

U-1426

1373/08

E-204

A-1544

SCANNED



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

K 280038

*[Signature]*

Registrar  
Stamp Vendor  
Office, Court Office, Hyd

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 22<sup>nd</sup> day of May 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. KASINA ANANDA RAO, SON OF MR. K. SATYANARAYANA MURTHY, aged about 53 years, residing at D-73, RBI Quarters, Begumpet, Hyderabad - 500 016., 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]*

ఈ పుస్తకము 2008 వ సం. 1273

మొదలగు కార్యముల సంఖ్య 12

ఈ కార్యము వలన సంఖ్య

2008 వ సం. నెం. 22

1920 వ.స. సం. 1273

వసలు 2

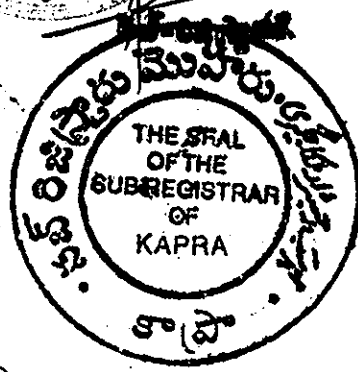
మద్య కార్యముల కార్యములు

శ్రీ K. Prabhakar Reddy

రిజిస్ట్రార్ కార్యముల కార్యములు

అనుసరించి కార్యముల కార్యములు

వందలకు పదివందల రూ. వా. 1000



Signature

ఇది ఇచ్చినట్లు ఒప్పానము  
విడచు వలెన ప్రతి

Signature s/o. K. P. Reddy Occ: Service  
No. S-4-187/3 & 4, 2nd floor, Boham mansion, M. G.  
Road. Sec'bad, through attested GPA for Presentation  
of documents, vide GPA No. 120/12/06 of  
SRO, Upper, R.R. Dist.

Signature

Kasina Ananda Rao s/o. K. Satyanarayana Murthy  
No. D-73, Res Qtrs, Begumpet, Hyderabad-04.

P. Pradeep Ho. P. Dharmaj Occ: Service  
No. 1-10-263, New Bonnyally, Sec'bad.

Keeran s/o. Ramachander Rao Occ: Business  
1-10-54, HS Colony, Rusherguda, Hyderabad

2008 వ సం. 22  
1920 వ.స. సం. 1273

WHEREAS:

- A. The Buyer under a Sale Deed dated 22.05.2008 has purchased a deluxe apartment bearing no. 204, on the second floor in block no. 'E', admeasuring 1300 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens' together with:
- Undivided share in scheduled land to the extent of 79.95 sq. yds.
  - A reserved two wheeler parking space bearing no. 19 admeasuring about 15 sft.
  - A reserved car parking space bearing no. 29 admeasuring about 100 sft.
- situated at Sy. No. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District. This Sale Deed is registered as document no. 1372/08 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. 204 on second floor in Block 'E' 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 deluxe apartment bearing no. 204 on the second floor in block no. 'E' admeasuring 1300 sft. of super built up area and a reserved parking space for two wheeler and car bearing nos. 19 & 29, admeasuring about 15 and 100 sft. respectively, as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 10,68,000/- (Rupees Ten Lakhs Sixty Eighty Thousand Only).
- The Buyer has already paid an amount of Rs. 10,68,000/- (Rupees Ten Lakhs Sixty Eighty Thousand Only) and the Builder admitted and acknowledged the receipt for said consideration.

For MODI VENTURES

  
Partner



1వ పుస్తకము 2008 గ్రీ. సం. నం. 1373 ద్వారా

మొత్తము కాలిఫర్నియా మొదల్య..... 12

ఈ కాలిఫర్నియ పనుల నంబర్..... 2

*[Signature]*  
సబ్-రిజిస్ట్రారు

**ENGAGEMENT**

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

**I. Stamp Duty:**

- 1. In the shape of ..... Rs. 100 / —
- 2. In the shape of ..... Rs. 10580 / —
- 3. In the shape of ..... Rs. —
- 4. In the shape of ..... Rs. —

