

6-1109

Doc.No. 1059/08 A-412

A-1194



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

341 3368 100
 G. Venkatesh
 G. A. Rao
 Modi Ventures

Sec

Leela G Chimalgi
 K 804996
 LEELA G CHIMALGI
 STAMP VENDOR
 No. 32
 5-4-76/A, Leela Ranguni
 SECUNDERABAD-500 003

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 18th day of April 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 38 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

MRS. JYOTI TENNETI, WIFE OF DR. ESHWAR TENNETI, aged about 55 years, residing at CS-4; Wide Park Apartments, Snehapuri Colony, Nacharam, 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]

1వ స్తంభము 2008 వ సం. ఫి. 10591

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 1

2008 వ సం. ఏప్రిల్ నెల..... 18 వ తేది

1929 శా.స. సం. ఏప్రిల్ మాసము..... 28 వ తేది

పగలు..... 3 గంటలు..... 4 గంటలు

మొదట దాఖలు చేయబడిన తరువాత

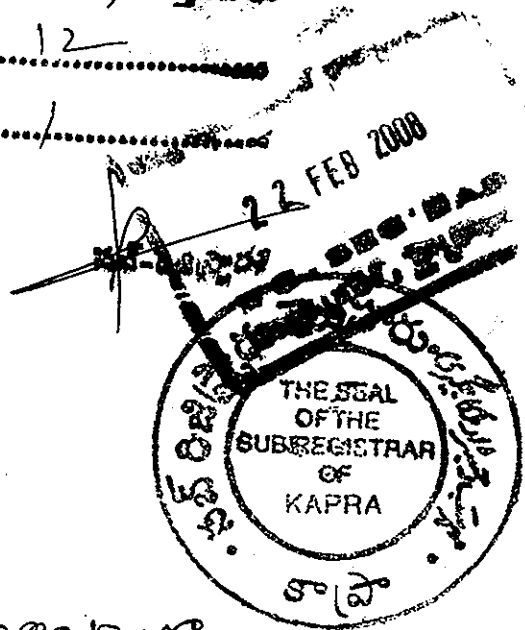
శ్రీ..... K. Preethalaxmi Reddy

రిజిస్ట్రేషన్ కార్యకర్తగా పనిచేసే సెక్షన్ 22.ఎను

అనుసరించి సమస్యలో పనిచేసే గో.చో. గ్రా.పు.లు

వారియొక్క వే.ల.ము.ము.ల.లో సహా దాఖలు చేసి

ఉపయోగం..... 1000..... బు చెల్లించినారు



Preethalaxmi Reddy

వాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన ప్రేలు

Preethalaxmi Reddy s/o. K.P. Reddy s/o. Service
R/o. 5-4-187/34, 9 floor, Bottom mansion, M.G. Road, Sec 6
attested through GPA for Presentation of Documents
Vide GPA no. 120/BK18/2006 at SRO, Uppal, R.R. Dist.



సూపించినది

Remachandraiah
R/o. 12-1-168/A, KAVADI ANDA, Sec 6.

Remachandraiah
o/c. Business - R/o. 1st, 5th & 12th,
HS Colony, Keshavnagar, Hyderabad.

2008 వ సం. ఏప్రిల్ నెల..... 18 వ తేది
1929 శా.స. సం. ఏప్రిల్ మాసము..... 28 వ తేది వద్ద రిజిస్ట్రేషన్

WHEREAS:

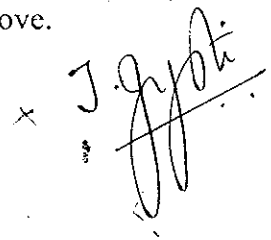
- A. The Buyer under a Sale Deed dated 18-04-08 has purchased a deluxe apartment bearing no. 412, on the fourth floor in block no. 'A', admeasuring 1300 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens', forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with:
- Proportionate undivided share of land to the extent of 79.95 sq. yds.
 - A reserved two wheelers parking bearing nos. 57 admeasuring about 15 sft.
 - A reserved cars parking space bearing no. 23 admeasuring about 100 sft.
- This Sale Deed is registered as document no. 1058/08, in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished deluxe apartment bearing no. 412 on fourth 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. 412 on the fourth floor in block no. 'A' admeasuring 1300 Sft together with undivided share in the scheduled land to the extent of 79.95 sq. yds., a reserved two wheelers bearing parking no. 57 admeasuring about 15 sft. and a reserved car parking for space bearing no. 23 admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 5,08,000/- (Rupees Five Lakhs Eight Thousand Only).
- The Buyer has already paid an amount of Rs. 5,08,000/- (Rupees Five Lakhs Eight 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

x 

ద పుస్తకము పేరికి.....వ సం పు. 1059 సస్యవేటలు
 మొత్తము కాగితముల సంఖ్య..... 12
 ఈ కాగితపు పరువ సంఖ్య..... 2

