

152337

2267/08

E-414 A 2532

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 362001

Date : 28-07-2008 Serial No : 30,676 Denomination : 100

Purchased By :

D. RAMESH
S/O D. SENKARAM
HYD.

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

For Whom :

MODI VENTURES

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 28th day of August 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. AJAY MOHAN KAPOOR, SON OF MR. M. M. KAPOOR, aged about 38 years, residing at 1-9-365, Adikmet, Hyderabad, hereinafter, 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]

1వ పుస్తకము 2008 వ సం. పు. 2267 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య.....

2008 వ సం. అక్టోబరు నెల..... రి..... వ తేది

1920. శా. శ. సర్కారు ప్రకారము..... 17..... వ తేది

సగలు..... గుంటుల

హక్కు కార్డు సహా రిజిస్ట్రారు కార్యాలయములో

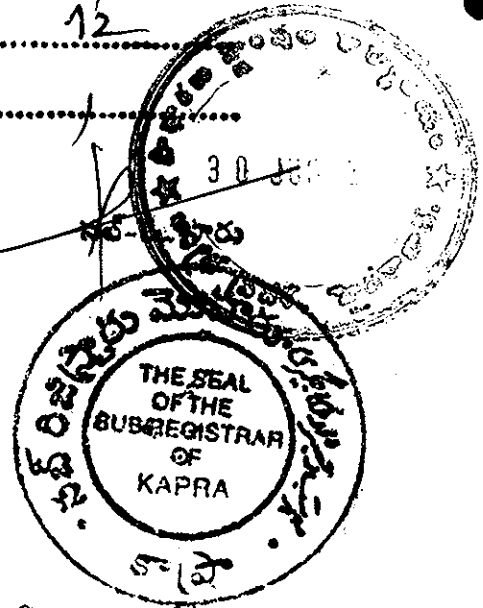
శ్రీ..... K. Poo-bhalley Reddy.....

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 102. ఎసు

అనుసరించి సమన్వయించిన ఫోటోగ్రాఫులు

వారియి వేలిచూపుతూ సహా దాఖలు చేసి

ఈ సమయమున..... 1000..... లు చెల్లించినారు



[Handwritten signature]

[Handwritten signature]

K. Prabhakar Reddy S/o. K.P. Reddy occi. Service
01 5-6-187/3 & 4, 2nd floor, Soham mansion, M.G. Road
Sec'bad, through attested G/A by Presentation of Document
vide G/A no. 12/12/06 + SAs, Upp-P. R.R. Dist



ఎదమ బొటన వ్రేలు



[Handwritten signature]

Ajay mohan Kapoor S/o. M.M. Kapoor
occ. Service R/o. 1-9-365, Adikmet, Hyderabad

నిరూపించినది

[Handwritten signature] Ch. Venkat Ramesh Reddy S/o. Anji Reddy occ. Service
13-184/4 Green Hills colony, Saroornagar, Hyd.

[Handwritten signature] Rama Rao S/o. Ramesh Rao occi Business
1-54, Ramesh Nagar, Moulali, Hyderabad

2008 వ సం. అక్టోబరు నెల..... రి..... వ తేది
1920 శా. శ. సర్కారు ప్రకారము..... 17..... వ తేది సహా రిజిస్ట్రారు

4. 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.
5. The Buyer has handed over the vacant and peaceful possession of the bearing no. 414 on fourth floor in Block 'E' 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 August 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.
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



15 ప్రస్తావన 200 క్రి.....వ సం పు.2.2.67.దస్తావనలు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వచన 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 livable 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 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.

FOR MODI VENTURES


Partner

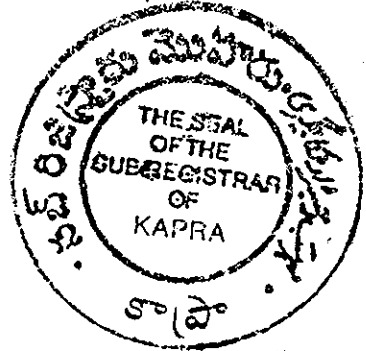


వ పుస్తకము 2009.....వ సం పు 2267 పేజీలు

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 4

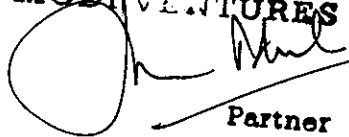
~~సబ్-రిజిస్ట్రారు~~

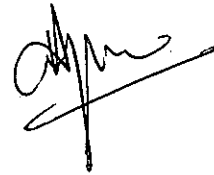


సంఖ్య: 2267

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.
22. Stamp duty and Registration amount of Rs. 5330/- is paid by way of challan no. 202577, dated 2.8.08, drawn on SBH, Kusaiguda Branch, Hyderabad and VAT paid an amount of Rs. 4330/- by way of Payorder No. 142416, dated 05/8/08, drawn on HDFC, S.D. Road Branch, Sec'bad

