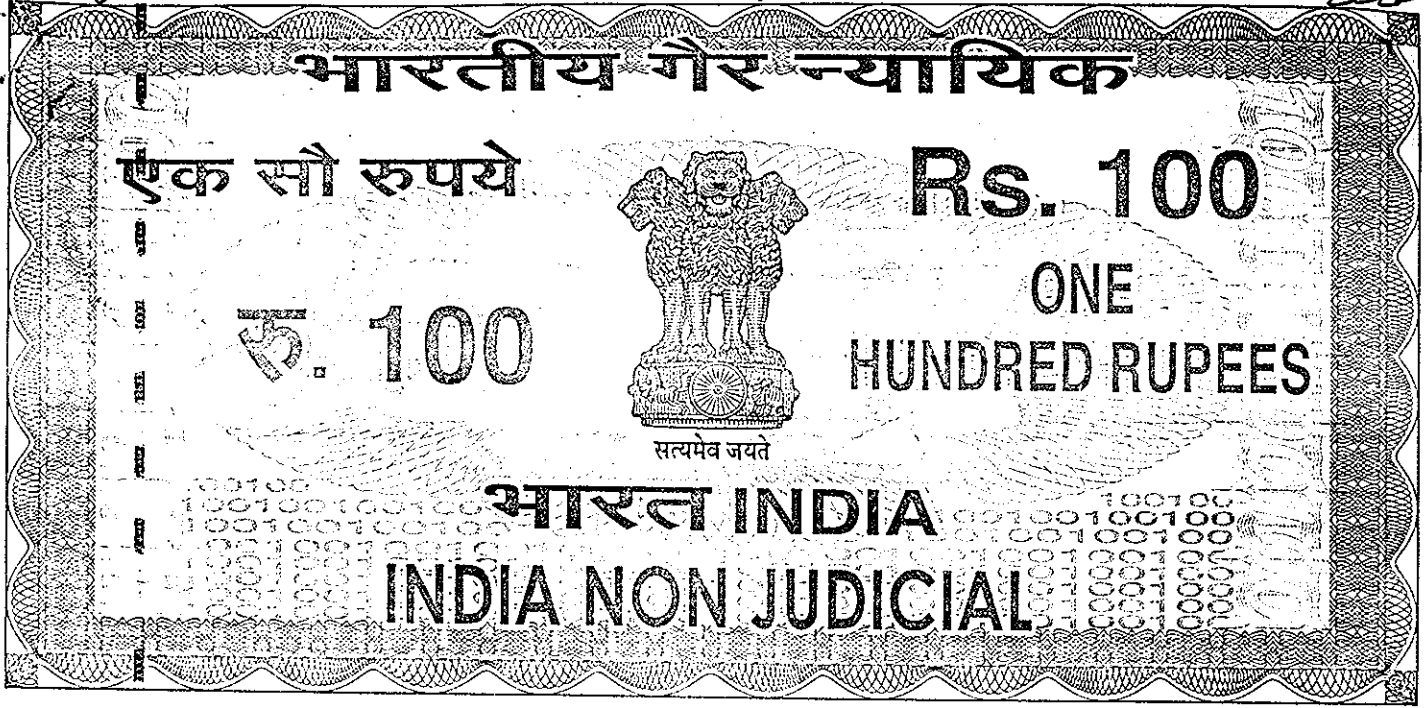


G. 3250

3135/08

D-106

3535



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 Date : 10-09-2008 Serial No : 35,282 Denomination : 100 P 365019

Purchased By :
 G. VENKATESH
 S/O G.A. RAO
 SECBAD
 For Whom :
 MODI VENTURES
 SECBAD

[Signature]
 Registrar
 Stamp Vendor
 G.S. Rao, C.A.IG Office, Hyd

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 21st day of November 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. K. LAKSHMI , WIFE OF MR. K. MOHAN KISHORE, aged about 57 years, Occupation: Housewife, residing at Flat No. 114, Block No. B, Gulmohar Gardens, Mallapur, Hyderabad - 500076, hereinafter, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

