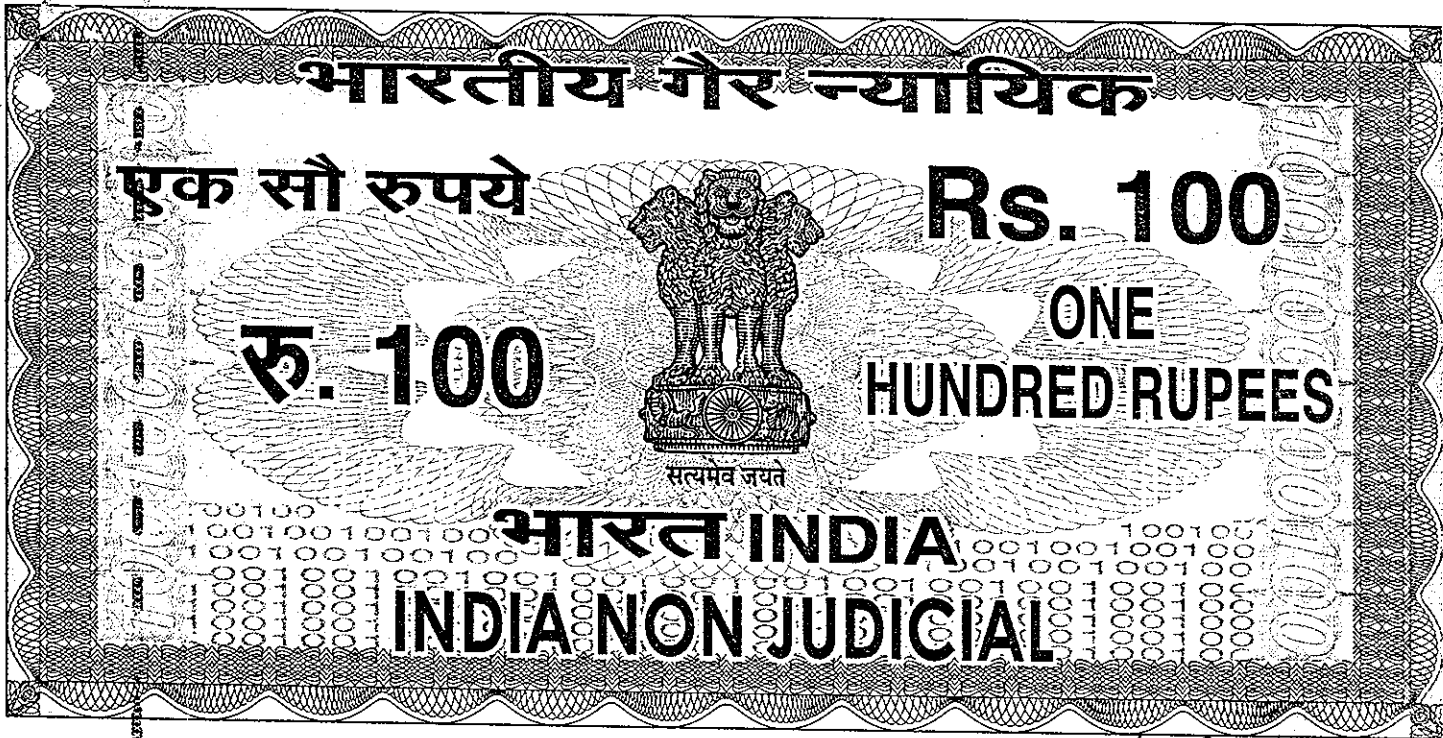


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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 8549 23/8/07 100/-
 Date
 To G. Venkatesh
 For G. D. Rao
 For Mehta and Modi Homes

See

L-C-Clear
 H 385443
LEELA G CHIMALGI
 STAMP VENDOR
 N. 02/300-
 5-4-76/A, Cedar Rangunji
 SECUNDERABAD-500 00

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 28th day of February 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years Occupation: Business and Sri Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 57 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

1. MR. J. V. CHANDRA MOHAN, SON OF MR. JETTY VEERAI AH, aged about 61 years,
2. MRS. USHA JETTY, WIFE OF MR. MR. J. V. CHANDRA MOHAN aged about 51 years, Both are residing at 1-8-215/30/C, Park Avenue, P. G. Road, Secunderabad – 500 003, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

