

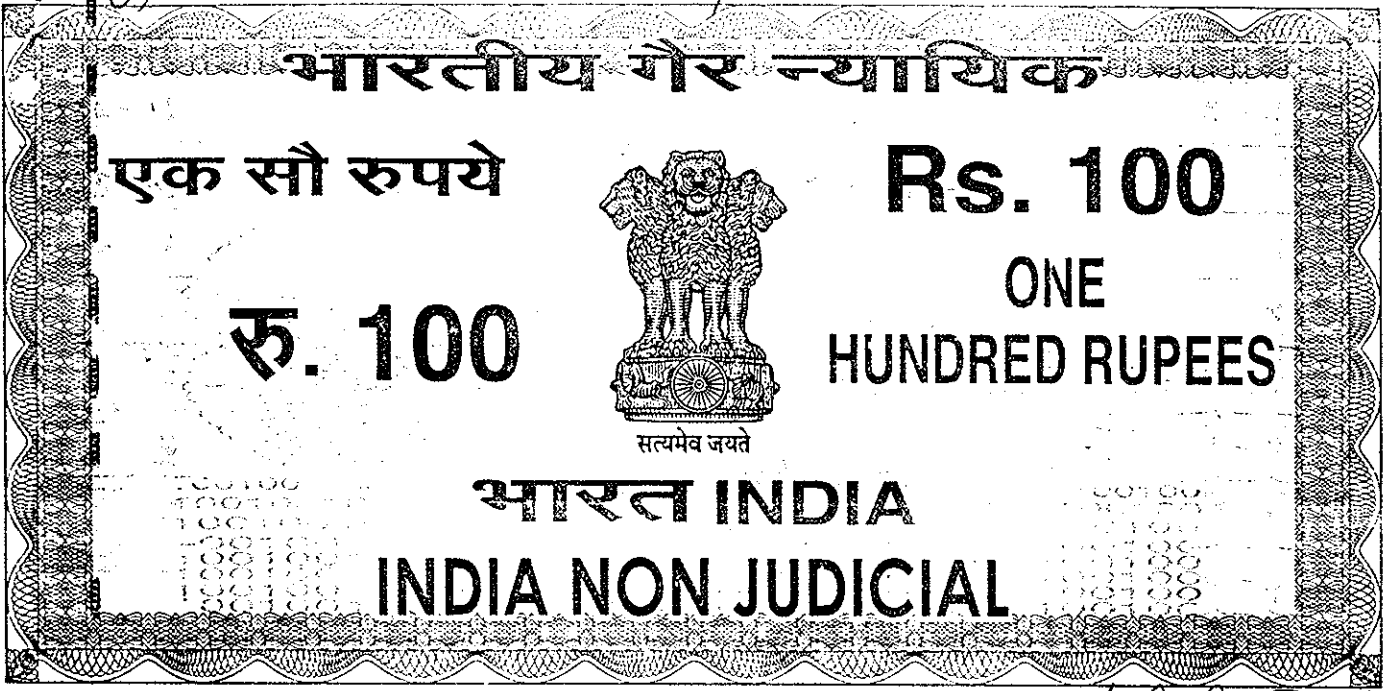
05-1042

1000/08

A 306

A.1124

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

1809 3/3/08 100
 Sold to G Venkatesh
 by G. A. Rao
 for Whom Modi Ventures

See

L. G. Chimalg
 K 804994
LEELA G CHIMALG:
 STAMP VENDOR
 N. 12/2005
 5-4-76/A, Ujjala Ranigunj
 SECUNDERABAD-500 003

AGREEMENT FOR CONSTRUCTION

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

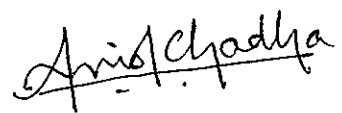
M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Occupation: Business, hereinafter referred to as the Builder (which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

AND

MR. AVISH CHADHA, SON OF MR. VIJAY CHADHA, aged about 24 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

 Partner



1వ పుస్తకము వివిధ కృతుల పేరు పు... 1000 వేలలు

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వయస్ సంఖ్య.....

2008 వ సం. ఏప్రిల్ నెల..... 11 వ తేదీ

1929 వ సం. ఏప్రిల్ నెల..... 22 వ తేదీ

పదము..... 2 వ సం. 3 వ సం. గంటల

కుద్యుల కొరతను నివారించుట కొరకు

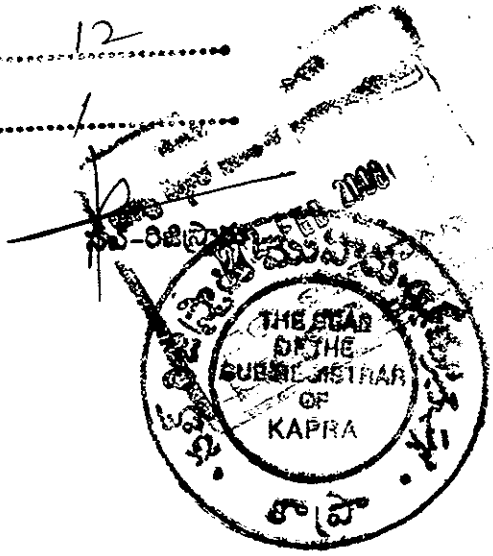
శ్రీ..... K. Prabhakar Reddy

రిజిస్ట్రార్ కు 1000 వేల పుస్తకాన్ని వి.ఎ.నం

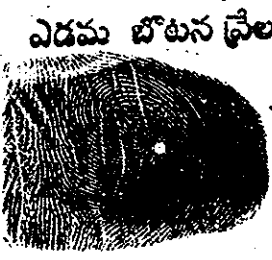
అనుసరించి సమర్పించిన ఫోటో గ్రాఫులు

కురియమ వేలము ద్రవ్యతో సహా దాఖలు చేసి

ఈ కారణము..... 1000..... లు చెల్లించినారు



Prabhakar Reddy



*Prabhakar Reddy s/o. K.P. Reddy res. Service
(C) 5-4-197/394. Office, Satham madhion, M.G. Road,
Sec'bad attached through RPA for presentation of
Documents vide G.P.A no. 120/BKIV/2006 at SRO, upper,
R.R. Dist.*

*Arish Chacka s/o. V. Jay Chacka
R/o. Plot no. 32, Suryanagar, Kankhara, Sec'bad-009.*

*S. Pradeep H/o. S. Dharmaj res. Service
R/o. 1-10-263, New Bommapally, Sec'bad*

*V. Jay Chacka s/o. Durgadas Chacka, res. Business
R/o. 32, Suryanagar, Kankhara, Sec'bad-009*

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

WHEREAS:

- A. The Buyer under a Sale Deed dated 31.03.2008 has purchased a semi-finished, deluxe apartment bearing no. 203, on the second floor in block no. 'A', admeasuring 1300 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 79.95 sq. yds.
 - A reserved two wheeler parking space bearing no. 18 admeasuring about 15 sft.
 - A reserved car parking space bearing no. 36 admeasuring about 100 sft.
- This Sale Deed is registered as document no. 999/08 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 apartment bearing no. 203 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. 203 on the second floor in block no. 'A' admeasuring 1300 sft. of super built up area and undivided share of land to the extent of 79.95 sq. yds. A reserved two wheeler and Car parking bearing no. 18 & 36 admeasuring 15 & 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 6,53,000/- (Rupees Six Lakhs Fifty Three Thousand Only).
- The Buyer has already paid an amount of Rs. 6,53,000/- (Rupees Six Lakhs Fifty Three Thousand Only) and the Builder admitted and acknowledged the receipt for 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 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.

For MODI VENTURES


Partner



1వ పుస్తకము 2008 సం. 1000 దస్తావేజులు
 మొత్తము కారితప్ప పరిశుభ్రము 12
 ఈ కారితప్ప పరిశుభ్రము 2

[Signature]
 సబ్-రెజిస్ట్రారు

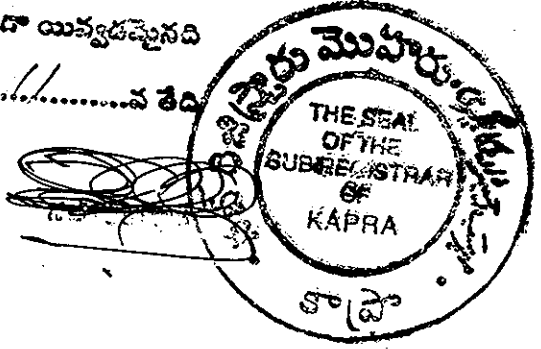
THE GOVERNMENT
 OF ANDHRA PRADESH

Amount paid in respect of this document:

- I. Stamp duty
 - 1. in fi. Rs. 100/-
 - 2. in cash Rs. 6430/-
 - 3. in the shape of challan Rs. —
 - 4. in the shape of cash Rs. —
- II. Transfer duty
 - 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. User charges
 - 1. in the shape of challan Rs. 100/-
 - 2. in the shape of cash Rs. —

[Signature]
 SUB-REGISTRAR
 KAPRA

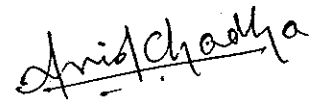
1వ పుస్తకము 2008 సం. / కా.న. 192
 పు..... 1000మొత్తము కారితప్ప పరిశుభ్రము చేయబడి
 స్టాంపింగ్ విమిర్షణ నిర్మాణ సంఖ్య 1526
 1000 2008 సం. యివ్వబడ్డది
 2008 సం. యివ్వబడినది



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. 203 on second 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 30th 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.

FOR MODI VENTURES


Partner

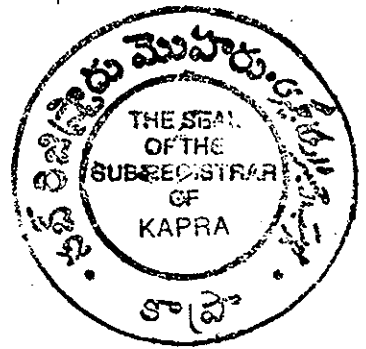


1వ పుస్తకము ధర రూ..... సంఖ్య.....1000.....

మొత్తము కారితప్ప వరుస సంఖ్య.....12.....

ఈ కారితప్ప వరుస సంఖ్య.....3.....

[Handwritten Signature]
సహ-రిజిస్ట్రారు



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.
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.

FOR MODI VENTURES

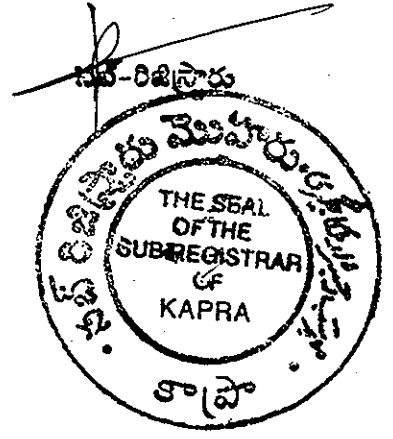

Partner



1వ పుస్తకము విలువ రూ. 1000-1

మొత్తము కారితముల సంఖ్య 12

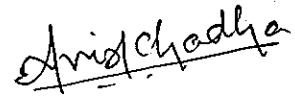
ఈ కారితపు వరుస సంఖ్య 4



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.
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. 7,530/- is paid by way of challan No. 758136, dated 29.3.08, drawn on SBH Habsiguda Branch, Hyderabad and VAT paid an amount of Rs. 6530/- by way of Payorder No. 139682, drawn on HDFC Bank, S. D. Road Branch, Secunderabad. Dt. 29.3.08.

For MODI VENTURES

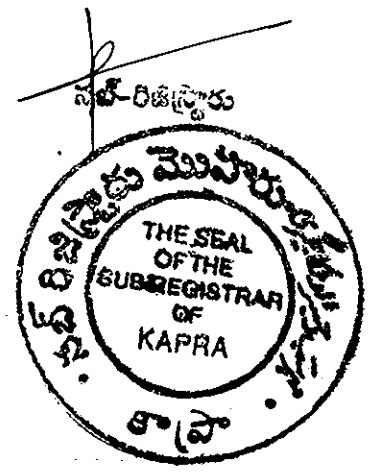

Partner



1వ పుస్తకము 2038 వ సంపు 1000

మొత్తము కాలిఫర్నియా సంఖ్య 12

ఈ కాలిఫర్నియా సంఖ్య 5



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:

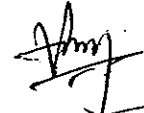
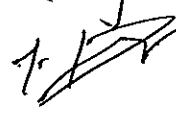
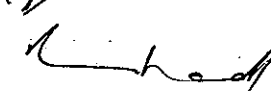
North By	Part of Sy. No. 95
South By	40' side road (Shakti Sai Nagar road)
East By	Shakti Sai Nagar Colony
West By	Sy. No. 92

SCHEDULE 'B'
SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 203 on the second floor, in block no. 'A', admeasuring 1300 sft. of super built up area together with proportionate undivided share of land to the extent of 79.95 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 18 & 36, 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:

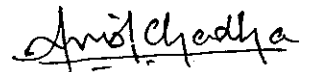
North By	Staircase and Open to sky
South By	Flat No. 204
East By	Open to sky
West By	6' wide corridor

WITNESSES:

1. 
2. 
3. 

FOR MODI VENTURES



BUILDER Partner

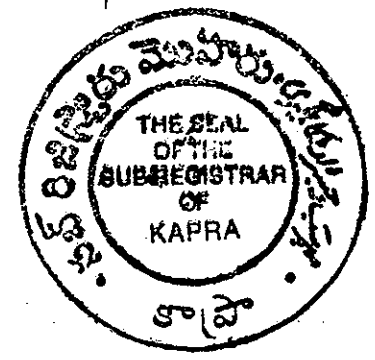

BUYER

1వ పుస్తకము విరాళి.....చ సం పు 1000

మొత్తము కారితమరు సంఖ్య..... 12

ఈ కారితపు వరుస సంఖ్య..... 6


నవ-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.

1వ క్రమము 2008..... రూపు 1000.....

మొత్తము కార్యము..... 12.....

ఈ కార్యము వలన..... 7.....

~~సబ్-రెజిస్ట్రారు~~



REGISTRATION PLAN SHOWING

FLAT NO. 203 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 REPRESENTED BY ITS PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MR. AVISH CHADHA, SON OF MR. VIJAY CHADHA

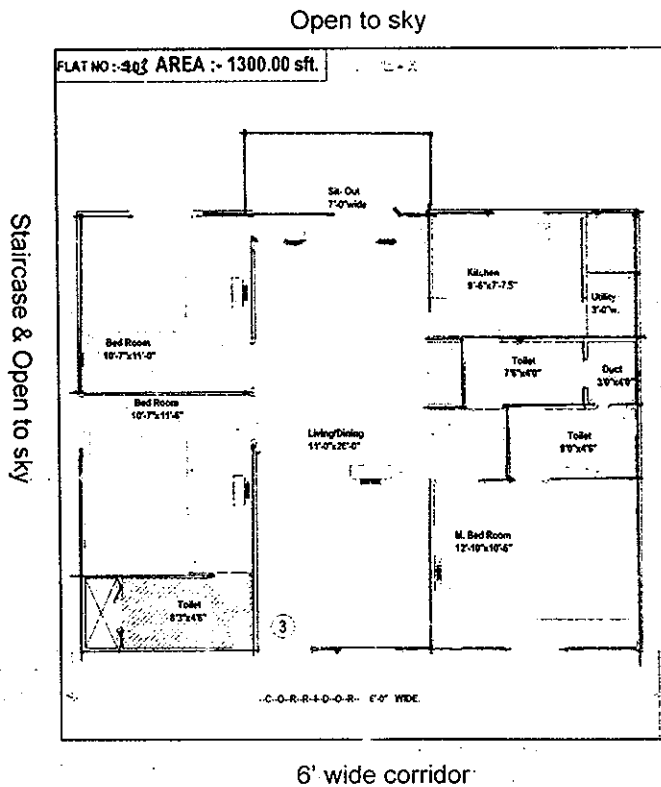
REFERENCE:
AREA: 79.95

SCALE:
SQ. YDS. OR

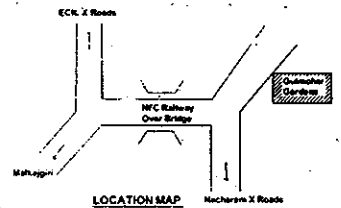
INCL:
SQ. MTRS.

EXCL:

Total Built-up Area = 1300 sft.
Out of U/S of Land = Ac. 4-00 Gts.



Flat No. 204



WITNESSES:

- 1.
- 2.
- 3.

FOR MODI VENTURES

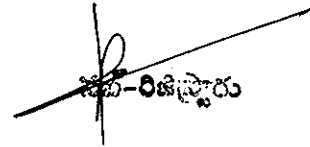
Partner
SIG. OF THE BUILDER

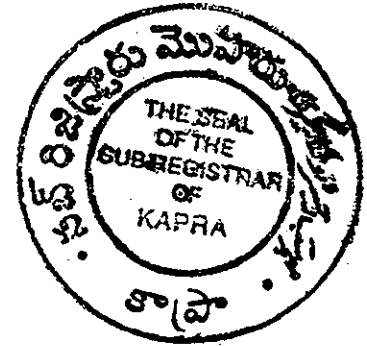
SIG. OF THE BUYER

1వ పుస్తకము వివిధ క్రమములలో సంఖ్య 1000 దస్తావేజులు

మొత్తము దానితోపాటు తుది..... 12

ఈ కారితప్ప పరిచయము..... 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
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BUILDER:
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
MR. SOHAM MODI
SON OF MR. SATISH MODI.



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:
MR. AVISH CHADHA
S/O. MR. VIJAY CHADHA
R/O. PLOT NO. 32
SURYA NAGAR
KARKHANA
SECUNDERABAD - 500 009.

SIGNATURE OF WITNESSES:

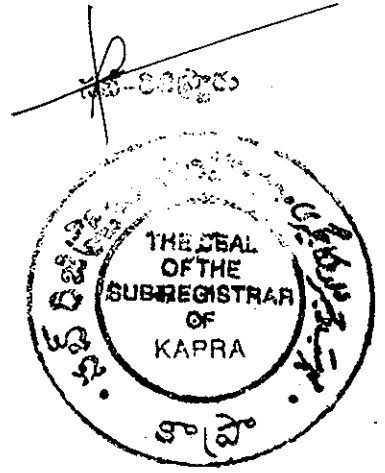
- 1.
- 2.
- 3.

For MODI VENTURES

Partner

SIGNATURE OF EXECUTANTS





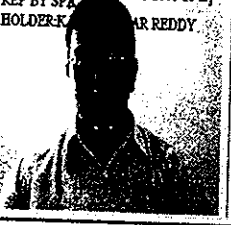
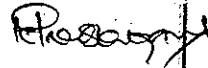
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Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001042/2008 of SRO: 1526(KAPRA)

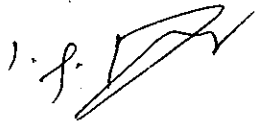

11/04/2008 15:47:47

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1		 11-04-2008 15:47:47 [1526-1-2008-1042] AVISH CHADHA	(CL) AVISH CHADHA PL.NO.32,SURYA NAGAR,KARKHANASEC	
2	Manual Enclosure	Manual Enclosure	(EX) MODI VENTURES RE BY M.PRTRN.:SOHAM MODI OFF:5-4-187/3/4,II FLR.,SOHAM MANSIONM.G.RAOD,SE C	
3		 11-04-2008 15:47:47 [1526-1-2008-1042] REP BY SPA HOLDER:K. PRABHAKAR REDDY	(EX) REP BY SPA HOLDER:K.PRABHAKAR REDDY	

Witness
Signatures

Operator
Signature


Subregistrar
Signature

1. 
2. 

15/11/2008 8 1000
12
10

~~Signature~~

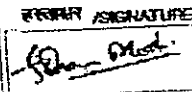


PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम NAME
SOHAM SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1969

हस्ताक्षर SIGNATURE


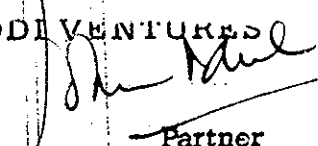
Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
OLDAP011193022002

प्रमाणित किया है
K PABU REDDY I
2-3-64/1974
JRISWAR CHANDEN
HYDERABAD

30-07-2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD-02

FOI MODI VENTURES

 Partner


ఈ క్రిందికి రూ. 8... వ సం. ప్ర. 1000 రు. పాటు

మొత్తము కారితము పంపింపు..... 12


ఈ కారితపు పంపింపు సంఖ్య..... 11



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
 DRIVING LICENCE
DLFAP010408602002




AVISH
 VIJAY
 HNO
 KARIM



SECUNDRABAD

Avish Chodha
 Signature
 Issued on: 02/11/2002

gwa
 Addl. Licensing Authority
 RTA-SECUNDERABAD

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV,MCWG	01/11/2022
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No</u>	DLFAP010408602002	
<u>Original LA</u>	RTA SECUNDRACAD	
<u>DOB</u>	13/10/1983	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	02/11/2002	

Avish Chodha

1వ ప్రస్తుతము పాటికె... కనుపు 1000 ప్రతిభలు

మొత్తము కాగితములు కనుపు..... 12

ఈ కాగితపు వదున కనుపు..... 12

