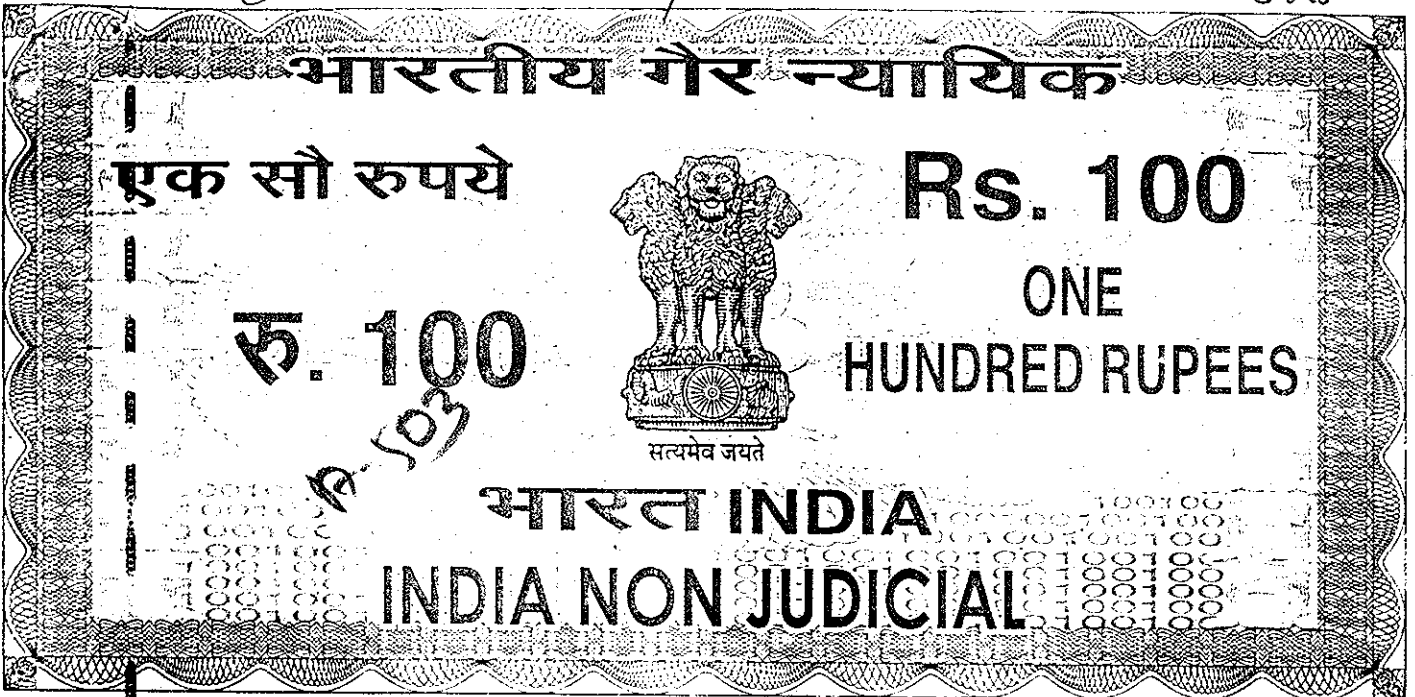


6-720

716/2007

5006

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

12200 131267 100
 Sold to Pradeep
 S/o J. S. Rao
 For Whom Modi Ventures

300

L. G. Chimalgi
 K 349608
 LEELA G CHIMALGI
 STAMP VENDOR
 N. 121200
 5-4-76/A, Laxmi Ranguni
 SECUNDERABAD-500 003


AGREEMENT FOR CONSTRUCTION


This Agreement for Construction is made and executed on this the ¹⁵ day of December, 2007 at Secunderabad by and between:

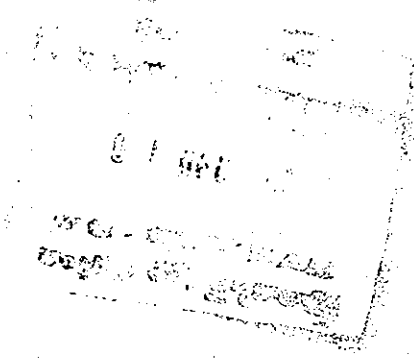
M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Occupation: Business, hereinafter referred to as the Builder (which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

AND

MRS. ARCHANA MALVIYA WIFE OF MR. AVINASH MALVIYA, aged about 36 years, residing at 205, 2nd Floor, Narmada Arcade, Snehapuri Colony, Nacharam, 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).

