

A-211

CS No. 10941

DOCT. No. 10922/2007

211  
A-11238



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 502388

3185  
08/06/2007  
Name: CH Ramesh  
B/o. D/o. Nadshy Rao  
For Whom: mls modi ventures

*6000*  
**K. Srinivas**

SVL No.26/98, R.No.11/2007  
City Civil Court  
SECUNDERABAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 13<sup>th</sup> day of September 2007 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. PRADEEP MITTAL SON OF MR. S. P. MITTAL, aged about 33 years, residing at AB2, Vaishnavi Complex, Street No. 6, Habsiguda, Hyderabad, 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

*Soham Modi*  
Partner

*Pradeep Mittal*

*249500  
100  
2520  
1500  
95  
3015*

*010 = 460  
Verify*

2007 వ.సం...  
 192...  
 పేరలు...  
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

వ పుస్తకము...  
 దస్తావేజాల మొత్తం కాగితముల  
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 సంఖ్య...

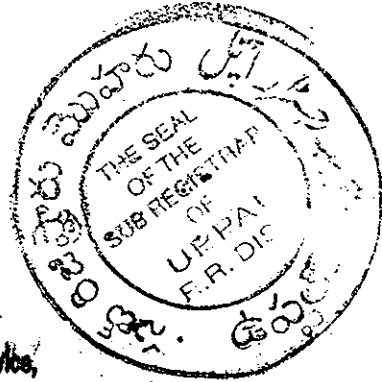
సబ్-రిజిస్ట్రారు

శ్రీ: K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పాబ్లిక్ గాపులు

పేరియట్ వేతిముద్రలతో సహా దాఖలు చేసి  
 తునుము రూ...  
 ఫైల్ చేయబడినారు.

Prabhakar

Receipt No. 603205 Dt. 6/9/10  
 SBH, Habisiguda Branch, Sec'bad.



K. Prabhakar Reddy, S/o. Mr. K.P. Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 3rd, Floor, Saham Mansion, M.G.Road, Secunderabad.  
 Attested GPA, through General Power of Attorney, Vide Doc. No. 1201/2010  
 Registered at SRO, Uppal, R.R. Dist.

ఎడమ బ్రౌటనవైలు: Prudhep Mittal No. P.P. mittal Bus Business  
 R/o. AB 2, Vasantharam Complex, Street No. 6, Habisiguda, Sec'bad.

① V. Varaprana V. K. Varaprana S/o V. Pullankajuru R/o 12-11-196/2  
 B. Nagar Secunderabad

② P. Pradeep No. P. Dhanraj S/o - Senior  
 R/o. 1-10-263, near Bommapally, Sec'bad.

2007 వ. సం...  
 192...

సబ్-రిజిస్ట్రారు

**WHEREAS:**

- A. The Buyer under a Sale Deed dated 13.09.07 has purchased a semi-finished, deluxe apartment bearing no. 211, on the second floor in block no. 'A', admeasuring 485 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 29.83 sq. yds.
  - A reserved two wheeler parking space bearing no. 26 admeasuring about 15 sft.
  - A reserved car parking space bearing no. 10 admeasuring about 100 sft.

This Sale Deed is registered as document no. 10921/07 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 for completion of construction of the semi-finished apartment as per the agreed specifications.

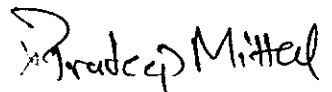
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing no. 211 on second floor in Block 'A' and the parties hereto have specifically agreed that this 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 semi-finished deluxe apartment bearing no. 211 on the second floor in block no. 'A' admeasuring 485 sft. of super built up area and undivided share of land to the extent of 29.83 sq. yds. A reserved two wheeler and Car parking bearing no. 26 & 10 admeasuring 15 & 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 2,49,500/- (Rupees Two Lakhs Forty Nine Thousand Five Hundred Only).
- The Buyer has already paid 22,736/- (Rupees Twenty Two Thousand Seven Hundred and Thirty Six Only) before entering into this agreement, which is admitted and acknowledged by the Builder.
- The Buyer shall pay to the Builder the balance consideration of Rs. 2,26,764/- (Rupees Two Lakhs Twenty Six Thousand Seven Hundred and Sixty Four Only) in the following manner:

