

U-1811

1750/08

D 598-1969

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287965

Date : 03-07-2008 Serial No : 26,751 Denomination : 100

Purchased By :

D. RAMESH
S/O D. SENGUARAM
SECBAD

[Signature]

Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

CS# 805

For Whom :

MODI VENTURES
SECBAD

AGREEMENT FOR CONSTRUCTION

This Sale Deed is made and executed on this the 7th day of July 2008, at Secunderabad by:

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, Son of Mr. Satish Modi, aged about 38 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. MAYENGBAM SHYAM KUMAR, SON OF LATE SHRI MAYENGBAM SHYAMJAI, aged about 29 years, residing at Keishamthong Thangjam Leirak, Imphal - West, Manipur - 795 001 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

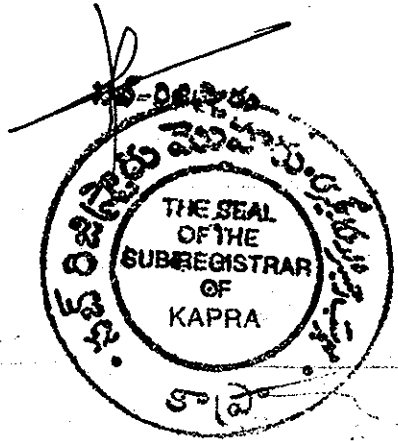
[Signature]

2008



1వ పుస్తకము 200 ఏ. సంపు 1750
మొత్తము కార్గితుల సంఖ్య
ఈ కార్గితుల వరుస సంఖ్య

2008 వ సం. 27వ తేదీ నెల 7 వ తేదీ
1930 శా. సం. 16 వ తేదీ
పగలు 2 గంటల
మొత్తము కార్గితుల సంఖ్య
శ్రీ K. Prabhakar Reddy
లింగంపల్లి గ్రామం లోని పుస్తకం కి.ఎ.ను
అనుసరించి కార్గితుల సంఖ్యను
మరియు వేతనమును గురించి సమాచారమును
ఈ కార్గితుల సంఖ్య 1000/ లు చెల్లించినారు



[Handwritten signature]

ద్రాసి ఇచ్చినట్లు బహుకొన్నది
ఎడమ బొటన వ్రేలు

[Handwritten signature]

K. Prabhakar Reddy s/o. K.P. Reddy occ. Service
at 5-4-187/3 & 4, 1st floor, Kothamrao Nagar,
M.G. Road, Sec 6A, through attested GPA for
Presentation of Documents, vide GPA No. 120/201
at SRD, Uppal, L.L. Dist



ఎడమ బొటన వ్రేలు

[Handwritten signature]

S/O. LATE SRI MAYENGBAM SHYAMJAI
EMPLOYEE, KEISHAMTHONG THANGJAM
LEIRAK, IMPHAL-WEST, MANIPUR
PIN- 795001



నిరూపించినది

B. Ramakrishna s/o RAMULU Employee
BEL, Nacharam, Hyderabad

[Handwritten signature] s/o. Venkateshwar Rao occ. Business
s/o. S. S. Srinivasan, Uppal, L.L. Dist

2008 వ సం. 27వ తేదీ నెల 7 వ తేదీ
1930 శా. సం. 16 వ తేదీ

WHEREAS:

- A. The Buyer under a Sale Deed dated 07.07.08 has purchased a deluxe apartment bearing no. 508, on the fifth floor in block no. 'D', admeasuring 750 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens' together with:
- Undivided share in scheduled land to the extent of 46.13 sq. yds.
 - A reserved two wheeler parking space bearing no. 44 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. 1749/08 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 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. 508 on fifth 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 deluxe apartment bearing no. 508 on the fifth floor in block no. 'D' admeasuring 750 sft. of super built up area and a reserved parking space for two wheeler bearing no. 44, admeasuring about 15 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 10,13,750/- (Rupees Ten Lakhs Thirteen Thousand Seven Hundred and Fifty Only).
- The Buyer shall pay the above said amount of Rs. 10,13,750/- (Rupees Ten Lakhs Thirteen Thousand Seven Hundred and Fifty Only). in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	4,88,500/-	06.07.2008
II	2,00,000/-	20.07.2008
III	3,25,250/-	01.10.2008

- The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavor 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

M. S. Chyambur

1వ పుస్తకము 2008 సం. పు. 1750 దస్తావేజులు
 మొత్తము కాగితముల సంఖ్య..... 11.....
 ఈ కాగితపు పరుస సంఖ్య..... 2.....

