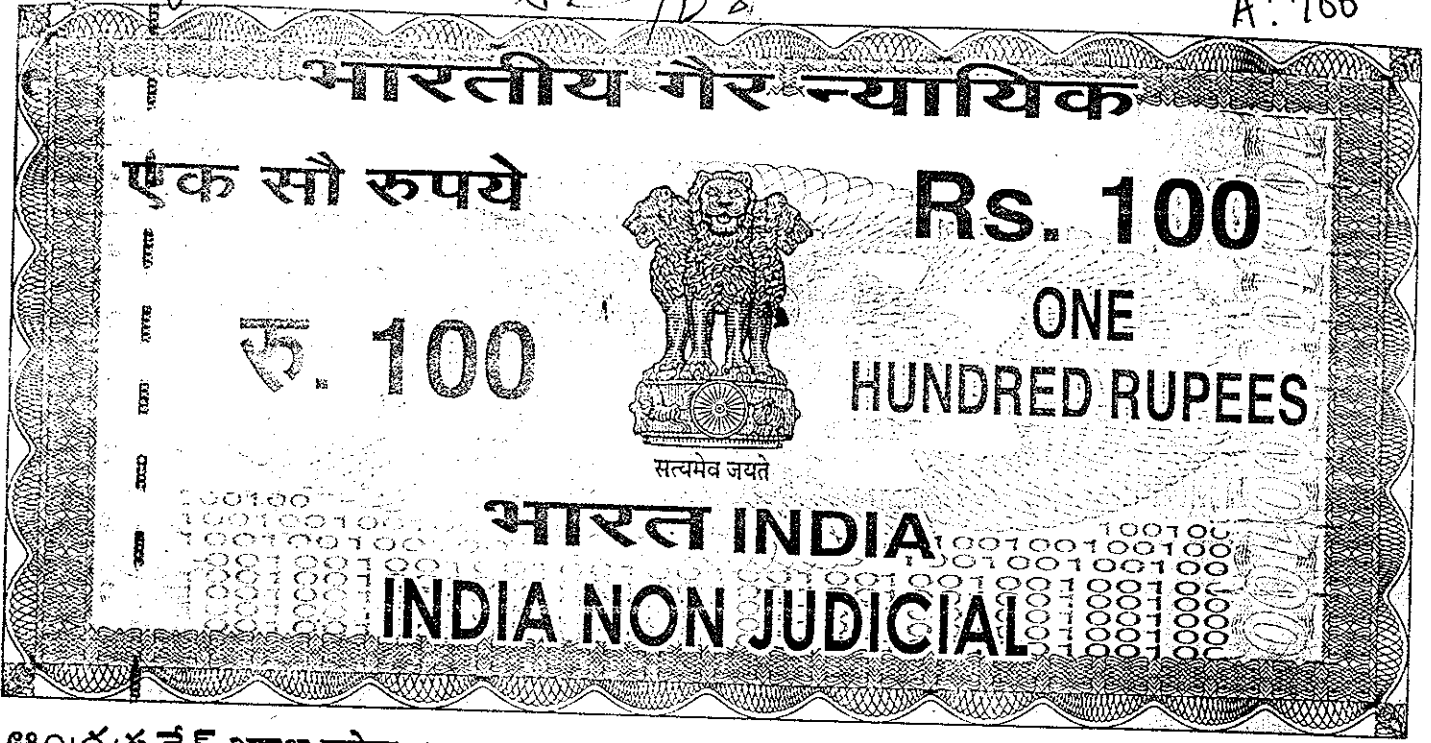


U: 656

623/08

A: 750



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 725 Date 03/03/08 Rs. 100/-
 Paid to K. P. Reddy
 For Whom K. Padma Reddy S/o Hyd
 of whom Modi Ventures, Secbad

L 382342
 G. Narasimha
G. NARSAIAH
 S.V.L. No.11 of 2008
 PEERZADIGUDA
 UPPAL, R.R. Dist

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 3rd day of March 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