APPSEMENT

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

[Signature]
 సబ్-రిజిస్ట్రారు

Stamp Duty:

- 1. In the shape of challan Rs. 100/ —
- 2. In the shape of cash Rs. 4980/ —
- 3. In the shape of note (w/s. of T.D. Account 99) Rs. —
- 4. as per rule 4 of the S.R. Act, 1929, if any Rs. —

Transfer Duty:

- 1. In shape of challan Rs. —
- 2. In the shape of cash Rs. —

Registration Duty:

- 1. in the shape of challan Rs. 1000/ —
- 2. in the shape of cash Rs. —

User Charges:

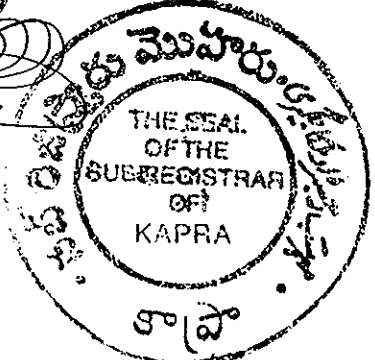
- 1. in the shape of challan Rs. 100/ —
- 2. in the shape of cash Rs. —

Total Rs. 6180/ —


[Signature]
 SUB-REGISTRAR
 KAPRA

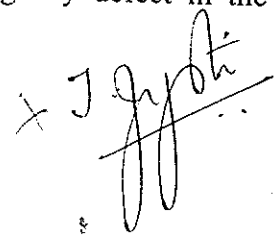
ద పుస్తకము పేరికి సం. / కా.శ. 1929వ
 పు. 1059 సస్యవేటలు
 స్వామింగ్ విడుదల పుస్తకపు సంఖ్య 1526
 1059 / సం 8 నా యిచ్చుకొన్నది
 200 గ్రాం. ఎల్.ఎ. సం. 18 వేది

[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. 412 on fourth 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.
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

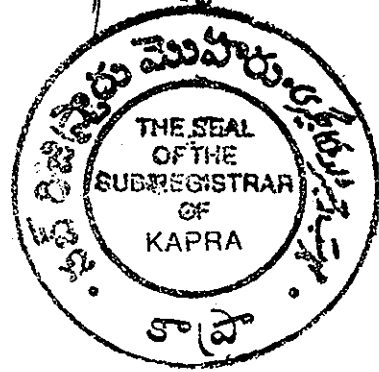
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మొత్తము కాగితముల సంఖ్య.....12.....

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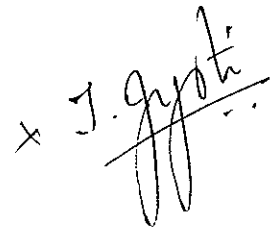
నర్-రిజిస్ట్రారు



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

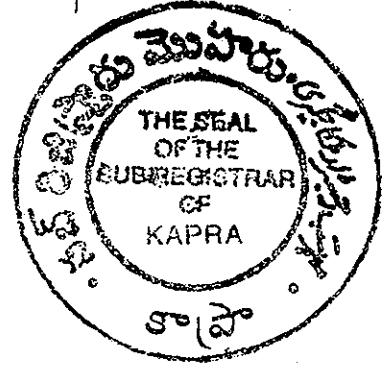
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మొత్తము కాగితముల సంఖ్య..... 12