For MODI VENTURES


Partner

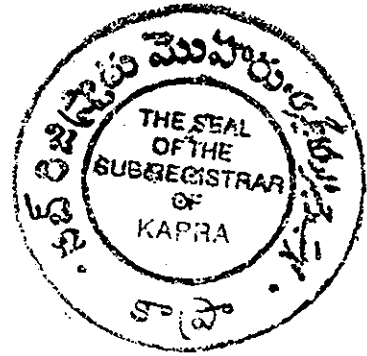


1వ పుస్తకము 200 రూ.....చ సం పు 226/.....వేజులు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....5.....

~~సబ-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 semi-deluxe apartment no. 414 on the fourth floor in block no. 'E', 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. 59, 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:

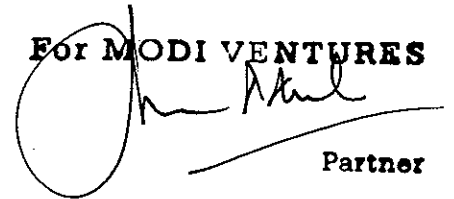
North By	Flat No. 415
South By	Flat No. 413
East By	6' wide corridor
West By	Open to sky

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:

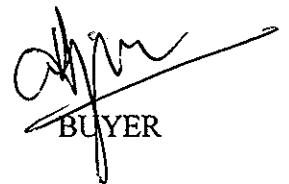
1. 
2. 

FOR MODI VENTURES



Partner

BUILDER

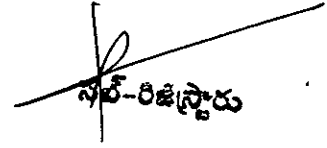


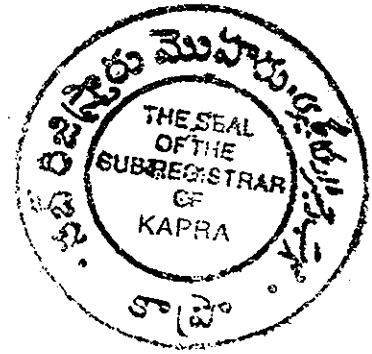
BUYER

1వ పుస్తకము 200.క్రీ.....వ సం పు.2267దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....6.....


నల్-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:

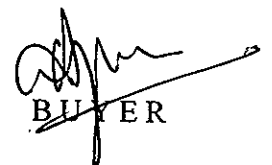
WITNESS:

1. 
2. 

For MODI VENTURES


Partner

BUILDER

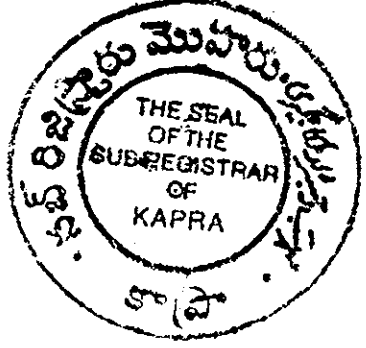

BUYER

1వ పుస్తకము 200 రి.....వ సం పు...67...వ స్త్రీవేదాలు

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 7

~~కె. రవిశ్రావు~~



REGISTRATION PLAN SHOWING

FLAT NO. 414 IN BLOCK NO. 'E'

ON FOURTH 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:

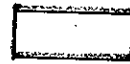
MR. AJAY MOHAN KAPOOR, SON OF MR. M. M. KAPOOR

REFERENCE:
AREA:

46.13

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

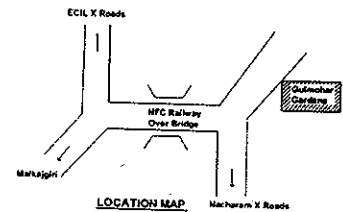
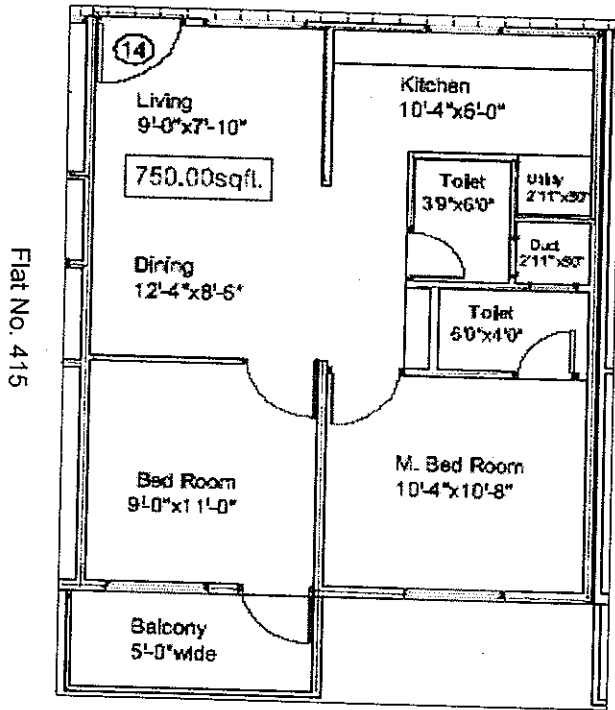


EXCL:



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

6' wide corridor



Open to sky

WITNESSES:

- 1.
- 2.

MODI VENTURES

SIG. OF THE BUILDER

SIG. OF THE BUYER

1వ పుస్తకము 200 రీ.....వ సం పు.2267 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....8.....

నక-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
--------	--	--	--



BUILDER:

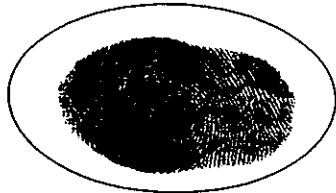
M/S. MODI VENTURES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
SECUNDERABAD - 500 003.

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. AJAY MOHAN KAPOOR
S/O. MR. M. M. KAPOOR
R/O. 1-9-365
ADIKMET
HYDERABAD.

SIGNATURE OF WITNESSES:

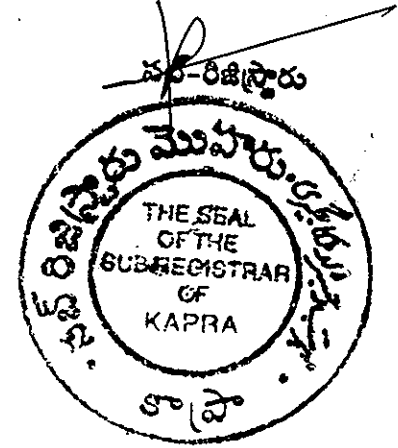
- 1.
- 2.

FOR MODI VENTURES

Partner

SIGNATURE OF EXECUTANTS



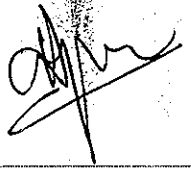


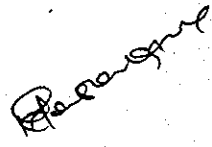
1వ పుస్తకము జిరియి.....చ సం పు 2287.....వేటలు
మొత్తము కాగితముల సంఖ్య.....12.....
ఈ కాగితపు వరుస సంఖ్య.....19.....



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

C.S.No./Year: 002337/2008 of SRO: 1526(KAPRA)

08/08/2008 13:28:22

SINo	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) AJAY MOHAN KAPOOR 1-9-365,ADIKMETHYD	
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

 Sai Operator Signature

 Subregistrar Signature

1వ పుస్తకము 2009...వ సంపు 2267 ప్రస్తావనలు


మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....10.....

సబ్-రిజిస్ట్రారు



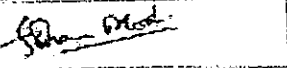
स्थायी लेखा संख्या **PERMANENT ACCOUNT NUMBER**
ABMPM6725H



नाम / NAME
SOHANI SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI


जन्म तिथि / DATE OF BIRTH
18-10-1968

हस्ताक्षर / SIGNATURE


प्रमुख आयकर अधिकारी
 Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDAP011193672002