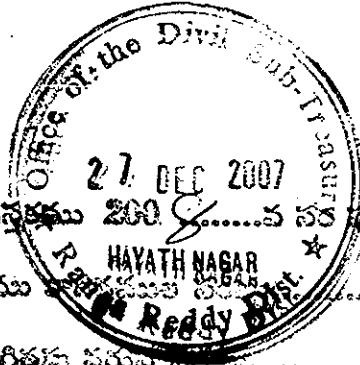
MR. VELIVELA RAMESH BABU, SON OF MR. VELIVELA ANJIAH, aged about 46 years, residing at CCI Tandur Post, CCI Township, R. R. District - 50158, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI VENTURES

[Signature]
 Partner

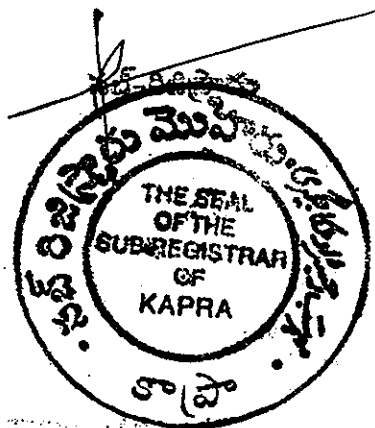
[Signature]

27 DEC 2007



1వ పుస్తకము 2008 వ సం... 623...
మొత్తము...
ఈ కారితప్ప వరుస...

2008 వ సం... యొక్క... నెల... 3... వ తేది
1929 శా.స. సం... 12... వ తేది
పగలు... 2... మరియు... 3... గంటల
మధ్య వాస్తవ సందర్భాల్లో తాత్కాలికంగా
K.R. Reddy
అనునది 1893 లోని సెక్షన్ 32. ఎను
అనుసరించి నమోదు చేయబడిన రిజిస్ట్రార్లు
మరియు వేలివలుద్రంలో నామోదించబడిన
1000/-... లు చెల్లించినారు



వాసి ఇచ్చినట్లు ఒప్పకొన్నది
ఎడమ బొటన ప్రేలు



ఎడమ బొటన ప్రేలు



సూపించినది

శ్రీమంత్రి
శ్రీమంత్రి. శ్రీ. K.R. Reddy ou. Serin
@ 5-4-183/324. B floor, 1st floor mention, in G. Road
Seibad attested through RPA for presentation
of documents vide G.P.A no. 120/BK10/2006 at SRO,
Uppal. R.R. Dist.

శ్రీమంత్రి
Mr. V. Kamark Bobu Ho. Mr. V. Anjiah
R/o. CCI Tandan. Poot, CCI Township, R.R. Dist-50158.

Kiran s/o Ramachandras ou. Serin
R/o. 2-3-54, flat no. 202, Sri Sai Apts,
HS colony, Hyderabad.

1. శ్రీ. Pradeep Ho. J. Dhonraj ou. Serin
R/o. 1-10-263. New Bomerpally, Seibad.

2008 వ సం... యొక్క... నెల... 3... వ తేది
1929 శా.స. సం... 12... వ తేది నంద-రిజిస్ట్రార్లు

WHEREAS:

- A. The Buyer under a Sale Deed dated 03.03.08 has purchased a semi-finished semi-deluxe apartment bearing no. 102, on the first floor in block no. 'D', 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 2 admeasuring 15 sft.
- This Sale Deed is registered as document no. 627/08, 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. 102 on first floor in Block 'D' 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:

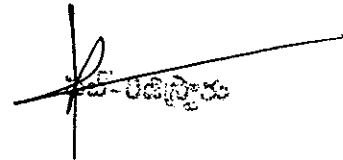
- The Builder shall complete the construction for the Buyer a semi-finished semi-deluxe apartment bearing no. 102 on the first floor in block no. 'D' admeasuring 750 sft. of super built up area and undivided share of land to the extent of 46.13 sq. yds A reserved two wheeler parking bearing no. 2 admeasuring 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 6,05,000/- (Rupees Six Lakhs Five Thousand Only) on or before 1st October 2008.
- 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



