



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 s. No. 8772 Date 29/10/2005 Rs. 1000
 Sold to... Modi Ventures
 S/o.....
 For Whom... Sec

L. h. Leela
 07AA 785353
 LEELA
 STAMP
 L. No. /2005
 5-4-76
 SECUNDERABAD
 003

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 20th day of October 2005 at Secunderabad by and between:

M/S. SRI SAI BUILDERS, a Partnership Firm evidenced by Deed of Partnership dated 9th July 2003 having its office at 25, A&B Electronic Complex, Kushaiguda, Hyderabad - 500 062 and represented by all its partners as under:

1. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 31 years, residing at Plot No. 275, Venakateshwara Nagar, Meerpet, Moulali, Hyderabad-40,
2. SMT. K. JAYA, WIFE OF K. RAJA REDDY, aged about 37 years, residing at H. No. 13-63/1, Surya Nagar Colony, FCI Road, Near NFC, Mallapur, R.R. District,
3. SRI K.V. CHALAPATHI RAO, SON OF K. NAGABHUSHANAM, aged about 52 years, residing at 104, Akshita Apartments, Vijayapuri, Tarnaka, Secunderabad,
4. SRI B. ANAND KUMAR, SON OF B. N. RAMULU, aged about 36 years, residing at H. No. 40-280, Jawahar Nagar (East), Moula ali, Hyderabad - 40,

Hereinafter referred to as the FIRM (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

For Sri Sai Builders

 K. W. S.

For Sri Sai Builders
 3. Enali
 Partner
 4.

For MODI VENTURES

 Partner

Handwritten signature or initials


AND

M/S. MODI VENTURES, a partnership firm having its office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its Partner Sri Soham Modi, Son of Sri. Satish Modi, aged about 36 years, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad-500 034, hereinafter referred to as the **BUILDER** (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.).

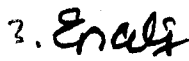
WHEREAS:

- A. The FIRM was the absolute owner and possessor of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-0 Gts. by virtue of registered sale deed dated 10th July, 2003 bearing document no. 8184/03 and sale deed dated 5th February 2004 bearing document no. 1311/04 which are both registered at the office of the Sub-Registrar, Uppal, R. R. District (hereinafter this agricultural land is referred to as Scheduled Land) and is more particularly described at the foot of the document.
- B. The parties hereto have applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions. The permissions have been received from HUDA vide Letter No. 1481/P4/Plg/HUDA/2005, dated 22.08.2005 and Kapra Municipality vide their proceedings no. BA/G2/150/2005-06, dated 29.09.2005. In accordance with the sanctioned plan in all 350 number of flats in 5 blocks aggregating to about 2,83,825 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- C. The BUILDER and the FIRM have entered into a Joint Development Agreement dated 20th October 2005 for development of Scheduled Land into group housing scheme named as **GULMOHAR GARDENS**. Under the terms of said joint development agreement the BUILDER has purchased undivided share in the Scheduled Land to an extent of Ac. 2-23.85 Gts. The BUILDER and the FIRM have also identified their respective share of flats along with proportionate parking and undivided share of land.
- D. The BUILDER and the FIRM have agreed in the scheme of the joint development of the group housing project that the BUILDER shall take the entire responsibility of executing the project which inter-alia includes construction of apartments, creations of certain common amenities like drainage connection, lighting, electrical connection, water connection, etc.
- E. The BUILDER has agreed to bear the cost of construction for the flats falling to his share, referred to in Schedule-A of the Joint Development Agreement dated 20th October 2005. The BUILDER also agrees to bear entirely the cost of construction of all other common amenities, like roads, community hall, landscaping, compound wall, children's park, etc. The BUILDER also agree to bear the cost of sanction / permissions from HUDA and Kapra Municipality.
- F. The FIRM agrees to pay the cost of construction to the BUILDER for the flats falling to its share. The details of the flats along with proportionate share of parking have been attached hereto as Appendix-I and the specifications for construction of flats and provision of common amenities is given in the enclosed Appendix-II.
- G. 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.

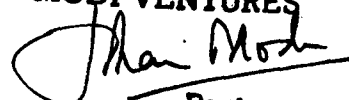
For Sri Sai Builders


Partner
K. W. S. S. S.

For Sri Sai Builders


Partner 2 -

For MODI VENTURES

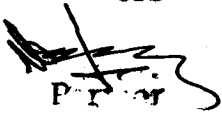

Partner



NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

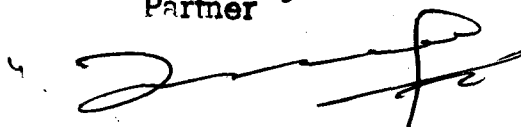
1. The BUILDER shall complete the construction for the FIRM apartments / flats mentioned in Appendix-I attached hereto, aggregating to 79,495 sft. along with amenities and specifications given in Appendix-II attached hereto for a total consideration of Rs. 2,38,48,500/- calculated @ Rs. 300/- per sft.
2. The parties hereto have specifically agreed that the construction cost of Rs. 300/- per sft. stated in above clause is towards bear construction cost only. The cost of creating and developing common amenities like roads, community hall, landscape gardens, compound wall, children's park etc., shall be borne by the BUILDER only. The BUILDERS shall also bear the cost of sanction / permission etc.,
3. The FIRM shall pay to the BUILDER the total consideration of Rs. 2,38,48,500/- from time to time as per the request made by the BUILDER and depending on the progress of work.
4. The FIRM hereby authorizes and empowers the BUILDER in pursuance of this agreement to undertake the development of the Scheduled Land on terms and conditions contained herein and hereby grants licence to the BUILDER to enter into the Scheduled Land, excavate and start the development work and to do and perform all necessary acts that are required for execution of the group housing project.
5. The BUILDER shall construct the Apartment/Flats 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 FIRM shall be charged extra.
6. The FIRM in addition to cost of construction stated in clause 1 above shall be liable to pay its share of expenses to the BUILDER, that the BUILDER may be required to pay the government / quasi government departments of any other authority for provision of water & electricity connections.
7. The BUILDER shall complete the construction of the Apartment / Flats and handover possession of the same in phases within 3 years from the date of this agreement. The BUILDER assures the FIRM that there will not be a time overrun of more than 3 months. 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 FIRM 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 FIRM the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment. After such intimation, the BUILDER shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
9. The FIRM 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.