For MODI VENTURES

  
Partner



1 వ పుస్తకము. 09.1.2006  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య 4 ఈ కాగితపు వరుస  
 సంఖ్య 2

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య 4 ఈ కాగితపు వరుస  
 సంఖ్య 2

Section 42 of Act II of 1864  
 No. 12/9/67 Date 12/9/67

I hereby certify that the proper deficit  
 stamp duty of Rs. 2520 Rupees Two thousand  
five hundred twenty only  
 has been levied in respect of this instrument  
 from Sri. B. P. Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 249500 being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
12/9/67  
 Sub Registrar  
 and Collector U.S. 41 & 4  
 INDIAN STAMP ACT

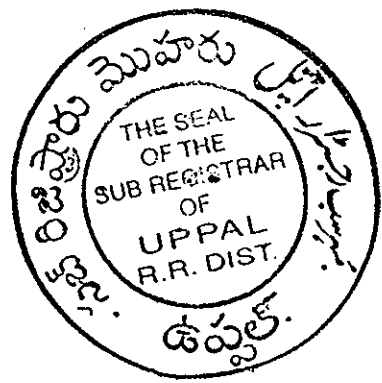
NOTE. D.S.D. Rs. 460 & D.R.F. Rs. —  
 Rs. 460 has been collected as  
 agreed M V of Rs. 208000 Dt. 13/9/67

Sub Registrar  
 SUB REGISTRAR

Registration Endorsement

An amount of Rs. 2520 towards Stamp Duty  
 including Transfer duty and Rs. 1000  
 towards Registration Fee was paid by the party  
 through Chalan Receipt Number 603205  
 dated 6/9/67 at SRH Habsiguda Branch Secbad.

**G.B.H. Habsiguda**  
**A/c. No. 0100050700**  
**of S.R.O. Uppal.**

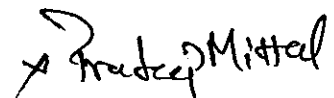


Installment	Amount (Rs.)	Due date of payment
I	75,334/-	01.07.2007
II	75,714/-	01.10.2007
III	75,716/-	31.12.2007

4. 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 3 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.
5. 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.
6. 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.
7. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 211 on second floor in Block 'A' to the Builder for the purposes of completion of construction of the apartment.
8. 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.
9. 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.
10. The Builder shall complete the construction of the Apartment and handover possession of the same by 31<sup>st</sup> December 2007 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.

For MODI VENTURES

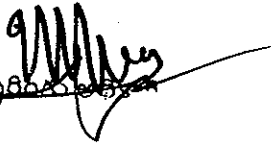
  
Partner

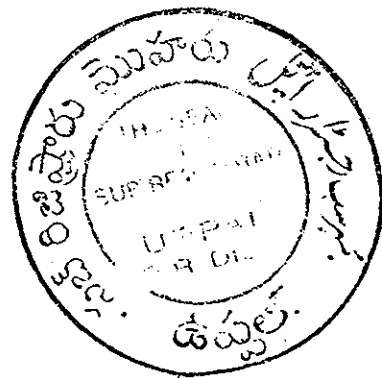


1 వ పుస్తకము 0.9.2... సెల్  
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పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (శా.శ) పు... 10/2/107  
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు... 1-200 / ఇవ్వడమైన  
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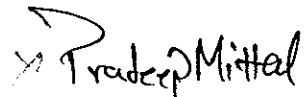


11. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she 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.
12. 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.
13. 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.
14. 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.
15. 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.
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 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.
17. 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.
18. 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.