[Signature]
 సబ్-రిజిస్ట్రారు

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
 By challan No. 766.193..... Dt. 7/9/08

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/-
- 2. in the shape of cash (over and above) Rs. 10040/-
- 3. in the shape of cash (over and above) Rs. —
- 4. in the shape of cash (over and above) Rs. —
- 5. in the shape of cash (over and above) Rs. —

II. Transfer Fee:

- 1. in the shape of stamp papers Rs. —
- 2. in the shape of cash Rs. —

III. Registration Fee:

- 1. in the shape of challan Rs. 1000/-
- 2. in the shape of cash Rs. —

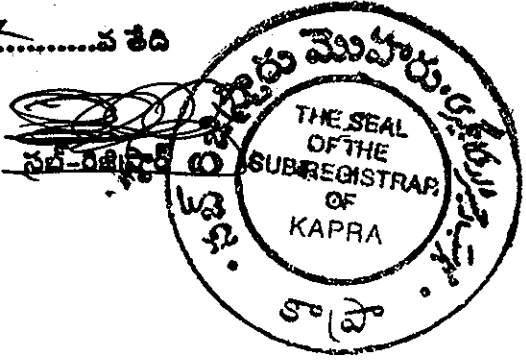
IV. User Charges:

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

Total Rs. 11240/-

[Signature]
 SUB REGISTRAR
 KAPRA

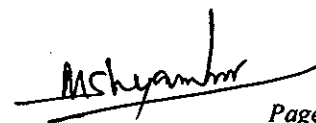
1వ పుస్తకము 2008 సం./ కా.శ. 1980వ
 పు. 1750 నెంబరుగా రిజిస్టరు చేయబడి
 స్కానింగ్ విజువల్ డుప్లికేట్ నెంబరు - 1526
 I-1750/2008 నా యిచ్చడమైనది
 2008 సం. 2008 నెం. 7 వ తేది



4. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 508 on fifth 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 01st October 2008 with grace period of 06 months 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

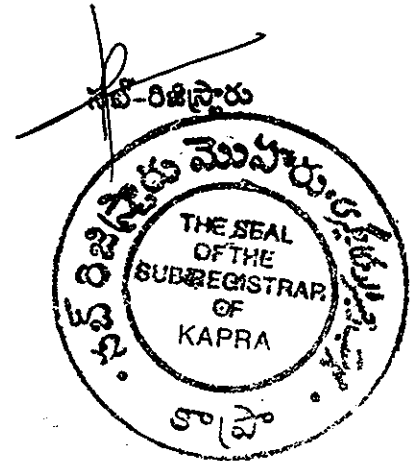

Partner



1వ పుస్తకము బి.సి. డి. న జేరి పు. 750.....

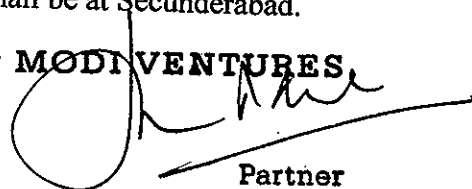
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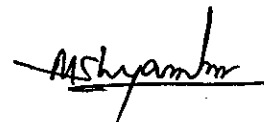


12. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that 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 livable 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



1వ పుస్తకము 2001 ..డి...వ సం పు.7500..దస్తవేజులు

మొత్తము కాగితముల సంఖ్య.....11.....

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సబ్-రిజిస్ట్రారు



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. 11,140 /- is paid by way of challan no. 766193, dated 7.7.08, drawn on SBH, Kushaiguda Branch and VAT paid an amount of Rs. 10,138 /- by way of Payorder No. 141707, dated 04.07.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

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'

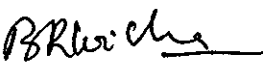

SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 508 on the fifth 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. 44, admeasuring about 15 sft., 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:

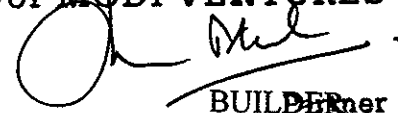
North By	6' wide corridor
South By	Open to sky
East By	6' wide corridor & Open to sky
West By	Flat no. 509

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:

- 
- 

For **MODI VENTURES**



BUILDER

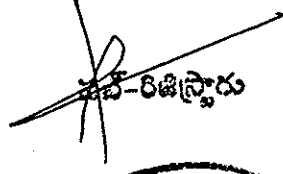


BUYER

1వ పుస్తకము 200 రి....వ సంపుటి...వస్తావేలు

మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితపు వరుస సంఖ్య..... 5


శా.ప. రిజిస్ట్రారు

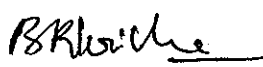



**SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION**

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

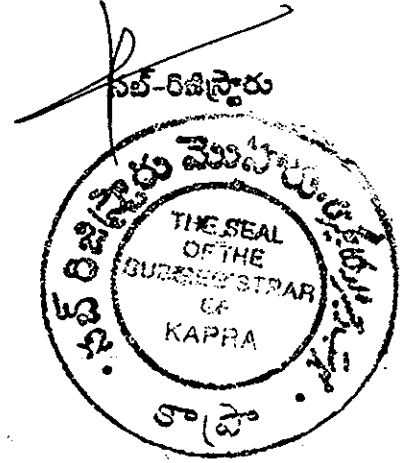

BUILDER Partner


BUYER

1వ పుస్తకము పేజీ 8వ సంపు 1750 పట్టికలు

మొత్తము కాగితముల సంఖ్య..... 11

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REGISTRATION PLAN SHOWING FLAT NO. 508 IN BLOCK NO. 'D'

ON THE FIFTH 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

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MR. SHYAM KUMAR, SON OF LATE SHRI MAYENGBAM SHYAMJAI

REFERENCE:
AREA: 46.13

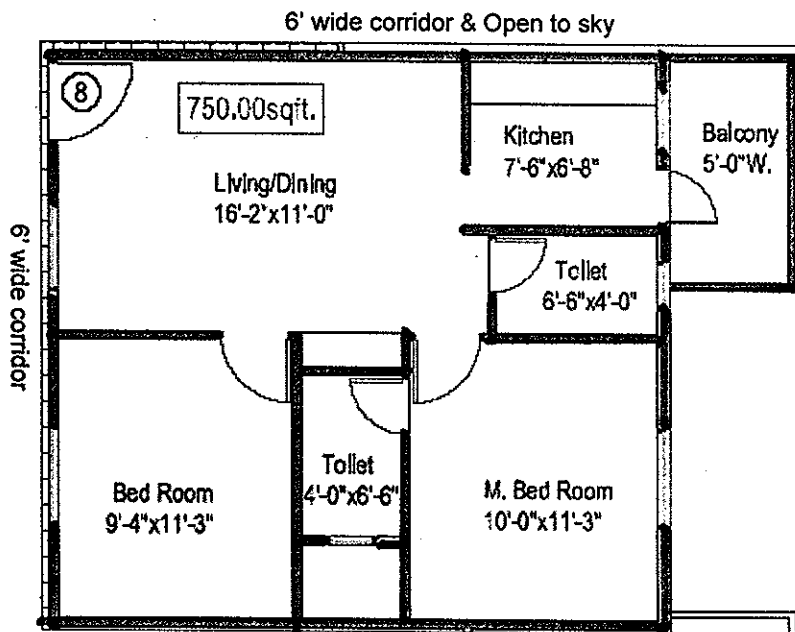
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

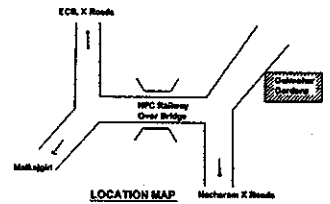


EXCL:

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



Open to sky



Flat No. 509

For MODI VENTURES

WITNESSES:

-
-

Partner
SIG. OF THE BUILDER

SIG. OF THE BUYER

1వ పుస్తకము 200 8.....వ సం పు.1950..దస్త్రావళులు

మొత్తము కాగితముల సంఖ్య.....11.....

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సి.వి. రిజిస్ట్రారు



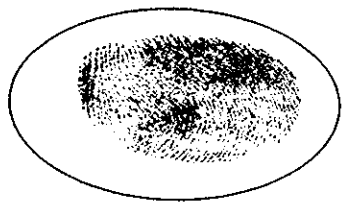
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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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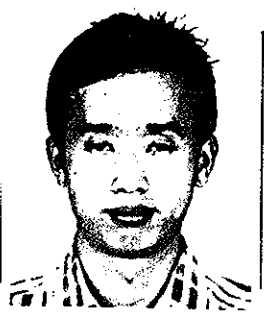
BUILDER:

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
MR. SOHAM MODI
SON OF MR. SATISH MODI



GPA FOR PRESENTING DOCUMENTS:

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



BUYER:

MR. MAYENGBAM SHYAM KUMAR
/O. LATE SHRI MAYENGBAM SHYAMJAI
R/O. KEISHAMTHONG THANGJAM LEIRAK
IMPHAL -WEST
MANIPUR - 795 001.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI VENTURES