For Sri Sai Builders

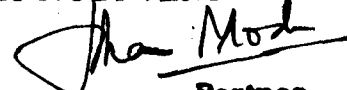

K S S S

For Sri Sai Builders

3. Enalg
Partner - 3 -

4. 

For MODI VENTURES


Partner

10. The FIRM 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 FIRM 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 group housing project.
12. The FIRM agrees that under no circumstances including that of any disputes or misunderstandings, the FIRM shall seek or cause the stoppage or stay of construction or related activity in the group housing project or cause any inconvenience or obstructions whatsoever. However, the claim of the FIRM against the BUILDER shall be restricted to a monetary claim. 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.
13. It is hereby agreed and understood explicitly between the parties hereto that the FIRM shall be solely responsible for payment of any sales tax, 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.
14. 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.
15. 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.
16. This agreement is made in 2 (two) originals each for the FIRM and the BUILDER.

SCHEDULE OF LAND

All that the total open agricultural land forming a part of Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-0 Gts., and bounded by:

NORTH	: Part of Sy. No. 95
SOUTH	: 40' wide road (Shakti Sai Nagar road)
EAST	: Shakti Sai Nagar Colony
WEST	: Sy. No. 92

For Sri Sai Builders

1.


Partner

K. V. Rao

2.

For Sri Sai Builders

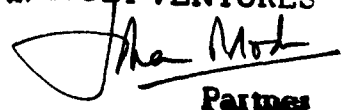
3.


Partner

4.




For MODI VENTURES


Partner

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:

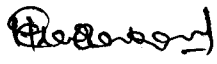
For Sri Sai Builders

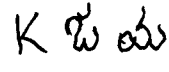
WITNESSES:

1. 

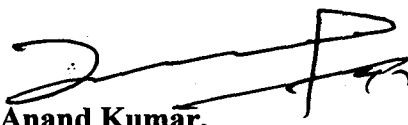
For M/s. SRI BUILDERS,


Nareddy Kiran Kumar,

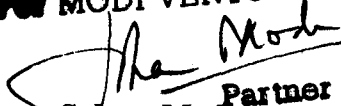
2. 
(K. P. Reddy)


Mrs. K. Jaya,


K.V. Chalapathi Rao,


B. Anand Kumar,
(PARTNERS)

For M/s. MODI VENTURES,
MODI VENTURES


Seham Modi,
Partner
Managing Partner.

Appendix-I

Details of Undivided Share of Land

Total Land Area purchased by the FIRM	19,360	sq. yds.
Land that may be affected in proposed road widening	1,897	sq. yds.
Net Area available for development	17,463	sq. yds.
Proposed Constructed Area	283,825	sft
Undivided share of land per 100 sft of constructed area	6.15	sq. yds. per 100 sft

Summary of ownership of constructed area & undivided share of land

	Constructed Area	Undivided share of land
Share of FIRM	79,495 sft	6,794 sq. yds.
Share of BUILDER	204,330 sft	12,566 sq. yds.
Total	283,825 sft	19,360 sq. yds.

Summary of ownership of number of flats

	No. of flats
Share of FIRM	97
Share of BUILDER	253
Total	350

Summary of ownership of parking spaces

	Car Parking	Two Wheeler Parking
Share of FIRM	47 Nos.	97 Nos.
Share of BUILDER	122 Nos.	253 Nos.
Total	169 Nos.	350 Nos.

For Sri Sai Builders

[Signature]
K & S

K & S

For Sri Sai Builders

3. *[Signature]*
Enals
Partner

4. *[Signature]*

For MODI VENTURES

[Signature]
Partner

Appendix-I

Block No.	Share of FIRM			Share of BUILDER		
	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.
Λ	101	975	59.96	-	-	-
Λ	-	-	-	102	975	59.96
Λ	-	-	-	103	1,300	79.95
Λ	-	-	-	104	750	46.13
Λ	-	-	-	105	750	46.13
Λ	106	750	46.13	-	-	-
Λ	-	-	-	107	750	46.13
Λ	-	-	-	108	485	29.83
Λ	-	-	-	109	485	29.83
Λ	-	-	-	110	485	29.83
Λ	111	485	29.83	-	-	-
Λ	112	1,300	79.95	-	-	-
Λ	-	-	-	113	1,300	79.95
Λ	-	-	-	114	1,300	79.95
Λ	-	-	-	115	1,300	79.95
Λ	-	-	-	201	975	59.96
Λ	-	-	-	202	975	59.96
Λ	-	-	-	203	1,300	79.95
Λ	-	-	-	204	750	46.13
Λ	-	-	-	205	750	46.13
Λ	-	-	-	206	750	46.13
Λ	207	750	46.13	-	-	-
Λ	-	-	-	208	485	29.83
Λ	209	485	29.83	-	-	-
Λ	-	-	-	210	485	29.83
Λ	-	-	-	211	485	29.83
Λ	212	1,300	79.95	-	-	-
Λ	213	1,300	79.95	-	-	-
Λ	-	-	-	214	1,300	79.95
Λ	-	-	-	215	1,300	79.95
Λ	-	-	-	301	975	59.96
Λ	302	975	59.96	-	-	-
Λ	303	1,300	79.95	-	-	-
Λ	-	-	-	304	750	46.13
Λ	305	750	46.13	-	-	-
Λ	-	-	-	306	750	46.13
Λ	-	-	-	307	750	46.13
Λ	-	-	-	308	485	29.83
Λ	-	-	-	309	485	29.83

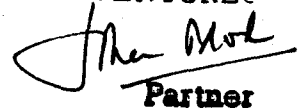
For Sri Sai Builders

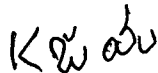
1. 
Partner

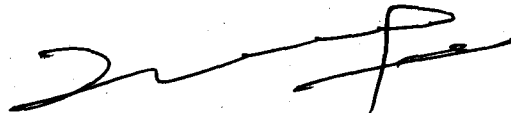
For Sri Sai Builders

3. 
Partner

For MODI VENTURES


Partner

2. 



