

C-766

762/07

B-207-8491

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 219481

Sl No. 61513 Date 15/12/2007 100/-
 Sold to Phani
 S/o. D/o. Sri Satish Modi
 For Whom M/S. Modi Ventures

File
15-12-07
 K. Srinivas
 SVL No.26/98, R.No.11/2007
 City Civil Court
 SECUNDERABAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 20 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, I 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.)

IN FAVOUR OF

MR. M. ASHOK, SON OF LATE MR. SHANKER aged about 45 years, residing at Plot No. 66, Shaktisainagar, 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

[Signature]

503500
150

10 DEC 2007

15 మార్చి 2007.....వ సం పు 762
 మొత్తము రూపాయల సంఖ్య.....12
 ఈ రూపాయల సంఖ్య.....

2007 వ సం. డిసెంబరు నెల 20 వ తేది
 1929 శా.శ. సంవత్సరము 28 వ తేది
 పగలు.....12.....మరియు.....గంటల
 మధ్య కాలానా పబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ.....K. Prabhakar Reddy.....
 రిజిస్ట్రేషన్ నంబరు 1300 లోని సెక్షన్ కిందను
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు
 పరిశీలించి వేలిపముద్రలతో సహా దాఖలు చేసి
 డ్యూను రూ.....1000.....లు చెల్లించినాడు
 దాని ఇచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన ప్రేలు

[Signature]
 పబ్-రిజిస్ట్రారు



[Signature]
[Signature]



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 Doc. No. 120/BRV/2006
 Registered at SRO, Uppal, Ranga Reddy District.

ఎడమ బొటన ప్రేలు

[Signature], S/o Shanker. Plot No 66 Shakti Sai Nagar
 Mallakoon. R.R. Dist. 500086.

నిరూపించినది

[Signature] J. Pradeep H. J. Dhanraj our son
 R/o. 1-10-263. New Bonerapally, Sec 11.

[Signature] B. D. DAS No 5200, occ: service Age 31, ANo. 44-414/1
 New Srinagar Colony RDA market Ari 1470.
 2007 వ సం. డిసెంబరు నెల 20 వ తేది
 1929 శా.శ. సంవత్సరము 28 వ తేది *[Signature]*
 పబ్-రిజిస్ట్రారు

WHEREAS:

- A. The Buyer under a Sale Deed dated 20.12.07 has purchased a semi-finished, standard apartment bearing no. 207, on the second floor in block no. 'B', admeasuring 750 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens' together with:
- Proportionate undivided share of land to the extent of 46.13 sq. yds.
 - A reserved two wheeler parking space 25 admeasuring 15 sft.
- This Sale Deed is registered as document no. 761/2007, 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 apartment bearing no. 207 on second floor 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 standard apartment bearing no. 207 on the second floor in block no. 'B' admeasuring 750 sft. of super built up area and undivided share of land to the extent of 46.13 sq. yds A reserved two wheeler parking bearing no. 25 admeasuring 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 2,85,500/- (Rupees Two Lakhs Eighty Five Thousand Five Hundred Only).
- The Buyer had paid to the Builder the above said consideration of Rs. 2,85,500/- (Rupees Two Lakhs Eighty Five Thousand Five Hundred Only) and the builder hereby admit and acknowledge the receipt for said consideration..
- 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.

For MODI VENTURES


Partner



1వ పుస్తకము 2007 సం. పు. 762 దస్తావేజులు
 మొత్తము కాగితముల సంఖ్య..... 12
 ఈ కాగితపు పదున సంఖ్య..... 2

[Signature]
 సబ్-రిజిస్ట్రారు

ENDORSEMENT

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

- I. Stamp Duty:**
 - 1. in the shape of stamp papers..... Rs. 100/-
 - 2. in the shape of challan (u/s. 42 of S. Act. 1897)..... Rs. 4935/-
 - 3. in the shape of cash (u/s. 41 of S. Act. 1897)..... Rs. -
 - 4. adjustment of stamp duty u/s. 16 of 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. 95/-
 - 2. in the shape of cash..... Rs. -

Total

Rs. 6130/-

[Signature]
 SUB-REGISTRAR
 KAPRA

1వ పుస్తకము 2007 సం. / కా.శ. 1029వ
 పు. 762 నెంబరుగా రిజిస్టరు చేయబడి
 స్కానింగ్ నిమిత్తం సుద్దింపు నెంబరు 1526 -
 762 / 2007 గా యివ్వబడ్డమని
 2007 సం. డిసెంబర్ 20 నెంబరు వ తేది

[Signature]
 సబ్-రిజిస్ట్రారు



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. 207 on second floor 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 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.
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.