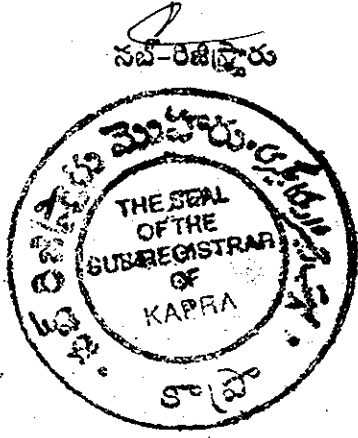
For MODI VENTURES

 Partner





1వ పుస్తకము 200 7... క తం ద 7.15... వస్తావేళ
 మొదటము కాగితములు పంపా... 12
 ఈ కాగితపు వరుస నంబరు... 1

2007 వ. ఏప్రిల్ 15... 1929 వ. ఏప్రిల్ 23...
 సంవత్సరము...
 మరొకరు...
 కె. ప్రభాకర్ రెడ్డి
 1908...
 61
 1000



(Signature)

వాసి ఇచ్చినట్లు ఉన్నట్లున్నది
 ఎడమ బొటన వ్రేలు

(Signature)



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

ఎడమ బొటన వ్రేలు



(Signature)

Archana Maliniya w/o. Avinash Maliniya
 R/o. 2nd floor, Narmada, Arcade
 Snehapuri colony, Nacheram, Hyderabad

నిరూపించినది

Diven S/o. Laghavareddy occ: Business
 R/o. 101, Sri Sai Apts, Nagole & Road
 Hyderabad

(Signature)

Rajin S/o. Venkat Rao occ: Business
 R/o. 2-3-4, Mallampudi, Hyderabad

2007 వ. ఏప్రిల్ 15... వతేది
 1929 కా... సంవత్సరము... 23... వతేది
(Signature)

WHEREAS:

- A. The Buyer under a Sale Deed dated 15.12.2007 has purchased a semi-finished deluxe apartment bearing no. 503, on the fifth 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. A-63 admeasuring about 15 sft.
 - A reserved car parking space bearing no. D-18 admeasuring about 100 sft.
- This Sale Deed is registered as document no. 715/2007 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 deluxe apartment bearing no. 503 on fifth 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. 503 on the fifth 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 parking bearing no. A-63 admeasuring 15 sft and a reserved car parking space bearing no. D-18 admeasuring about 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 11,90,000/- (Rupees Eleven Lakhs Ninety Thousand Only).
- The Buyer has already paid an amount of Rs. 11,90,000/- (Rupees Eleven Lakhs Ninety Thousand Only) which 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 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.

FOR MODI VENTURES

Partner



1వ పుస్తకము నంబర్ 716 నం పు 716 దస్తావేజులు
 మొత్తము లాగిపోయిన నంబర్లు 12
 ఈ లాగిపోవు వదలిన నంబర్లు 2

సబ్-రిజిస్ట్రారు

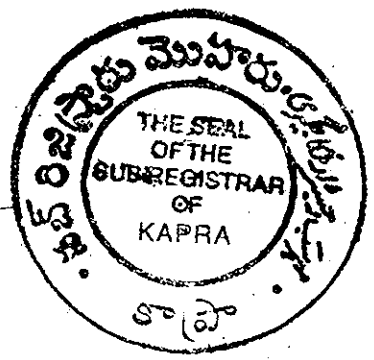
Checked that the following amounts have been paid in respect of this document.

I. Stamp Duties:	
1. In the shape of stamp	Rs. 100/-
2. In the shape of cash	Rs. 11800/-
3. In the shape of ...	Rs. —
4. In the shape of ...	Rs. —
II. ...	
1. In the shape of ...	Rs. —
2. In the shape of ...	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. 13000/-

A. Arshad
 SUB REGISTRAR
 KAPRA


1వ పుస్తకము 2007 నం. / కా.శ. 1929 వ
 పు 716 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంపింగ్ నిమిత్తం రు. 1526
 716 నంబరు 7 నా యిప్పుడమ్మనది
 2007 నం. రిపింయర 15 వ తది

A. Arshad
 సబ్-రిజిస్ట్రారు



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. 503 on fifth 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 December 2007 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.
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.