Appendix-I

A	310	485	29.83	-	-	-
A	311	485	29.83	-	-	-
A		-	-	312	1,300	79.95
A		-	-	313	1,300	79.95
A		-	-	314	1,300	79.95
A		-	-	315	1,300	79.95
A		-	-	401	975	59.96
A		-	-	402	975	59.96
A		-	-	403	1,300	79.95
A	404	750	46.13	-	-	-
A		-	-	405	750	46.13
A		-	-	406	750	46.13
A		-	-	407	750	46.13
A		-	-	408	485	29.83
A		-	-	409	485	29.83
A		-	-	410	485	29.83
A	411	485	29.83	-	-	-
A		-	-	412	1,300	79.95
A		-	-	413	1,300	79.95
A	414	1,300	79.95	-	-	-
A	415	1,300	79.95	-	-	-
A	501	975	59.96	-	-	-
A		-	-	502	975	59.96
A		-	-	503	1,300	79.95
A	504	750	46.13	-	-	-
A		-	-	505	750	46.13
A		-	-	506	750	46.13
A		-	-	507	750	46.13
A		-	-	508	485	29.83
A		-	-	509	485	29.83
A		-	-	510	485	29.83
A	511	485	29.83	-	-	-
A		-	-	512	1,300	79.95
A		-	-	513	1,300	79.95
A		-	-	514	1,300	79.95
A	515	1,300	79.95	-	-	-
Total	21	18,685	1,149	54	48,265	2,968

For Sri Sai Builders


Partner


K V S S S

For Sri Sai Builders


Partner

For MODI VENTURES


Partner



Appendix-I

Block No.	Share of FIRM			Share of BUILDER		
	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.
B	101	975	59.96	-	-	-
B	-	-	-	102	975	59.96
B	103	750	46.13	-	-	-
B	-	-	-	104	750	46.13
B	-	-	-	105	750	46.13
B	-	-	-	106	750	46.13
B	-	-	-	107	750	46.13
B	-	-	-	108	750	46.13
B	-	-	-	109	900	55.35
B	-	-	-	110	485	29.83
B	-	-	-	111	485	29.83
B	-	-	-	112	485	29.83
B	113	485	29.83	-	-	-
B	114	1,300	79.95	-	-	-
B	115	1,300	79.95	-	-	-
B	-	-	-	116	1,300	79.95
B	-	-	-	117	1,300	79.95
B	-	-	-	118	1,300	79.95
B	-	-	-	201	975	59.96
B	-	-	-	202	975	59.96
B	-	-	-	203	750	46.13
B	204	750	46.13	-	-	-
B	205	750	46.13	-	-	-
B	-	-	-	206	750	46.13
B	-	-	-	207	750	46.13
B	-	-	-	208	750	46.13
B	209	900	55.35	-	-	-
B	-	-	-	210	485	29.83
B	-	-	-	211	485	29.83
B	212	485	29.83	-	-	-
B	-	-	-	213	485	29.83
B	-	-	-	214	1,300	79.95
B	-	-	-	215	1,300	79.95
B	-	-	-	216	1,300	79.95
B	-	-	-	217	1,300	79.95
B	218	1,300	79.95	-	-	-
B	-	-	-	301	975	59.96
B	302	975	59.96	-	-	-
B	-	-	-	303	750	46.13
B	-	-	-	304	750	46.13
B	-	-	-	305	750	46.13

For Sri Sai Builders

[Signature]
Partner
K & Co

For Sri Sai Builders

3. *[Signature]*
Partner

For MODI VENTURES

[Signature]
Partner

[Signature]

Appendix-I

B	306	750	46.13	-	-	-
B	307	750	46.13	-	-	-
B		-	-	308	750	46.13
B		-	-	309	900	55.35
B		-	-	310	485	29.83
B	311	485	29.83	-	-	-
B		-	-	312	485	29.83
B		-	-	313	485	29.83
B		-	-	314	1,300	79.95
B		-	-	315	1,300	79.95
B	316	1,300	79.95	-	-	-
B		-	-	317	1,300	79.95
B		-	-	318	1,300	79.95
B		-	-	401	975	59.96
B		-	-	402	975	59.96
B		-	-	403	750	46.13
B		-	-	404	750	46.13
B		-	-	405	750	46.13
B		-	-	406	750	46.13
B	407	750	46.13	-	-	-
B	408	750	46.13	-	-	-
B	409	900	55.35	-	-	-
B		-	-	410	485	29.83
B		-	-	411	485	29.83
B		-	-	412	485	29.83
B	413	485	29.83	-	-	-
B	414	1,300	79.95	-	-	-
B	415	1,300	79.95	-	-	-
B		-	-	416	1,300	79.95
B		-	-	417	1,300	79.95
B		-	-	418	1,300	79.95
B	501	975	59.96	-	-	-
B		-	-	502	975	59.96
B		-	-	503	750	46.13
B		-	-	504	750	46.13
B		-	-	505	750	46.13
B		-	-	506	750	46.13
B		-	-	507	750	46.13
B	508	750	46.13	-	-	-
B		-	-	509	900	55.35
B		-	-	510	485	29.83
B		-	-	511	485	29.83
B	512	485	29.83	-	-	-
B		-	-	513	485	29.83
B	514	1,300	79.95	-	-	-
B		-	-	515	1,300	79.95
B		-	-	516	1,300	79.95
B		-	-	517	1,300	79.95
B		-	-	518	1,300	79.95
Total	25	22,250	1,368	65	56,700	3,487

