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S. VANGATESH \$16-G. A. QAD MODINENTURGS

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N 12/2

5-4-76/A, Code: Ranigunt SECUNDERABAD-500 003

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 22 day of May 2008 at Secunderabad by and between:

MAS. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Sollam Modi, S/o. Sri Satish Modi, aged about 38 years, hereinafter recerred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MR. U. GOPAL RAO, SON OF LATE MR. U. S. RAO, aged about 39 years, 2. MR. U. PATANJALI RAO, SON OF LATE MR. U. S. RAO, aged about 43 years, both are residing at Flat No. 2, Sree Apartments, Abhinava Nagar Colony, Padmarao nagar, Secunderabad - 500 025.,, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc). 1. U GOPALRAO

For MODI VENT

Partner

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WHEREAS:

- A. The Buyer under a Sale Deed dated 22.0x.20% has purchased a semi-finished, standard apartment bearing no. 511, on the fifth floor in block no. 'B', admeasuring 485 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens' together with:
 - a. undivided share in scheduled land to the extent of 29.83 sq. yds.
 - b. a reserved two-wheeler parking space bearing no. 83 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. 1372 bs. 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 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. 511 on fifth 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:

- 1. The Builder shall complete the construction for the Buyer a standard apartment bearing no. 511 on the fifth floor in block no. 'B' admeasuring 485 sft. of super built up area and a reserved parking space for two wheeler bearing no. 83, admeasuring about 15 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 2,69,000/- (Rupees Two Lakhs Sixty Nine Thousand Only).
- 2. The Buyer has already paid an amount of Rs. 2,69,000/- (Rupees Two Lakhs Sixty Nine Thousand Only) and the Builder admitted and acknowledged the receipt for said consideration.
- 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 3 months 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.

FOR MODIVENTURES

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Partner

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- 5. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 511 on fifth 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 & by the Builder.
- 8. The Builder shall complete the construction of the Apartment and handover possession of the same by 31st May 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.
- 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.

For MODI VENTURES

1. U. Gopal Rao

Partner

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For MODI VENTURES

Partner

1. U. Gopal Rao

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- 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.
- 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 Erglish. The place of legal jurisdiction shall be at Secunderabad.

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Partner

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- 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. 3696/= is pair by way of challan no. 352438, dated 22.55.68, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 3690/- by the way of Payorder No. 140751, dated 19-05-08, drawn on HDFC Bank, S. D. Road, Secunderabad.

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Partner

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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:

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SCHEDULE OF APARTMENT

All that portion forming semi-finished standard apartment no. 511 on the fifth floor in block no. 'B', admeasuring 485 sft. of super built up area together with proportionate undivided share of land to the extent of 29.83 sq. yds. and reserved parking space for two wheeler bearing no. 83 admeasuring about 15 sft. in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

_			
	North By	6' wide corridor	
	South By	Open to sky	
_	East By West By	Flat No. 510	
<u> </u>	West by	Flat No. 512	

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:

WITNESSES:

2.

FOR MODIVENTURES

Partner

BUILDER

1. UGOPal Rao

2. Polanjoh las

BUYER

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SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

Item	Standard Apartment	Semi-deluxe Apartmer	nt Deluxe
Structure	RCC	700	Apartment
Walls	4"/6" solid cement	RCC	RCC
	blocks	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting		Exterior emulsion	
Internal painting	Sponge finish with OBI	Smooth finish with OBI	Exterior emulsion
Flooring - Drawing & Dining	Mosaic	Ceramic Tiles	D Smooth finish with OBE Marble slabs
Flooring - Bedrooms	Mosaic	Ceramic Tiles	Marble tiles
Door frames	Wood (Non-teak)	Wood Olon to 12	
Doors	Moulded main door, others flush doors	Wood (Non-teak) Moulded main door, others flush doors	Wood (Non-teak) All doors – moulded
Electrical Windows	Copper wiring with standard switches	Copper wiring with modular switches	Copper wiring with modular switches
	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding
Bathroom	Ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado	windows with grills Designer ceramic tiles with 7' dado
Sanitary	Raasi or similar make	Raasi or similar make	
C P fittings	Standard fittings	Standard fittings	Raasi or similar make
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Branded CP fittings Granite slab, 2 ft ceramic tiles dado, SS sink.
Plumbing	GI & PVC pipes	GI & PVC pipes	CI & DVC
Lofts	Loft in each bedroom & kitchen	Loft in each bedroom & kitchen	GI & PVC pipes Loft in each bedroom & kitchen

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

WITNESS:

1. 9. 18° 2. FOR MODI VENTURES

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1. W Gopal Rao

2. Plangt Rose

BUYER

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BUYER:		. MR. U. GOPAL RAO, SON OF		10		
	2	. MR. U. PATANJALI RAO, SOI	N OF LATÉ MR. U. S	S. RAO		
REFERENCE: AREA:	29.83	SCALE: SQ. YDS. OR	INCL: SQ. MTRS.		EXCL:	
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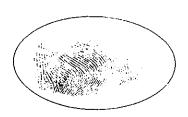
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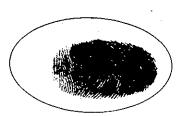
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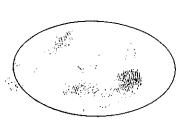
M/S. MODI VENTURES
HAVING ITS OFFICE AT 5-4-187/3 & 4
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M. G. ROAD, SECUNDERABAD – 500 003.
REPRESENTED BY ITS PARTNER
SRI SOHAM MODI
SON OF SATISH MODI





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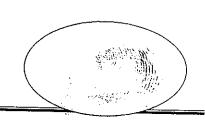
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003.





BUYER:

1. MR. U. GOPAL RAO S/O. LATE MR. U. S. RAO R/O. FLAT NO. 2, SREE APARTMENTS ABHINAVA NAGAR COLONY PADMARAO NAGAR SECUNDERAPAD – 500 025.





2. MR. U. PATANJALI RAO S/O. LATE MR. U. S. RAO R/O. FLAT NO. 2, GREE APARTMENTS ABHINAVA NAGAR COLONY PADMARAO NAGAR SECUNDERABAD – 500 025.

SIGNATURE OF WITNESSES:

1. 1.

For MODI VENTURES

SIGNATURE OF EXECUTANTS

1. U G O P W L R 0-0

2. Pdanjet Ros

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Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001425/2008 of SRO: 1526(KAPRA)

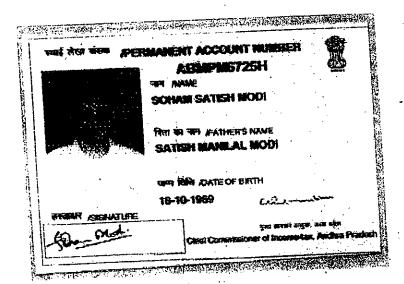
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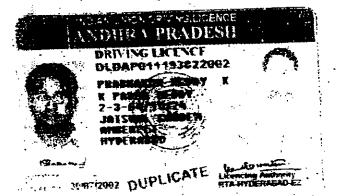
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3	Manual Enclosure	Manual*** Enclosure	(EX) M/S MODI VENTURES REP BY MANAGING PARTNER SOHAM MODI OFF:5-4- 187/3&4,II FLR., SOHAM MANSIONM.G.ROAD,SEC -BAD	
4	PRESENTED TO THE PRESEN		(EX) K.PRABHAKAR REDDY(GPA FOR PRESENTING DOCS)	Presterage

Witness Signatures UKISHBO Operator Signature Subregistrar Signature

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