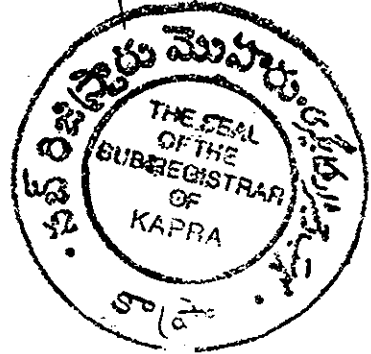
Partner
SIGNATURE OF THE EXECUTANT'S

1వ పుస్తకము 200 రూపాయలకు పుస్తకము దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 11

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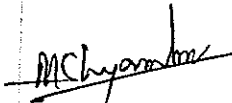


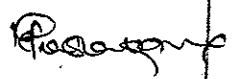
సబ్-రిజిస్ట్రారు



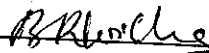
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001811/2008 of SRO: 1526(KAPRA)

07/07/2008 13:25:04

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) MAYENGBAM SHYAM KUMAR KEISHAMTHONG LEIRAK, IMPHAL WEST, MANIPUR	
2	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	
3			(EX) K.PRABHAKAR REDDY(GPA FOR PRESENTING DOC.)	

Witness Signatures



Operator Signature



Subregistrar Signature



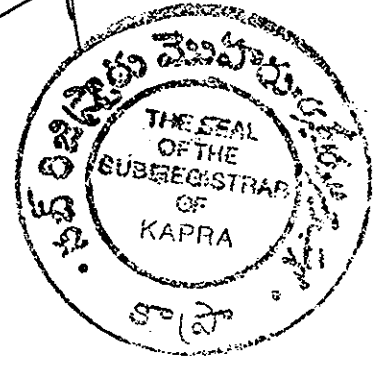


1వ పుస్తకము విషయము గురించిన సంపుటిని పంపించుట

మొత్తము కొరతముల సంఖ్య..... 11

ఈ కొరతపు వరుస సంఖ్య..... 9

(Handwritten signature)
సహ-విజ్ఞాపకుడు

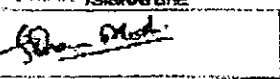


PERMANENT ACCOUNT NUMBER
ABDP186725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-Tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
DLBAP011193622002

PRASAD, HEMU K
K PRADESH
2-3-6/1/1/2/4
JOINTLY
HYDERABAD

30/07/2002 DUPLICATE

Licencing Authority
 RTA-HYDERABAD-2

For MODI VENTURES


(Handwritten Signature)

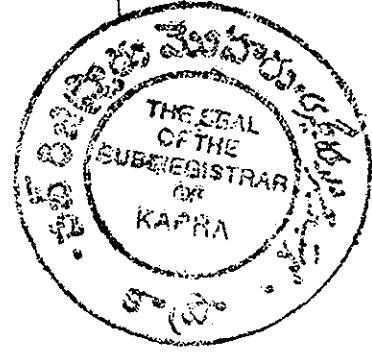
Partner

1వ పుస్తకము ఖరీదీ ..8..వ సం పు 1750. దస్తావేజులు

మొత్తము వాగిదముల సంఖ్య..... 11

ఈ వాగిదపు పరున సంఖ్య..... 10

 శ్రీ వే. రి. జి. స్ట్రాచు

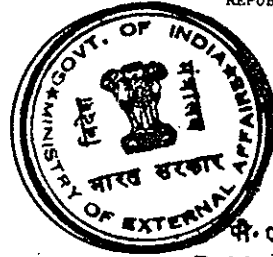




इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से बिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे बाहक को बिना रोक-टोक, आजादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



[Handwritten Signature]

श्री. एम. जैयन्तुनीषा /
P. M. JAINU UNNISHA
प्रति भारत सरकार, बंगलूर.
For Passport Officer, Bangalore

भारत गणराज्य REPUBLIC OF INDIA



MSchyanbhar

राष्ट्र / Type IND पंजीकृत नंबर / Country Code A9722237

राष्ट्र / Type IND

नाम / Name MAYENDRAM SHYAM KUMAR

नाम / Name MELITE

राष्ट्र / Nationality INDIAN

जन्म तिथि / Date of Birth 01.02.1979

जन्म स्थान / Place of Birth KESHAM THOUDU - MANIBUR

जन्म तिथि / Date of Issue 14.06.2001

वैधता समाप्त तिथि / Date of Expiry 13.06.2011

जन्म स्थान / Place of Issue BANGALORE

MSchyanbhar

1వ పుస్తకము 2000 .కె.న సంపు. 1750. దత్తవేదాలు

మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితపు వరుస సంఖ్య..... 11