For Sri Sai Builders

[Signature]
Partner

For Sri Sai Builders

3. *[Signature]*
Partner

For MODI VENTURES

[Signature]
Partner

2
[Signature]

Appendix-I

Block No.	Share of FIRM			Share of BUILDER		
	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.
C	-	-	-	101	1,150	70.73
C	-	-	-	102	485	29.83
C	-	-	-	103	485	29.83
C	104	485	29.83	-	-	-
C	-	-	-	105	485	29.83
C	106	750	46.13	-	-	-
C	-	-	-	107	750	46.13
C	-	-	-	108	750	46.13
C	-	-	-	109	485	29.83
C	-	-	-	110	485	29.83
C	111	485	29.83	-	-	-
C	-	-	-	112	485	29.83
C	-	-	-	113	1,150	70.73
C	-	-	-	201	1,150	70.73
C	-	-	-	202	485	29.83
C	-	-	-	203	485	29.83
C	204	485	29.83	-	-	-
C	-	-	-	205	485	29.83
C	-	-	-	206	750	46.13
C	207	750	46.13	-	-	-
C	-	-	-	208	750	46.13
C	209	485	29.83	-	-	-
C	-	-	-	210	485	29.83
C	-	-	-	211	485	29.83
C	-	-	-	212	485	29.83
C	213	1,150	70.73	-	-	-
C	301	1,150	70.73	-	-	-
C	302	485	29.83	-	-	-
C	303	485	29.83	-	-	-
C	-	-	-	304	485	29.83
C	-	-	-	305	485	29.83
C	-	-	-	306	750	46.13
C	-	-	-	307	750	46.13
C	-	-	-	308	750	46.13
C	-	-	-	309	485	29.83
C	-	-	-	310	485	29.83
C	-	-	-	311	485	29.83

For Sri Sai Builders

[Signature]
Partner

K. S. S.

2.

For Sri Sai Builders

3. *[Signature]*
Erati
Partner

For MODI VENTURES

[Signature]
Partner

4.

[Signature]

Appendix-I

C	312	485	29.83	-	-	-
C		-	-	313	1,150	70.73
C	401	1,150	70.73	-	-	-
C		-	-	402	485	29.83
C		-	-	403	485	29.83
C	404	485	29.83	-	-	-
C		-	-	405	485	29.83
C		-	-	406	750	46.13
C	407	750	46.13	-	-	-
C		-	-	408	750	46.13
C		-	-	409	485	29.83
C		-	-	410	485	29.83
C		-	-	411	485	29.83
C	412	485	29.83	-	-	-
C		-	-	413	1,150	70.73
C		-	-	501	1,150	70.73
C		-	-	502	485	29.83
C		-	-	503	485	29.83
C		-	-	504	485	29.83
C	505	485	29.83	-	-	-
C		-	-	506	750	46.13
C		-	-	507	750	46.13
C	508	750	46.13	-	-	-
C		-	-	509	485	29.83
C	510	485	29.83	-	-	-
C		-	-	511	485	29.83
C		-	-	512	485	29.83
C		-	-	513	1,150	70.73
Total	18	11,785	725	47	30,365	1,867

For Sri Sai Builders

[Signature]
Partner

2. K Rao

For Sri Sai Builders

3. Enayy
Partner

4. *[Signature]*

For MODI VENTURES

[Signature]
Partner

Appendix-I

Block No.	Share of FIRM			Share of BUILDER		
	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.
D		-	-	101	875	53.81
D		-	-	102	750	46.13
D	103	750	46.13	-	-	-
D		-	-	104	485	29.83
D		-	-	105	485	29.83
D		-	-	106	485	29.83
D	107	485	29.83	-	-	-
D		-	-	108	750	46.13
D		-	-	109	750	46.13
D	201	875	53.81	-	-	-
D		-	-	202	750	46.13
D		-	-	203	750	46.13
D		-	-	204	485	29.83
D	205	485	29.83	-	-	-
D		-	-	206	485	29.83
D		-	-	207	485	29.83
D		-	-	208	750	46.13
D	209	750	46.13	-	-	-
D		-	-	301	875	53.81
D		-	-	302	750	46.13
D		-	-	303	750	46.13
D		-	-	304	485	29.83
D		-	-	305	485	29.83
D	306	485	29.83	-	-	-
D		-	-	307	485	29.83
D		-	-	308	750	46.13
D	309	750	46.13	-	-	-
D	401	875	53.81	-	-	-
D		-	-	402	750	46.13
D		-	-	403	750	46.13
D		-	-	404	485	29.83
D		-	-	405	485	29.83
D		-	-	406	485	29.83
D	407	485	29.83	-	-	-
D		-	-	408	750	46.13
D	409	750	46.13	-	-	-
D		-	-	501	875	53.81
D	502	750	46.13	-	-	-
D		-	-	503	750	46.13
D	504	485	29.83	-	-	-
D		-	-	505	485	29.83
D		-	-	506	485	29.83
D		-	-	507	485	29.83
D		-	-	508	750	46.13
D		-	-	509	750	46.13
	12	7,925	487	33	21,150	1,301

