

దస్తావేజుల మొత్తం కాగిత**ముల** సంఖ్య....!...ఈ కాగితపు వరుస సంఖ్య..... au J s non Bulb no G .... సత్-రిజిజ్ఞారు పగలు..!2.....మరియు. 10.....గంటల మధ్య ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో & K. Parabholcan dagoogy రిజిడ్ట్రోషన్ చట్టము, 1808 లోని సెక్షన్ 32 ఎ-ను అనుసరించి సమర్పించవలసిన పోట్కోగాఫులు మరియు పేలిముఁడలతో సహ దాఖలుచే**సి** రుసుము రూ॥....ఏద్దించినారు. Receipt No. 601370 Dt. 917407 Vide Proglogan 7月,Habsiguda Branch, Sec'bad డాసి అుచ్చినట్లు ఒప్పుకొన్నద betweenport. s/o A. P. Reday ou: Service ఎడమ బ్రొటన(పేలు (R) 2-3-64/10/24, Amberger, Anderson, Loving (0) 5-4-187 13 44, and trook 20 rom marsion M. G. Road, See's ad, through attested GIA box Presentation of documents, viole GPA NO. ఎడమ ట్రోటనట్రేలు · VB2 120 | BK St Ob at SEO, Uppel, R. R. DIST Fanthala Vijayasin Mp. Raghava Reddy Go. Dr. V. Rain Praveers Reddy, Sin ventale Sai Dental Hospital, Jamin Kuta, Kerimmager ්ධ්රීඩන්ඩ. Ramara Ras ofo, Knownership occi avsumes flor No. 105, So Soi Aph Magole 's' Road, Hid J. Practip. No. S. Dlannes ou: Semin g. 1582 Klo. 1-10-263. New Bonespolly, Subal. 200 (\$. io) ..... 9 3 3 6 8 192. ನ.ಕ. ಕ. ಸಿಮ್ ಸಂಟಿ ಪ್ರತಿ ಪ್ರಕ್ರಿಕೆ

### WHEREAS:

- A. The Buyer under a Sale Deed dated 9.07.07 has purchased a semi-finished, deluxe apartment bearing no. 502, on the fifth floor in block no. A, admeasuring 975 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 59.96 sq. yds.
  - b. A reserved two wheeler parking bearing no. 62 admeasuring 15 sft.
  - c. A reserved car parking space bearing no. 1 admeasuring about 100 sft...

    This Sale Deed is registered as document no. 3975 in the office of the Sub-Registrar, Uppal. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing no. 502 on fifth 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 deluxe apartment bearing no. 502 on the fifth floor in block no. 'A' admeasuring 975 sft. of super built up area and undivided share of land to the extent of 59.96 sq. yds. A reserved two wheeler and car parking bearing no. 62 & 1 admeasuring about 15 & 100 sft. Respectively, as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 5,56,500/-(Rupees Five Lakhs Fifty Six Thousand Five Hundred Only).
- 2. The Buyer has already paid the following amounts before entering into this agreement, which is admitted and acknowledged by the Builder.

Date	Mode of Payment	Amount(Rs.)
12.06.2006	Cheque No. 766730	10,000/-
21.07.2006	Cheque No. 624976	50,000/-
21.07.2006	Cheque No. 624976	1,50,000/-
Total Amount paid		2,10,000/-

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Page 2

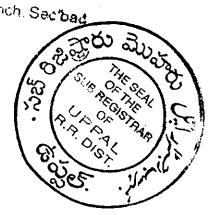
## 3075820 XX రస్తావేజుల మొత్తం కాగిత**ముత** ాంఖ్య... 🔱 . ఈ కాగితపు వరున Trops L

Authors, ment Under Section 42 of Act flor lav-No. 8276.0f 2007. Date 9/1-163 I hereby certify that the proper deficit stamp duty of Rs SUBY Rupees Pine housand Four Indead & sixely Pine Reycesaly has been levied in respect of this instrument Fum Srik Marobhatan Radaly on the basis of the agreed Market Value consideration of Rs. SSGS001 ....being higher than the consideration agreed Market S.R.O. Uppal

Registration Endorsement

An amount of Rs...Sub 5.....towards Stamp Duty Including Transfer duty and Rs. 1000 towards Registration Fee was paid by the party through Challan Receipt Number 60137-0 Dated 9.17-10 at SBIT Habsiguda Branch, Sachad

6.B.H. Habsiguda A/c No. 010000007\*\* &&.R.O. Uppak



3. The Buyer shall pay to the Builder the balance consideration of Rs. 3,46,500/- (Rupees Three Lakhs Forty Six Thousand Five Hundred Only) in the following manner:

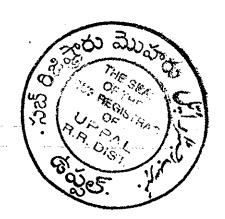
Installment	Amount(Rs.)	Due date of payment
I	92,250/-	01st January 2007
II	2,54,250/-	01 <sup>st</sup> April 2007

- 4. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 3 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
- 5. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
- 6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
- 7. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 502 on fifth floor in Block 'A' to the Builder for the purposes of completion of construction of the apartment.
- 8. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
- 9. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government, quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For MODI VENTURES

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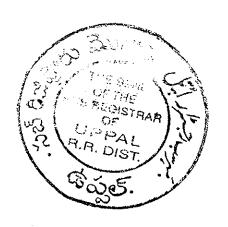
- 10. The Builder shall complete the construction of the Apartment and handover possession of the same by 01<sup>st</sup> April 2007 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver 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.
- 11. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
- 12. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
- 13. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
- 14. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
- 15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Gulmohar Gardens project.
- 16. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Gulmohar Gardens project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.

