

ಆಂಧ್ರಪ್ಷದೆ है आन्ध्र प्रदेश ANDHRA PRADESH

resolution 100sole m Ca Nenkatork

sole m Ca D. Pero

sol Was Alodi Ventures

33

S

Sec

H 385294 LEELA G CHIMALG STAMP VENDOR

5-4-76/2 (ada Seegud) SECUMDERABAD-500 003

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 3rd day of November 2007 gat 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. MAMILLA VENUGOPAL, SON OF MR. M. SHANKERIAH, aged about 32 years, residing at G-508, 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

Partmer

Design to the second A Zin an

15 Has 300 3 80 5. 288. di మొక్కము కాగితముల నంఖ్య.....

2007 వనం..నేతుంటరే నెల.... 3...వ కేది 1929. 8. 80 SOUTE STREET & 30

నబ్-రిజిస్ట్రారు

మద్య కాణా సబ్-రిక్రిస్టారు కార్యాలయములో (5) K. Dro shallow reddy ర్జి్రిషన్ చట్టను 1808 లోని సెగ్షన్ 82.ఎను అనున**ిం**చి సమర్పించవలన్న ఫ్లోటోగ్రాఫులు నుక్తు **పేల్వ**కుడ్డక్ సహ్రాంఖలుచేస్తి

బాసి ఇచ్చినట్లు ఉప్పకొన్న**ి**

රජාර්ත් හැ. 1000 l හා සිව්වෙන් ල්ලෙන්

Problement s/o. 4. P- Reddy () occi service

ఎక్కు బౌజన (కేలు

(0) 5-4-181/3 &4, 2nd Floor, Soham mansion,

M.G. Road, see'sad, through attested Gen for Presentation of dominents, vide GRA NO. 120/19/06 at sag uppal, R.R. sign

ఎడమ బొటన చైలు

- M8. Verulopol.m. sto, m. Shankerian vectoria

Rb. G. 508, May Plonsen Park, Mollagen, Hyd-76.

ిరూపించినది

1. 158

1. Presup sto. g. Dearing our home R10. 1-10-263, New Bonespolly, Subsad.

of with

toishna Ross for Roma Ross o er. Sixwey Mai 2-3-64/10 Amberger, Maessay

WHEREAS:

- A. The Buyer under a Sale Deed dated 93.00 97 has purchased a standard apartment bearing no. 111, on the first floor in block no. 'B', admeasuring 485 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens' together with:
 - a. Proportionate undivided share of land to the extent of 29.83 sq. yds.
 - b. A reserved two wheeler parking space 11 admeasuring about 15 sft.

 This Sale Deed is registered as document no. 227/07, in the office of the Sub-Registrar, Kapra, R. R. Districti. 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 standard apartment bearing no. 111 on first floor in Block 'B' 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 semi-fineshed standard apartment bearing no. 111 on the first floor in block no. 'B' admeasuring 435 sft. of super built up area and undivided share of land to the extent of 29.83 sq. yds A reserved two wheeler parking bearing nos. 11 admeasuring 15 sft. Respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of 'Rs. 1,62,500/- (Rupees One Lakh Sixty Two Thousand Five Hundred Only).
- 2. The Buyer had paid to the Builder the above said consideration of Rs. 1,62,500/-(Rupees One Lakh Sixty Two Thousand Five Hundred Only) and the Builder hereby admit and acknowledge the receipt for said consideration.
- 3. 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.

For MODI VENTURES

Partner

Page 2

మొక్కవబ కాగితము	ల సంఖ్య
ఈ కాగితపు వరున	80\$g2
ENDORSEMENT	నట్-ిక్కిస్తారు
Certified that the following amounts have been paid in respect of	of this document;
1. Stamp Duty: 1. In the shape of stamp papers. 2. In the shape of challan (u/s.41 of LS.Act.1899). 3. In the shape of cash (u/s.41 of LS.Act.1899) 4. organized of challan 1. Transfer Cusy: 1. In shape of challan 2. In the shape of cash	Rs. 2575 — Rs. —
1. It shape of challan 2. In the shape of cash IV. User Charges 1. In the shape of challan 2. In the shape of challan 7. In the shape of cash	Rs. 2000 - Rs Rs Rs Rs Rs Mar. 3770 - McAurker L
	SUB REGISTRAR- KAPRA



ಶ ಸ ಪ್ರ	ក់ស្តី៩ដង 	200 7 8	%0.	/ a.s.	19295	
9	THE PARTY OF THE	r isterioù a	COST	11/24		
200 7	130 Z	Sowid -	27	.ಗ್ ಯಶ್ನ ಎ	్రధమ్మనది	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	15. 23 \$ \$ 6 5 6 8 ¢	***********	हिं है केवे हुई।	4		
				(N()	Audhus (