For Sri Sai Builders

For Sri Sai Builders

For MODI VENTURES

K. S. S.

Partner

Appendix-I Partner

Partner

Appendix-I

Block No.	Share of FIRM			Share of BUILDER		
	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.
E		-	-	101	975	59.96
E	102	975	59.96	-	-	-
E		-	-	103	1,300	79.95
E		-	-	104	1,300	79.95
E		-	-	105	1,300	79.95
E	106	1,300	79.95	-	-	-
E		-	-	107	485	29.83
E		-	-	108	485	29.83
E		-	-	109	485	29.83
E	110	485	29.83	-	-	-
E		-	-	111	750	46.13
E		-	-	112	750	46.13
E	113	750	46.13	-	-	-
E		-	-	114	750	46.13
E		-	-	115	1,250	76.88
E		-	-	201	975	59.96
E		-	-	202	975	59.96
E		-	-	203	1,300	79.95
E		-	-	204	1,300	79.95
E	205	1,300	79.95	-	-	-
E		-	-	206	1,300	79.95
E		-	-	207	485	29.83
E		-	-	208	485	29.83
E	209	485	29.83	-	-	-
E		-	-	210	485	29.83
E		-	-	211	750	46.13
E		-	-	212	750	46.13
E		-	-	213	750	46.13
E	214	750	46.13	-	-	-
E	215	1,250	76.88	-	-	-
E		-	-	301	975	59.96
E	302	975	59.96	-	-	-
E		-	-	303	1,300	79.95
E	304	1,300	79.95	-	-	-
E		-	-	305	1,300	79.95
E		-	-	306	1,300	79.95
E		-	-	307	485	29.83
E	308	485	29.83	-	-	-
E		-	-	309	485	29.83
E		-	-	310	485	29.83
E		-	-	311	750	46.13
E	312	750	46.13	-	-	-
E	313	750	46.13	-	-	-

For Sri Sai Builders

[Signature]
Partner

For Sri Sai Builders

3. *[Signature]*
Partner

For MODI VENTURES

[Signature]
Partner

2. K. Wat

4. *[Signature]*

Appendix-I

E	-	-	-	314	750	46.13
E	-	-	-	315	1,250	76.88
E	-	-	-	401	975	59.96
E	-	-	-	402	975	59.96
E	403	1,300	79.95	-	-	-
E	-	-	-	404	1,300	79.95
E	-	-	-	405	1,300	79.95
E	-	-	-	406	1,300	79.95
E	407	485	29.83	-	-	-
E	-	-	-	408	485	29.83
E	-	-	-	409	485	29.83
E	-	-	-	410	485	29.83
E	-	-	-	411	750	46.13
E	-	-	-	412	750	46.13
E	413	750	46.13	-	-	-
E	-	-	-	414	750	46.13
E	415	1,250	76.88	-	-	-
E	501	975	59.96	-	-	-
E	-	-	-	502	975	59.96
E	-	-	-	503	1,300	79.95
E	-	-	-	504	1,300	79.95
E	-	-	-	505	1,300	79.95
E	506	1,300	79.95	-	-	-
E	-	-	-	507	485	29.83
E	-	-	-	508	485	29.83
E	-	-	-	509	485	29.83
E	510	485	29.83	-	-	-
E	-	-	-	511	750	46.13
E	512	750	46.13	-	-	-
E	-	-	-	513	750	46.13
E	-	-	-	514	750	46.13
E	-	-	-	515	1,250	76.88
	21	18,850	1,159	54	47,850	2,943
Grand Total	97	79,495	4,889	253	204,330	12,566

For Sri Sai Builders

[Signature]
Partner

For Sri Sai Builders

2. *[Signature]*
Partner

For MODI VENTURES

[Signature]
Partner

2.

[Signature]

1.

[Signature]

Appendix - II

SPECIFICATION OF CONSTRUCTION

ITEM	STANDARD APARTMENT
Structure	R.C.C.
Walls	4"/6" Solid cement blocks
Flooring	Mosaic Tiles
Windows	Powder coated aluminum sliding windows with grills
Doors	Molded main door, other flush doors
Toilets	Ceramic tiles with 7' dado
Kitchen platform	Granite tiles, 2' ceramic tiles dado, SS sink
External Painting	Exterior emulsion
Internal Painting	Sponge finish with OBD
Electrical	Copper wiring with standard switches
Plumbing	GI & PVC Pipes
Water supply	Water Supply through Bore-wells & Municipal Water Connection.
Lifts	One 8 Passenger Lift for each Block

AMENITIES

Swimming Pool
Well equipped Gymnasium
Children's Play Ground
Recreational Hall/Room
Jogging Track
Landscaped Gardens
Paved roads and lighting
Backup Generator for Lifts & Common Area Lighting

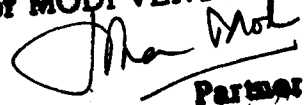
For Sri Sai Builders


Partner

For Sri Sai Builders

3. 
Partner

For MODI VENTURES


Partner

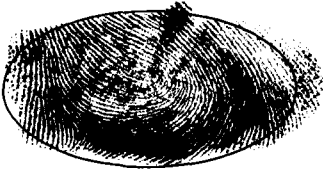

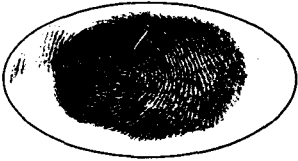

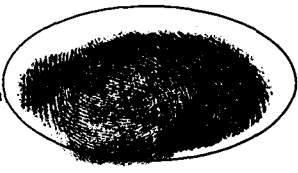
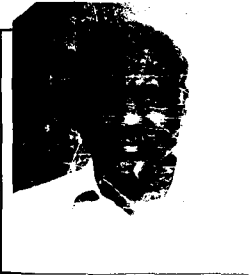
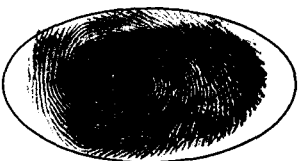
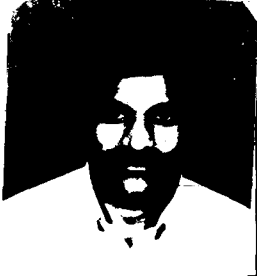
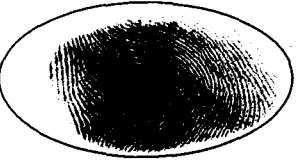
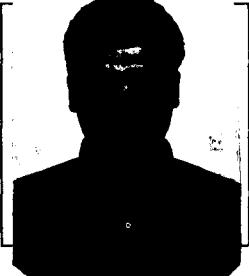
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K W a u