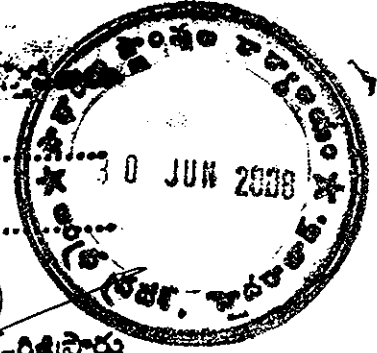
FOR MODI VENTURES
[Signature]
 Partner

[Signature]
 K. Lakshmi

1వ పుస్తకము 2008.....వ సం.పు.నెల.21

మొత్తము కాలికముల సంఖ్య.....12

ఈ కాలికపు వరుస సంఖ్య.....1



2008 వ సం. నవంబర్ నెల. 4.....వ తేది

1930 శా.క. కాలికము.....30.....వ తేది

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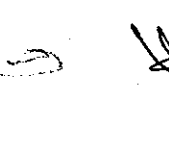


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K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA/SPA No. 120/12/08 dated 27.4.08 registered at SRO, Range Reddy District.

K. Lakshmi R/o. K. Mohan kishore R/o. 114, Block No. B, Gulmohar Gardens, Mallapur, Hyderabad

Venkat Ramona Reddy R/o. Anjan Reddy 0001 Service - R/o. 11-187/2, Green Hills Colony Hyderabad

G. Pradeep Kumar R/o. G. Dhon Raj 0001 Business - R/o. Bowringpally, Sec' Bad

2008 వ సం. నవంబర్ నెల. 21 వ తేది 1930 శా.క. కాలికము.....30 వ తేది నవంబర్ నెల.

WHEREAS:

- A. The Buyer under a Sale Deed dated 21.11.2008 has purchased a standard apartment bearing no. 106, on the first floor in block no. 'D', admeasuring 485 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens' together with:
- Undivided share in scheduled land to the extent of 29.83 sq. yds.
 - A reserved two-wheeler parking space bearing no. 06 admeasuring about 15 sft. situated at Sy. No. Sy. No. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District. This Sale Deed is registered as document no. 3134/08, 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 an 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. 106 on first floor in Block 'D' 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 standard apartment bearing no. 106 on the first floor in block no. 'D' admeasuring 485 sft. of super built up area and a reserved parking space for two wheeler bearing no. 06, admeasuring about 15 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 3,53,000/- (Rupees Three Lakhs Fifty Three Thousand Only).
- The Buyer has already paid an amount of Rs. 3,53,000/- (Rupees Three Lakhs Fifty Three Thousand Only) before entering into this agreement and the builder admitted and acknowledged the said receipt.
- The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavor 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.
- The Buyer has handed over the vacant and peaceful possession of the semi-finished standard apartment bearing no. 106 on first floor in Block 'D' to the Builder for the purposes of completion of construction of the apartment.

FOR MODI VENTURES


Partner

K. Lakshmi

1వ పుస్తకము సంఖ్య 2008.....వ సం. 3135

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వయస్ సంఖ్య..... 2

MARKET VALUE Rs: 353000/ —

ENDORSEMENT

~~నవ-రిజిస్ట్రారు~~

That the following amounts have

been paid in respect of this document:

By Deed No. 21-11-08, DL 21-11-08

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/ —
- 2. in the shape of challan (u/s. 42 of the Act, 1957) Rs. 3430/ —
- 3. in the shape of stamp (u/s. 42 of the Act, 1957) Rs. —
- 4. adjustment of stamp duty (u/s. 16 of the Act, 1957, if any) Rs. —

II. Transfer

- 1. in shape of stamp Rs. —
- 2. in the shape of cash Rs. —

III. Registrations

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

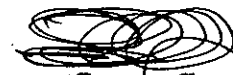
IV. User Charges

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

Total Rs. 4630/ —


SUB REGISTRAR
KAPRA

1వ పుస్తకము సంఖ్య 2008 సం./ కా.శ. 1957వ
పు. 3135 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంపింగ్ నిమిత్తం గుర్తింపు నెంబరు 1528
3135 / 2008 గా యివ్వబడినది
2008 సం. నవంబరు నెం. 2 వ 30


నవ-రిజిస్ట్రారు



5. 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.
6. 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.
7. The Builder shall complete the construction of the Apartment and handover possession of the same by 15th December 2008, with grace period of 06 months 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.
8. 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.
9. 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.
10. 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.
11. 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.

