

13321/06

B-201



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 659296

S.No. 525 Date 01/09/2006
 Name Raweth
 S/o. D/o. W/o. Moving Rao
 For Whom M/S. Modi Ventures

K. Sriniwas
K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/200
 City Civil Court,
SECUNDERABAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 9th day of September 2006 at Secunderabad by and between:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, III Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 36 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MR. APURVA UPADHYAYA, S/O. MR. D. N. UPADHYAYA, aged 30 years,
 2. MRS. MOMITA UPADHYAYA, W/O. MR. APURVA UPADHYAYA, aged 28 years,
- Both residing at 303, B-Block, Vaishali Gardens, Nagarjuna Nagar, Tarnaka, Secunderabad - 500 017, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

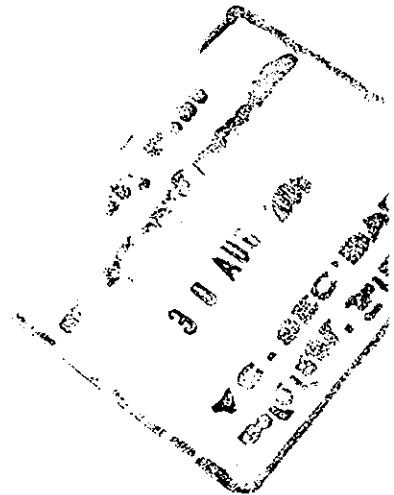
For MODI VENTURES

Soham Modi
 Partner

Apurva Upadhyaya
Momita Upadhyaya

Certified that the stamp duty borne by this document is denoted u/s 16 of I.S. Act in the subsequent Sale deed registered as No. 13321 of 2006 at S.R.O. Uppal and no refund of stamp duty can be obtained on this stamp

SUB-REGISTRAR



Instrument Under Section 42 of Act II of 1956 No. 13321 of 2006 Date 9/9/06

I hereby certify that the proper deficit stamp duty of Rs. 1790/- Rupees

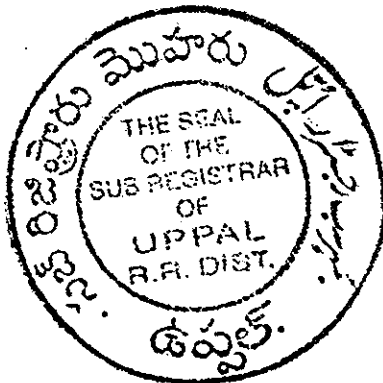
Seven hundred and seventy only has been levied in respect of this instrument from Sri. Mohan Mohan

on the basis of the agreed Market Value consideration of Rs. 189000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

Dated 9/9/06

Sub Registrar and Collector U/S. 41 & 4 INDIAN STAMP ACT



IN FROM 10-

WHEREAS:

- A. The Buyer under a Sale Deed dated 09.09.06 has purchased a semi-finished, semi-deluxe apartment bearing no. 201, on the second floor in block no. 'B', admeasuring 975 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens' together with:
- undivided share in scheduled land to the extent of 59.96 sq. yds.
 - a reserved two wheeler parking space bearing no. 19 admeasuring about 15 sft.

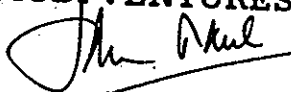
situated at Sy. No. Sy. No. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District. This Sale Deed is registered as document no. 13321/06 in the office of the Sub-Registrar, Uppal. This Sale Deed was executed subject to the condition that the Buyer shall enter into an Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.

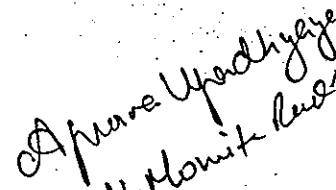
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing no. 201 in Block 'B' and the parties hereto have specifically agreed that this construction 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-deluxe apartment bearing no. 201 on the second floor in block no. 'B' admeasuring 975 sft. of super built up area and a reserved parking space for two wheeler bearing no. 19, admeasuring about 15 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 1,89,000/- (Rupees One Lakhs Eighty Nine Thousand Only).
- The Buyer shall pay to the Builder the above said consideration of Rs. 1,89,000/- (Rupees One Lakhs Eighty Nine Thousand Only) on or before 1st April 2007.
- 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 3 months from the due date.
- 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.

For MODI VENTURES


Partner

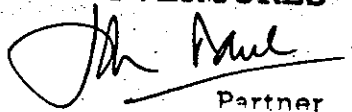

V. Monik Reddy Page-2-

Certified that the stamp duty borne by this document is denoted w/s 16 of I.S. Act on the subsequent Sale deed registered as No. 2221 of 2006 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.


SUB-REGISTRAR

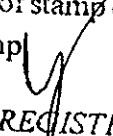
5. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 201 in Block 'B' to the Builder for the purposes of completion of construction of the apartment.
6. The Builder shall construct the Apartment in accordance with the plans and designs and as per 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 1st April 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.
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.
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.

For MODI VENTURES


Partner

Apurva Upadhyaya
V. Monil Rao

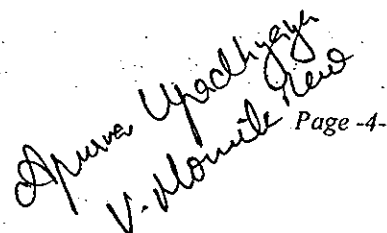
Certified that the stamp duty borne by the
document is denoted u/s 16 of I.S. Act
on the subsequent Sale deed registered
as No. 3221 of 2006 at
S.R.O. Uppal and no refund of stamp duty
can be claimed on this stamp


SUB-REGISTRAR

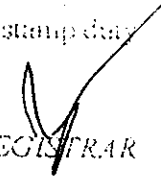
14. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Gulmohar Gardens project or cause any inconvenience or obstructions whatsoever. However, the claim of 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.
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.

For MODI VENTURES


Partner


V. Modi
Page -4-

Certified that the stamp duty borne by the document is deemed to be paid on the subsequent sale deed registered as No. 2321 of 2006 S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

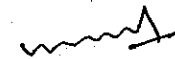
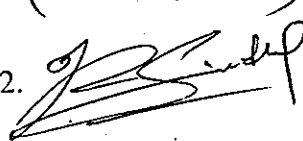

SUB-REGISTRAR

**SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION**

Item	Standard Apartment	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC	RCC
Walls	4 3/6" solid cement blocks	4 3/6" solid cement blocks	4 3/6" 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:

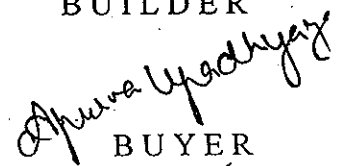
WITNESS:

- 
(Srivasa Rao)
- 

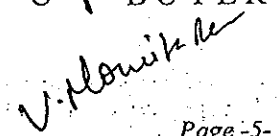
FOR MODI VENTURES



Partner
BUILDER



BUYER



Certified that the stamp duty borne by this document is denoted by 16 of L.S. Act on the subsequent Sale deed registered as No. 3221 of 2006 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.


SUB-REGISTRAR

REGISTRATION PLAN SHOWING

SEMI-FINISHED FLAT NO. 201 IN BLOCK NO. 'B'

ON THE SECOND FLOOR IN GULMOHAR GARDENS

IN SURVEY NOS.

93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.

BUILDER:

M/S. MODI VENTURES, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

1. MR. APURVA UPADHYAYA, SON OF MR. D. N. UPADHYAYA

2. MRS. MOMITA UPADHYAYA, WIFE OF MR. APURVA UPADHYAYA

REFERENCE:

AREA: 59.96

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

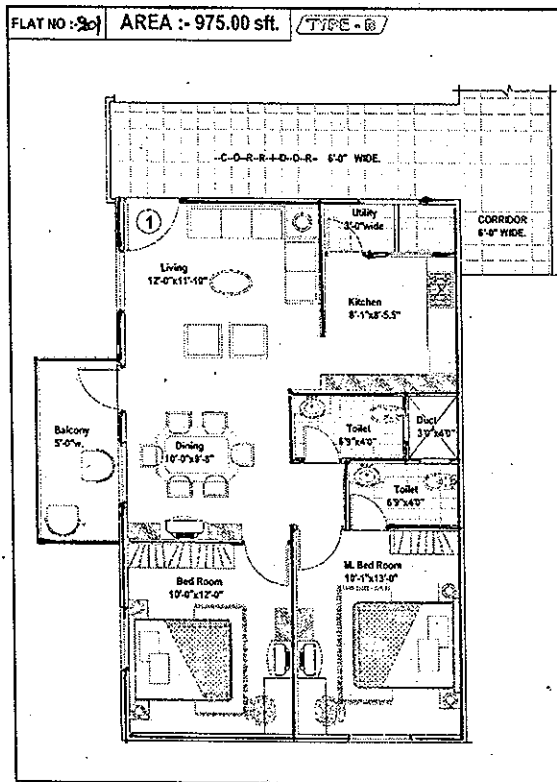


EXCL:

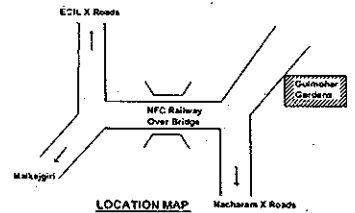


Total Built-up Area = 975 sft.

Out of U/S of Land = Ac. 4-00 Gts.



Flat No. 218



Open to sky

For MODI VENTURES

[Signature]
Partner

WITNESSES:

1. *[Signature]*

2. *[Signature]*

SIG. OF THE BUILDER

[Signature]
SIG. OF THE BUYER

Certified that the stamp duty borne by this document is denoted in 16 of 1.S. Act on the subsequent Sale deed registered as No. 12321 of 2006 at S.R.O. Uppai and no refund of stamp duty can be claimed on this stamp

SUB-REGISTRAR

FOR MODIFICATION

Patna

**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
--------	--	--	--



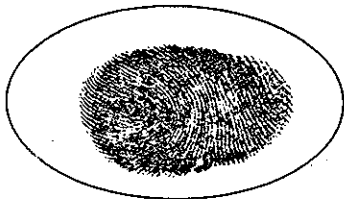
BUILDER:

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

1. MR. APURVA UPADHYAYA
SON OF MR. D. N. UPADHYAYA
R/O. 303, B-BLOCK
VAISHALI GARDENS
NAGARJUNA NAGAR, TARNAKA
SECUNDERABAD - 500 017



2. MRS. MOMITA UPADHYAYA
W/O. MR. APURVA UPADHYAYA
R/O. 303, B-BLOCK
VAISHALI GARDENS
NAGARJUNA NAGAR, TARNAKA
SECUNDERABAD - 500 017

SIGNATURE OF WITNESSES:

1.

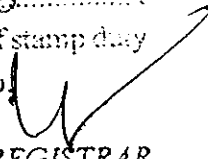
2.

For MODI VENTURE:

Partne
SIGNATURE OF EXECUTANT

*Apurva Upadhyaya
Momita Reddy*

Certified that the stamp duty borne by this document is denoted u/s 16 of I.S. Act on the subsequent Sale deed registered as No. 12221 of 2006 S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.


SUB-REGISTRAR

22/01/2006

10/1/2006