For MODI VENTURES

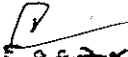

Partner

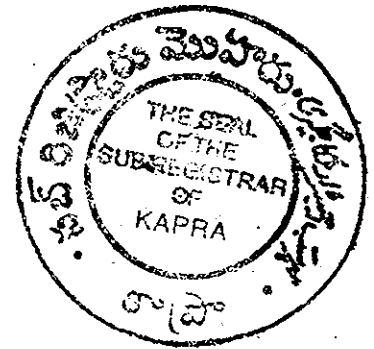


1వ పుస్తకము 200వ సంపుట 7/15 దస్తావేజులు

యొక్కయు కాగితముల సంఖ్య.....12.....

ఈ కాగితపు బహుళ సంఖ్య.....3.....


సబ్-రిజిస్ట్రారు



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.
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.

MOI MODI VENTURES


Parties



1వ పుస్తకము 200 7....వ సం పు 7.16...దస్తావేజులు

మొత్తము ఆ-దేశముల సంఖ్య.....12.....

ఈ ఆ-దేశపు ప్రతుల సంఖ్య.....4.....

(Handwritten signature)

సబ్-రిజిస్ట్రారు



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. 12,900/- is paid by way of challan No. 705384 dated 15/12/07, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 1,900/- by way of Payorder No. 137325 dated 15/12/07, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MODI VENTURES

Partner

1వ పుస్తకము 200 7 వ నుంచి 716 వ వరకు

మొత్తము వారినేలము గలదని 12

ఈ వారి 12 వరకు 5


సా-రెజిస్టరు



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 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. 503 on the fifth 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. A-63 & D-18, 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	Staircase & Open to sky
South By	Flat No. 504
East By	Open to sky
West By	6' wide corridor

WITNESSES:

1. 
2. 

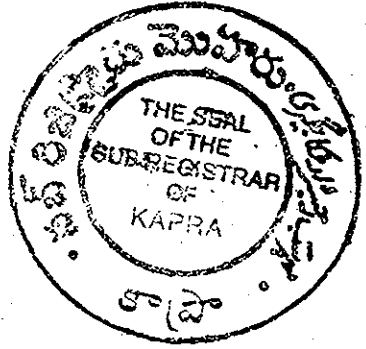
FOR MODI VENTURES

Partner
BUILDER

BUYER

1వ పుస్తకము 200 7 నం పు 716 దస్తావేజులు

మొత్తము కాగితము పేజీలు 12

ఈ దానికపు విలువ రూపాయలు 6

[Handwritten Signature]



[Small handwritten mark]

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


 BUYER.

పేపర్ నంబరు 200 7 వ సం పు 716 దస్తావేజులు
మొత్తము లిచ్చినందు కున్నది 12
ఈ లాటికవు నకును కున్నది 7


దస్త-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 503 IN BLOCK NO. 'A'

ON FIFTH FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS. 93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MAHARAJA, R.R. DIST.

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

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MRS. ARCHANA MALVIYA WIFE OF MR. AVINASH MALVIYA

REFERENCE:
AREA: 79.95

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

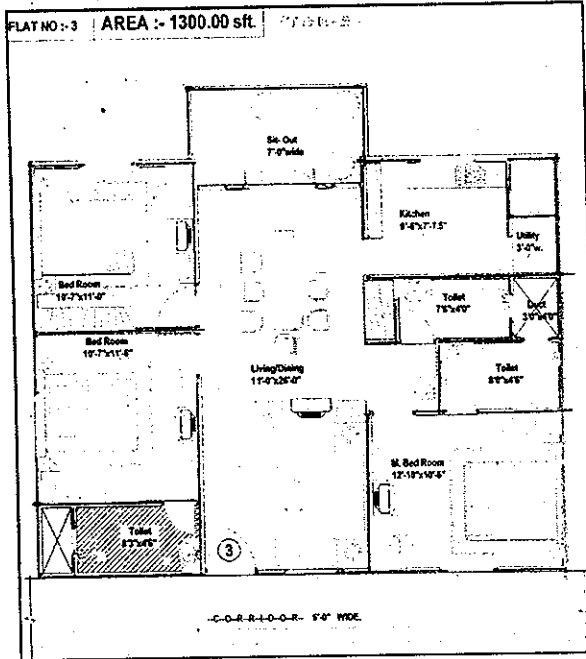
EXCL:

Total Built-up Area = 1300 sft.
Out of U/S of Land = Ac. 4-00 Gts.