ఈ పాఠము చివరి పుస్తకము..... 4

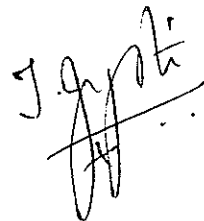
~~నట...కొత్తయ~~



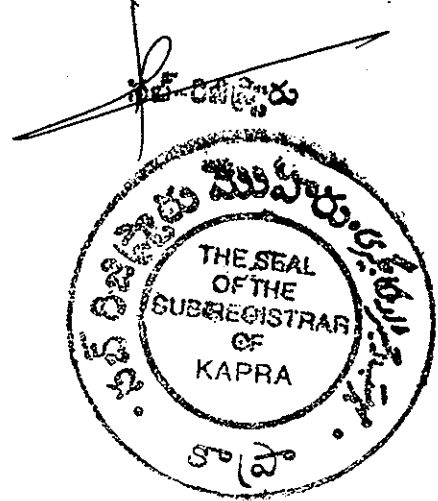
19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
20. In case of any dispute 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. 6080/- is paid by way of challan No. 758382, dated 16-04-08, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 5080/- by way of Payorder No. 139965, dated 15-04-08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MODI VENTURES


Partner



1వ పుస్తకము 200 8.....వ సం పు. 1059 దస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 12
ఈ కాగితపు పనుల 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 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

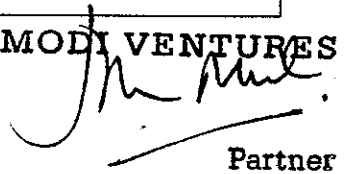
SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 412 on the fourth floor, in block no. 'A', admeasuring 1300 sq. ft. of super built up area together with proportionate undivided share of land to the extent of 79.95 sq. yds. a reserved two wheeler bearing parking no. 57 admeasuring about 15 sq. ft. and a reserved car parking for space bearing no. 23 admeasuring about 100 sq. ft. 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. 413
South By	6' wide corridor & Open to sky
East By	6' wide corridor & Open to sky
West By	Open to sky

For MODI VENTURES

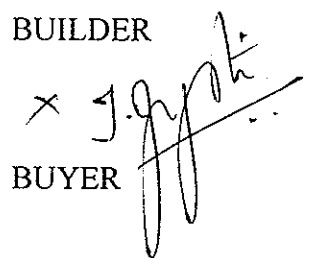

Partner

BUILDER

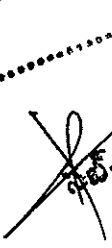
BUYER

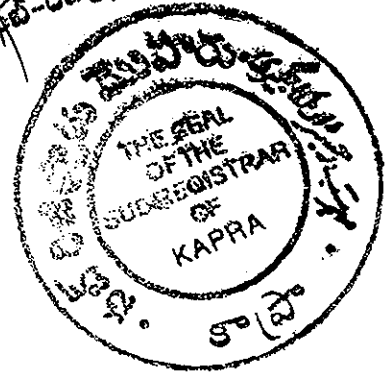
WITNESSES:

1. 
2. 



ಖೃ. ೮.....ವ ನಂ ಪು 1059 ಸ್ವವೆತಾಬ
..... ಸಂಖ್ಯೆ 12
..... ಸಂಖ್ಯೆ 6

 ಸರ್-ಜಿಜಿಪ್ಪರು



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:

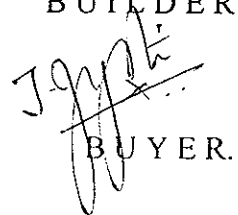
WITNESS:

1. 
2. 

FOR MODI VENTURES



Partner
BUILDER


BUYER.

1వ పుస్తకము 200 కి.....వ నం పు.....¹⁰⁵⁹ దస్తావీజాలు
మొత్తము కాగితముల సంఖ్య.....¹²
ఈ కాగితపు వరుస సంఖ్య.....⁷

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 412 IN BLOCK NO. 'A'

ON FOURTH 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:

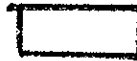
MRS. JYOTI TENNETI, WIFE OF DR. ESHWAR TENNETI

REFERENCE:

AREA: 79.95

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



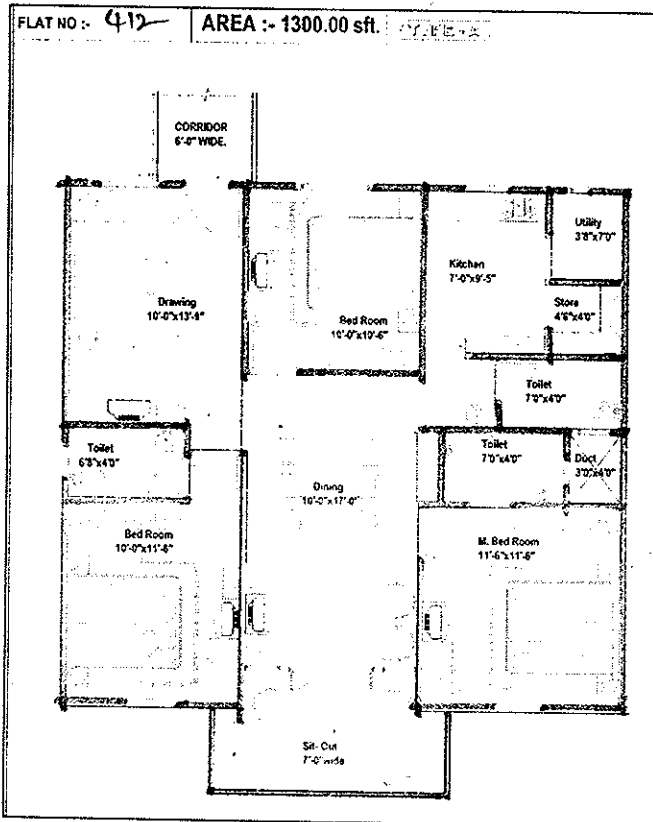
EXCL:



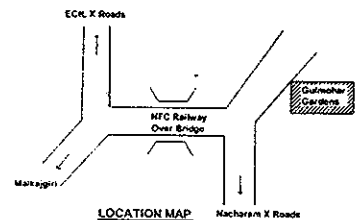
Total Built-up Area = 1300 sft.

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

Open to sky & 6' wide corridor



6' wide corridor & Open to sky



Open to sky

WITNESSES:

- 1.
- 2.

For MODI VENTURES

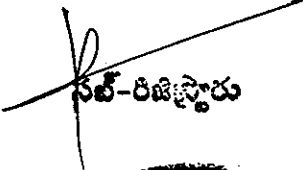
Partner
SIG. OF THE BUILDER

SIG. OF THE BUYER

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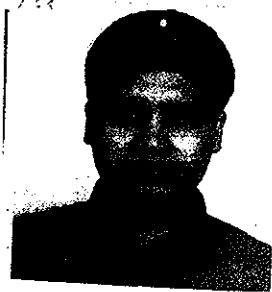
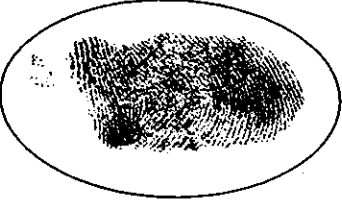

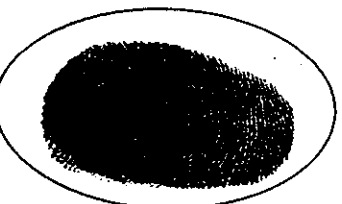

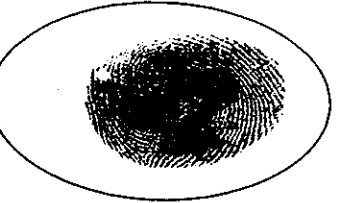

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు పరుగు సంఖ్య..... 8


సబ్-రిజిస్ట్రారు



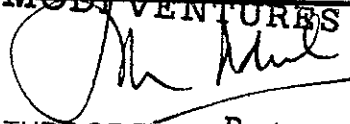
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			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: MRS. JYOTI TENNETI W/O. DR. ESHWAR TENNETI R/O. CS-4, WIDE PARK APARTMENTS SNEHAPURI COLONY NACHARAM HYDERABAD – 500 076.
			REPRESENTATIVE: G. PRADEEP KUMAR. S/o. Mr. G. DHAN RAJ R/o. 1-10-263 New Bowbendy SEC-BAD

SIGNATURE OF WITNESSES:

1. 
2. 