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- 17. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
- 18. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
- 19. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
- 20. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
- 21. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
- 22. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
- 23. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
- 24. Stamp duty and Registration amount of Rs. 6,560/- is paid by way of challan No. 601370 dated 09.07.2007, drawn on SBH Habsiguda Branch, Hyderabad. and VAT an amount Rs. 5,565/- paid by way of payorder no. 134135, HDFC Bank, S.D. Road Branch, Secunderabad.

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Page 5

1.ప్రపుస్తకము. 62 ని. (సిరిగా) దస్తావేజుల మొత్తం కాగితముల సంఖ్య... 1/...ఈ కాగితపు వరుస సంఖ్య... 5......

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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 apartment no. 502 on the fifth floor, in block no. 'A', admeasuring 975 sft. of super built up area together with proportionate undivided share of land to the extent of 59.96 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 62 & 1, 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	Open to sky	
South By	Stair case & Open to sky	
East By	Open to sky	
West By	6' wide corridor	

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Page 6

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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:

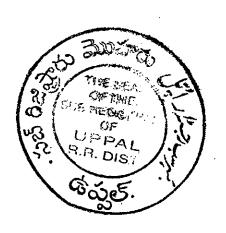
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WITNESS:

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BUYER.

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RE ISTRATION PL	AN SHOWING SE	MI-FINISHED FL	.AT NO. 502 I	N BLOCK NO	D. 'A'
	ON FIFTH FLOOR IN	N PROJECT KNO	OWN AS " <b>GU</b> I	LMOHAR GA	ARDENS"
IN SURVEY NOS.	93, 94 & 95				SITUATED AT
	MALLAPUR VILLAG		UPPAL		MANDAL, R.R. DIST.
BUILDER:	M/S. MODI VENTUR	RES REPRESEN	TED BY ITS I	PARTNER	
	SRI SOHAM MODI S	SON OF SRI SAT	TISH MODI		
BUYER:	MRS. KANTHALA V	'IJAYASRI, WIFE	OF MR. RAC	SHAVA RED	DY
REFERENCE: AREA: 59.	SCALE: 96 SQ. YDS. 0	OR .	INCL: SQ. MTRS.		EXCL:
Total Built-up Area : Out of U/S of Land = Open to sky	Pale Ac. 4-00 Gts.  Op  FLAT NO - 2 AREA :- 975.0  Belowy 5-3%.  Crieg/Oming 19-9-225-65	Total Systy Deck Price Systy S		Staircase & Open to sky	ECH. X Reads  NEC Risks Provided Control of the State of
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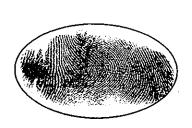


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

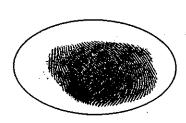




# BUILDER:

M/S. MODI VENTURES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
SECUNDERABAD - 500 003.

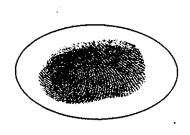
REPRESENTED BY ITS PARTNER SRI SOHAM MODI SON OF SATISH MODI





## **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. KANTHALA VIJAYASRI W/O. MR. RAGHAVA REDDY R/O. C/O. DR. V. RAVI PRAVEEN REDDY SRI VENKATA SAI DENTAL HOSPITAL JAMMIKUNTA KARIMNAGAR.

SIGNATURE OF WITNESSES:

1. W

2. J. J.

For MODI VENTURES

Partner

SIGNATURE OF EXECUTANTS



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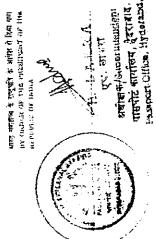
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S.No	Name	Relation	Date of Birth	Age
10 T	Anitha Reddy	Wife		31
<b>3</b>	Raghava Reddy	Father		61
2.4	Vijaya Sri	Mother		51
- 5	Sriya Reddy	Daughter		5

HOUSEHOLD CARD

: PAP203320500521 Card No

F.P Shop No : 205

పేరు ្ន **ទាធិនោ**១និ ប្រតែ កិន្ទុំ

Name of, Head of Household

: Vade.Dr Ravi Praveen Reddy

్ రాఘవ రెడ్డీ తండ్రి/భర్త<sup>ే</sup>పేరు Father/ Husband name: Raghava Reddy

ವುಲ್ಲಿನಕ್ಕೆದಿ/Date of Birth∶

వయస్సు Age వృత్తి /Occupation : 31

: Employee-Private

20d.20/House No. : 1-1-106/A వధ /Street : jammikunta Colony : jammikunta

Hamlet Village/Thanda: 'engloce/Jammikunta

Rev. Village : జమ్మకుంట/ Jammikunta

Mandal : జమ్మకుంల / Jammikunta ස්ලු /District ঃ sbo৯নই / Karimnagar

Annual Income (Rs.): 100,000 LPG Consumer No. : No Cylinder

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