For MODI VENTURES



Partner

K. Lakshmi

12. 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.
13. 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.
14. 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 livable with respect to the construction of the Apartment under this agreement, or the sale deed.
15. 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.
16. 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.
17. 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.
18. 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.

FOR MODI VENTURES


Partner

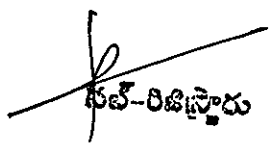
K. Lakshmi

Page -4-

1వ పుస్తకము 2008.....వ సం.పు.3/35దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....4.....


సబ్-రిజిస్ట్రారు



19. 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.
20. 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.
21. Stamp duty and Registration amount of Rs. 4530/- is paid by way of challan no. 921368, dated 20.11.08, drawn on SBH, Kushaiguda Branch and VAT paid an amount of Rs. 3530 /- by way of Payorder No. 145246, dated 20.11.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

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 standard apartment no. 106 on the first floor in block no. 'D', 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. 06, admeasuring about 15 sft., 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:

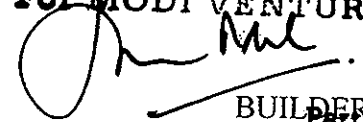
North By	Flat No. 105
South By	Flat No. 107
East By	Open to sky
West By	6' wide corridor

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:

- 
- 

FOR MODI VENTURES



BUILDER Partner



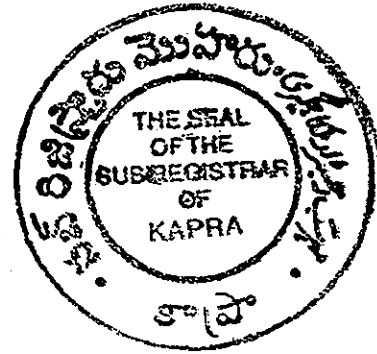
BUYER

1వ భుజ్జవము 2008.....వ సం పు.3/35.....వ తేదీలు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు చరిత్ర సంఖ్య.....5.....


సబ్-రిజిస్ట్రారు





**SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION**

Item	Standard Apartment	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion	Exterior emulsion
Internal painting	Sponge finish with OBD	Smooth finish with OBD	Smooth finish with OBD
Flooring - Drawing & Dining	Mosaic	Ceramic Tiles	Marble slabs
Flooring - Bedrooms	Mosaic	Ceramic Tiles	Marble tiles
Door frames	Wood (Non-teak)	Wood (Non-teak)	Wood (Non-teak)
Doors	Moulded main door, others flush doors	Moulded main door, others flush doors	All doors – moulded
Electrical	Copper wiring with standard switches	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills
Bathroom	Ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado
Sanitary	Raasi or similar make	Raasi or similar make	Raasi or similar make
C P fittings	Standard fittings	Standard fittings	Branded CP fittings
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft ceramic tiles dado, SS sink.
Plumbing	GI & PVC pipes	GI & PVC pipes	GI & PVC pipes
Lofts	Loft in each bedroom & kitchen	Loft in each bedroom & kitchen	Loft in each bedroom & kitchen

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

WITNESS:

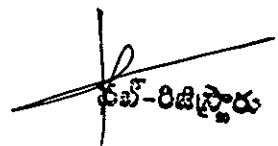
1. 
2. 

For MODI VENTURES


Partner
BUILDER

K. Lakshmi
BUYER

1. పుస్తకము నెంబెర్.....వ సం పు.నె. 35.....నెంబెర్లు
మొత్తము కాగితముల సంఖ్య..... 12.....
ఈ కాగితపు వరుస సంఖ్య..... 6.....


పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING FLAT NO. 106 IN BLOCK NO. 'D' ON THE FIRST FLOOR

IN THE 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

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MRS. K. LAKSHMI, WIFE OF MR. K. MOHAN KISHORE

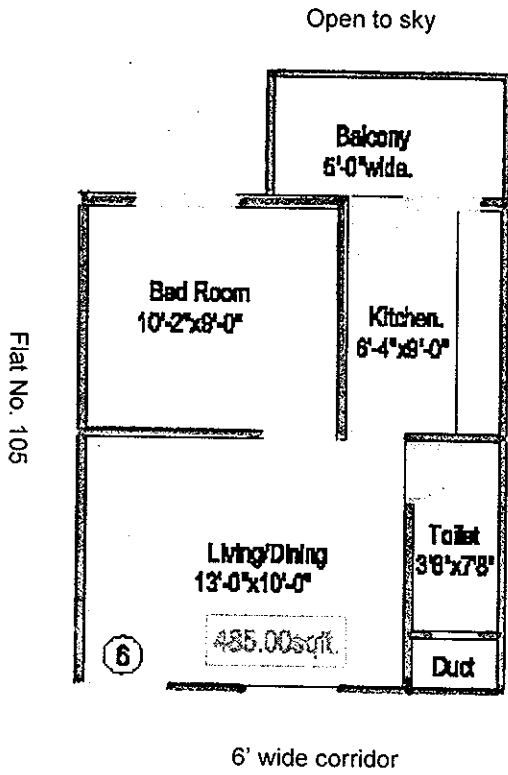
REFERENCE:
AREA:

SCALE:
29.83 SQ. YDS. OR

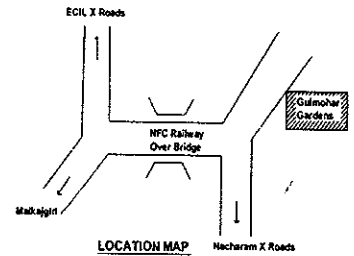
INCL:
SQ. MTRS.

EXCL:

Total Built-up Area = 485 sft.
Out of U/S of Land = Ac. 4-00 Gts.



N ←



WITNESSES:

- 1.
- 2.

FOR MODI VENTURES

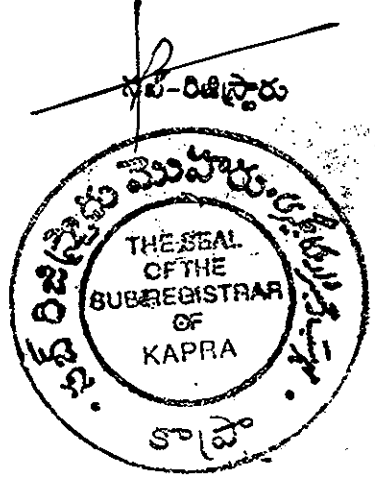
Partner
SIG. OF THE VENDOR

K Lakshmi
SIG. OF THE BUYER

శుభ్రము నిలికి.....చ నం పు.కె.35వస్త్రపాళు

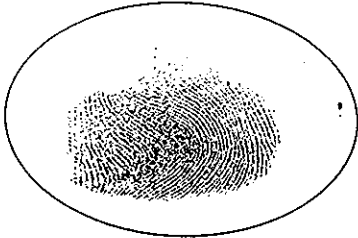
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ఈ కాగితపు వయస్ సంఖ్య.....7.....



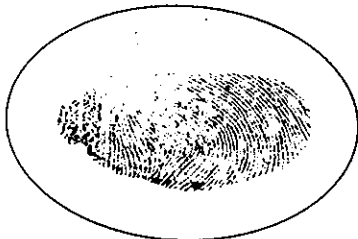
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUILDER :

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



GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 120/BK/IV/2006, Dt:27.04.2006:

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:

MRS. K. LAKSHMI
W/O. MR. K. MOHAN KISHORE
R/O. FLAT. NO. 114, BLOCK NO. B,
GULMOHAR GARDENS,
MALLAPUR,
HYDERABAD - 500076.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI VENTURES





Partner
SIGNATURE OF EXECUTANTS

K. Lakshmi
SIGNATURE OF BUYER

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

C.S.No./Year: 003250/2008 of SRO: 1526(KAPRA)

21/11/2008 13:05:21

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) K.LAKSHMI F.NO114,GULMOHAR GARDENSMALLAPUR,HY D.	<i>K. Lakshmi</i>
2	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY MNG.PRTNR : SOHAM MODI OFF:5-4- 187/3&4, SOHAM MANSION, M.G.ROADSECBAD	
3			(EX) K.PRABHAKAR REDDY(GPA FOR PRESENTING DOCS) OFF:5-4-187/3&4, SOHAM MANSION, M.G.ROADSECBAD	<i>K. Prabhakar Reddy</i>