FOR MODI VENTURES

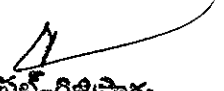

Partner

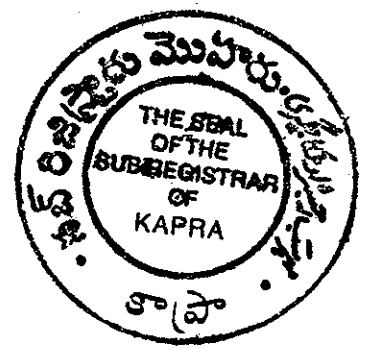


1వ పుస్తకము 2007.....వ సం పు 762.....వేళలు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు పనుల సంఖ్య.....3.....


సబ్-రిజిస్ట్రారు



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.
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.

For MODI VENTURES


Partner



1వ పుస్తకము నెంబి 7.....వ సం పు 762.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....4.....


నవ-రిజిస్ట్రారు



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. 6030= /- is paid by way of challan No. 705465 dated 20/12/07, drawn on SBH, Khusaiguda Branch, Hyderabad and VAT paid an amount of Rs. 2855 /- by way of Payorder No. 137426, dated 18/12/07, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MODI VENTURES


Partner

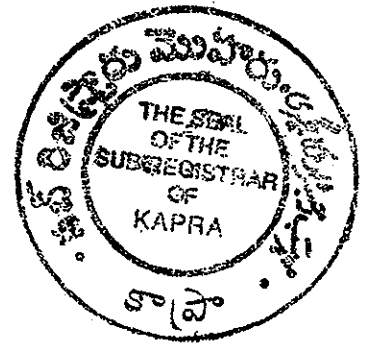


1వ పుస్తకము నెంబి 7.....వ సం పు 762.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 12.....

ఈ కాగితపు వరుస సంఖ్య..... 5.....


నబ్-రిజిస్ట్రారు



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. 207 on the second floor in block no. 'B', admeasuring 750 sft. of super built up area together with proportionate undivided share of land to the extent of 46.13 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 25, admeasuring about 15 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. 206
South By	Flat No. 208
East By	Open to sky
West By	6' wide corridor

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


WITNESS:

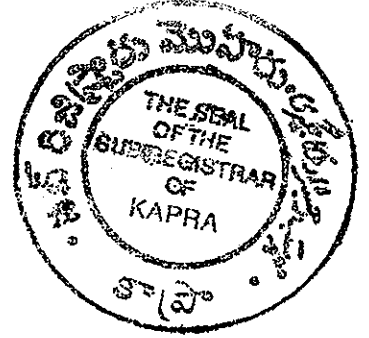
1. 
2. 

For MODI VENTURES

Partner
BUILDER

BUYER


1వ పుస్తకము 2007.....వ సం పు. 762. దస్తావేజులు
మొత్తము కాగితముల సంఖ్య.....12.....
ఈ కాగితపు వరుస సంఖ్య.....6.....


సబ్-రిజిస్ట్రారు





**SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION**

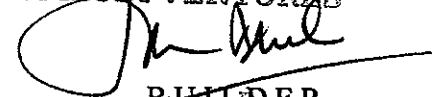
Item	Standard Apartment	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC	RCC
Walls	4 1/2" solid cement blocks	4 1/2" solid cement blocks	4 1/2" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion	Exterior emulsion
Internal painting	Sponge finish with OBD	Smooth finish with 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

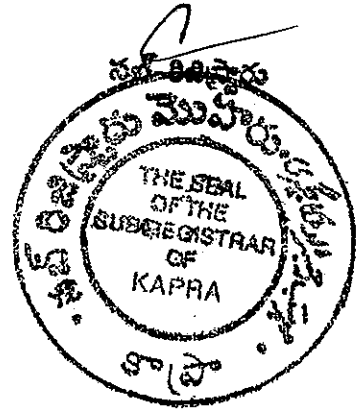

BUILDER

BUYER.

