

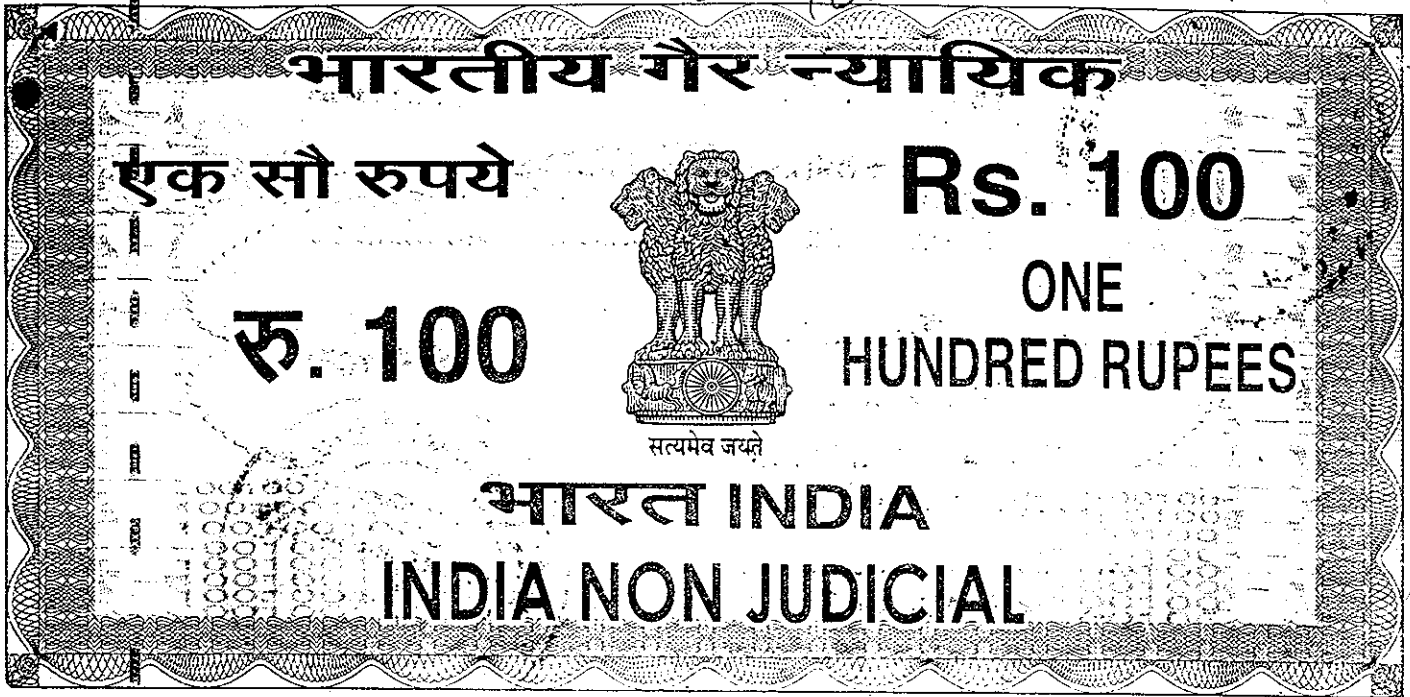
U-2104

2023/08

D-406

A-227

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287967

Date : 03-07-2008 Serial No : 26,753 Denomination : 100

Purchased By :

D. RAMESH
S/O D. SENGUARAM
SECBAD

[Signature]

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MODI VENTURES
SECBAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 28th day of July 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

MR. YADLAPATI VENKATESHWARA RAO, SON OF MR. Y. V. SUBBA RAO , aged about 40 years, residing at Kuchinapudi (P.O.) Nizampatnam Mandal, Guntur District, 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]
Page -1-



15 వ పుస్తకము 2009.....వ సం వు 2023 వ సంవత్సరము

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు పనుల సంఖ్య.....

