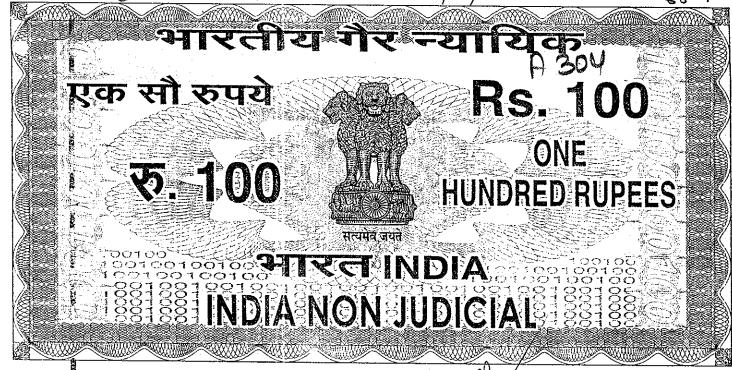
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SVL No.26/98; R.No.11/2007
City Civil Count
SECUNDERABAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 4 day of December 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

1. MRS. OVIETA THOMAS, WIFE OF MR. DILIP J. THOMAS, aged about 54 years, 2. MS. NEHA J. THOMAS, DAUGHTER OF MR. DILIP J. THOMAS, aged about 23 years, both are residing at 12-13-716, Street No. 1, Kimtee Colony, Tarnaka, Secunderabad - 500 017., 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 Chours

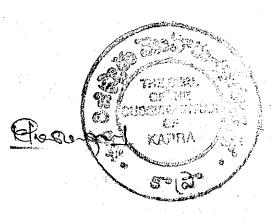
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(e) 5-4-187/3 & y, and Moor, Soham mansion, M.g. Road, sectod, through attested GPA box Precentation of documents, vide GPANO. 120/18/06 at spo, upper, R. R. Dist.

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2007 350 Chowid 30 1/ 500 Author (

WHEREAS:

- A. The Buyer under a Sale Deed dated (24.13.47) has purchased a standard apartment bearing no. 304, 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:
 - a. Proportionate undivided share of land to the extent of 46.13 sq. yds.
 - b. A reserved two wheeler parking space bearing no. 34 admeasuring about 15 sft.
 - c. A reserved car parking space bearing no. 34 admeasuring about 100 sft.

 This Sale Deed is registered as document no. 778/67 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. 304 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:

- 1. The Builder shall complete the construction for the Buyer a standard apartment bearing no. 304 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 and car parking bearing no. 34 & 34 admeasuring 15 & 100 sft respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 2,97,250/- (Rupees Two Lakhs Ninety Seven Thousand Two Hundred and Fifty Only).
- 2. The Buyer has already paid an amount of Rs. 2,97,250/- (Rupees Two Lakhs Ninety Seven Thousand Two Hundred and Fifty Only) which the Builder admitted and acknowledged the receipt for above said consideration.
- 3. 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.

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- 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. 304 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 31st 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.
- 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.

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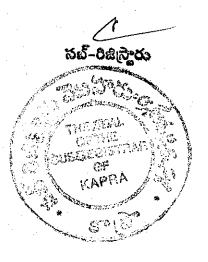


- 12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
- 13. The Builder shall deliver 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.

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- 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. 673b/- is paid by way of challan No. 705447, dated 2010/07, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 2975/- by way of Payorder No. 137536, dated 2010/07, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

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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 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 standard apartment no. 304 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 and car on the stilt floor bearing nos. 34 & 34, 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	Flat No. 303	
South By	Flat No. 305	
East By	Open to sky	
West By	6' wide corridor	

WITNESSES:

2.

BUYER

Partner

BUILDER

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SCHEDULE OF SPECIFICATION FORCOMPLETION 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:

BUYER.

BUIL DEERner

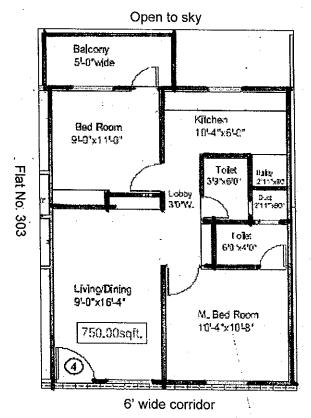
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REGISTRATION	PLAN SHO	WING FLAT NO. 30	4 IN BLOCK NO. 'A'	
	ON TH	IRD FLOOR IN PROJEC	CT KNOWN AS " GULMOHAR GARDE	ins"
IN SURVEY NOS	93, 94	& 95		SITUATED AT
	MALL	APUR VILLAGE,	UPPAL	MANDAL, R.R. DIST.
BUILDER:	M/S. N	ODI VENTURES REPR	ESENTED BY ITS PARTNER	
-	SRI SC	DHAM MODI SON OF S	RI SATISH MODI	
BUYER:	1. MR	S. OVIETA THOMAS, W	/IFE OF MR. DILIP J. THOMAS	
	2. M S	. NEHA J. THOMAS, DA	AUGHTER OF MR. DILIP J. THOMAS	
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.





Flat No. 305

LOCATION MAP

SIG. OF THE BUILDER

For MODI VENTURES

SIG. OF THE BUYER

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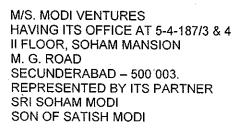
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NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER







BUILDER:





GPA FOR PRESENTING DOCUMENTS:

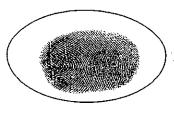
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.





BUYER CUM REPRESENTATIVE:

 MRS. OVIETA THOMAS W/O. MR. DILIP J. THOMAS R/O. 12-13-716, STREET NO. 1 KIMTEE COLONY TARNAKA HYDERABAD – 500 017.





2. MS. NEHA J. THOMAS D/O. DILIP J. THOMAS R/O. 12-13-716, STREET NO. 1 KIMTEE COLONY TARNAKA HYDERABAD – 500 017.

SIGNATURE OF WITNESSES:

1. Dhomes 2. W

SIGNATURE OF EXECUTANTS

DI VENTU

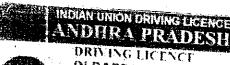
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed. I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Ovieta Thomas, as I / We cannot appear personally before the Registering Officer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

١.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

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OLDAP07+193822002 PRABHAKAR REDDY K PADAK REDDY 2-3-64/18/24 JAISWOL GARDEN AMBERRET HYDERARD

30/07/2002 DUPLICATE

Licencing Authorny STA-HYDERABAD-EC

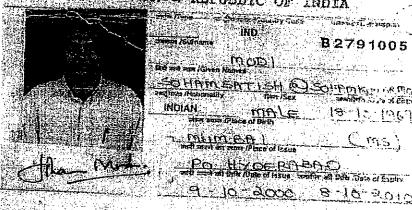
साके प्याप्त, महरन गणाव्य के एन्योग्नी के मान था, यन तब हो दिश्या इस बरात में सीकार की, यह प्रापंत गुरू अनेवा की जाती है कि ने बाकक को किया गुष्टाचीत. अपूरादी से अपने-अपने में, और उसे हर शक्त की ऐसी सजस्यात और सुरक्षा उदान को निकाकी उसे अपदस्यकात हो।

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एन. जाभार

Alen Signer Republic of India



For MODI VE

काइ तेखा पंदना

PERMANENT ACCOUNT NUMBER

ABMPM6725H

1

SOHAM SATISH MODI

PETTANOIS/ MRIPA

Shiel Cemnissioner of Incomedus, Andhre Predich

प्राप्त के कार्युष्ट आका अनेश

SATISH MANILAL MODI THE THE THE THE THE THE THE

जन्म तिथि KATE OF BIRTH 8-10-1969

Partner

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ఈ కాగిత పు వకున నం _{్రా}	
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Family Members Details

S.No	Name	Relation	Date of Age
2	Ena Thomas	Mother 🗼	÷ 182°
10.00	動業を対象があることがあります。 25%	Wife .	53
4	Neha:Thomas	Daughter 🖖 📜	21

ram Gopai Assistant Labour Office 132 DPL/Incharge

F.P. Shop No

: 950

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Name of Head of Household

: .. Thomas Dilip Jude

తండ్రి/భర్త పేరు

Father/Husband name : Gerald

තුණීනම්ය/Date of Birth : 06/09/1948

వయస్సు/Age

: 58

వృత్తి /Occupation

: Retired Employee

ಇಂಟಿ.ನಂ./House No.

: 12-13-716

వీధి /Street Colony

ST NOT

: KIMTEE COLONY

Ward

Circle

Circle IX

ಜಿಲ್ಲ್ /District

🕻 హైదరాబాదు / Hyderabad

Annual Income (Rs.) : 180,000

LPG Consumer No. (1) : J16911/(Single.)

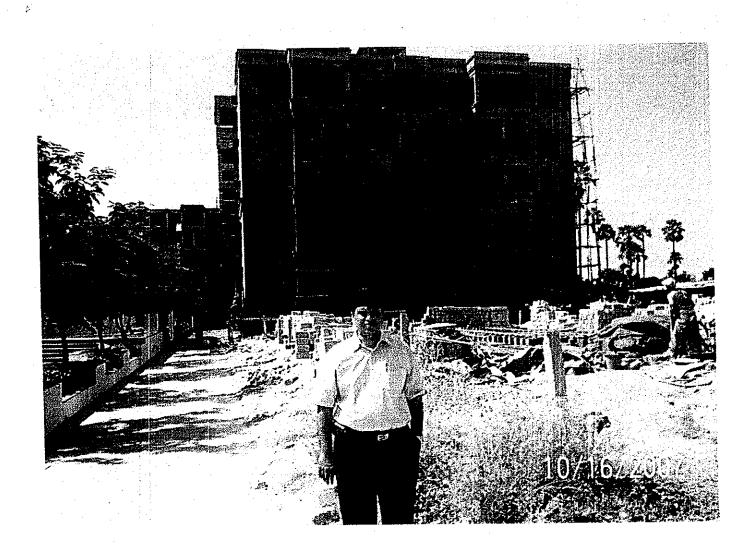
LPG Dealer Name (1) : Jay Kay Gas, IOC

LPG Consumer No. (2):/ LPG Dealer Name (2):

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