1వ పుస్తకను 200 7.....వ సం ప్ర. ² - 8 దస్తానే కాలు

- 4. 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.
- 5. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 111 on first floor in Block 'B' to the Builder for the purposes of completion of construction of the apartment.
- 6. 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.
- 7. 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.
- 8. The Builder shall complete the construction of the Apartment and handover possession of the same by 31st October 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.
- 9. 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 Euyer 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.
- 10. 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 MODIVENTU

Partner

٥٥ كسيد. دور ملاور و دور	\$288 ≾∂ 3
మొత్తము కాగితనబల సంఖ్య	
ఈ కాగితపు వరున సంద్య	2
	198-0a13-03

.



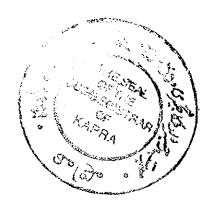
- The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
- 12. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
- 13. 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.
- 14. 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.
- 15. 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.
- 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.
- 17. 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 VE

Partner

Page 4

13 wystan 200 7 ko;	5
మొక్తము కాగితముల సంఖ్య	
్ కాగిత శు వ రువ సంఖ్య	
	<u>a</u>
•	సబ్-రిజిస్ట్రారు

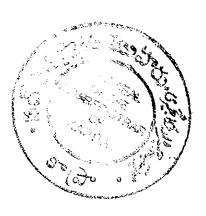


- 18. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
- 19. In case of any dispute 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.
- 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.
- 21. 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.
- 22. Stamp duty and Registration amount of Rs. 3670=/- is paid by way of challan No. 743464, dated 03.11.07, drawn on SBH, west molked Branch, Hyderabad VAT paid an amount of Rs. 1622=/- by way of Payorder No. 136429, dated 30.10.07, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MODI VENTURES

Partner

15	పుస్థ ిపు	o 200	J	నం పు <mark>.</mark>	88.58	කිෂපා
			o nong.		1)	
				2 管理機關係 法免疫情况的	5	*****
	•				4	
					75 B	B FROM



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	7311

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished standard apartment no. 111 on the first floor in block no. 'B', admeasuring 485 sft. of super built up area together with proportionate undivided share of land to the extent of 29.83 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 11, admeasuring about 15 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	6' wide corridor	
South By	Open to sky	
East By	Flat No. 110	
West By	Flat No. 112	

IN WITNESSES WHEREOF this Construction Agreement is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

. معد

BUYER

BUILDER

For MODI VENTURES

15 g) jijskaan	200		సం పృ.	285	.ద ్రా వే	6)49)
			ల సంఖ్య.				
			సంఖ్య				
					ě.	<u> </u>	ু শূঠা



SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

Item	Standard Apartment	Semi-deluxe Apartment	Deluxe
	*****		Apartment
Structure	RCC	RCC	RCC
Walls	4"/6" solid cement	4"/6" solid cement	4"/6" solid cement
	blocks	blocks	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 CI' fittings
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite slah, 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. 1

2. W

BUYER.

BUILDERuner

Page 7

1వ స్పన్నకము 2007 న సం	5.288 ···
మొడ్డము కాగితముల సంఖ్య	
ఈ కాగితపు వరున సంఖ్య	
	నబ్-రిజిస్టార్లు



	N SHOWING FLAT NO. 11	1 IN BLOCK NO. 'B'	
	ON FIRST FLOOR IN PROJEC	T KNOWN AS "GULMOH	AR GARDENS"
IN SURVEY NOS.	93, 94 & 95		SITUATED A
	MALLAPUR VILLAGE,	UPPAL	WANDAL, R.R. DIST
BUILDER:	M/S. MODI VENTURES REPR	ESENTED BY ITS PARTN	IÉR
	SRI SOHAM MODI SON OF SI	RI SAȚISH MODI	
BUYER:	MR. MAMILLA. VENUGOPAL,	SON OF MR. M. SHANK	ERIAH
REFERENCE: AREA: 29.8	SCALE: 3 SQ. YDS. OR	INCL: SQ. MTRS.	EXCL:
Total Built-up Area = Cut of U/S of Land =	485 sft. Ac. 4-00 Gts.		
	Flat No. 11	0	N <
9 wide corridor	Living/Dening 9'-0"x14'-0" Bed R 9'-0"x1 Toilet 58"x40" Flat No. 1-1	x6-0" con 2-0" average and a	ECIL X Roads PC Rails by PC Rails by LOCATTIC N MAP Mechanim X Reace
UITNESSES:			For MODI VENTURE Fartn SIG. OF THE BUILDER

.