~~For MODI VENTURES~~

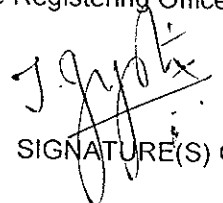


SIGNATURE OF EXECUTANT

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,
 Mr. G. Pradeep Kumar, as I / We cannot appear personally before the Registering Officer in the Office of
 Sub-Registrar of Assurances, Kapra, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE

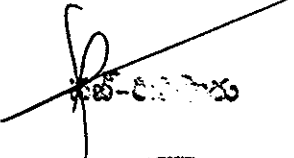


SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము నెంబె 8.....వ నం పు 1059 దస్తావేజులు

మొత్తము బానిసముల పేర్లు..... 12

ఈ తాగిరిపు పదనీ పేర్లు..... 9


సబ్-రెజిస్టరు

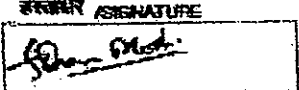


PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MAHLAL MODI

DATE OF BIRTH
19-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

INDIA'S BEST ORIGINALS LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDAP611493622002

PROBATIONER **HEDDY K**
K PABU HEDDY
2-3-84/10024
JATSON, PABU
HYDERABAD

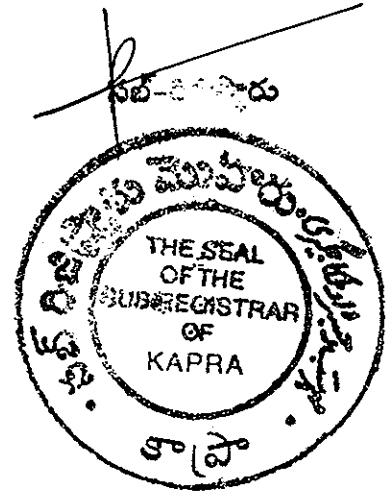
30/07/2002 **DUPLICATE**

Licensing Authority
ETA-HYDERABAD-02

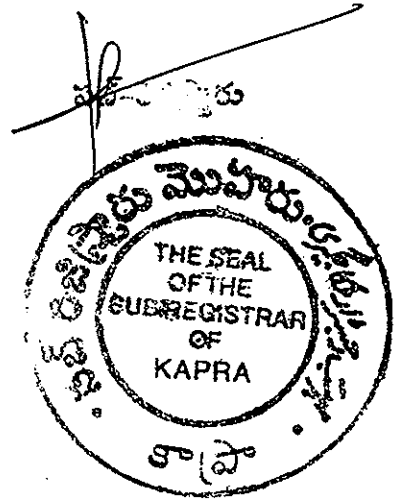
For MODI VENTURES

Partner

1వ పుస్తకము 200 రూ.....వ సం పు.....¹⁰⁵⁹ పేజీలు
మొత్తము కారితముల సంఖ్య.....¹²
ఈ కారితపు వరుస సంఖ్య.....¹⁰





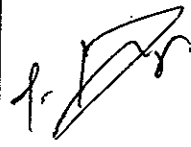

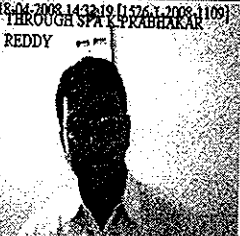
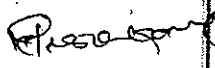
1వ పుస్తకము 2008 వ సం పు 1059 నెంబరు
మొత్తము దానిరకము రు. 12
ఈ కారితప్ప దానిరకము రు. 1/



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

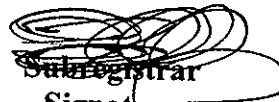
C.S.No./Year: 001109/2008 of SRO: 1526(KAPRA)


18/04/2008 14:32:22

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	Manual Enclosure	Manual Enclosure	(CL) JYOTI TENNETI CS-4,WIDE PART APTS.,SNEHAPURI CLY,NACHARAM,HYD	
2		 <small>18-04-2008 14:32:19 [1526-K-2008-1109] REP BY G.PRADEEP KUMAR</small>	(CL) REP BY G.PRADEEP KUMAR	
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY MNG.PRTNR:SOHAM MODI OFF:5-4- 187/3/4,II FLR,SOHAM MANSIONM.G.ROAD	
4		 <small>18-04-2008 14:32:19 [1526-K-2008-1109] THROUGH SPA K.PRABHAKAR REDDY</small>	(EX) THROUGH SPA K.PRABHAKAR REDDY	

Witness
Signatures


Operator
Signature


Sub Registrar
Signature

1. 

2. 

1వ స్తంభము 2008 వ సంపు 1059 వ పేజీలు

మొత్తము కారితముల సంఖ్య 12

ఈ కారితపు పనుల సంఖ్య 12