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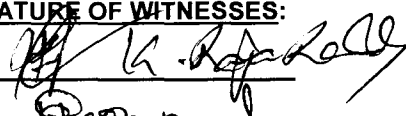
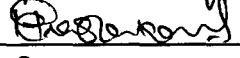


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDORS: M/S. SRI SAI BUILDERS , HAVING ITS OFFICE AT 25, A&B ELECTRONIC COMPLEX, KUSHAIGUDA, HYDERABAD - 500 062 REPRESENTED BY ITS PARTNERS: 1. SRI NAREDDY KIRAN KUMAR S/O. SRI. MADHUSUDHAN REDDY R/O. PLOT NO. 275 VENAKATESHWARA NAGAR MEERPET, MOULALI, HYDERABAD-40.
			2. SMT. K. JAYA W/O. SRI. K. RAJA REDDY R/O. H. NO. 13-63/1 SURYA NAGAR COLONY F C I ROAD, NEAR NFC, MALLAPUR R.R. DISTRICT.
			3. SRI K.V. CHALAPATHI RAO S/O. SRI. K. NAGABHUSHANAM R/O.104, AKSHITA APARTMENTS VIJAYAPURI, TARNAKA SECUNDERABAD
			4. SRI B. ANAND KUMAR S/O. SRI. B. N. RAMULU R/O. H. NO. 40-280, JAWAHAR NAGAR (EAST), MOULA-ALI, HYDERABAD - 40
			PURCHASER: M/S. MODI VENTURES , HAVING ITS OFFICE AT 5-4-187/3&4, III FLOOR, M. G. ROAD, SECUNDERABAD, REPRESENTED BY ITS PARTNER SRI SOHAM MODI, S/O. SRI SATISH MODI, R/O. PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS, HYDERABAD- 500 034.

For Sri Sai Builders

SIGNATURE OF WITNESSES:

- 
- 
(S. P Reddy)

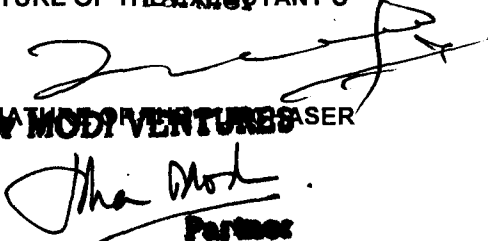
Partner

2 K W S

For Sri Sai Builders

SIGNATURE OF THE PRESENTANT'S

SRI SOHAM MODI PURCHASER


Partner

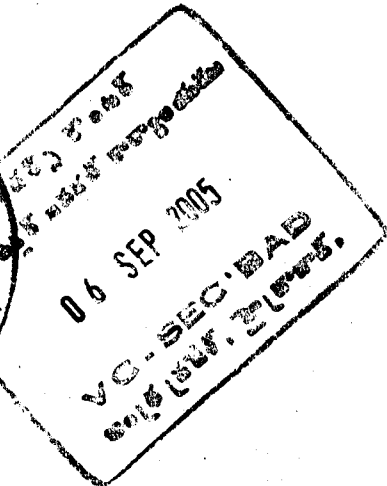
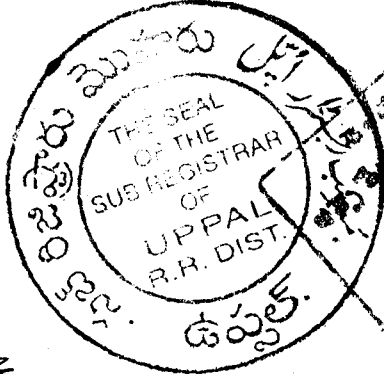
1 వ పుస్తకము...10301/05
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...17...ఈ కాగితపు వరుస

200 - 5 వ సం||...సంఖ్య...1.....

192 7 వ.శ.శా...మాసము...25...తేది
 పగలు...3...మరియు...4...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ N. Kiran Kumar
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాబ్లికేషన్లు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ||...2000/.....చెల్లించినారు.



Receipt No.....Dt.....Vide
 SBH, Habsiguda Branch, Sec'bad.

ద్రాసి యిచ్చినట్లు ఒప్పుకొన్నది.



ఎడమ బ్రౌటనవ్రేలు

[Signature]

N. Kiran Kumar S/o. Madhukrishna
 Reddy, occ: Business - e/o. 275, Venkateswara
 Nagar, meespeta, Moulali, Hyderabad.



ఎడమ బ్రౌటనవ్రేలు K రుయ

K. Jayan W/o. K. Raja Reddy occ: Housewife
 e/o. 13-631, Suryanagar Colony, FC1 Road, Near
 NFC, Malleshwari, R.R. Dist.



ఎడమ బ్రౌటనవ్రేలు Enaly

K.V. Chalapati Rao s/o. K. Naghabhusan
 occ: Business, No. 104, Arkhita Apts, Vijayapuri
 Varanasi, Sec'bad



ఎడమ బ్రౌటనవ్రేలు

[Signature]

B. Anand Kumar S/o. B.N. Ramulu, occ: Business
 No. 40-280, Jawahar Nagar (East), Moulali
 Hyderabad.



ఎడమ బ్రౌటనవ్రేలు

[Signature]

Soham modi S/o. Satish modi occ: Business
 Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.

నిరూపించినది.

- 1) K. Raja Reddy s/o K. Lamma Reddy, occ: Govt Employee
 H. No 13-631, Suryanagar colony, Malleshwari Hyd 76
2. *[Signature]* (K.P. Reddy, S/o. K. Padma Reddy occ: Service
 No. 5-4-187/13 & 4, M.G. Road, Sec'bad.