2008 వ సం. 2023 నెల 20 వ తేదీ

1930 కా.శ. సంవత్సరము 6 వ తేదీ

పగలు 2 గంటల

సాధ్య కాసా సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ K. Prabhakar Reddy

రిజిస్ట్రేషన్ రిజిస్ట్రారు 1908 లోని సబ్-రిజిస్ట్రారు

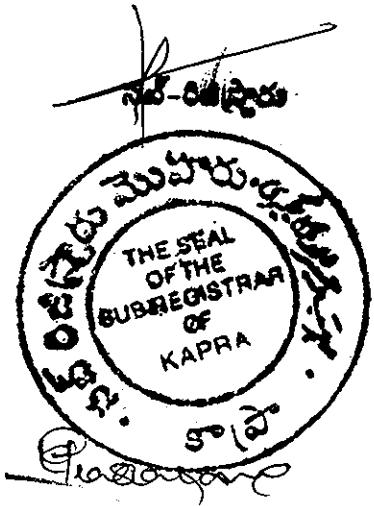
అనుబంధించి సమర్పించవలసిన ఫోటో గ్రాఫులు

వారియి వేతివలె (అదే) సబ్-రిజిస్ట్రారు దాఖలు చేసి

రుసుము రూ 1000 లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పతిస్తుంది

ఎడమ బొటన ప్రేలు



ఎడమ బొటన ప్రేలు

Madh



నిరూపించినది

K. Prabhakar Reddy S/o. K.R. Reddy Off. Secy
c/o S.H-167/2 & 4, 1st floor, Solam mansion, m.G. Road
Sec'Ad, through attested GRA by Presentation of doc.
vide GRA No. 120/IV/06 at SRO, Uppal
R.R. Dist.

Yadlapati Venkateshwara Rao
S/o. Y. V. Subbarao Off. Secy
R/o. Kuchinapudi (P.O), Nizampatnam, (mandal)
Guntur district.

Rama Rao S/o. Venkateshwara Rao Off. Secy
R/o. 1-54, Krishna Nagar, Mandal, Hyderabad.

T. Pradyip S/o. T. Dhanraj Off. Secy
R/o. 1-10-263, New Bungalow, Jayabaz

2008 వ సం. 2023 నెల 20 వ తేదీ
1930 కా.శ. సంవత్సరము 6 వ తేదీ సబ్-రిజిస్ట్రారు

WHEREAS:

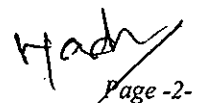
- A. The Buyer under a Sale Deed dated 28.7.08 has purchased a semi-deluxe apartment bearing no. 406, on the fourth floor in block no. 'D', admeasuring 485 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens' together with:
- Undivided share in scheduled land to the extent of 29.83 sq. yds.
 - A reserved two wheeler parking space bearing no. 33 admeasuring about 15 sft.
 - A reserved car parking space bearing no. 11 admeasuring about 100 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. 2022/08 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 semi-finished apartment bearing no. 406 on fourth 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 semi-deluxe apartment bearing no. 406 on the fourth floor in block no. 'D' admeasuring 485 sft. of super built up area and a reserved parking space for two wheeler and car bearing nos. 33 & 11, admeasuring about 15 and 100 sft. respectively, as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 5,37,000/- (Rupees Five Lakhs Thirty Seven Thousand Only).
- The Buyer has already paid an amount of Rs. 5,37,000/- (Rupees Five Lakhs Thirty Seven 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 apartment bearing no. 406 on fourth floor in Block 'D' to the Builder for the purposes of completion of construction of the apartment.