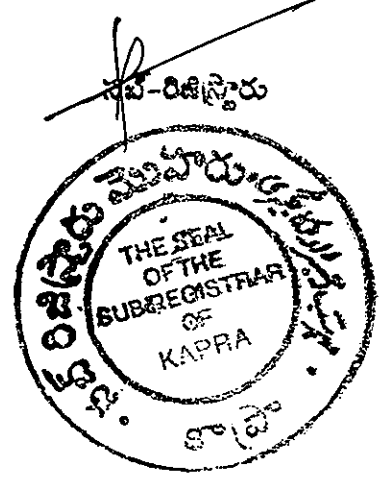
Witness Signatures *[Signature]* Operator Signature *V. Lishore*

[Signature]
Subregistrar Signature

1వ పుస్తకము 2008.....న సంపు 3/35.....వెజులు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వయస్ సంఖ్య.....9.....

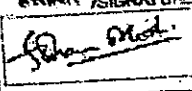


PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

हस्ताक्षर
 Signature

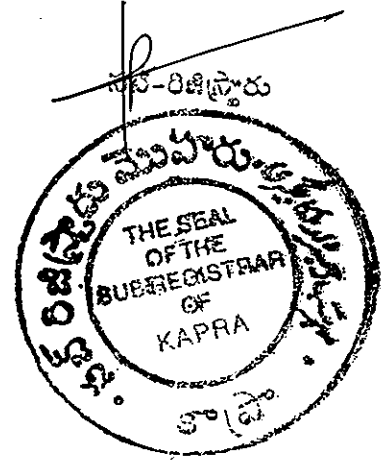
10062008

For MODI VENTURES

 Partner

1వ పుస్తకము సి.సి.టి.వ సంపుట 1.35... పేజీలు

మొత్తము కాగితముల సంఖ్య..... 12.....

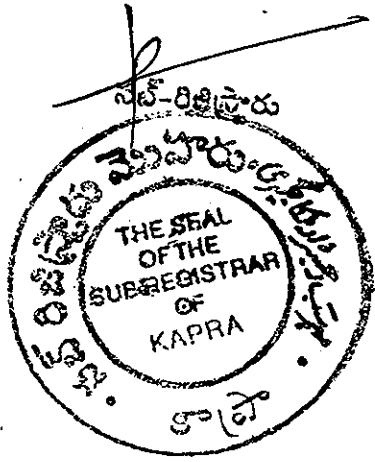
ఈ కాగితపు వదిలి పంపింపు..... 10.....



3వ పుస్తకము 2008.....వ సం పుస్తకం.....స్వదేశాలు

యొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....11.....



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:

5-4-187/3&4, IInd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058

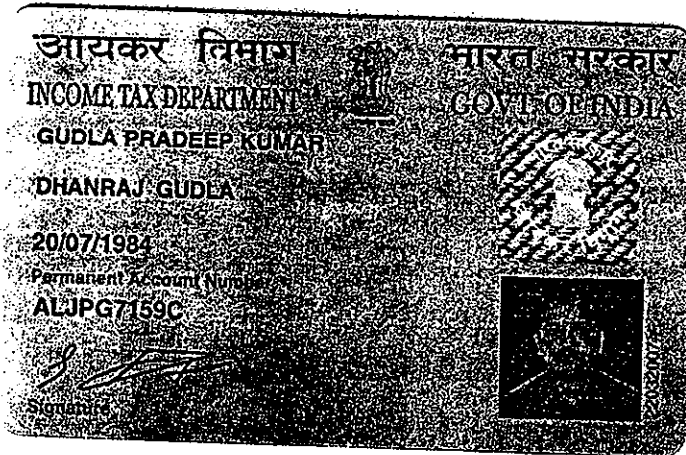
www.modiproperties.com

Resi.Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

WITNESSES NO. 2



हस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारं :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2493 4630, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

విద్యార్థుడు నెంబి8.....వ సం పు.31.35.....వీణలు

మొదటను: కార్యదర్శి నంబర్.....12.....

ఈ కార్యదర్శి కుట్రన నంబర్.....12.....