దే. పుస్తకము 2008 నం. పు. 623
 సబ్ రిజిస్ట్రారు కార్యాలయము నంబు 11
 త. అ. క. పు. పు. నంబు 2


 సబ్-రిజిస్ట్రారు

RECEIPTS

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

I. Stamp Duty

- 1. In the shape of challan Rs. 100/-
- 2. In the shape of cash Rs. 5980/-
- 3. In the shape of ... Rs. —
- 4. In the shape of duty receipt of ... 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

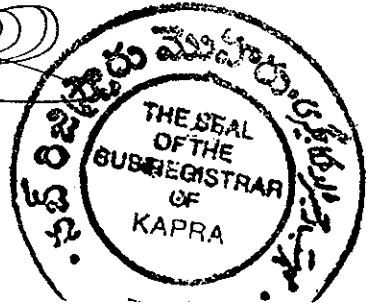
- 1. in the shape of challan Rs. 100/-
- 2. in the shape of cash Rs. —

Total Rs. 7,150


 SUB REGISTRAR
 KAPRA

దే. పుస్తకము 2008 నం. / కా.క. 1929 వ
 పు. 623
 క్యాబినెట్ నిమిత్తం దిద్దుట కేసు నం. 1526
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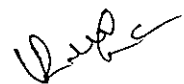

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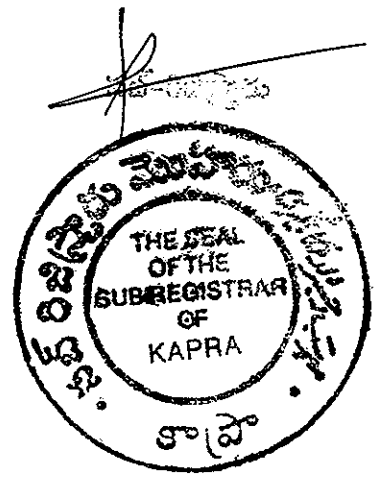
4. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 102 on first floor in Block 'D' to the Builder for the purposes of completion of construction of the apartment.
5. The Builder shall construct the Apartment in accordance with the plans and designs 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.
6. 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.
7. The Builder shall complete the construction of the Apartment and handover possession of the same by 1st October 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.
8. 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.
9. 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.
10. 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.
11. 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


Partner



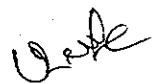
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3 3



12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

For MODI VENTURES

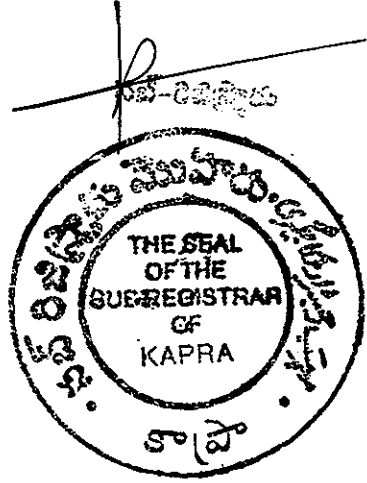

Partner



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పుస్తకము వారములు 11

ఈ కారితో మొత్తము 4



19. 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.
20. 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.
21. Stamp duty and Registration amount of Rs. 7050/- is paid by way of challan No. 758867 dated 03.03.08, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 6050/- is paid by way of Payorder No. 139048 dated 01.03.08, drawn on HDFC bank, S. D. Road Branch, Secunderabad.

