

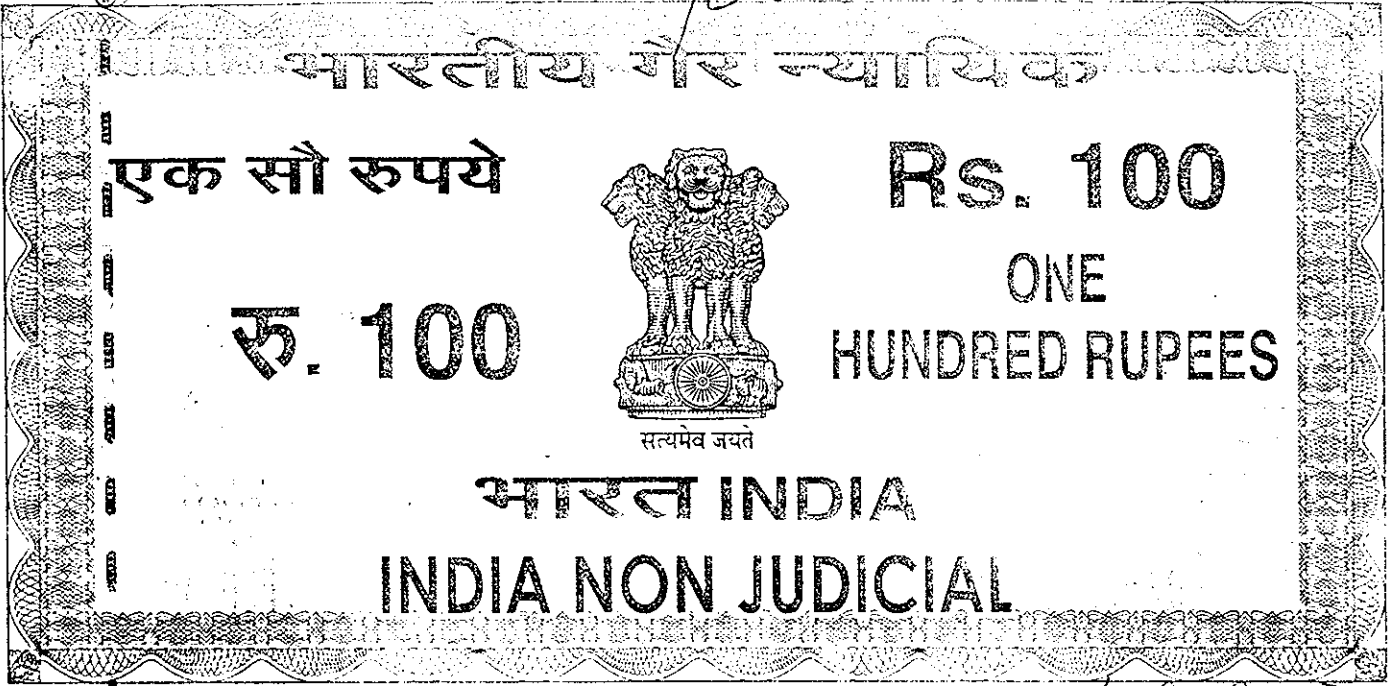
SCANNED

105-1041

1009/08

A-203

A.1123-



ఆంధ్రప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

1807  
 A. No. 3218  
 100  
 Venkatesh  
 A. Rao  
 Modi Ventures

L-4-CC-100  
 K 804992  
 LEELA G CHIMALG!  
 STAMP VENDOR  
 No. 12/20-  
 5-4-76/A, Central Rangunj  
 SECUNDERABAD-500 003

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 31<sup>st</sup> day of March 2008 at Secunderabad by and between:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. RISHAB CHADHA, SON OF MR. VIJAY CHADHA, aged about 26 years, residing at Plot No. 32, Surya Nagar, Karkhana, Secunderabad - 500 009., 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