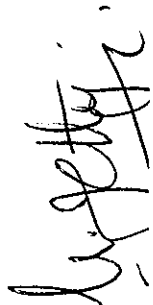
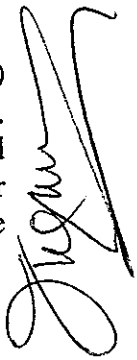
For MEHTA & MODI HOMES

Partner

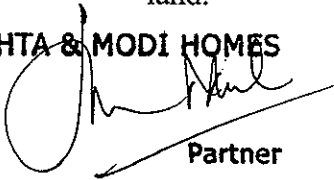
For MEHTA & MODI HOMES

Partner

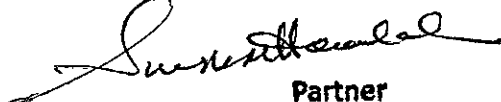
WHEREAS:

- A) The Builder is the absolute owner and possessor of the plot of land admeasuring about 200 Sq. yards, forming a part in Survey No. 291, situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, by virtue of registered sale deed document no. 1324/07 dated 27.01.2007, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy District, hereafter referred to as the Scheduled Land.
- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District
- D) The said Sri P. Sanjeeva Reddy along with his Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud, S/o. Rajaiah have sold about 600 sq. yds., of land to the Builder, vide registered sale deed document no. 6508/2005 dated 07/07/2005, registered at the Sub-Registrar, Uppal, R. R. District. The Builder in turn sold about 200 sq. yds., being the Scheduled Land out of the 600 sq. yds., to Mr. Anand Mehta S/o. Mr. Suresh U Mehta, vide sale deed document no. 7812/06 dated 24.05.2006, registered with the SRO, Uppal, R. R. District. The Builder has re-purchased the Scheduled Land from Mr. Anand Mehta S/o. Mr. Suresh U Mehta by virtue of registered sale deed document no. 1324/07 dated 27.01.2007, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy District.
- E) The Builder is desirous of developing the Scheduled Land by constructing an independent bungalow thereon and has obtained a sanction for construction vide proceeding no. BA/G1/69/2006-07 Dated 27.09.06 from Kapra Municipality. The proposed construction forms a part of a larger housing project named and styled as 'SILVER OAK BUNGALOWS (PHASE-II)'. 
- F) The Builder in the scheme of the development project have planned that the prospective buyers will eventually become the absolute owner of the identifiable land (i.e., plot of land) together with the independent bungalow constructed thereon.
- G) The Buyer has purchased plot of land bearing plot no. 262 admeasuring 200 sq. yds. under a Sale Deed dated ~~28.02.2008~~ registered as document no. ~~5635/08~~ in the Office of the Sub-Registrar, Uppal. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction with the Builder for construction of a bungalow on the plot of the land. 

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

x

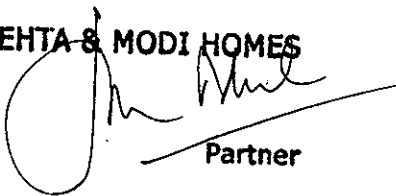
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- H) The Buyer has inspected all the documents of the title of the Builder in respect of the Scheduled Land and the plot of land bearing plot no. 262 and also about the capacity, competence and ability of the Builder to construct the bungalow thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Silver Oak Bungalows.
- I) The Buyer is desirous of having a bungalow constructed for him by the Builder on plot of land bearing no. 262 as a part of the development project taken up by the Builder and the Builder is willing to undertake the said construction of the bungalow.
- J) The Buyer as stated above had already purchased the plot of land bearing no. 262 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 28-02-08 referred herein above are and shall be interdependent agreements.
- K) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the bungalow and are desirous of recording the same into writing.

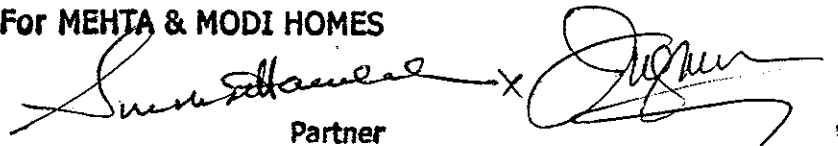
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