For MODI VENTURES

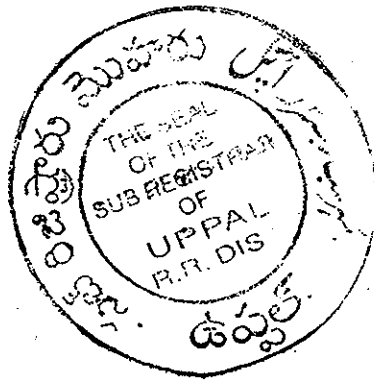


Partner



1 వ పుస్తకము. 09.12.2008 సం॥  
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సబ్-రిజిస్ట్రార్

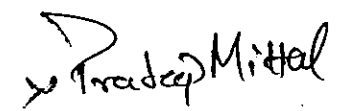





19. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. Stamp duty and Registration amount of Rs. 3615/- is paid by way of challan No. 60325, dated 06.09.07 drawn on SBH Habsiguda Branch, Hyderabad and VAT paid an amount of Rs. 2495/- by way of Payorder No. 135329, drawn on HDFC Bank, S. D. Road Branch, Secunderabad, 07-07-09-2007.

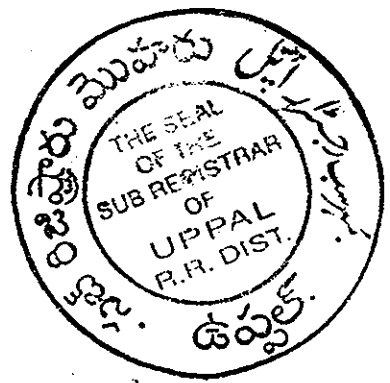
FOR MODI VENTURES

  
Partner



1వ పుస్తకము. 0.92. 1901  
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సబ్-రిజిస్ట్రారు



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

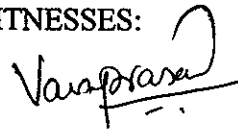

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 211 on the second floor, in block no. 'A', admeasuring 485 sft. of super built up area together with proportionate undivided share of land to the extent of 29.83 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 26 & 10, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	6' wide corridor & Open to sky
South By	Open to sky
East By	Flat No. 210
West By	Open to sky

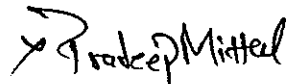
WITNESSES:

1. 
2. 

FOR MOD VENTURES


  
Partner

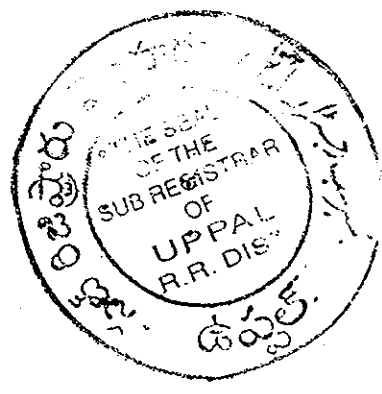
BUILDER



BUYER

1వ పుస్తకము...0922...  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...!!...ఈ కాగితపు వరుస  
సంఖ్య.....

  
సబ్-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:

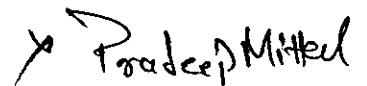
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For MODI VENTURES



Partner

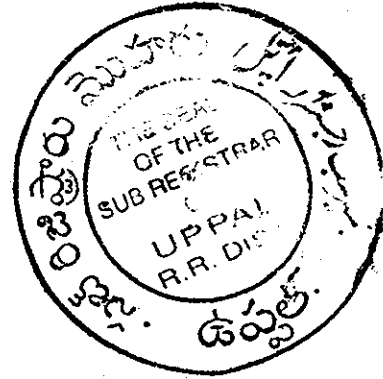
BUILDER



BUYER.

1 వ పుస్తకము. 09.22.2019  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య!!!...ఈ కాగితపు వరుస  
సంఖ్య.....