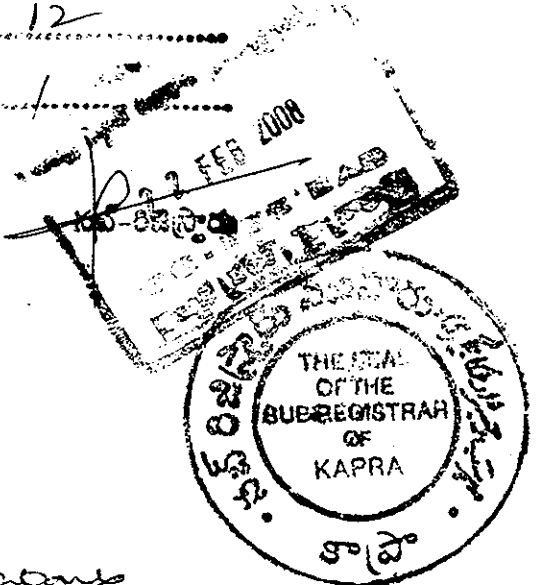
*[Signature]*  
 Partner

*[Signature]*  
 Rishab Chadha

1వ వ్యవస్థకము 2008 క్ర. సం. ప. 1002 కేసులు

మొత్తము కార్యక్రమాల సంఖ్య..... 12

ఈ కార్యక్రమాల వయస్సు..... 1



2008 వ సం. ఏప్రిల్ నెల..... 11.....వ తేదీ  
1929 క. సం. ఏప్రిల్..... 22.....వ తేదీ  
వసలు..... 2..... 3.....

శ్రీ K. Prebhakar Reddy  
అధికారి  
అనుమతి  
పేరు..... 1000.....

*Prebhakar Reddy*

దాని ఇచ్చినట్లు బహుకొన్నది  
ఎడమ బొటన ప్రేలు

*Prebhakar Reddy* S/o. K. P. Reddy occ. service  
(a) S-4-187/3 & 4, 3rd floor, Soham mansion, M. G. Road  
Sec'bad, through attested GPA for Presentation of  
Documents, vide G.P. no. 120/BK/06 at SRO, U.P.P. Dist

*Vishab Chadda* RISHAB CHADHA S/o. VIJAY CHADHA  
Pl. Plot no. 32, Surya Nagar, Khar Kone, Sec'bad.



ఎడమ బొటన ప్రేలు



నిరూపించినది

*P. Pradeep*

P. Pradeep S/o. T. Dhanraj occ. Senior  
Pl. 1-10-263, New Boveripally, Sec'bad.

*V. Jay Chadda*

V. Jay Chadda S/o. Durgadas Chadda occ. Business  
Pl. 32, Surya Nagar, Khar Kone, Sec'bad.

2008 వ సం. ఏప్రిల్ నెల..... 11.....వ తేదీ  
1929 క. సం. ఏప్రిల్..... 22.....వ తేదీ

WHEREAS:

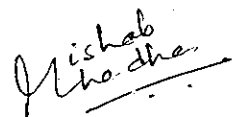
- A. The Buyer under a Sale Deed dated 31.03.2006, has purchased a deluxe apartment bearing no. 306, on the third floor in block no. 'A', admeasuring 750 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens', forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with:
- Proportionate undivided share of land to the extent of 46.13 sq. yds.
  - A reserved two wheeler parking space bearing no. 36 admeasuring about 15 sft.
- This Sale Deed is registered as document no. 1001/08, in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished deluxe apartment bearing no. 306 on third floor in Block 'A' 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. 306 on the third floor in block no. 'A' admeasuring 750 sft. of super built up area and undivided share of land to the extent of 46.13 sq. yds. A reserved two wheeler parking bearing no. 36 admeasuring 15 sft respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 3,23,000/- (Rupees Three Lakhs Twenty Three Thousand Only).
- The Buyer has already paid an amount of Rs. 3,23,000/- (Rupees Three Lakhs Twenty Three Thousand Only) and the Builder admitted and acknowledged the receipt for above said consideration.
- In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 2 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.

For MODI VENTURES

  
Partner



1వ పుస్తకము 2008 సం. / గా.నం. 1002 వస్తావేతము  
 మొత్తము కాలిఫర్నియా రాష్ట్రము 12  
 ఈ కాలిఫర్నియా రాష్ట్రము 2

*[Signature]*  
 నర-రిజిస్ట్రారు

**ENDORSEMENT**

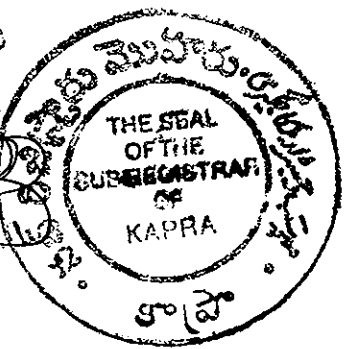
Certified that the following amount has been paid in respect of this document.