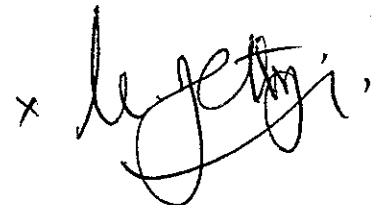
1. The Builder shall construct for the Buyer a deluxe Bungalow admeasuring 1650 sq. ft. of built-up area on plot of land bearing plot no. 262 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 29,65,000/- (Rupees Twenty Nine Lakhs Sixty Five Thousand Only).
2. The Buyer has already an amount of Rs. 29,65,000/- (Rupees Twenty Nine Lakhs Sixty Five Thousand Only) before entering into this agreement and the Builder admit and acknowledge the receipt for said consideration.
3. The Builder at its own costs shall obtain necessary permissions from the concerned authorities for the construction of the bungalow for and on behalf of the Buyer and the parties hereto have agreed to do all that is necessary and execute all such documents, affidavits etc., that may be required for this purpose.
4. 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.

For MEHTA & MODI HOMES


Partner

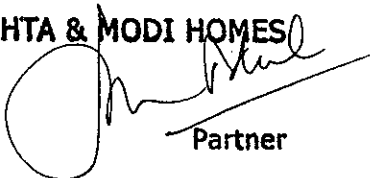
For MEHTA & MODI HOMES


Partner



5. The Buyer has handed over the vacant and peaceful possession of the plot of land bearing no. 262 to the Builder for the purpose of construction of the bungalow.
6. The Builder shall construct the bungalow in accordance with the plans and designs and as per specifications annexed hereto as Annexure A & Annexure B respectively. 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 bungalow and handover possession of the same within 18 months from the date of obtaining sanction from the local authorities for the construction of the bungalow, with a further grace period of 6 months. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said bungalow 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 or 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 bungalow 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 bungalow 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 bungalow shall own and possess the same absolutely and to the exclusion of the Builder and shall have no claims against the Builder on any account including any defect in the construction.

For MEHTA & MODI HOMES




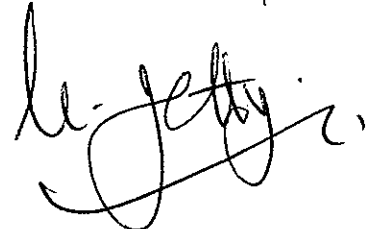
Partner

For MEHTA & MODI HOMES



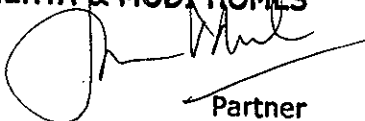
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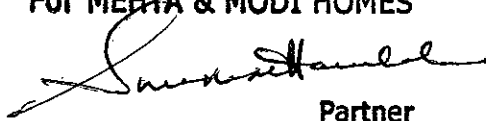
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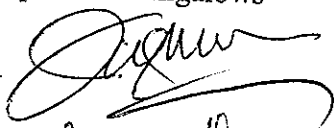

11. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said bungalow.
12. The Buyer shall not be allowed to alter any portion of the bungalow that may change its external appearance without due authorization from the Builder and / or Association / Society In-charge of maintenance for an initial period ending upto 2015 and all the bungalows in the project of Silver Oak Bungalows shall have a similar elevation, color, scheme, compound wall, landscaping, trees etc. for which the Buyer shall not raise any obstructions / objections.
13. The Builder shall deliver the possession of the completed bungalow together with the redelivery of the plot of land to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
14. 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 Silver Oak Bungalows project.
15. The Buyer shall not cut, maim, injure, tamper or damage any part of the structure of any part of the bungalow nor shall the Buyer make any additions or alterations in the bungalow without the written permission of the Builder and / or any other body that may be formed for the purposes of maintenance of the Silver Oak Bungalows Project.
16. 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 Silver Oak Bungalows 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.
17. The builder shall have the right to construct other bungalows and provide necessary common amenities and facilities on the larger piece of land in Sy. No. 291 that is required under the scheme of development of Silver Oak Bungalows and the Buyer shall not make any objection or interruption nor make any claims to the proposed constructions etc. It is further, hereby specifically declared that roads, passages, drainage, water pipelines, sewerage connections, electric cables, transformer room, recreational facilities, gardens etc. which are for the common enjoyment of the occupants of Silver Oak Bungalows shall be enjoyed jointly in common by the occupants, owners or the buyers of the respective bungalows without any hindrance or objection of any kind whatsoever.

