MODI VENTURES

Partner



1వ పుస్తకము జీర్ణం.....వ సం పు. 320..దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితపు బరుస సంఖ్య..... 3

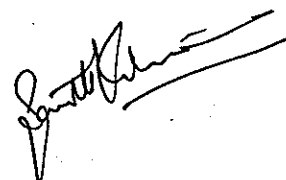

సచి-రిజిస్ట్రారు



11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.

For MODI VENTURES

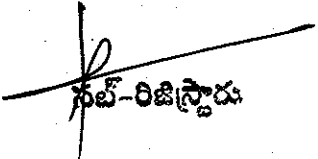

Partner



1వ పుస్తకము వివరింపఁబడిన సంపుట... 329... దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 11.....

ఈ కాగితపు వరుస సంఖ్య..... 4.....

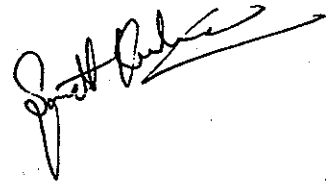

సబ్-రిజిస్ట్రారు



18. 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.
19. 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.
20. 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.
21. 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.
22. Stamp duty and Registration amount of Rs. 10,080/- is paid by way of challan No. 705795, dated 29.01.08 drawn on SBH Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 7570/- by way of Payorder No. 138308 dated 29.01.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MODI VENTURES

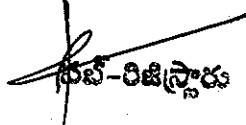

Partner



ఈ పుస్తకము పేరికి.....వ సం పు. ౩౭౦...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 11.....

ఈ కాగితపు వరుస సంఖ్య..... 5.....


సబ్-రిజిస్ట్రారు



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 deluxe apartment no. 214 on the second floor, in block no. 'A', admeasuring 1300 sft. of super built up area together with proportionate undivided share of land to the extent of 79.95 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 29 & 37, 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	Flat No. 215
South By	Flat No. 213
East By	6' wide corridor & Open to sky
West By	Open to sky

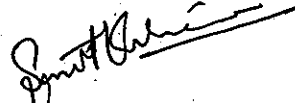
WITNESSES:

1. 
2. 

For MQDI VENTURES


Partner

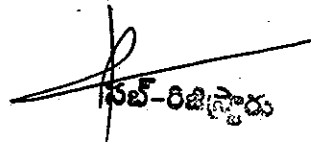
BUILDER


BUYER

1వ పుస్తకము 2008.....ప సం పు. 320.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితపు వరుస సంఖ్య..... 7


సబ్-రిజిస్ట్రారు



STRATION PLAN SHOWING FLAT NO. 214 IN BLOCK NO. 'A'

ON SECOND FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

N SURVEY NOS. 93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

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

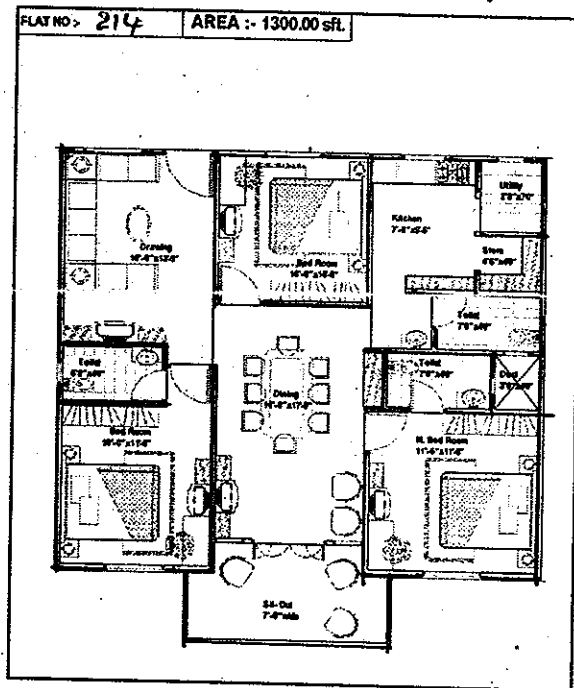
SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MR. SAMPATH KRISHNA DASETTY SON OF MR. TIRUPATHI REDDY DASETTY

REFERENCE: **SCALE:** **INCL:** **EXCL:**
AREA: 79.95 **SQ. YDS. OR** **SQ. MTRS.**

Total Built-up Area = 1300 sft.
Plot Area = 4.00 Gts.

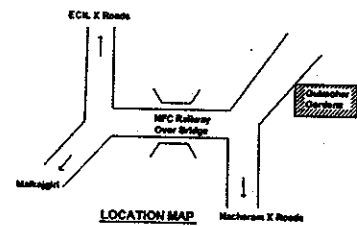
6' wide corridor & Open to sky



Flat No. 215

Flat No. 213

Open to sky



WITNESSES:
[Handwritten signatures]