FOR MODI VENTURES

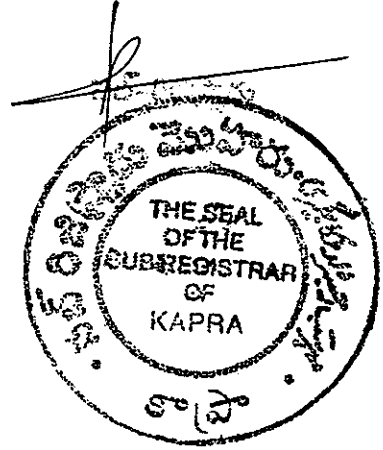

Partner

W. D. P.

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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:

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 semi-deluxe apartment no. 102 on the first floor in block no. D, 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. 2, admeasuring about 15 sft., in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Block No. 14, Mallapur Village, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Open to sky
South By	Open to sky & Lift
East By	Flat No. 103
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:

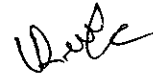
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For MODI VENTURES



Partner

BUILDER

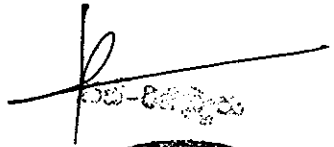


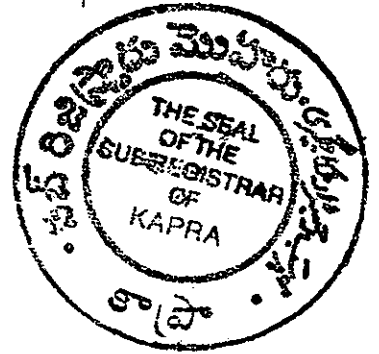
BUYER

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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**

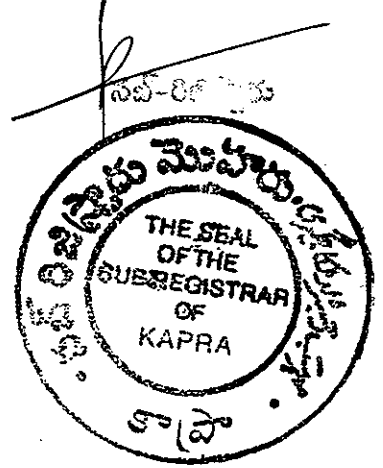
 BUILDER Partner


 BUYER.

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REGISTRATION PLAN SHOWING

FLAT NO. 102 IN BLOCK NO. 'D'

ON FIRST 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:

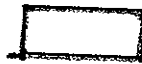
MR. VELIVELA RAMESH BABU, SON OF MR. VELIVELA ANJIAH

REFERENCE:

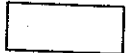
AREA: 46.13

SCALE: SQ. YDS. OR

INCL: SQ. MTRS.

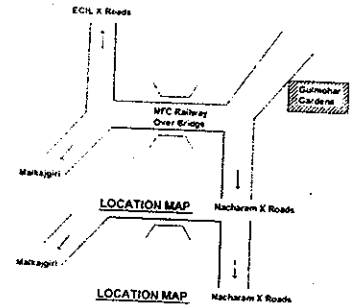
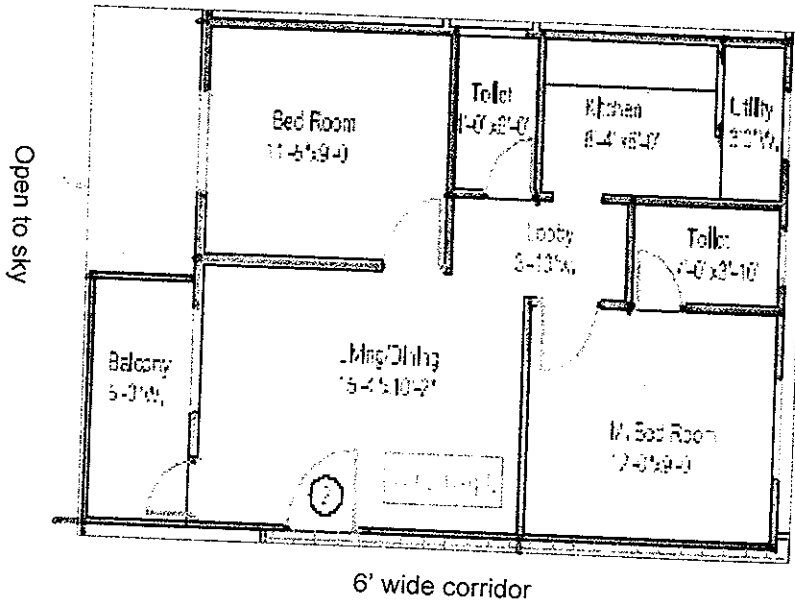