2  
పబ్-రిజిస్ట్రార



**REGISTRATION PLAN SHOWING**

FLAT NO. 211 IN BLOCK NO. 'A'

ON SECOND 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 & SRI SAI BUILDERS BOTH REPRESENTED BY

SRI SOHAM MODI SON OF SRI SATISH MODI

**BUYER:**

MR. PRADEEP MITTAL SON OF MR. S. P. MITTAL

**REFERENCE:**

AREA:

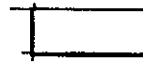
29.83

**SCALE:**

SQ. YDS. OR

**INCL:**

SQ. MTRS.

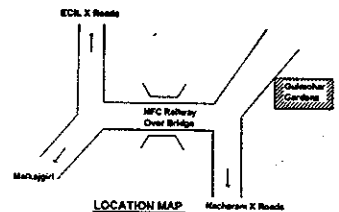
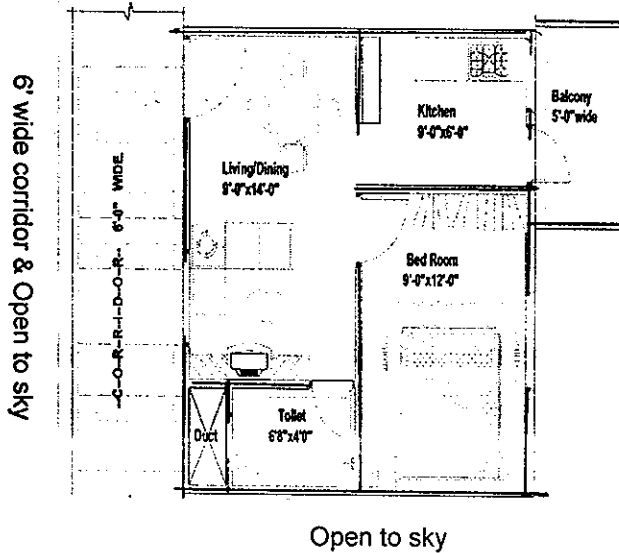


**EXCL:**



Total Built-up Area = 485 sft.  
Out of U/S of Land = Ac. 4-00 Gts.

Flat No. 210



**WITNESSES:**

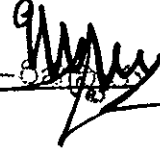
- 1.
- 2.

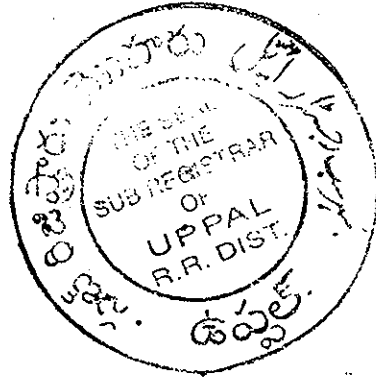
FOR MODI VENTURES

Partner  
SIG. OF THE BUILDER

SIG. OF THE BUYER

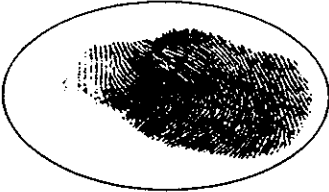

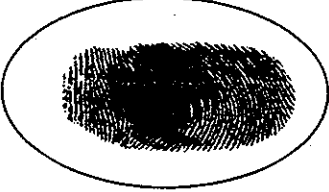



1వ పుస్తకము. 10.7.27న  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...!!...ఈ కాగితపు వరుస  
సంఖ్య.....

  
పద-          





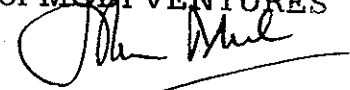
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>BUILDER:</u></p> <p>M/S. MODI VENTURES HAVING ITS OFFICE AT 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION M.G. ROAD SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNER MR. SOHAM MODI SON OF MR. SATISH MODI.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O), 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.</p>
			<p><u>BUYER:</u></p> <p>MR. PRADEEP MITTAL S/O. MR. S. P. MITTAL R/O. AB2, VAISHNAVI COMPLEX STREET NO. 6 HABSIGUDA HYDERABAD.</p>

SIGNATURE OF WITNESSES:

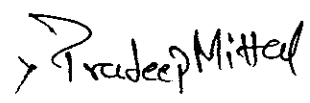
1. 
2. 