**II. Transfer Tax:**

- 1. In the shape of ..... Rs. —
- 2. In the shape of cash ..... Rs. —

**III. Registration Fees:**

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

**IV. User Charges:**

- 1. In the shape of ..... Rs. 100 / —
- 2. In the shape of ..... Rs. —

*[Signature]*  
SUB REGISTRAR  
KAPRA

1వ పుస్తకము 2008 గ్రీ సం. / కా.న. 199 వ  
పు..... 1373 ద్వారా రిజిస్ట్రారు చేయబడి  
ప్రొవిడెన్ బిల్డింగ్ కంప్లెక్షు సంఖ్య 1526  
1-1373 / 2008 నా యిచ్చబట్టెనది  
2008 సం. 0372 నెం. 22 వ తది

amount of Rs. 10580 / towards Stamp duty

Including transfer tax Rs. 1000 /

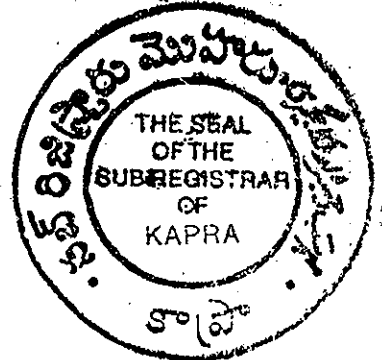
towards registration fees on the market value

of Rs. 1068000 / was paid by the

party through Challan Receipt No. 78 2435

Dated 22/5/08 at SBH

*[Signature]*  
సబ్-రిజిస్ట్రారు



3. 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.
4. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 204 on second floor in Block 'E' to the Builder for the purposes of completion of construction of the apartment.
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 31<sup>st</sup> May 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.
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.

For MODI VENTURES

  
Partner



1వ పుస్తకము 2000 క్రి.....వ పం పు 1373 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వచన సంఖ్య..... 2



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.
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.

For MODI VENTURES

  
Partner

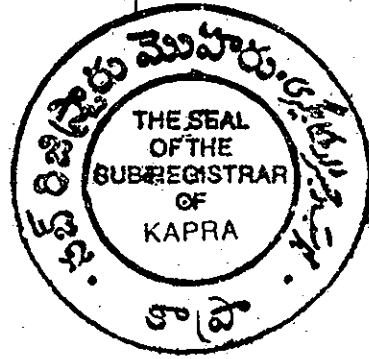


1వ పుస్తకము 2000 వ సం పు 1373 దస్తావేజులు

మొత్తము కాదితముల సంఖ్య 12

ఈ కాగితపు వరుస సంఖ్య 4

సబ్-రిజిస్ట్రారు





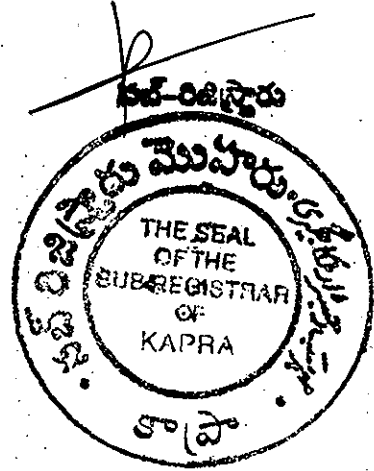
17. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
18. In case of any dispute 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.
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: 11,680/- is paid by way of challan no. 752635, dated 22-05-08, drawn on SBH, Kusaiguda Branch and VAT paid an amount of Rs. 10,690/- by way of Payorder No. 140750, dated 19-05-08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MODI VENTURES

  
Partner



1. ది ఎన్ట్రీ నంబరు 1373 వేదాలు  
మొత్తము కాగితముల సంఖ్య 12  
ఈ కాగితపు వరుస సంఖ్య 5



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'

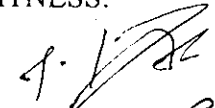

SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 204 on the second floor in block no. 'E', admeasuring 1300 sft. of super built up area together with proportionate undivided share of land to the extent of 79.95 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 19 & 29, 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. 203
South By	Flat No. 205
East By	Open to sky
West By	6' wide corridor & Open to sky

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:

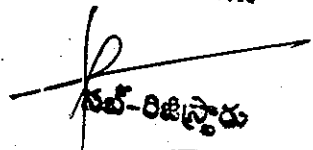
1. 
2. 

For MODI VENTURES

  
Partner  
BUILDER

  
BUYER

1వ పంజామ నిజాది.....వ సం పు 1273  
మొత్తము కాగితముల సంఖ్య..... 12  
ఈ కాగితపు వరుస సంఖ్య..... 6

  
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:

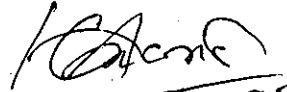
WITNESS:

1. 
2. 