FOR MODI VENTURES
[Signature]
Partner

SIG. OF THE BUILDER

[Signature]
SIG. OF THE BUYER

1వ స్తంభము వినియోగమున సంపు. 320 దస్తావీజులు

మొత్తము కాగితముల సంఖ్య..... 11

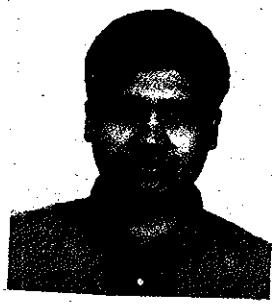
ఈ కాగితపు వరుస సంఖ్య..... 2


సబ్-రిజిస్ట్రారు

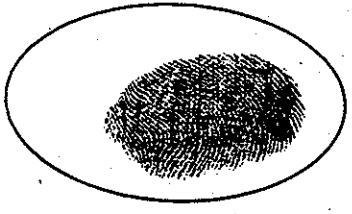


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

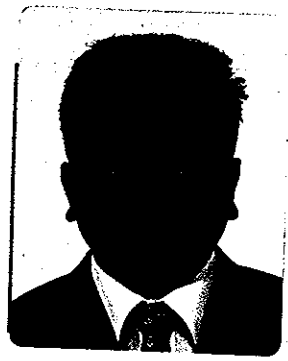
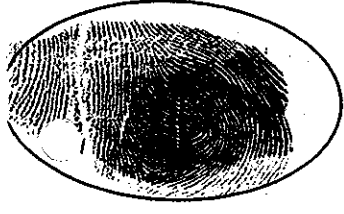
<u>..NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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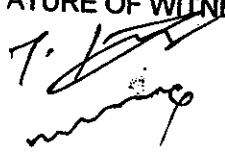
BUILDER :
M/S. MODI VENTURES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.
BOTH REPRESENTED BY
SRI SOHAM MODI
SON OF SATISH MODI

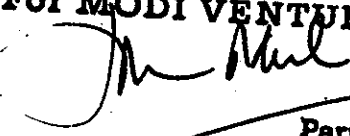
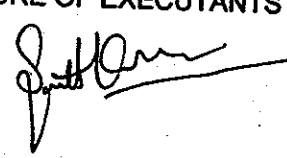


GPA FOR PRESENTING DOCUMENTS:
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.



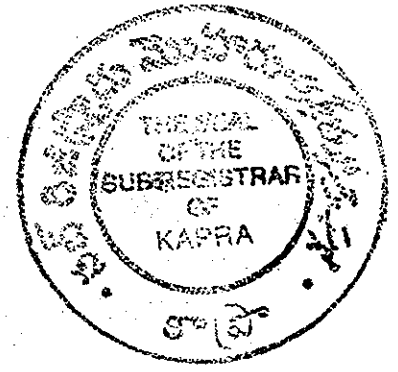
BUYER:
MR. SAMPATH KRISHNA DASETTY
S/O. MR. TIRUPATHI REDDY DASETTY
R/O. FLAT NO. 103, H. NO. 2-2-17/A,
GARONDA MALHAR APARTMENTS
D. D. COLONY
HYDERABAD - 500 007.

ATURE OF WITNESSES:


FOR MODI VENTURES

Partner
SIGNATURE OF EXECUTANTS


1వ పుస్తకము 2018.....వ సం.పు. 320..... పేజీలు
మొత్తము కాగితముల సంఖ్య..... 11
ఈ కాగితపు పదున సంఖ్య..... 9

~~సబ్-రిజిస్ట్రారు~~



NOT A VALID RECEIPT

Handwritten notes and signatures at the bottom left of the page.

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
DL 2AP67193822002
PRABHAKAR REDDY K
K PADMA REDDY
23-04/1974
JAI SWAL GARDEN
AMBAPET
HYDERABAD

DUPLICATE

Licensed with
LICENSING Authority
RTO, HYDERABAD-2

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

PERMANENT ACCOUNT NUMBER

ABMPM6725H

नाम नाम

SOHAM SATISH MODI

पिता का नाम (FATHER'S NAME)

SATISH MANILAL MODI

जन्म तिथि (DATE OF BIRTH)

18-10-1969

हस्ताक्षर (SIGNATURE)

Soham Modi

Chief Commissioner of Income Tax, Andhra Pradesh



Sohām Modi

B 279 1005

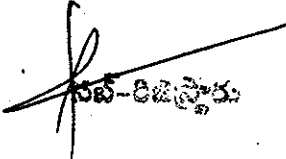
For MODI VENTURES

Sohām Modi
Partner

1వ పుస్తకము 200 రూ.వ సంపు. 320 పుస్తకములు

మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితపు వరుస సంఖ్య..... 10


సహ-రిజిస్ట్రారు

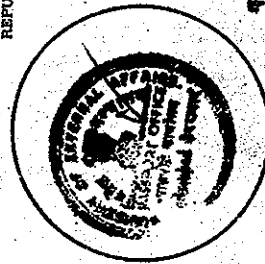




इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उक्त सब से लिपिका इस बात से सहकर हो, यह प्रायना एवं अपेक्षा की जाती है कि वे याहक को बिना रोक-टोक, आसानी से आने-जाते ह, और उसे हर तरह की ऐसी सहायता और सुखा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDERANCE AND TO AFFORD HIM OTHER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



[Signature]
P. C. SARKAR

बरीष्ठान/Supintendent
भारतगोट कार्यालय, हैदराबाद
Passport Office Hyderabad

भारत गणराज्य REPUBLIC OF INDIA



[Signature]

टाइप /Type	राष्ट्रीय कोड /Country Code	पासपोर्ट नं. /Passport No.
	IND	B 5170287
उपनाम /Surname	DASETTY	
दिये गये नाम /Given Names	SAMPATH KRISHNA	
राष्ट्रियता /Nationality	लिंग /Sex	जन्मदिनांक /Date of Birth
INDIAN	MALE	18-11-1978
जन्म स्थान /Place of Birth	N12 AMABAD (AP)	
जारी करने का स्थान /Place of Issue	PU 144 DERABAD	
जारी करने की तिथि /Date of Issue	समाप्त की तिथि /Date of Expiry	
9-3-2001	8-3-2011	

[Signature]

1వ పుస్తకము 2009.....వ సం పు..320.....దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....11.....

ఈ కాగితపు వరుస సంఖ్య.....11.....

~~సబ్-రిజిస్ట్రారు~~



ATTESTED BY: [Illegible Signature]

[Illegible Signature]