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Denomination:

fficio Stamp Vendor

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

363769

Date: 21-08-2008 Serial No. 3 33,245 Purchased By

D. RAMESH

S/O D. SENKARAM HAD

For Whom : MODI VENTURES

SECRAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 34 day of October 2008 at Secunderabad by and between:

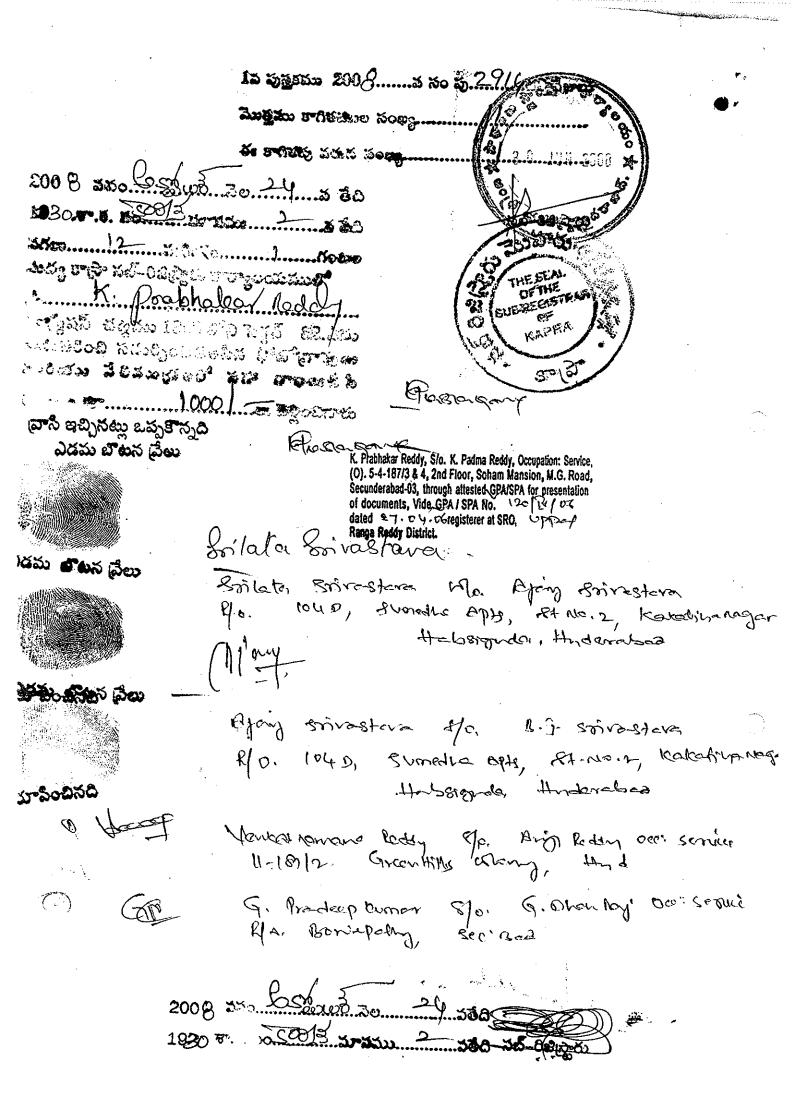
M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

- 1. MRS. SRILATA SRIVASTAVA, WIFE OF MR. AJAY SRIVASTAVA, aged about 38 years
- 2. MR. AJAY SRIVASTAVA, SON OF MR. B. J. SRIVASTAVA aged about 44 years, Both residing at 104 D, Sumedha Apartments, Street No. 2, Kakatiya Nagar, Habsiguda. Hyderabad-500 007, , hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Partner

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WHEREAS:

- A. The Buyer under a Sale Deed dated 24.10.08 has purchased a semi-finished deluxe apartment bearing no. 307, on the third floor in block no. 'D', 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 parking space for two wheeler and car on the stilt floor bearing nos. 25 and D-13, admeasuring about 15 and 100 sft. respectively.

This Sale Deed is registered as document no. 2913/08 in the office of the Sub-Registrar, Kapra. 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 semifinished 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. 307 on the third 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:

- 1. The Builder shall complete the construction for the Buyer a deluxe apartment bearing no. 307 on the third floor in block 'D' admeasuring 485 sft. of super built up area and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 25 and D-13 admeasuring about 15 and 100 sft. respectively., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 5,51,500/- (Rupees Five Lakhs Fifty One Thousand Five Hundred Only).
- 2. The Buyer has already paid an amount of Rs. 5,51,500/- (Rupees Five Lakhs Fifty One Thousand Five Hundred Only) before entering into this agreement, which is admitted and acknowledged by the Builder.
- 3. 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.

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 - Soilatu Soivast payment of installments for more than 1 month from the due date.

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- 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 deluxe apartment bearing no. 307 on the third floor in block 'D' 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 15th November 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.
- 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.

Partner

For MODI VENTURES

Page 3

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- 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.
- 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.