For MODI VENTURES


Partner


Page -2-

1వ పుస్తకము 2008 నం. ప సం పు. 2023 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితపు వరుస సంఖ్య..... 2

ENDORSEMENT

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

By challan No. 766286 of 28/1/08

[Signature]
నవ-రిజిస్ట్రారు

I. Stamp Duty:

1. in the shape of stamp papers Rs. 100/ —

2. in the shape of challan (u/s.41 of Act No. 12/07) Rs. 5270/ —

3. in the shape of cash (u/s.41 of Act No. 12/07) Rs. —

4. adjustment of stamp duty u/s. 20 of Act No. 12/07 Rs. —

II. Transfer duty:

1. in shape of challan Rs. —

2. in the shape of cash Rs. —

III. Registration duty:

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. 6470/ —

[Signature]
SUB REGISTRAR
KAPRA

1వ పుస్తకము 2008 నం./ కా.స. 1920 వ

పు. 2023 నెంబరుగా రిజిస్టరు చేయబడి

స్టాంప్ లెవల్ కు సంబంధించి వెంబరు 1526

2023/2008 గా యివ్వబడ్డవేది

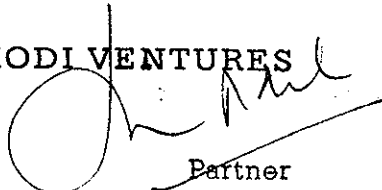
200 రిజి. నం. 281 నెం. 281 వ తేది

[Signature]
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 31st August 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.

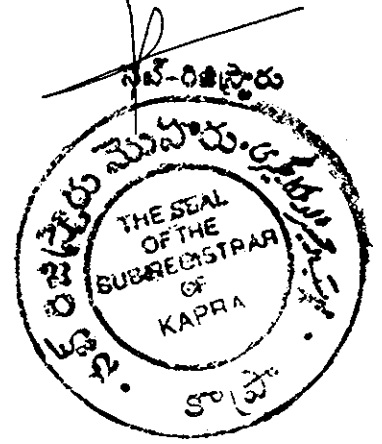
For MODI VENTURES


Partner

1వ పుస్తకము పేజీ.....చ సం పు 2023 దస్తావేజులు

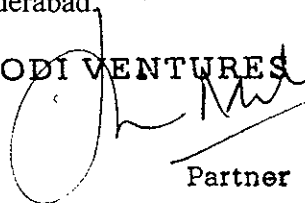
మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితపు వరుస సంఖ్య..... 3

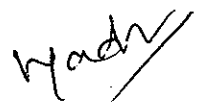


12. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that 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

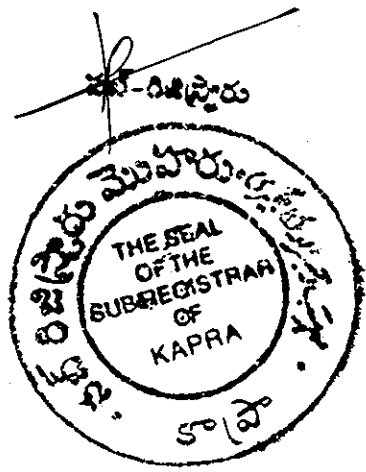


Page -4-

1వ పుస్తకము 200క్రి.....వ సం పు.2023..దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....11

ఈ కాగితపు వరుస సంఖ్య.....4



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. 6370/- is paid by way of challan no. 766286, dated 28.07.08, drawn on SBH, Kushaiguda Branch and VAT paid an amount of Rs. 5370/- by way of Payorder No. 142299, dated 28.07.08, 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 semi-deluxe apartment no. 406 on the fourth 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. 33 & 11, 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. 405
South By	Flat No. 407
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

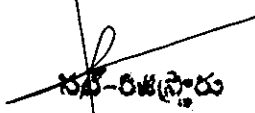

BUILDER Partner


BUYER

1వ పుస్తకము 200౫.....వ సం పు.....2023.....

మొత్తము కాగితముల సంఖ్య.....11.....