2005 వ.సం||...నం.20వ తేది
 192.7వ.శా.శ...మాసము...25వ తేది.

[Signature]
 సబ్-రిజిస్ట్రారు

1వ పుస్తకము 10301/05
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...17...ఈ కాగితపు వరుస
 సంఖ్య...2.....
 సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 1897
 No. 10301 of 2005 Date 20/10/05.

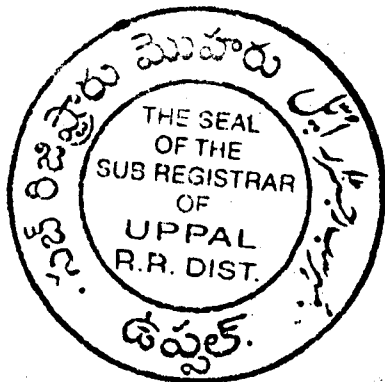
I hereby certify that the proper deficit
 stamp duty of Rs. 10000/Rupees
Per thousand only.
 has been levied in respect of this instrument
 from Sri. A. K. Kumar
 on the basis of the agreed Market Value
 consideration of Rs. ~~(6491000/-)~~ 124883000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector U.S. 41 & 4
 INDIAN STAMP ACT
 Dated: 20/10/05

NOTE: D.S.D. Rs. 10000/- & D.R.F. Rs. — Total
 Rs. 10000/- has been collected as 124883000/-
 agreed M.V of Rs. ~~(6491000/-)~~ Dt. 20/10/05.

A. K. Kumar
 SUB-REGISTRAR

Note :- one copy have been Registered
 along with the original



A. K. Kumar
 Sub Registrar

1వ పుస్తకము 1030/05 సంగ్రహ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....17 ఈ కాగితపు వరుస

సంఖ్య.....3.....

[Signature]
సబ్-రిజిస్ట్రారు

~~Note: one copy have been registered along with the original~~

~~Sub Registered~~

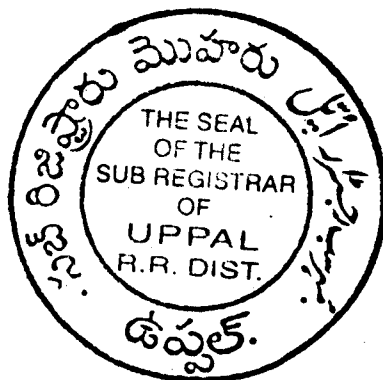
1వ పుస్తకము సం|| (శా.శ) పు.....1030/05

నింబరుగా రిజిస్ట్రారు వేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నింబరు.....1030/1-2005 ఇవ్వడమైన

2005 సం.....*[Signature]* తది

[Signature]
రిజిస్ట్రారు




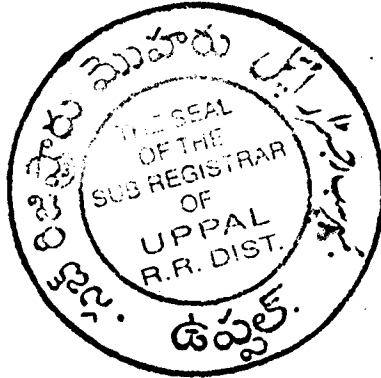
1 వ పుస్తకము 10304/105

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 19... ఈ కాగితపు వరుస

సంఖ్య... 4


సబ్-రిజిస్ట్రారు




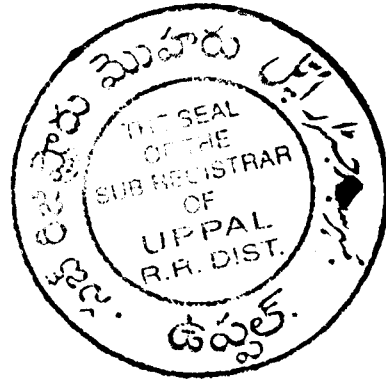
1 వ పుస్తకము 0301 నంబర్

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...17...ఈ కాగితపు వరుస

సంఖ్య...5.....


పబ్-రిజిస్ట్రారు



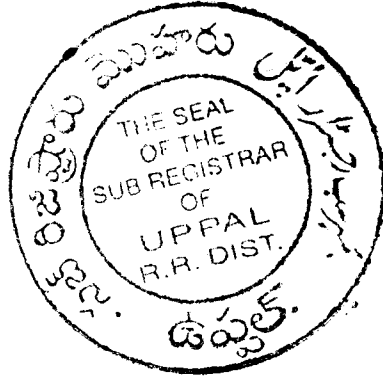
1 వ పుస్తకము (0301) సరిగ్గా

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...17... ఈ కాగితపు వరుస

సంఖ్య...6.....


సబ్-రిజిస్ట్రారు



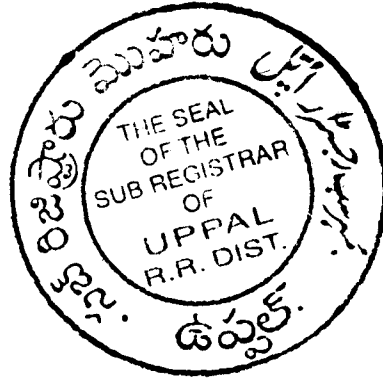
1 వ పుస్తకము (10301/45) సంగ్రహ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....17 ఈ కాగితపు వరుస

సంఖ్య.....7.....