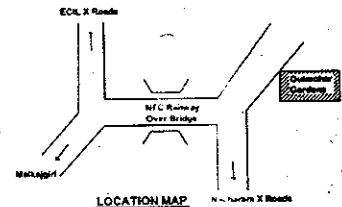
Open to sky



Staircase & Open to sky



Flat No. 504



6' wide corridor

WITNESSES:

- 1.
- 2.

For MODI VENTURES

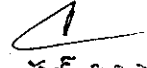
SIG. OF THE BUILDER

SIG. OF THE BUYER

1వ పుస్తకము 200 7.....వ సం పు. 716.....దస్తావేజాలా

మొత్తము కారితముల సంఖ్య.....12.....

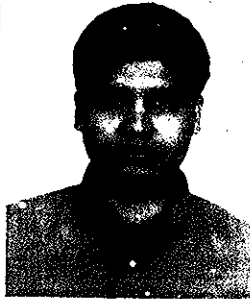
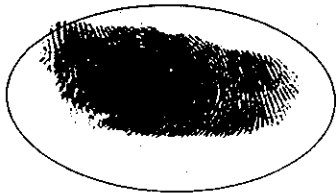
ఈ కారితపు పదున సంఖ్య..... 8.....


సబ్-రిజిస్ట్రారు



**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
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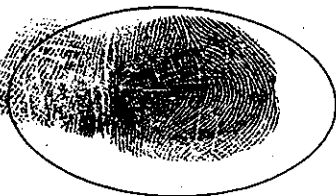
BUILDER :

M/S. MODI VENTURES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.
REPRESENTED BY ITS PARTNER
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:

MRS. ARCHANA MALVIYA
W/O. MR. AVINASH MALVIYA
R/O. 205, 2ND FLOOR
NARMADA ARCADE
SNEHAPURI COLONY
NACHARAM
HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI VENTURES

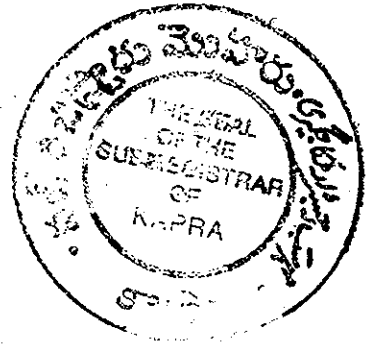
Partner
SIGNATURE OF EXECUTANTS

1వ ప్రకటన 200 7... పనులు 715... రద్దీ పాటలు

మొత్తము కలిపి... 12

ఈ కార్యక్రమము... 9

సబ్-రెజిస్ట్రారు

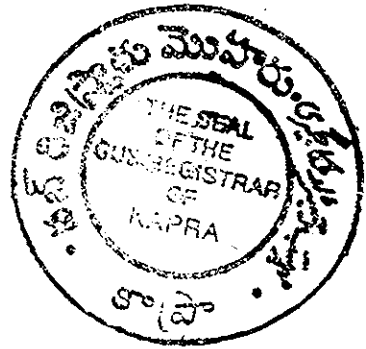


1వ కొంతము 200 7 వ సం పు 715 దస్తావీజాలు

మొత్తము కాగితముల సంఖ్య 12

ఈ కాగితపు వయస్ దింకా 10


నట-రిజిస్ట్రారు





Election Commission of India

भारत निर्वाचन आयोग

IDENTITY CARD
पहचान पत्र

DL10310251054531



Elector's Name : ARCHANA SAXENA

निर्वाचक का नाम अर्चना सक्सेना

Father's/Mother's/
Husband's Name :

D S SAXENA

पिता/माता/
पति का नाम

डी. एस् सक्सेना

Sex / लिंग :

FEMALE / स्त्री

Age as on 1.1.1994 :