EXCL:



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

Flat No. 103



WITNESSES:

-
-

FOR MODI VENTURES

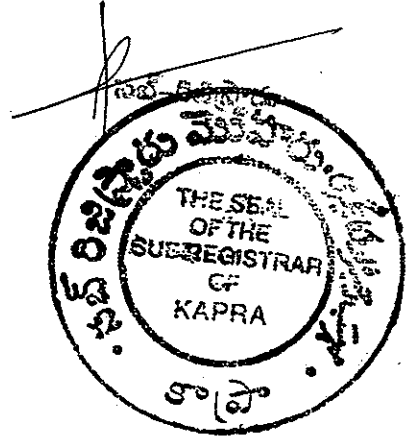
SIG. OF THE BUILDER

SIG. OF THE BUYER

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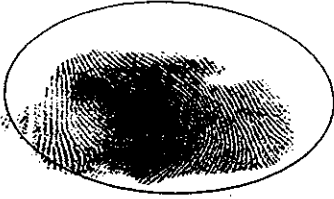
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ಈ ಕಾನೂನುಬಾಹಿರ ವರ್ತನೆಗೆ ಸಂಬಂಧಿಸಿದ ಸಂಖ್ಯೆ 8



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

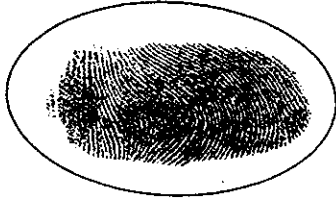
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUILDER:

M/S. MODI VENTURES
 HAVING ITS OFFICE AT 5-4-187/3 & 4
 II FLOOR, SOHAM MANSION
 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. VELIVELA RAMESH BABU
 S/O. MR. VELIVELA ANJIAH
 R/O. CCI TANDUR POST
 CCI TOWNSHIP
 R. R. DISTRICT - 50158.

SIGNATURE OF WITNESSES:

-
-

For MODI VENTURES

SIGNATURE OF EXECUTANTS


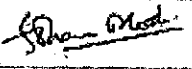
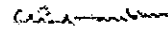
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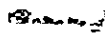
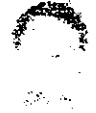
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ಈ ಬಾಡಿಗೆ ಪುಸ್ತಕ ಸಂಖ್ಯೆ..... 9

~~ಪುಸ್ತಕದ ಮೇಲೆ~~



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1989	
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

INDIAN UNION DRIVING LICENCE ANDHRA PRADESH	
	DRIVING LICENCE DLDAP011193822002 PRABHAKAR REDDY K K PRABHAKAR REDDY 2-3-64/18724 JAISWAL GARDEN AMBERPET HYDERABAD
	
30/07/2002	DUPLICATE Licencing Authority RTA-HYDERABAD-EE

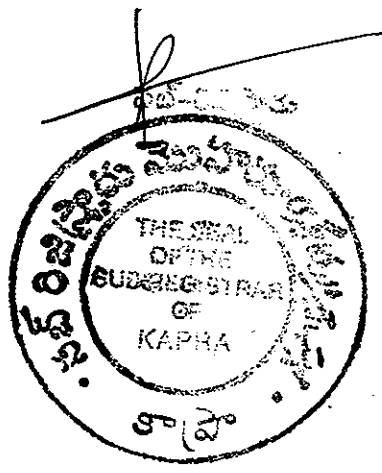
For MODI VENTURES


Partner

1వ పుస్తకము 290 8 నం పు 623

మొత్తము రూపాయలు వందలు 11

ఈ కార్యము నికలవచ్చు 10



Sub-Registrar, Kapra