For MEHTA & MODI HOMES


Partner

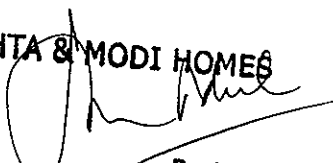
For MEHTA & MODI HOMES


Partner

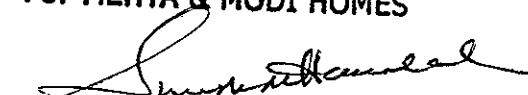
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Page 3

18. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, and/or the agreement for development charges.
19. The Buyer shall become a member of the association / society that has been formed / will be formed for the purposes of the maintenance of the Silver Oak Bungalows Project and shall abide by its rules framed from time to time. The Buyer shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association. The Buyer undertakes to pay regularly the subscription and also his contribution of the expenses as the society / association intimates him from time to time. Until the society / association is formed the Vendee shall pay to the Builder such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers etc., as may be determined by the Builder.
20. 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.
21. 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 10% 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 bungalow 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.
22. The Buyer shall impose all the relevant conditions laid down in this agreement in respect of usage, maintenance, alterations, membership of the association / society etc. upon the transferee, tenant, occupier or user of the bungalow. However, even if such conditions are not laid down expressly by the Buyer or if laid down are inconsistent with the conditions laid down under this agreement, such agreements made by the Buyer shall be subject to terms and conditions contained under this agreement and such inconsistent terms and conditions laid down by the Buyer shall be deemed to be void. Further, such transferee / tenant / occupier etc., shall be bound by the terms and conditions contained under this agreement.

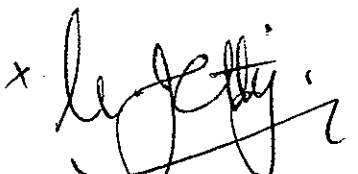
For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

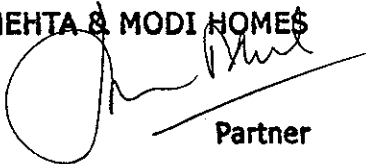

Partner

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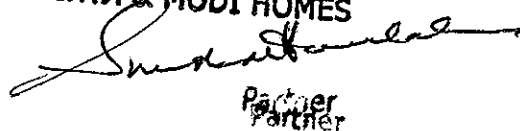
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23. That the Buyer or any person through him shall keep and maintain the bungalow in a decent and civilized manner. The Buyer shall further endeavor and assist in good up-keeping and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / buyers of the Silver Oak Bungalow. To achieve this objective the Buyer, inter-alia shall not (a) Throw dirt, rubbish etc. in any open place, compounds roads etc. no meant for the same. (b) Use the bungalow for any illegal, immoral, commercial & business purposes. (c) Use the bungalow in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / buyers of Silver Oak Bungalows. (d) Store any explosives, combustible materials or any other materials prohibited under law.
24. 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.
25. 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.
26. 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.
27. 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.

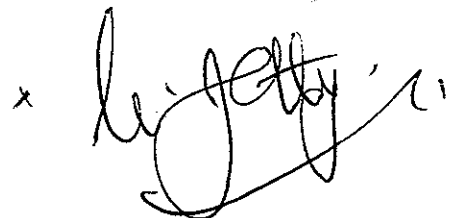
For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner
Partner

x 

x 

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 262, admeasuring about 200 sq. yds., forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:

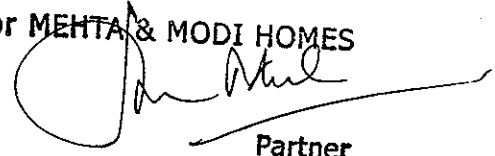
North	Plot No. 261
South	Plot No. 263
East	Plot No. 244
West	Existing Road

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.

FOR MEHTA & MODI HOMES



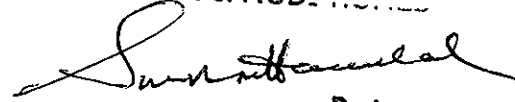
Partner

(Soham Modi)

BUILDER

2.

FOR MEHTA & MODI HOMES



Partner

(Suresh U. Mehta)

BUILDER



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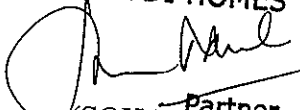
BUYER.