FOR MODI VENTURE

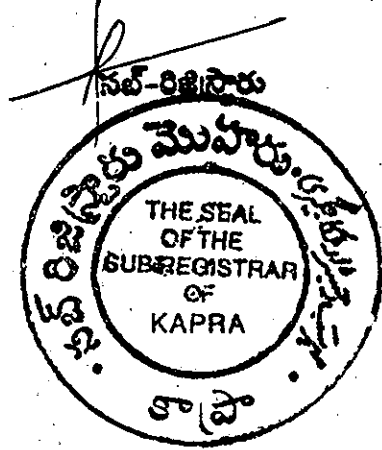


BUILDER Partner



BUYER

1వ పుస్తకము 200 రీ.....వ సం పు 1373.....వేలము  
మొత్తము కాగితముల సంఖ్య..... 12  
ఈ కాగితపు వరుస సంఖ్య..... 7.....



**REGISTRATION PLAN SHOWING**

FLAT NO. 204 IN BLOCK NO. 'E'

ON THE SECOND FLOOR IN 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. KASINA ANANDA RAO, SON OF MR. K. SATYANARAYANA MURTHY

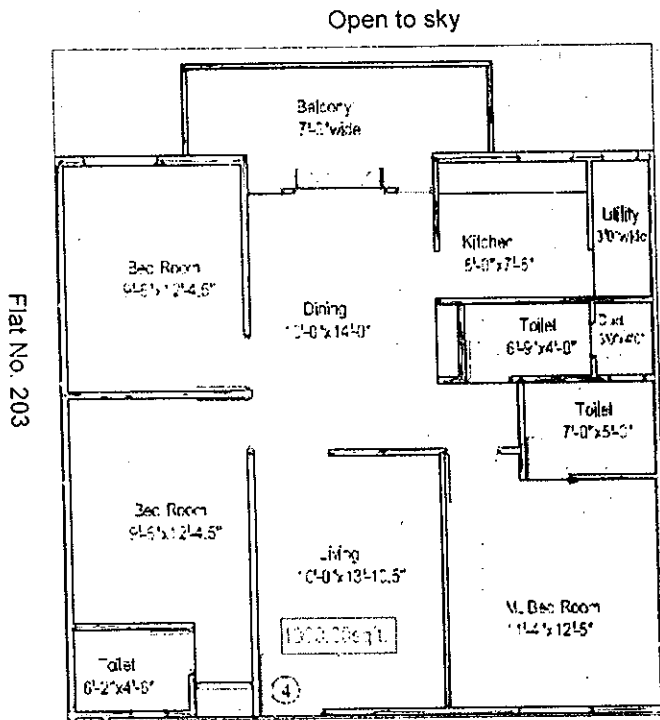
**REFERENCE:**  
**AREA:** 79.95

**SCALE:**  
**SQ. YDS. OR**

**INCL:**   
**SQ. MTRS.**

**EXCL:**

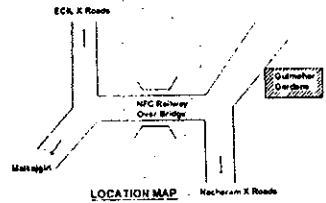
Total Built-up Area = 1300 sft.  
Out of U/S of Land = Ac. 4-00 Gts.



6' wide corridor & Open to sky



Flat No. 205



**WITNESSES:**

- 1.
- 2.

**For MODI VENTURES**

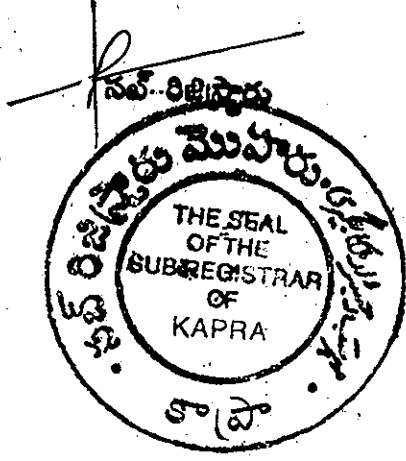
**SIG. OF THE BUILDER**

**SIG. OF THE BUYER**

ద పుస్తకము వినియోగం.....వ సం పు 1372.....

మొత్తము కాగితముల సంఖ్య..... 12.....

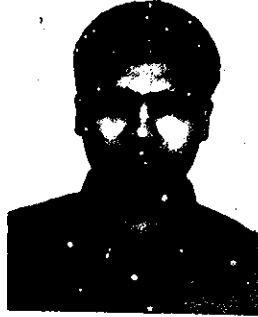
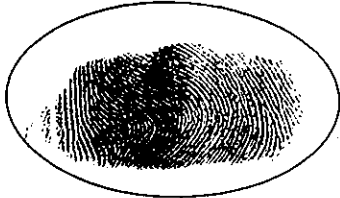
ఈ కాగితపు వదున సంఖ్య..... 8.....