22

1.1.1994 को आयु

Archana

1వ పుస్తకము 200 7వ సంపు 715 దస్తావేజులు

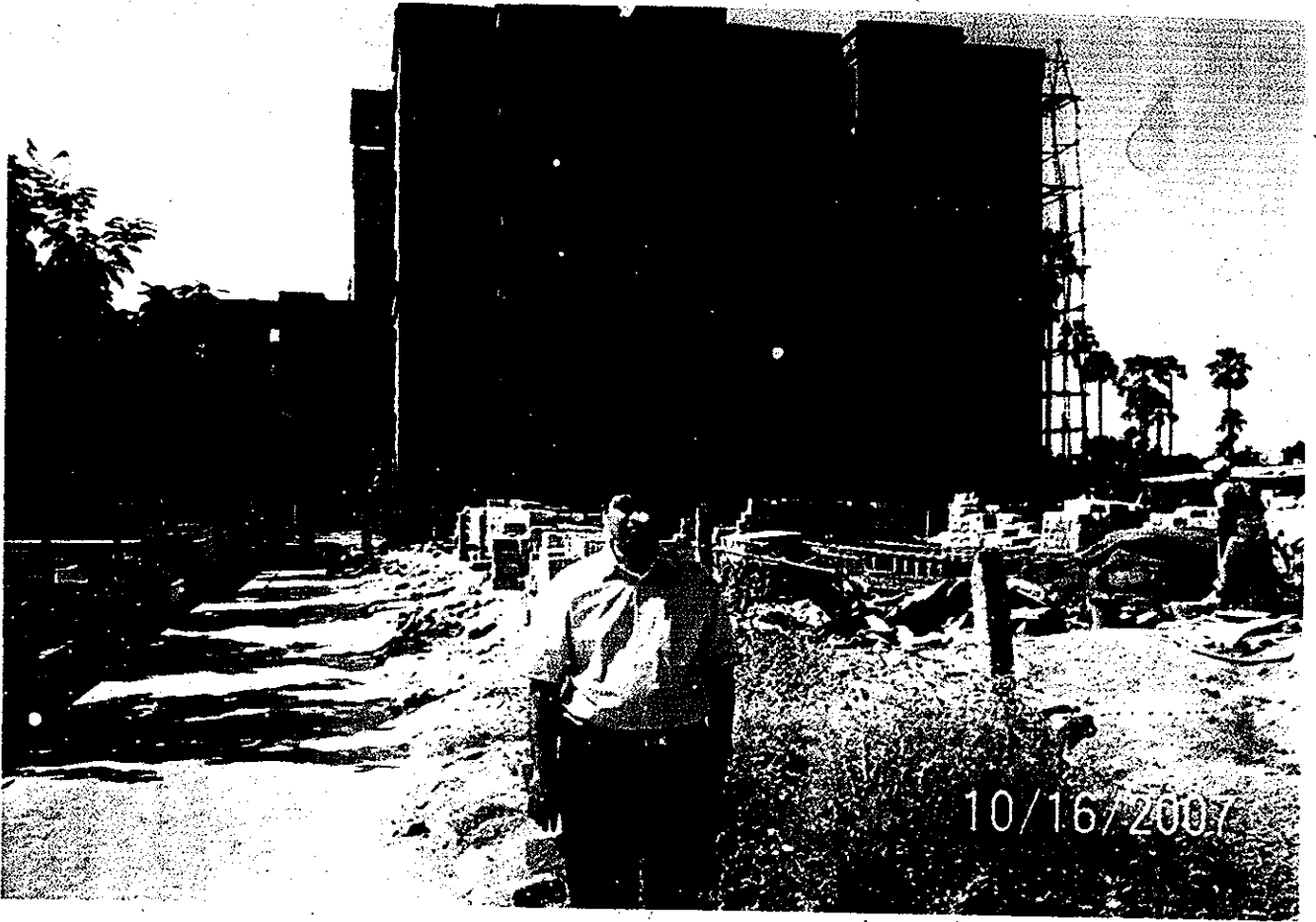
మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు పనుల సంఖ్య..... 11



సబ్-రెజిస్ట్రారు





1వ పుస్తకము 200 శ...వ నం పు...716...దస్తావీజాలు

మొత్తము కారితముల సంఖ్య.....12.....

ఈ కారితపు పకున సంఖ్య.....12.....



సబ్-రిజిస్ట్రారు