For MODIVENTURES

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- 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.	6 515-09- is paid by way of challan
No, dated >4.008	, drawn on SBH Kushaiguda Branch,
Hyderabad and VAT paid an amount of Rs.	5 sic= % by way of payorder no.
14664, dated 23.10.08, drawn on H	DFC Bank GD. S.D. Road, Rec'Bad

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 OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 307 on the third 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 and car on the stilt floor bearing nos. 25 and D-13 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	Flat No. 306
South By	Open to sky
East By	Open to sky
West By	6' wide corridor & Open to sky

IN WITNESSES WHEREOF this Sale Deed 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

BUILDER BUILDER

BUYER

Page 5

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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.

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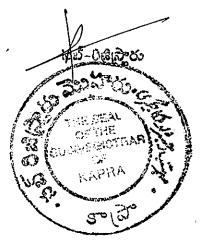
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REGISTRATION PL	AN SHOWING FLAT NO. 307 IN BLOCK NO. 'D'
	ON THIRD FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"
IN SURVEY NOS.	93, 94 & 95 SITUATED AT
	MALLAPUR VILLAGE, UPPAL MANDAL, R.R. DIST.
BUILDER:	M/S. MODI VENTURES, REP, BY ITS PARTNER,
	SRI SOHAM MODI SON OF SRI SATISH MODI
BUYER:	MRS. SRILATA SRIVASTAVA WIFE OF MR. AJAY SRIVASTAVA,
	MR. AJAY SRIVASTAVA SON OF MR. B. J. SRIVASTAVA
REFERENCE: AREA: 29.8	SCALE: INCL: EXCL: S3 SQ. YDS. OR SQ. MTRS.
Total Built-up Area = Out of U/S of Land =	Ac. 4-00 Gts.
	Open to sky Relcony 5'-'d'*sdoe, Whosen 6'-d'x9'-0' Open to sky Op
WITNESSES:	Open to sky & 6' wide corridor For MODI VENTURES Partner SIG. OF THE BUILDER
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

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FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER













BUILDER:

M/S. MODI VENTURES M/S. SRI SAI BUILDERS 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:

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.

BUYERS:

- 1. MRS. SRILATA SRIVASTAVA; W/O.MR. AJAY SRIVASTAVÁ, R/O.104 D, SUMEDHA APARTMENTS. STREET NO. 2, KAKATIYA NAGAR. HABSIGUDA. HYDERABAD 500 007,
- 2. MR. AJAY SRIVASTAVA S/O MR. B. J. SRIVASTAVA R/O.104 D, SUMEDHA APARTMENTS. STREET NO. 2, KAKATIYA NAGAR, HABSIGUDA, HYDERABAD 500 007,

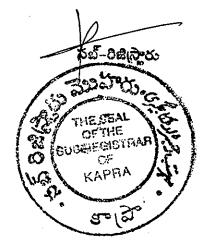
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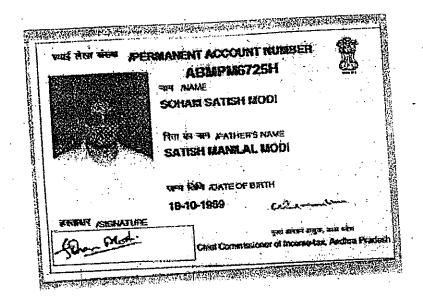
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Partner SIGNATURE OF EXECUTANTS

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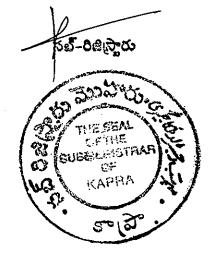
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Family Members Details

,	Name	Relation	Date of Birth	156
	Srīlata Srivastava	Wife	09 64 70	35
3	Yash Srivastva	Son	13/12/01	

14/08/2005

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HOUSEHOLD CARD

Card No

PAP158636930269

F.P Shop No

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Name of Head of Household

: Srivastava . Ajay

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: దిజే శ్రీవాస్తవ

Father/ Husband Name

: B J Srivastava

ಇಷ್ಟಿನವೆಹಿ/Date of Birth 🗀 :

17/02/1964

పతుమృ/Age

41

వృద్ధి /Occupation

: Own Business

ಇಂ೭.ಡಂ./House No.

: 1-2-99/3A, 304D

Street

2013/38/9

Colony

KAKATEEYA NAGAR

Ward No.

≾ह 3/ Ward-2

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Annual Income (Rs.)

120.000

1.24 Consumer No.

13076 / 85 /

LPG Dealer Name

Jaykay Gas Habsigud . IOC

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WITNESSES NO. 1

Customer Relations Division





Name: Ch.Venkata Ramana Reddy Designation: Customer Relations Executive

Signature : Valid upto : 30 April 2009

Issuing Authority:

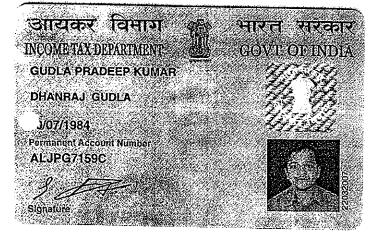
Blood Group: O +ve Address: 5-4-187/3&4, lind Floor, M.G Road, Secunderabad-500003.

M.G Hoad, Secunderabad-500003. Ph:040-66335551, 040-27544058 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
- The loss of the card must be reported to the Admin, Div, Immediately

WITNESSES NO. 2



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If this card is lost; someone's lost card is found, please infarity return to:
Income Tax PAN Services Unit, NSDL
Ist Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parek, Mumbat., 400 013,

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664. e-mail: tininfo@nsdl.co.in

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