- I. Stamp duty:
  - 1. Rs. 100/—
  - 2. Rs. 3130/—
  - 3. Rs. —
  - 4. if any Rs. —
- II. ...
  - 1. in shape of challan Rs. —
  - 2. in the shape of cash Rs. —
- III. Registration fees:
  - 1. in the shape of challan Rs. 1000/—
  - 2. in the shape of cash Rs. —
- IV. Other charges:
  - 1. Rs. 100/—
  - 2. in the shape of Rs. —

*[Signature]*  
 SUB-REGISTRAR  
 KAPRA

1వ పుస్తకము 2008 సం. / గా.నం. 1002 వ  
 పుస్తకము 1002 సం. / గా.నం. 1929 వ  
 పుస్తకము విజయవాడ జిల్లా పుస్తకము చేయబడి  
 పుస్తకము 1526  
 1002  
 2008 సం. అక్టోబరు 11

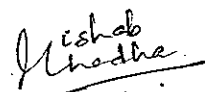
*[Signature]*  
 సబ్-రిజిస్ట్రారు



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 1 month from the due date.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 306 on third floor in Block 'A' to the Builder for the purposes of completion of construction of the apartment.
7. 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.
8. 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.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 30<sup>th</sup> April 2008 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
10. 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.
11. 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.

For MODI VENTURES

  
Partner



1st part of the 8th part of the 1002  
Muzumma Karamulla Karamulla ..... 12  
Karamulla Karamulla Karamulla ..... 3

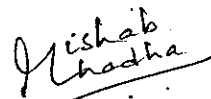
~~Sub-Registrar~~



12. 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.
13. 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.
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 Gulmohar Gardens project.
15. 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.
16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
17. 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.
18. 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

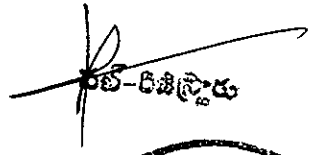
  
Partner

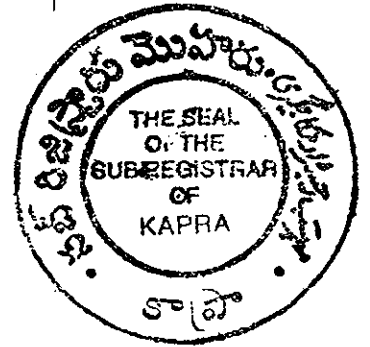
  
Nishab Chadha

1వ పుస్తకం - 2008... 1002

మొత్తము వారినముల సంఖ్య... 12

ఈ వారినముల సంఖ్య... 4

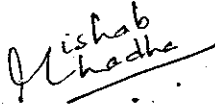
  
సబ్-రిజిస్ట్రారు





19. 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.
20. 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.
21. 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.
22. 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.
23. Stamp duty and Registration amount of Rs. 4230/- is paid by way of challan No. 758138, dated 29-03-08, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 3230/- by way of Payorder No. 139619, dated 29-3-08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

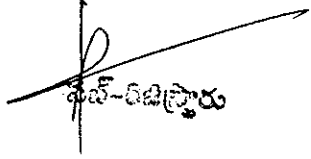
FOR MODI VENTURES  
  
Partner

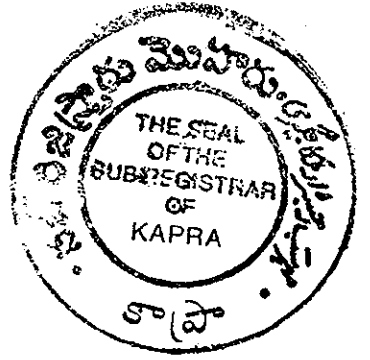
  
Nishab Chaudhary

13 వ ప్రకారం 2002-8 చదువు (1002) ప్రకారం

మొత్తము వారసులు పంపించినది 12

ఈ కారణము వలన పంపించినది 5

  
ఫాన్-దిల్లారు



SCHEDULE 'A'  
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

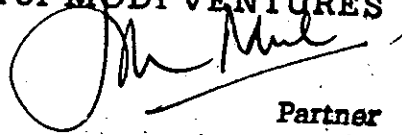
SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 306 on the third floor, in block no. 'A', 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. 36, 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. 305
South By	Staircase & Open to sky
East By	Open to sky
West By	6' wide corridor

For MODI VENTURES



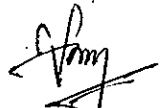


Partner

BUILDER



BUYER

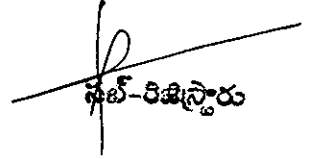
WITNESSES:

1. 
2. 
3. 