For MODI VENTURES




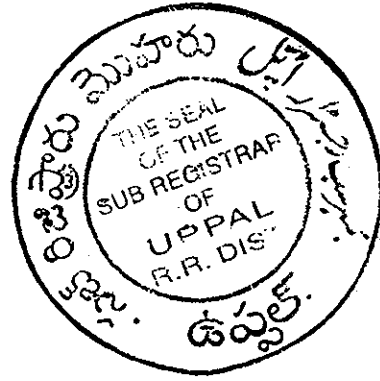
Partner

SIGNATURE OF EXECUTANTS



1వ పుస్తకము 09.2.2011వ  
దస్తావేజాల మొత్తం కాగితమాల  
సంఖ్య...!!.....ఈ కాగితపు వరుస  
సంఖ్య...?.....

  
~~సబ్-రెజిస్ట్రార్~~



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

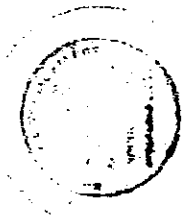


**DRIVING LICENCE**  
 DLDAPO1-123022000  
**PRABHAKAR REDDY K**  
**K PADMA REDDY**  
 2-3-64/19724  
 JALSWAL GARDEN  
 AMBERPET  
 HYDERABAD



భారత ప్రభుత్వం ఆధారితంగా ఈ లైసెన్సును జారీ చేసింది. దీనిని ఉపయోగించేటప్పుడు ధర్మాన్ని పాటించాలి. దుర్మార్గుత్వం చేసినట్లయితే లైసెన్సు రద్దు చేయబడుతుంది. దీనిని ఉపయోగించేటప్పుడు ధర్మాన్ని పాటించాలి. దుర్మార్గుత్వం చేసినట్లయితే లైసెన్సు రద్దు చేయబడుతుంది.

*[Handwritten signature]*



ప్రభుత్వం ఆధారితంగా జారీ చేసింది. దుర్మార్గుత్వం చేసినట్లయితే లైసెన్సు రద్దు చేయబడుతుంది.

**PERMANENT ACCOUNT NUMBER**  
 AEMPM6725H  
**SOPHAN SATISH MODI**  
 10th floor, A. K. Srinivas Reddy  
 SATISH MANILAL MODI  
 7th floor, A. K. Srinivas Reddy  
 7th floor, A. K. Srinivas Reddy  
 7th floor, A. K. Srinivas Reddy

**भारत गणराज्य REPUBLIC OF INDIA**



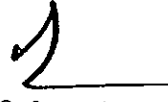
*[Handwritten signature]*

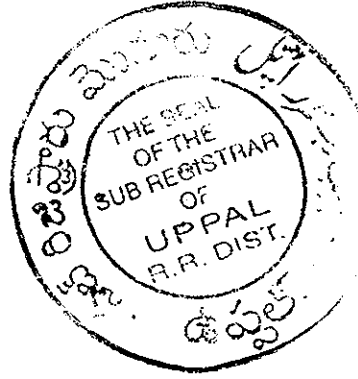
INDIA  
 D2794065  
**INDIAN**  
**HYDERABAD**  
**FOR HYDERABAD**

**For MODI VENTURES**

*[Handwritten signature]*  
**Partner**

1వ పుస్తకము. 09.2.27/01/20  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 11.... ఈ కాగితపు వరుస  
సంఖ్య... 10.....

  
పబ్-రిజిస్ట్రార్





1వ పుస్తకము 10.9.2. జిల్లా  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...!!...ఈ కాగితపు వరుస  
సంఖ్య...!!.....

పబ్-రిజిస్ట్రార్