ANNEXURE - A

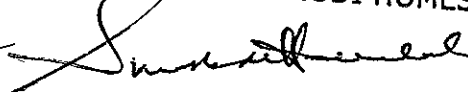
SPECIFICATIONS:

Item	Deluxe Bungalow
Structure	RCC
Walls	4"6" solid cement blocks
External painting	Exterior emulsion
Internal painting	Luppam finish with OBD
Roof	Sloping with country tiles
Flooring - Drawing & Dinning	Marble slabs
Flooring - Bedrooms	Marbles tiles
Door frames	Teak wood
Doors	All doors-moulded
Electrical	Copper wiring with modular switches
Windows	Powder coated aluminum openable windows with grills
Bathroom	Designer ceramic tiles with 7' dado
Sanitary	Parryware or similar make
C P fittings	Parryware or similar make
Staircase railing	MS railing within wooden rails
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, tiles dado, SS sink
Plumbing	GI & PVC pipes
Lofts	Lofts in each bedroom & kitchen

For MEHTA & MODI HOMES


Partner
(SOHAM MODI)
BUILDER

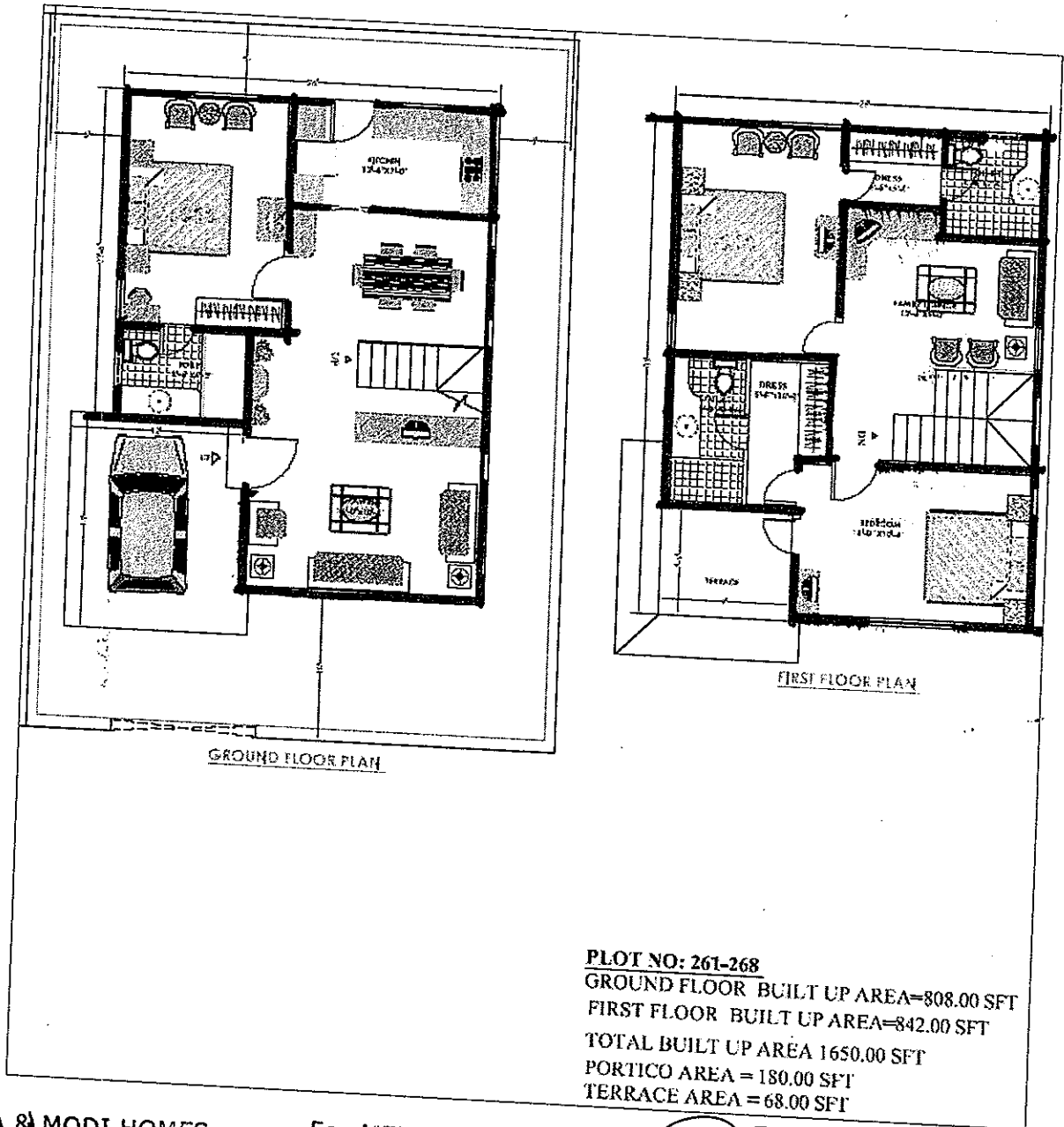
For MEHTA & MODI HOMES


Partner
(SURESH U. MEHTA)
BUILDER


BUYER

ANNEXURE - B

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 262
ADMEASURING 1650 SFT. OF BUILT-UP AREA.