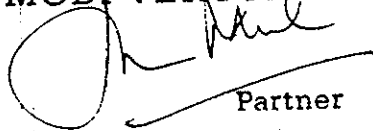


PRASAD REDDY K
K PRASAD REDDY
2-3-64/1024
JATSIKA GARDEN
AMBERPET
HYDERABAD

30/07/2002 **DUPLICATE**

Licensing Authority
 ETA-HYDERABAD-02

FOR MODI VENTURES

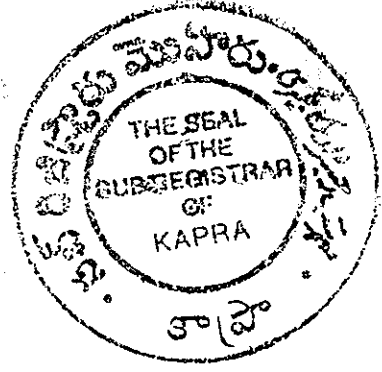

 Partner

1వ పుస్తకము 2000 తి.....వ తేదీ 22/6/2000

మొత్తము వారితముల సంఖ్య 12

ఈ వారితపు పనుల సంఖ్య 11

~~స-రిజిస్ట్రారు~~



ANDHRA PRADESH
 GOVERNMENT OF
 TAXES
 DIRECTOR GENERAL
 TAXES
 1-9-365,
 ADIKHETI,
 VIZIANAGAR
 AP
 DISTRICT
 VIZIANAGAR
 PIN CODE
 521102
 TEL: 832236
 832238
 832239
 832240
 832241
 832242
 832243
 832244
 832245
 832246
 832247
 832248
 832249
 832250
 832251
 832252
 832253
 832254
 832255
 832256
 832257
 832258
 832259
 832260
 832261
 832262
 832263
 832264
 832265
 832266
 832267
 832268
 832269
 832270
 832271
 832272
 832273
 832274
 832275
 832276
 832277
 832278
 832279
 832280
 832281
 832282
 832283
 832284
 832285
 832286
 832287
 832288
 832289
 832290
 832291
 832292
 832293
 832294
 832295
 832296
 832297
 832298
 832299
 832300

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AJAY MOHAN KAPOOR
MANMOHAN LAL KAPOOR
 2005/1970
 Permanent Account Number
AYEPK494SH
 Signature: 

(Handwritten signature)

Address:	చిరునామా
1-9-365	1-9-365
VIDYANAGAR	విద్యానగరం
VIDYANAGAR	విద్యానగరం
VIDYANAGAR	విద్యానగరం

Electoral Registration Officer
MUSHERABAD Assembly Constituency
 ముషెరాబాద్ విధానసభ నియోజకవర్గము

Place: VIDYANAGAR
 పేరు: విద్యానగరం

Date / తేదీ : 23-04-2003
 This card may be used as an identity card under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో గుర్తింపు కార్డుగా ఉపయోగించవచ్చును

201 / 787

Cable Capacity	111.6
Maker's Classification	CALIBER 113
Wheel Base	1.46
Seating Capacity	2
Unladen Weight	118
Color	ASH BLACK
Wire Purchase	BAJAJ AUTO FINANCE LTD
No. of current transfers	1
Regu. Valid Upto	02/03/2019
Tax	RS.3418(Life Time)
Date of Registration	03/03/2016

Signature of the Owner

.....వ సం పు. 226/వస్త్రవేణులు
RTA HYDERABAD-250



మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 12

నంద-రిజిస్ట్రారు



For more information, please refer to the information return to:
 Bureau of Tax PAN Services Unit, ITO/ISE
 Plot No. 3, Sector 11, CBD Belapur,
 New Mumbai - 400 614.
 నామినేట్ చేయబడిన వ్యక్తి/వారి య కృతగా పులికేట్ చేయాలి.
 నామినేట్ చేయబడిన వ్యక్తి/వారి య కృతగా పులికేట్ చేయాలి.
 నామినేట్ చేయబడిన వ్యక్తి/వారి య కృతగా పులికేట్ చేయాలి.
 నామినేట్ చేయబడిన వ్యక్తి/వారి య కృతగా పులికేట్ చేయాలి.

 Election Commission Of India భారత ఎన్నికల సంఘము IDENTITY CARD గుర్తింపుకార్డు	
CTRI604479	
	
Elector's Name :	Ajay Mohan Kapoor
ఓటరు పేరు :	అజయ మోహన్ కపూర్
Father's Name :	Mamohan Lal Kapoor
తండ్రి పేరు :	మన్మోహన్ లాల్ కపూర్
Sex :	M
దినము :	1-1-2003
Age as on 1-1-2003 1-1-2003 వాటికి వయస్సు	
32	