ఈ కాగితపు వరుస 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:

- 
- 

For MODI VENTURES


Partner
BUILDER


BUYER

1వ పుస్తకము 200లి.....వ నం పు. 2012 వస్తావారు

మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితపు వదున సంఖ్య..... 6

~~సబ్-రిజిస్ట్రారు~~



REGISTRATION PLAN SHOWING

FLAT NO. 406 IN BLOCK NO. 'D'

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: MR. YADLAPATI VENKATESHWARA RAO, SON OF MR. Y. V. SUBBA RAO

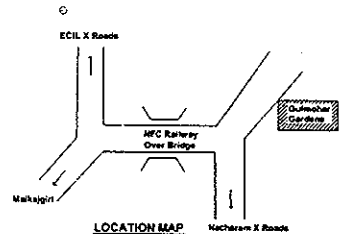
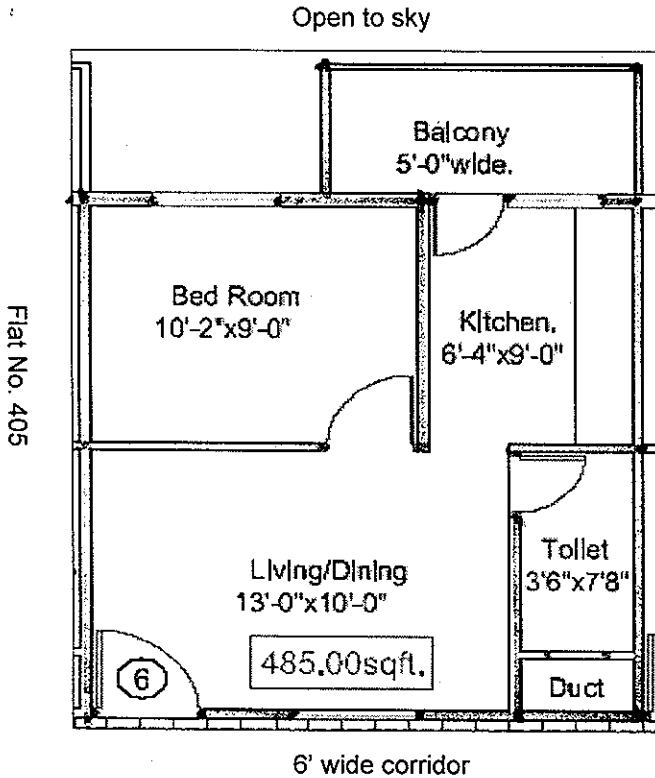
REFERENCE:
AREA: 29.83

SCALE:
SQ. YDS. OR



INCL: 
SQ. MTRS.

EXCL: 


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



WITNESSES:

- 
- 

For MODI VENTURES


SIG. OF THE BUILDER


SIG. OF THE BUYER

1వ పుస్తకము 2009.....వ సం పు. 2012 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితపు వరుస 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
--------	--	--	--



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:

MR. YADLAPATI VENKATESHWARA RAO
S/O. MR. Y. V. SUBBA RAO
R/O. KUCHINAPUDI (P.O.)
NIZAMPATNAM MANDAL
GUNTUR DISTRICT.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI VENTURES

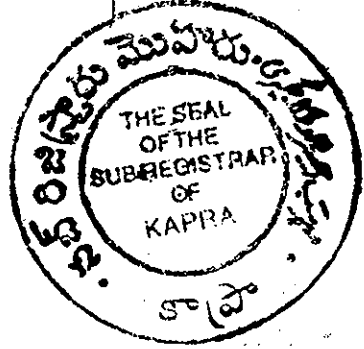
Partner
SIGNATURE OF EXECUTANTS

1వ పుస్తకము 2009.....వ సం పు. 2022...దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....||.....

ఈ కాగితపు వరుస సంఖ్య.....రీ.....