**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.  
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. KASINA ANANDA RAO  
S/O. MR. K. SATYANARAYANA MURTHY  
R/O. D-73, RB: QUARTERS  
BEGUMPET  
HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

1.

2.

For MODI VENTURES

Partner  
SIGNATURE OF EXECUTANTS

దేవ శాస్త్రము కే. 1272 వ సం. పు. 1272 వేటలు

మొత్తము దానితముల సంఖ్య 12

ఈ కాగితపు దము సంఖ్య 9






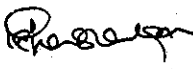
~~సబ్-రిజిస్ట్రారు~~



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

C.S.No./Year: 001426/2008 of SRO: 1526(KAPRA)

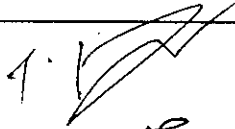

22/05/2008 14:30:10

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) KASINA ANANDA RAO D-73,RBI QRTS.,BEGUMPET,SEC	
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			(EX) K.PRABHAKR REDDY(GPA FOR PRESENTING DOCS)	

Witness  
Signatures

U. Kishore  
Operator  
Signature

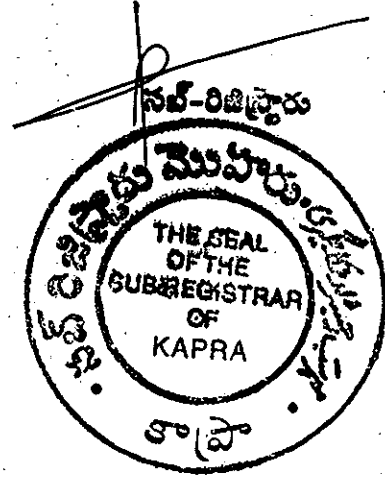
  
Subregistrar  
Signature

1.   
2. 

1వ పుస్తకము ఖరీదీ.....వ సం వ 1373.....

మొత్తము కాగితముల సంఖ్య..... 12.....

ఈ కాగితపు పదున సంఖ్య..... 10.....

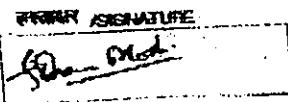


PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**

NAME  
**SONALI SATISH MODI**

FATHER'S NAME  
**SATISH MANLAL MODI**

DATE OF BIRTH  
**18-10-1989**

SIGNATURE  


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH  
**DRIVING LICENCE**  
**DLDAPO11193CZ20e2**

PROBATIONARY  
 K CLASS  
 2-3-4  
 JOINT  
 HYDERABAD

26-07-2002 **DUPLICATE**

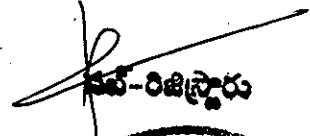
Licensing Authority  
 RTA-HYDERABAD-02

For MODI VENTURES  
  
 Partner

పేపర్ నంబరు 200 డి.....వ సం వు 1373

మొత్తము కాగితముల సంఖ్య.....12

ఈ కాగితపు పనుల సంఖ్య.....11

  
సబ్-రిజిస్ట్రారు





**Family Members Details**

No	Name	Relation	Date of Birth	Age
2	Indira Devi	Wife	08/02/59	47
3	Sathish	Son	19/08/78	28
4	Satyanarayana Murthy	Father	21/08/34	72
5	Suguna	Mother		68

*[Handwritten Signature]*  
 23/04/2006  
 23/04/2006

**HOUSEHOLD CARD**

Card No : PAP167890200982  
 F.P Shop No : 902  
 Name of Head of Household : Kasina Ananda Rao  
 Father/ Husband name : Satyanarayana Murthy  
 Date of Birth : 04/09/1955  
 Age : 51  
 Occupation : Employee-Govt.  
 House No. : 676, D-73, RBI QUARTERS  
 Street : Street No.6 SHYAMI AL BUI DINGS  
 Colony : BEGUMPET  
 Ward : Ward-1  
 Circle : Circle VIII  
 District : Hyderabad  
 Annual Income (Rs.): 340,000  
 LPG Consumer No. : 814279/(Double )  
 LPG Dealer Name : Vijayanagar Gas Company.H/C

*[Handwritten Signature]*



1వ పుస్తకము ఖిల్దీ.....వ సం. 1373.....

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు పదున సంఖ్య.....12.....