15 వ తేదీ 1980 వ సంవత్సరం 1002 వేల

మొత్తము రూపాయల సంఖ్య 12

ఈ కారితప్ప వలన సంఖ్య 6

  
శ్రీ. రిజిస్ట్రారు



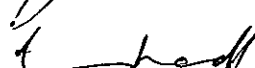


SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

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. 
3. 

For MODI VENTURES

  
Partner  
BUILDER

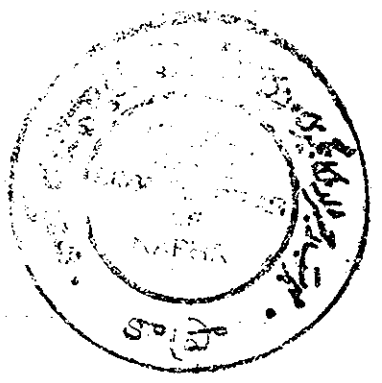
  
BUYER.

1. పేరు ..... 8 ..... సం. 1008 .....

2. పేరు ..... 12 .....

3. పేరు ..... 7 .....

~~సచివ-సంస్థ~~



**REGISTRATION PLAN SHOWING**

FLAT NO. 306 IN BLOCK NO. 'A'

ON THIRD 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. RISHAB CHADHA, SON OF MR. VIJAY CHADHA

**REFERENCE:**

**AREA:** 46.13

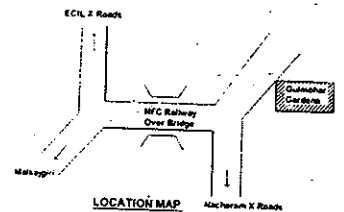
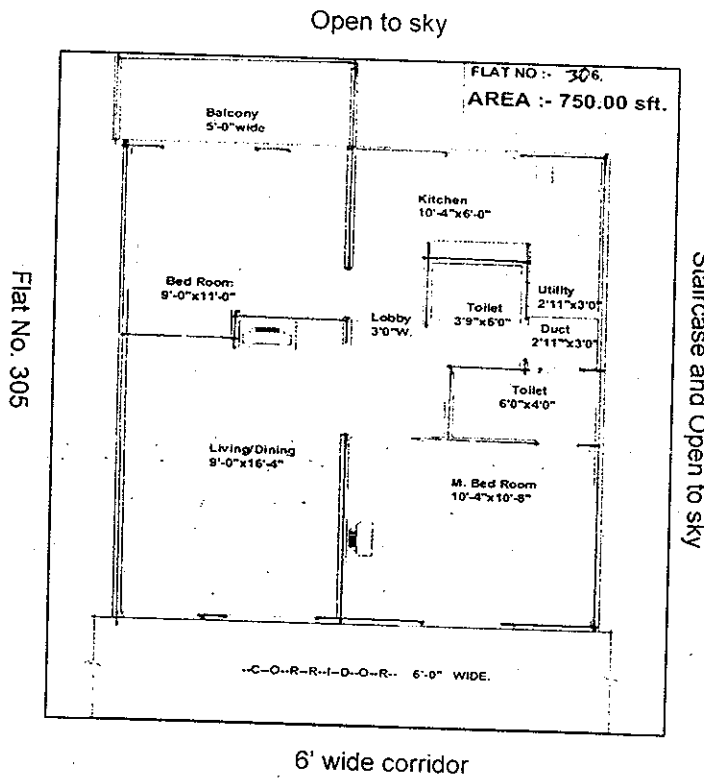
**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.

**EXCL:**

Total Built-up Area = 750 sft.

Out of U/S of Land = Ac. 4-00 Gts.



**For MODI VENTURES**

*[Signature]*  
Partner

**SIG. OF THE BUILDER**

**WITNESSES:**

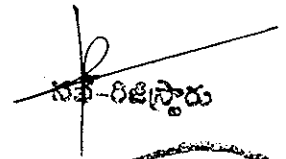
1. *[Signature]*
2. *[Signature]*
3. *[Signature]*