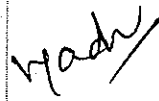

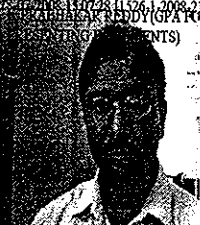
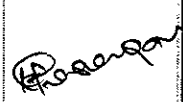
సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 2104/2008 of SRO: 1526(KAPRA)

28/07/2008 15:54:24

SIN o.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1		 28/07/2008 14:59:26 11526-1-2008-2 YADLAPATI VENKATESHWARA	(CL) YADLAPATI VENKATESHWARA RAO KUCHINAPUDINIZAMPATNAM,G UNTUR.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY MANAGING PARTNER SOHAM MODI OFF:5-4-187/3&4,II FLR., SOHAM MANSIONM.G.ROAD,SEC-BAD	
3		 28/07/2008 14:59:26 11526-1-2008-2 K.PRABHAKAR REDDY(GPA FOR PRESENTING DOCUMENTS)	(EX) K.PRABHAKAR REDDY(GPA FOR PRESENTING DOCUMENTS)	

Witness
Signatures

 & 
Operator
Signature

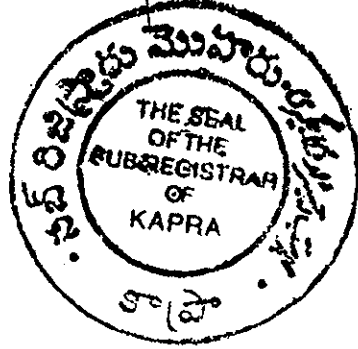

Subregistrar
Signature

1వ పుస్తకము 2009.....వ సం పు 2023 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితపు వరుస సంఖ్య..... 9

నవ-08-2023

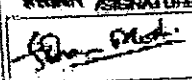


PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम NAME
SONAM SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
19-10-1989

हस्ताक्षर SIGNATURE


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

INDIA UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDAP011193022002

प्रभाकर रेड्डी K
K PRABHAKAR REDDY
2-3-84/11024
JAYSINGH SARDAR
AMBERPET
HYDERABAD

30/07/2002 **DUPLICATE**

Licensing Authority
RTA-HYDERABAD-2

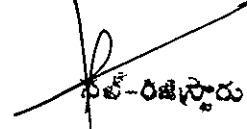
FOR MODI VENTURES

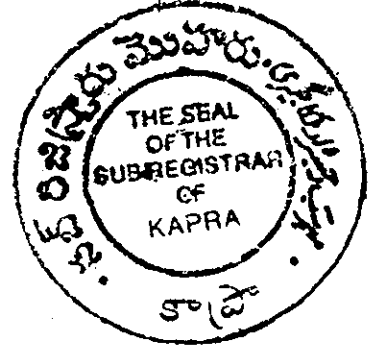

 Partner

1వ పుస్తకము 2019.....వ సం పు 2023 వర్షపు పేజీలు

మొత్తము కారితముల సంఖ్య..... 11

ఈ కారితపు వరుస పుటలు..... 10


సబ్-రిజిస్ట్రారు




Address: చిరునామం
 3-121 3-121



 Kuchinapudi కూచినపూడి
 Kuchinapudi కూచినపూడి

Electoral Registration Officer
 ఓటరు రిజిస్ట్రేషన్ అధికారి
KUCHINAPUDI Assembly Constituency

కూచినపూడి విధానసభ నియోజకవర్గము
Place: Kuchinapudi
 స్థలము: కూచినపూడి
Date / తేదీ : 04-09-2003
 This card may be used as an identity card
 under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో
 గుర్తింపు కార్డుగా ఉపయోగించవచ్చును
 KXT1776350 91 / 512


 सत्यमेव जयते
Election Commission Of India
 భారత ఎన్నికల సంఘము
IDENTIFY CARD
 గుర్తింపుకార్డు

KXT1776350

Elector's Name : Venkateshwara Rao
Yadlapati
 ఓటరు పేరు : వెంకటేశ్వర రావు యడ్లపాటి

Father's Name : Venkatsubbarao Yadlapati
 తండ్రి పేరు: వెంకటస్వబ్బారావు యడ్లపాటి

Sex : M **Age as on 1-1-2003** **34**
 లింగము : పు 1-1-2003 నాటికి వయస్సు

Wadh

1వ పుస్తకము 2008.....వ సం వృ.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....//.....

ఈ కాగితపు వరుస సంఖ్య.....//.....

~~సబ్-రిజిస్ట్రారు~~