For MEHTA & MODI HOMES

[Signature]
Partner
(SOHAM MODI)
BUILDER

For MEHTA & MODI HOMES

[Signature]
Partner
(SURESH U. MEHTA)
BUILDER

[Signature]
BUYER

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

S/ O.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

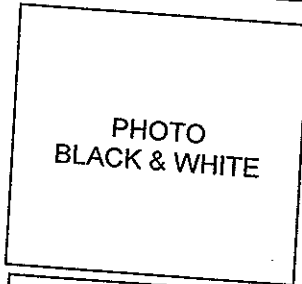
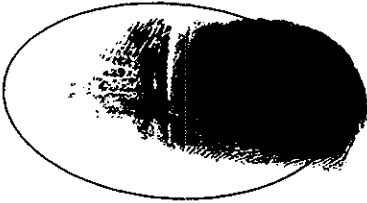


BUILDER:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS.

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



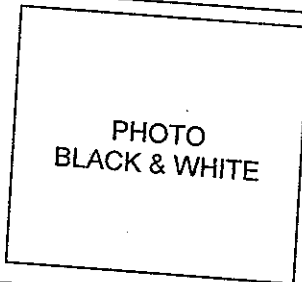
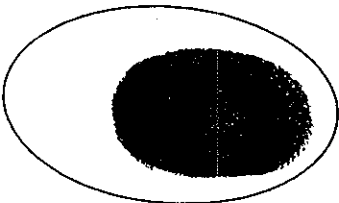
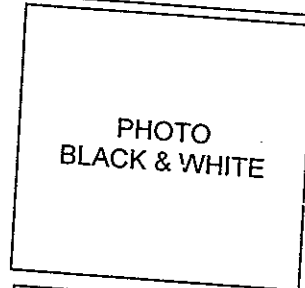
BUYER:

1. MR. J. V. CHANDRA MOHAN
S/O. MR. JETTY VEERAI AH
R/O. 1-3-215/30/C, PARK AVENUE
P. G. ROAD
SECUNDERABAD - 500 003.

2. MRS. USHA JETTY
W/O. MR. J. V. CHANDRA MOHAN
R/O. 1-8-215/30/C, PARK AVENUE
P. G. ROAD
SECUNDERABAD - 500 003.

REPRESENTATIVE:

MR. DURGA DAS MALVE
S/O. MR. NARASIMHA NARAYANA MALVE
R/O. 1-8-215/30/C
PARK AVENUE
P. G. ROAD
SECUNDERABAD - 500 003.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES ;

Partner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. Durga Das Malve, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar
of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

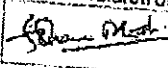
SIGNATURE(S) OF BUYER(S)

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
18-10-1969

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

भारत गणराज्य REPUBLIC OF INDIA

प्रादेशिक आयकर अधिकारी, आंध्र प्रदेश
 Provincial Income Tax Officer, Andhra Pradesh

आयकर संख्या / Income Tax No.
B 2791005

नाम / Name
SOHAM SATISH MODI

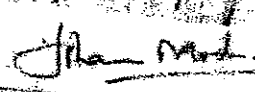
पिता का नाम / Father's Name
SATISH MANILAL MODI


जन्म तिथि / Date of Birth
18-10-1969

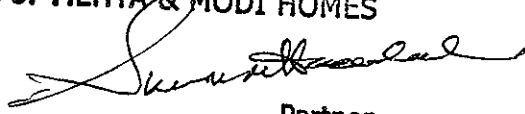
स्थिति / Status
INDIAN

पता / Address
Hyderabad

व्यक्तिगत आयकर अधिकारी / Personal Income Tax Officer
9-10-2000 8-10-2010

आयकर अधिकारी का हस्ताक्षर / Signature of Income Tax Officer


For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner