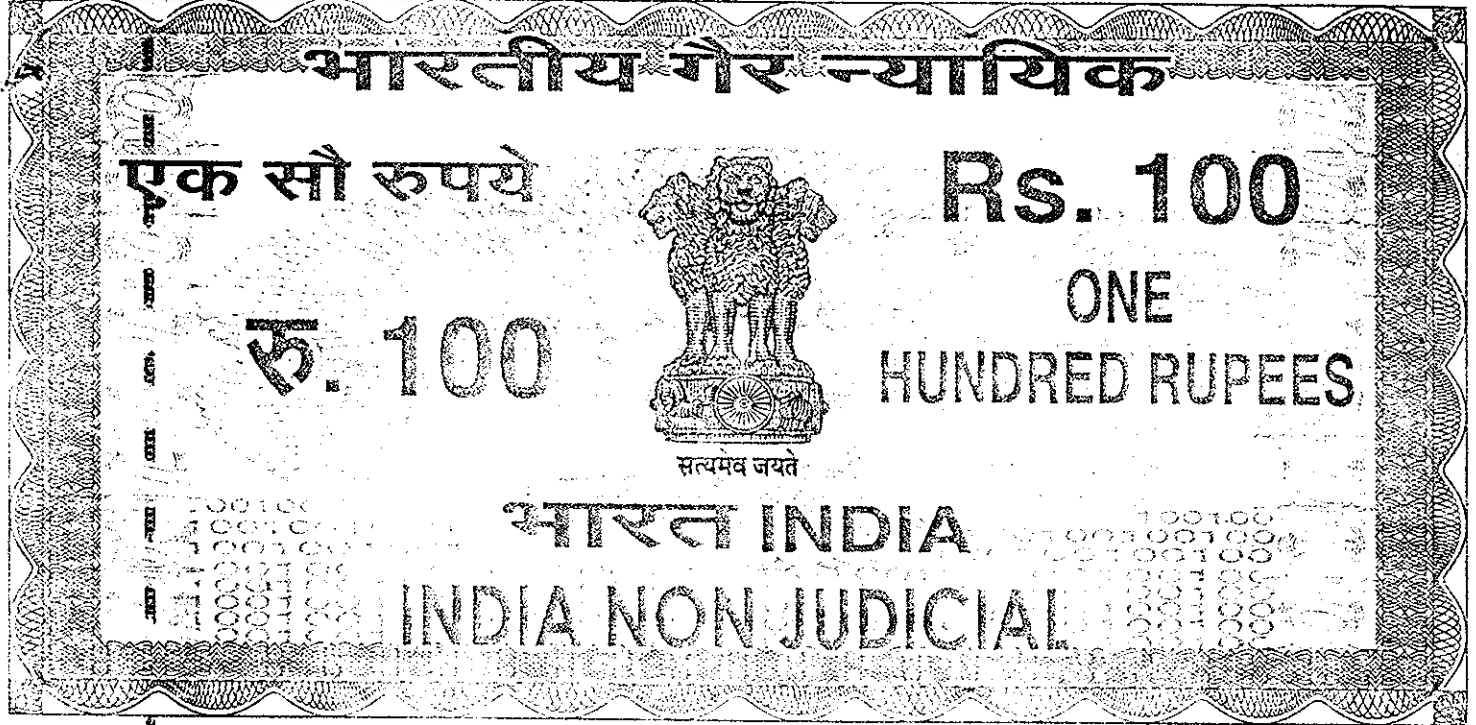


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782/08

A312

A: 866



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 376159

No. 11650 Date 29/12/2007
 Paid to Mallees
 D/o Sri Mallees
 Whom Mrs. Modi Ventures

[Signature]
K. SATISH KUMAR
 S.V.L. No:13/2000, R. No: 26/2008
 5-2-30 FREMAVATHIPET (V)
 R NAGAR, R. DIST.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 19th 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.)

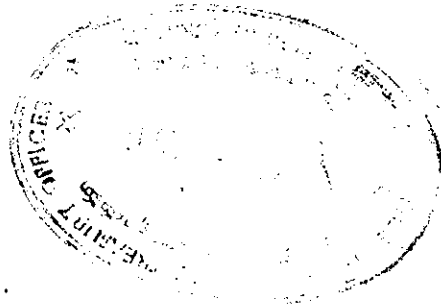
AND

MR. ISMAIL SHAIKH, SON OF MR. IBRAHIM SHAIKH, aged about 70 years, residing at B-308, Mayflower Park, Mallapur, Hyderabad - 500 076., 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]



19 నవంబరు 2008 వ సం వ 782 దస్తావేజులు

శాస్త్రము కాగితముల సంఖ్య..... 12

ఈ కారకపు కరుస సంఖ్య..... 1

2008 వ సం. యూరి... నెల... 19 వ తేది

1929 నా.శ. సంవత్సరం... 29 వ తేది

పగలు... 11 గంటలు

సంఖ్య... 12

K. Prabhakar Reddy

చేతులు... 12

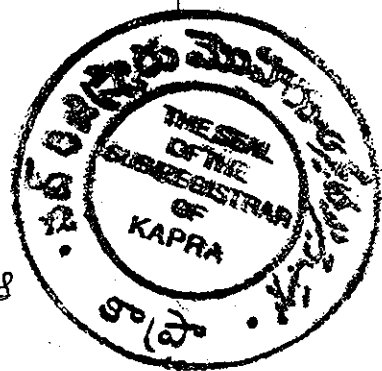
అనుబంధం... 12

మరియు వేలిముద్రలతో సహా కాపలు చేసి

అందుకు రూ... 1800/-

అందుకు రూ... 1800/-

18-08-2008



Chellaboina

Chellaboina

K. Prabhakar Reddy s/o. K.P. Reddy occ. Service
at S-11-187/2 & 4, 2nd Floor, Sohamy mansion, M.G.
Road, Sec 2nd, through attested GPA for presentation
of documents, vide GPA No. 120/2/06 at SRO, Uppal,
R.R. Dist.

Abdul Shakir s/o. Ibrahim Shakir
No. B-308, Manflower Park, Malleshwara, Hyderabad



మరియు వేలిముద్రలు



సంబంధం

T. Ramabolu (T. Ramabolu s/o. T.L. Narasimhan occ. Contractor
R/o. Plot No-101, Vijayapur colony, Tennaka,
Sec 2nd.
Giren s/o. Kamesh Chandraiah occ. Business
R/o. 401, Sri Sri Apt, As Rao Nagar to No. of Hyderabad

2008 వ సం. యూరి... నెల... 19 వ తేది


WHEREAS:

- A. The Buyer under a Sale Deed dated 19.03.08 has purchased a deluxe apartment bearing no. 312, on the third 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. 42 admeasuring about 15 sft.
 - A reserved car parking space bearing no. 8 admeasuring about 100 sft.
- This Sale Deed is registered as document no. 781/2008, 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. 312 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 semi-finished deluxe apartment bearing no. 312 on the third 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. 42 & 8 admeasuring 15 & 100 sft respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 5,93,000/- (Rupees Five Lakhs Ninety Three Thousand Only).
- The Buyer has already paid an amount of Rs. 5,93,000/- (Rupees Five Lakhs Ninety 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.....వ సం పు 782 దస్తావేజులు
 మొత్తము జాగీరముల సంఖ్య..... 12
 ఈ జాగీరు వరుస సంఖ్య..... 2

[Signature]
 సబ్-రిజిస్ట్రారు

ENDORSEMENT

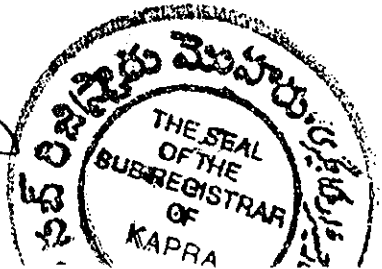
Certified that the following amounts have been paid in respect of this document:

I. Stamp Duty	Rs. 100/-
1. In the shape of cash	Rs. 5830/-
2. In the shape of challan	Rs. —
3. In the shape of cash	Rs. —
4. In the shape of cash	Rs. —
II. Transfer Tax	Rs. —
1. In the shape of cash	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 cash	Rs. 100/-
2. In the shape of cash	Rs. —
Total	Rs. 7030/-

[Signature]
SUB REGISTRAR
KAPRA


1వ పుస్తకము 2008 సం. / జా.శ. 1929 వ
 పుస్తకము సంఖ్య 782 నెంబరుగా రిజిస్టరు చేయబడి
 స్కానల్ దివిత్తుల ద్వారా నెంబరు 1526
 1-782-2008 గా యివ్వబడ్డెనది
 2008 సం. మార్చి 19 వ తేది

[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. 312 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 March 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



1వ వ్యవస్థాపక కమిషనరు కేసు నంబర్ 782 స్టాంపు

మొత్తము కారితముల సంఖ్య 12

ఈ కారితపు వరుస సంఖ్య 3

~~సబ్-రెజిస్ట్రారు~~



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



1వ వృత్తము నెంబె 8..... కంపు 782.....

మొత్తము కారితముల సంఖ్య..... 12.....

ఈ కారితపు పటం సంఖ్య..... 4.....

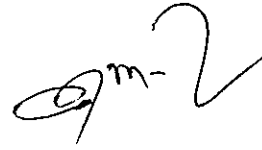
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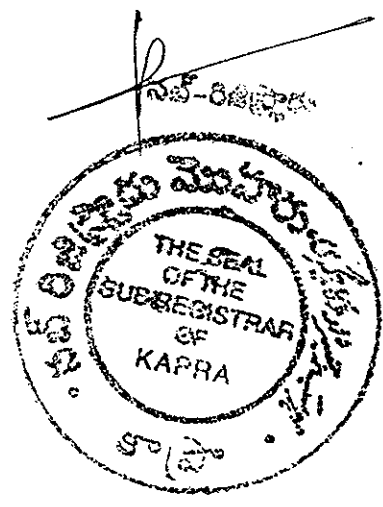
19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
20. In case of any dispute 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. 6930 /- is paid by way of challan No. 758771, dated 17.03.08, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 5930 /- by way of Payorder No. 139366 dated 17.03.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MODI VENTURES

Partner



1వ పేజీ నంబరు 2008.....న పంపు 782
వెయ్యము కారితముల సంఖ్య.....12
ఈ కారితపు వరుస సంఖ్య.....5



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:

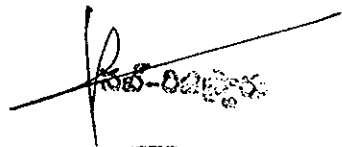
1. *T. Ranaboh.*
2. *[Signature]*

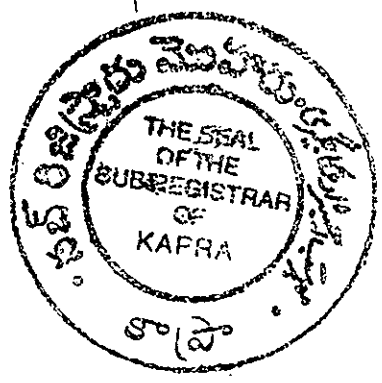
For MODI VENTURES

[Signature]
Partner
BUILDER

[Signature]
BUYER.

15 ఫున్డకము 2018.....చ సం పు.....782 రస్తావేజలు
మొత్తము కారీదముల సంఖ్య.....12.....
ఈ కారీదపు చరమ సంఖ్య.....7.....


సబ-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING FLAT NO. 312 IN BLOCK NO. 'A'

ON THIRD FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

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

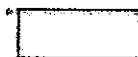
SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MR. ISMAIL SHAIKH, SON OF MR. IBRAHIM SHAIKH

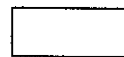
REFERENCE:
AREA: 79.95

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



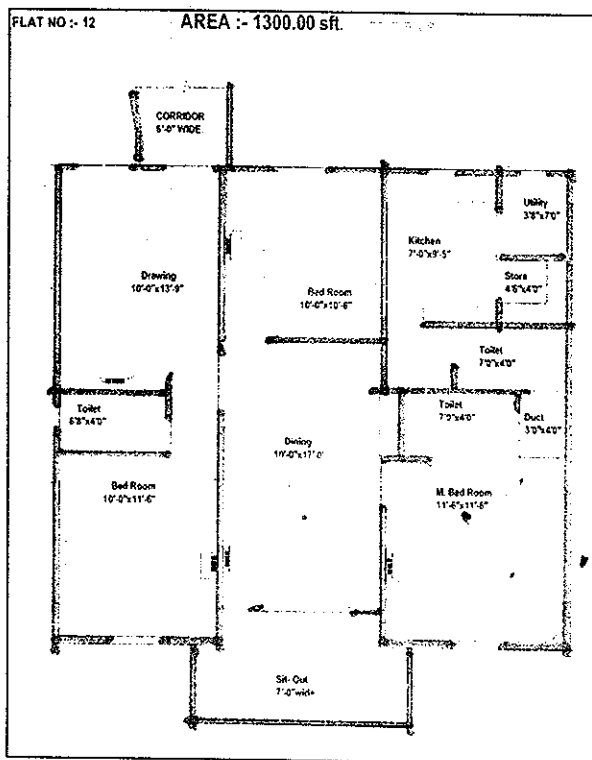
EXCL:



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

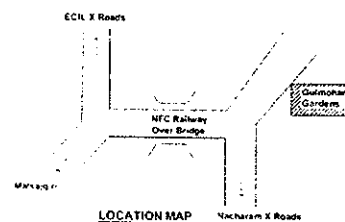
6' wide corridor & Open to sky

Flat No. 313



Open to sky

6' wide corridor & Open to sky



FOR MODI VENTURES

[Signature]

Partner

SIG. OF THE BUILDER

[Signature]
SIG. OF THE BUYER

WITNESSES:

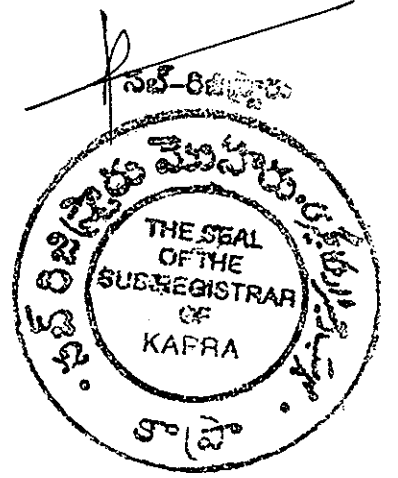
[Signature]

[Signature]

1వ పుస్తకము 2008.....వ సం. పు. 782.....వేళిలు

మొత్తము కాగితముల సంఖ్య..... 12.....

ఈ కాగితపు పనుల సంఖ్య..... 8.....

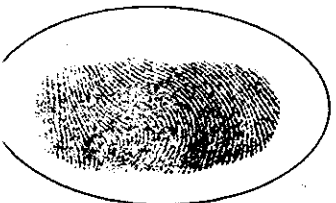


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

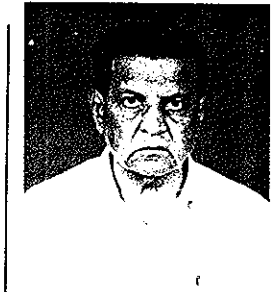
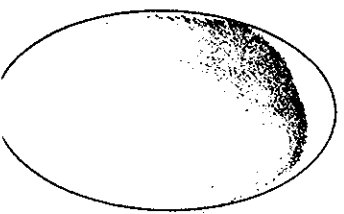
NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUILDER :
M/S. MODI VENTURES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.
REPRESENTED BY ITS PARTNER
SRI SOHAM MODI
SON OF 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. ISMAIL SHAIKH
S/O. MR. IBRAHIM SHAIKH
R/O. B-308
MAYFLOWER PARK
MALLAPUR
HYDERABAD - 500 076..

SIGNATURE OF WITNESSES:
F. Ram koler

For MODI VENTURES

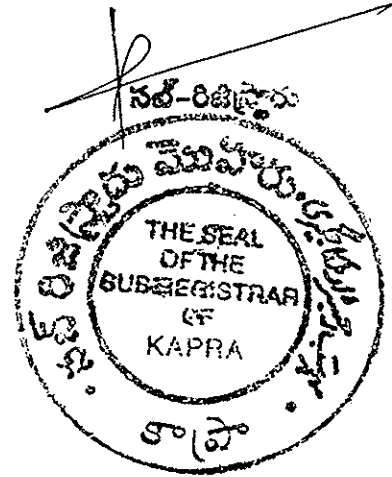
SIGNATURE OF EXECUTANT

gm 2

దిన పుస్తకము 2008.....చ. సం. 782.....గస్తావీలలు:

వెలుపునూ కారితనూనూ సంఖ్య.....12.....

శం. కారితనపు నడున సంఖ్య.....9.....



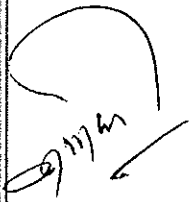


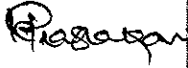


782/08


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

C.S.No./Year: 811/2008 of SRO: 1526(KAPRA)

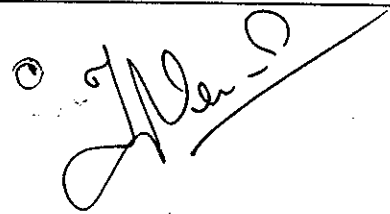
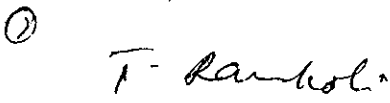
19/03/2008 16:04:54

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ISMAIL SHAIKH 308, MAY FLOWER PARK, MALLPUR, HYD.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY MNGR.PRTNR.,,SOHAM MODI OFF:5-4-187/3/4,II FLR.,SOHAM MANSIONM.G.RAOD,SEC-BAD	
3			(EX) THROUGH GPA OF DOC.PRESENTAT:K.PRABHAKAR REDDY OFF:5-4-187/3/4,II FLR.,SOHAM MANSIONM.G.RAOD,SEC-BAD	

Witness Signatures

Operator Signature



Subregistrar Signature

1వ పుస్తకము 2008.....వ సం. 782 పస్తావేదాలు.

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 10

~~న. రెడ్డిస్వారి~~

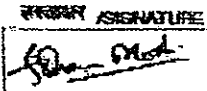


PERMANENT ACCOUNT NUMBER
ABMPM672EH

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
OLDAP011193022002

PERMANENT IDENTITY K
K PAPER BEHRY
2-3-64/1002
JATSON, GADEN
HYDERABAD

30-07-2002 **DUPLICATE**

Licencing Authority
 STA HYDERABAD-2

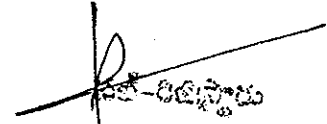
For MODI VENTURES

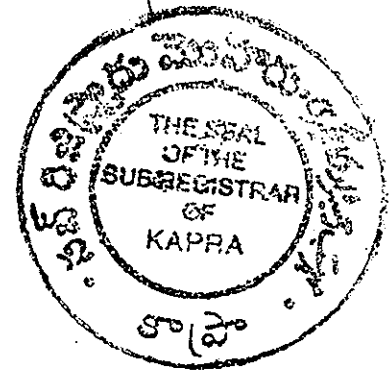
Partner

1వ పుస్తకము 2008.....వ సం.పు. 782.....వ పేజీలు

మొత్తము కాగితముల సంఖ్య..... 12.....

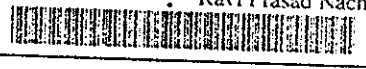
ఈ కాగితపు వరుస సంఖ్య..... 11.....

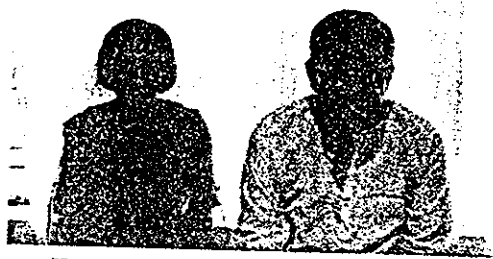
 సబ్-రెజిస్ట్రారు



HOUSEHOLD CARD

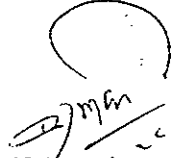
Prop No : PAPI58721400351
 : 214
 : शेई . इब्राहिम
 Name of Head of Household : Shaikh . Ismail
 పితా/పర్షుమం : ఇబ్రహీం
 Father/ Husband Name : Ibrahim
 పుట్టిన తేదీ/Date of Birth : 15/02/38
 వయస్సు/Age : 67
 వృత్తి/Occupation : Industrialist
 ఇంట్లో నెం./House No. : B 308
 రోడ్డు /Street : MAY FLOWER PARK
 Colony : MALLAPUR
 Ward No. : 12/ Ward-12
 Municipality : కపరా / Kapra
 జిల్లా /District : రంగారెడ్డి / Ranga reddy
 Annual Income (Rs.) : 108,000
 LPG Consumer No. : 6005354 (Single)
 LPG Dealer Name : Ravi Prasad Nachara , HPC





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Tahera	Wife	11/08/39	66
3	Parvez	Son	12/04/63	42
4	Nasreen	Daughter in-law	12/07/69	36
5	Shaaz	Grandson	15/07/93	12
6	Simmin	Grand Daughter	21/09/94	11



Ravi Prasad Nachara
 CARD'S ISSUANCE OFFICER
 17/07/2005
 మంజూరు చేసిన తేదీ : 17/07/2005

150019915

1వ పుస్తకము పేజీ.....వ నం పు 782.....వేటలు

మొత్తము కాగితముల సంఖ్య..... 12.....

ఈ కాగితపు వరుస సంఖ్య..... 12.....

~~సబ్-రిజిస్ట్రారు~~