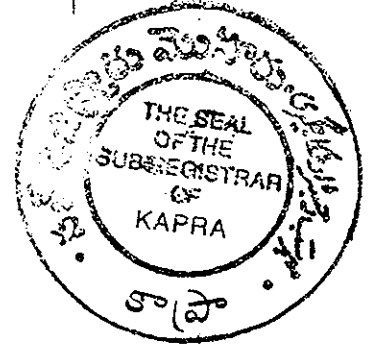
*[Signature]*  
**SIG. OF THE BUYER**

1వ కట్టెము 1002..... కం పు 1002..... పేజీలు

మొత్తము ..... 12







ఈ కారితప్ప పనుల వివరము ..... 8

  
సబ్-రిజిస్ట్రారు

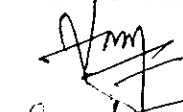

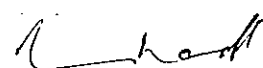


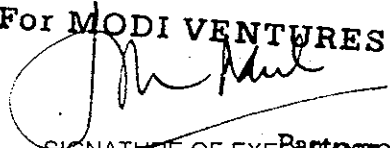


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUILDER :</u>  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 SRI SOHAM MODI SON OF MR. SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS:</u>  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.
			<u>BUYER:</u>  MR. RISHAB CHADHA S/O. MR. VIJAY CHADHA R/O. PLOT NO. 32 SURYA NAGAR KARKHANA SECUNDERABAD - 500 009.

SIGNATURE OF WITNESSES:

1. 
2. 
3. 

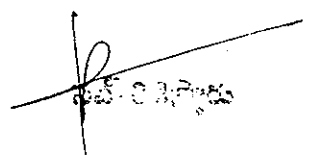
**For MODI VENTURES**  
  
 SIGNATURE OF EXECUTIVE PARTNER

*Rishab Chadha*

ಇಂಚಿತ್ತಿರುವ ಪರಿಶೀಲನೆ ಸಂಖ್ಯೆ 1002-2008

ಪುಸ್ತಕ ಸಂಖ್ಯೆ 12

ಪುಸ್ತಕದ ದಿನಾಂಕ 9




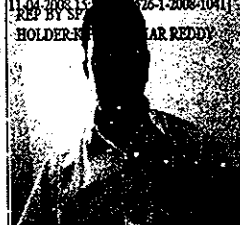




**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 001041/2008 of SRO: 1526(KAPRA)

11/04/2008 15:50:58

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) RISHAB CHADHA PL.NO.32,SURYA NAGAR,KARKHANASEC	<i>Rishab Chadha</i>
2	Manual Enclosure	Manual Enclosure	(EX) MODI VENTURES RE BY M.PRTNR.:SOHAM MODI OFF:5-4-187/3/4,II FLR.,SOHAM MANSION\W.G.RAOD,SE C	
3			(EX) REP BY SPA HOLDER:K.PRABHAKAR REDDY	

Witness  
Signatures

*K. Prabhakar Reddy*  
Operator  
Signature

  
Sub Registrar  
Signature

1002

12

10

*[Handwritten signature]*

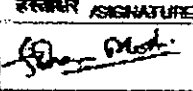


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**

नाम / NAME  
**SONAM SATISH MODI**

पिता का नाम / FATHER'S NAME  
**SATISH MANLAL MODI**

जन्म तिथि / DATE OF BIRTH  
**18-10-1989**

हस्ताक्षर / SIGNATURE  


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

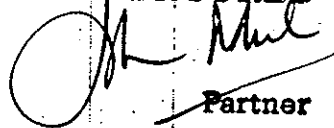
ANDHRA PRADESH  
**DRIVING LICENCE**  
**DLDAP011193622002**

प्रमाणिक नम्बर / K  
**K PRAMANIK NMBR**  
**2-3-64/10000**  
**JATSIKAL CHANDER**  
**HYDERABAD**

30-07-2002 **DUPLICATE**

Licensing Authority  
**RTA-HYDERABAD, EZ**

For MODI VENTURES

  
 Partner


8 ..... 1002 .....  
..... 12 .....  
..... 11 .....

~~.....~~





INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH

**DRIVING LICENCE**  
DLFAP010132032004



CHADHA  
VIJAY  
H NO  
SURYA  
KARN  
SECBA





*E. Ravindra Kumar*  
Addl. Licencing Authority  
RTA-SECUNDERABAD

Signature  
Issued on: 15/05/2004

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV,MCWG	16/05/2024
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	DLFAP010132032004	
<u>Original I.A.</u>	RTA SECUNDERABAD	
<u>DOB</u>	07/02/1982	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	15/05/2004	

371128/04

*Nishob Chodha*

13 పుస్తకాల సంఖ్య & విలువ రూ. 1002  
మొత్తము కార్యదర్శికి పంపించినది 12  
ఈ కారితప్ప జరుగవలయు 12

  
సభ-రిజిస్ట్రారు