1వ పుస్తకము 2007.....వ సంపు 762.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....7.....



REGISTRATION PLAN SHOWING

FLAT NO. 207 IN BLOCK NO. 'B'

ON SECOND FLOOR IN PROJECT KNOWN AS "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

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER:

MR. M. ASHOK, SON OF LATE MR. SHANKER

REFERENCE:

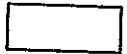
AREA: 46.13

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

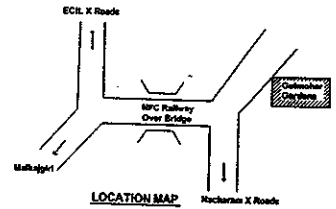
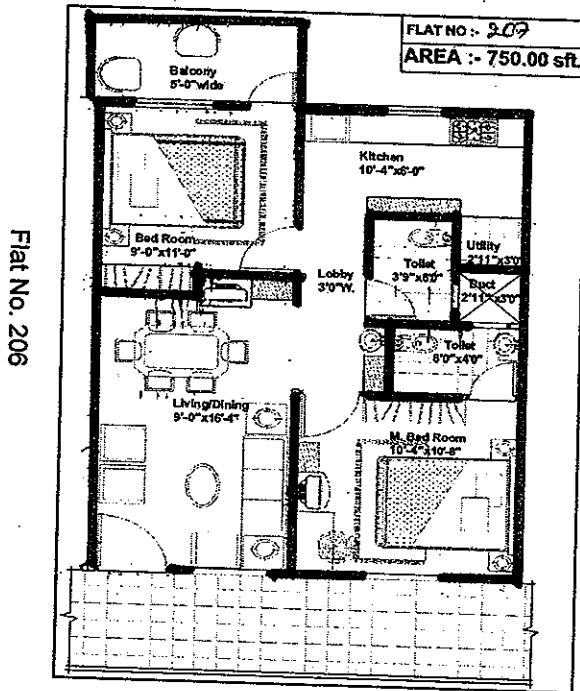


EXCL:



Total Built-up Area = 750 sft.
Out of U/S of Land = Ac. 4-00 Gts.

Open to sky



WITNESSES:

- 1.
- 2.

For MODI VENTURES

Partner
SIG. OF THE BUILDER

SIG. OF THE BUYER

1వ పుస్తకము 2007.....వ సంపు 762.....దస్తావేజులు

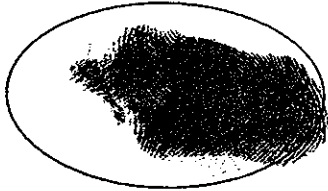
వెలుతుము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....8.....



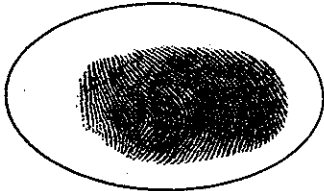
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.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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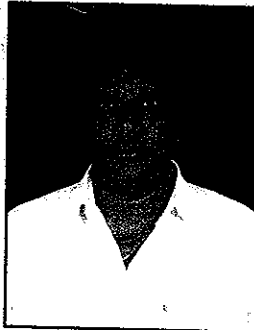
BUILDER :

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

MR. M. ASHOK
S/O. LATE MR. M. SHANKER
R/O. PLOT NO. 66
SHAKTISAINAGAR
MALLAPUR
HYDERABAD – 500 076.

SIGNATURE OF WITNESSES:

-
-

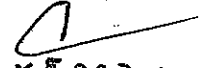
For MODI VENTURES

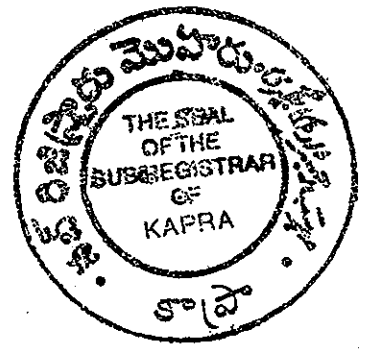
Partner
SIGNATURE OF EXECUTANTS

1వ పుస్తకము 2007.....వ సం పు 762.....

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....9.....

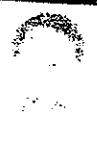

సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
 DL DAPG11193822002
PRABHAKAR REDDY K
 K PADAM REDDY
 2-3-64/18224
 JAISHAL GARDEN
 AMBERKET
 HYDERABAD



30/07/2002 **DUPLICATE**

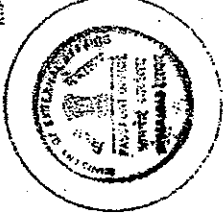
Licensing Authority
 RTA, HYDERABAD-52



1. प्रमाणित है कि यह प्रमाणपत्र केवल के लिए ही है जो कि भारत में ही प्रयोग किया जा सकता है।
 2. प्रमाणपत्र के लिए आवेदन करने वाले व्यक्ति को भारत में ही रहना पड़ेगा।
 3. प्रमाणपत्र के लिए आवेदन करने वाले व्यक्ति को भारत में ही रहना पड़ेगा।
 4. प्रमाणपत्र के लिए आवेदन करने वाले व्यक्ति को भारत में ही रहना पड़ेगा।
 5. प्रमाणपत्र के लिए आवेदन करने वाले व्यक्ति को भारत में ही रहना पड़ेगा।

BY ORDER OF THE PRESIDENT OF THE
 REPUBLIC OF INDIA

अधीक्षक/सुपरिन्टेंडेंट
 भारतीय वाणिज्य विभाग
 Passport Office, Hyderabad.



PERMANENT ACCOUNT NUMBER
ABMPM6725H

SOHAM SATISH MODI

DATE OF BIRTH: 19-10-1969

FATHER'S NAME: SATISH MANILAL MODI

CHIEF COMMISSIONER of Income-tax, Andhra Pradesh

भारत गणराज्य REPUBLIC OF INDIA

IND B2791005

INDIAN

18-10-1969

HYDERABAD

9-10-2000 8-10-2010

For MODI...
 Partner

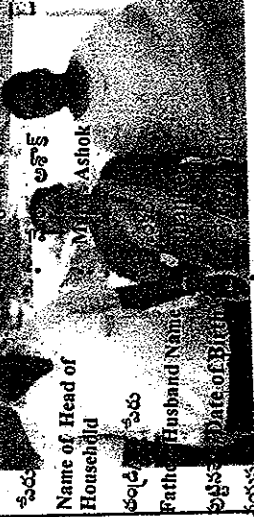
1వ పుస్తకము 2007.....వ సం పు 762.....దస్తావేజులు
మొత్తము కాగితముల సంఖ్య.....12.....
ఈ కాగితపు వదుల సంఖ్య.....10.....


చో-రిజిస్ట్రారు



HOUSEHOLD CARD

Card No. : WAP158757800316
 F.P. No. : 78



Name of Head of Household : Ashok
 Father's Name :
 Date of Birth :
 Age :

Family Members Details

S.No	Name	Relation	Date of Birth	Age
1	Ashok	Husband	21/10/67	29
2	[Signature]	Wife	09/10/92	14

Street Name : MALLAPUR
 Colony : SHAKETHI SAINAGAR
 Ward No. : 55 / Ward-6
 Municipality : [Signature]
 District : Bangalore
 Annual Income (Rs.) : 30000
 LPG Consumer No. : [Signature]
 LPG Dealer Name : [Signature]

Issue Date : 28/01/2006

[Handwritten Signature]

1వ పుస్తకము 200 7 వ సం పు 762 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య 12

ఈ కాగితపు వరుస సంఖ్య 11


సబ్-రెజిస్ట్రారు





1వ పుస్తకము 200 7.....వ సం పు 762.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 12.....

ఈ కాగితపు వరుస సంఖ్య..... 12.....

(Handwritten Signature)

సబ్-రిజిస్ట్రారు