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

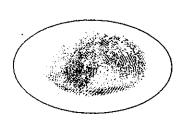
NAME & PERMANENT
POSTAL ADDRES: OF
PRESENTANT / SELLER / BUYER





BUILDER:

M/S. MODI VENTURES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERAEAD - 500 003.
REPRESENTED BY ITS PARTNER
SRI SOHAM MODI
SON OF SATISH MODI





GPA FOR PRESENTING DCCUMENTS:

MR. K. PRABHAKAR REDDY S/O. MR.K. PADMA REDDY 5-4187/3 & 4, 3RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.





BUYER:

MR. MAMILLA VENU GOPAL S/O. MR. M. SHANKERIAH R/O. G-508 MAYFLOWER PARK MALLAPUR HYDERABAD - 500 076.

CIGNATURE OF WITNESSES:

1.

2 10

Paramer

TOT MODINE VENTARES

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

13 angsan 200 J a no	5) 288 Kiristown
మొక్తము కానిశముల సంఖ్య	11
ఈ కాగితవు వడున సంఖ్య	*******************************
	50-86304







SATISH MANILAL MODI fuel in an waterbar ware

अन्य शिर्ष ((४३६)) हाला

SOHAM SATISH MODI

Sedimo Talenco Car

I PROMEDUL ANDROP FRADIST

DRIVING HEENCE DLDAPOT 193822962

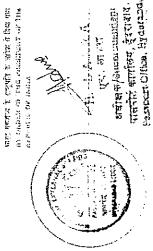
PRABHAKAR HEDDY K PADAM REDDY 2 3 64/18/24 JAISWOL BANDEN AMBERPET HYDERABAD

FOR ZONE BURNING ATT

Chenning Author

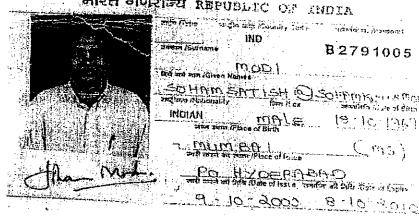
इसके दशरा, जारप गणाप्त्र के एन्द्रांति के नाम पा, उन तब हो देशका इस यात में स्थावत के, यह वर्षका एक अपना के अपने हैं कि ने वाक्क तो देशन विक्रम्यों के, अस्पादी के असंभवता के, और उस का पढ़ श्री एस्प वास्तात और सुक्ता करात को विस्तान एस अस्पावता हो।

Thease and Turket's stand melaline in the name optime pressurs of the antistic of the antistic of the antistic of the artistic of artistic



प्राचित्र अपन्य

भारत नेपराज्य REPUBLIC OF INDIA



FOI MODIVENT

च्या देखा प्रेरण /PERMANENT ACCOUNT NUMBER

ABMPM6725H

[[]

Partner

12 Highten 200 80	స. ²⁸⁸ మైకులు
మొత్తము కాగితముల సంఖ్య	· —
రం కాగితపు వరున సంఖ్య	
v	

න්ට රිනිල්දුරා





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Sirisha	Wife	30/08/82	23
3	Shankeraiah	Father	07/01/41	64
4	Chandrakala	Mother		55
5	Shree Vidya	Daughter	15/03/02	3
6	Shree Veena	Daughter	15/03/02	3

28/08/2005

కార్డువారుని పంతకం/వేలిమ్ముద

కారీచేయు తేది ఎమ్.ఆర్ .ఒ / ఎ .ఎన్ .ఒ

HOUSEHOLD CARD

Card No F.P Shop No P. P1587368B0462

368

చ్చరు

మామిళ్ల . వేణుగోపాల

Name of Head of Household

Mamilia . Venugopal

తండి/భర్త పేరు

శంకరయ్య

Father/ Husband Name

Shankeraiah

పుట్టినతోది/Date of Birth

17/06/1975

వయస్సు/Age

30

వృత్తి /Occupation

: Employee-Private

ಇಂಟಿ.ನಿಂ./House No.

: 4-'7-9/89/a

వీధి /Street

: NACHARAM

Colony

: new raghavendra nagar

Ward No.

వక్ 7/ Ward-7

Municipality

క్రహే / Kapra

ಜಿಲ್ಲ್ /District

రం గా రెడ్డి / Ranga Reddy

Annual Income (Rs.)

60,000

LPG Consumer No.

J14625/(Single)

LPG Dealer Name

Jaykay Gas Habsigud . IOC

1వ గృస్తకడు 200 7న స	ం పు 2.8 % చస్తావేజ్ఞులు
మొత్తము కాగితముల సంఖ్య	11
రం కాగితపు వరున సంఖ్య	***********
	SE-DEFE