సబ్-రజిస్ట్రారు




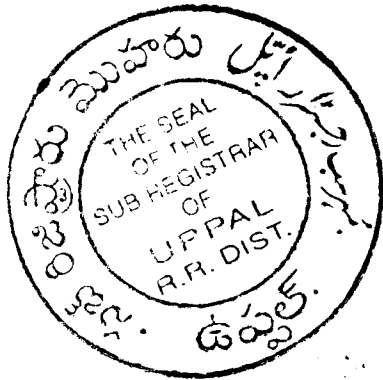
1 వ పుస్తకము.....10301/195

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...17...ఈ కాగితపు వరుస

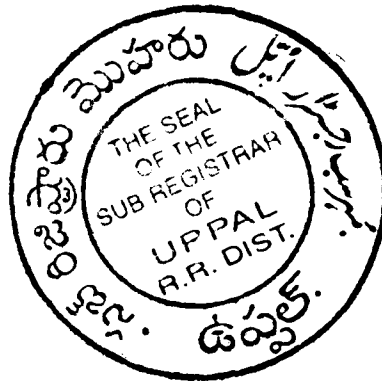
సంఖ్య...5.....


సబ్-రిజిస్ట్రారు



1వ పుస్తకము 1020/1/1955
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 17 ఈ కాగితపు వరుస
సంఖ్య 9

సబ్-రిజిస్ట్రారు



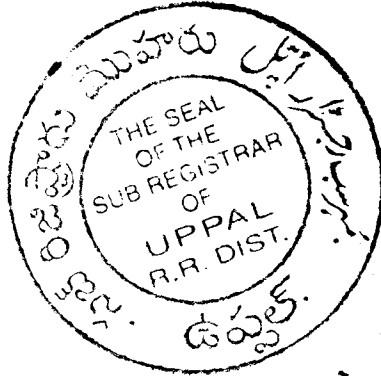
1 వ పుస్తకము 1030/1955

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 17 ఈ కాగితపు వరుస

సంఖ్య... 10

సబ్-రిజిస్ట్రారు



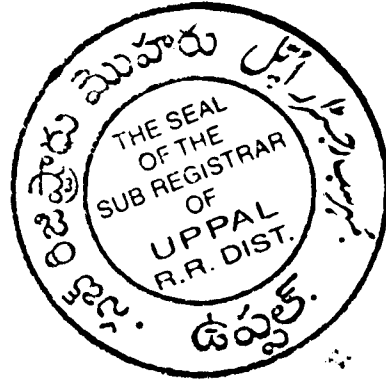
1వ పుస్తకము.....1930/1/195

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....17. ఈ కాగితపు వరుస

సంఖ్య.....11.....

సబ్-రిజిస్ట్రారు



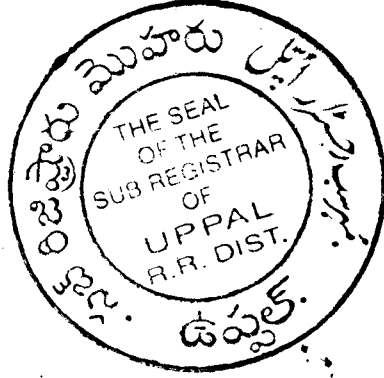
1వ పుస్తకము.....10301/05

దస్తావేజుల మొత్తం కాగితముం

సంఖ్య.....17...ఈ కాగితపు వరుస

సంఖ్య.....12.....

సబ్-రిజిస్ట్రారు



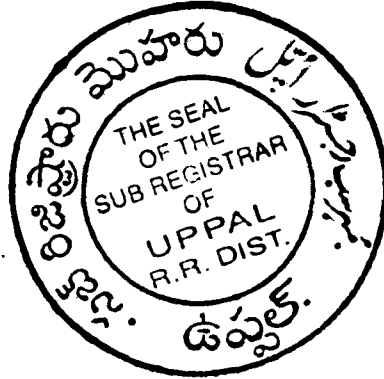
1వ పుస్తకము.....17201/1955

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....17...ఈ కాగితపు వరుస

సంఖ్య.....13

పబ్-రజిస్ట్రారు



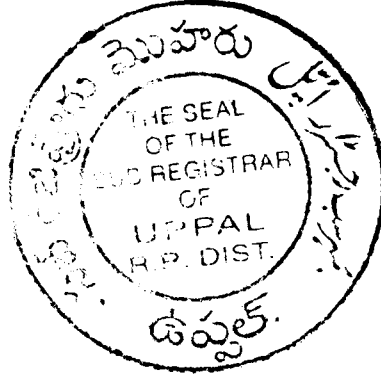
1వ పుస్తకము (1030/1945)

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...17...ఈ కాగితపు వరుస

సంఖ్య...14.....


సబ్-రిజిస్ట్రారు



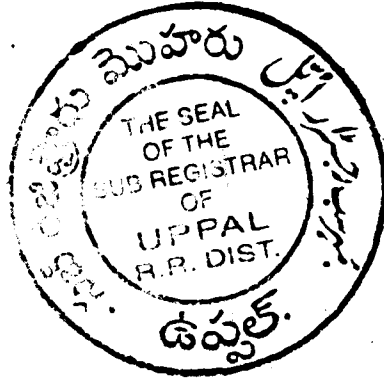
1వ పుస్తకము...1030/105

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...17..ఈ కాగితపు వరుస

సంఖ్య...15.....


సబ్-రిజిస్ట్రారు

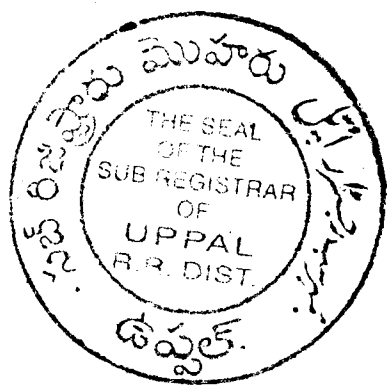


1 వ సుస్థకము 1030/1955


రస్తావీజాల మొత్తం కాగితముల

17

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము! 1930 సం॥
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య! 7. ఈ కాగితపు వరుస
సంఖ్య! 7.....


సబ్ రిజిస్ట్రారు

