Serial No :

Denomination:

Purchased By : .

G. VENKATESH

S/O G.A. 🛍 AO SECHAD

Dor Whom :

MODI VENTURES

SECEAD



#### AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 27 day of June 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**

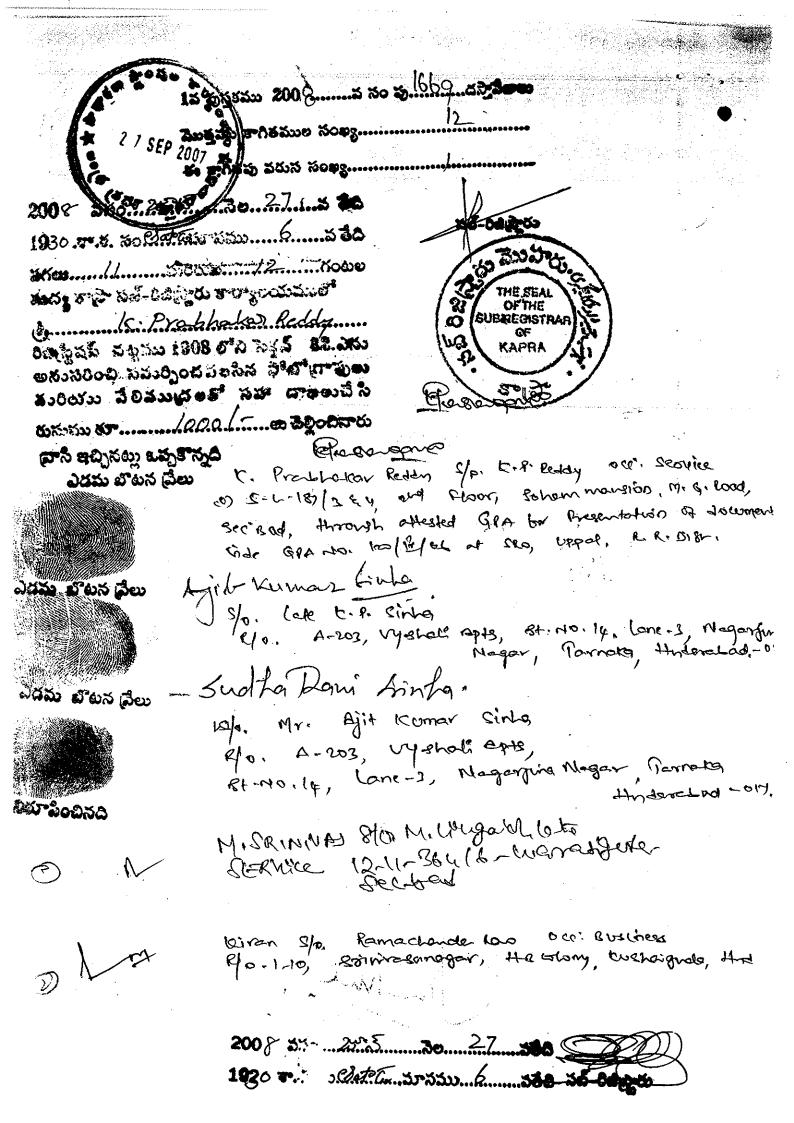
1. MR. AJIT KUMAR SINHA, SON OF LATE K. P SINHA, aged about 55 years,

2. MRS. SUDHA RANI SINHA, WIFE OF MR. AJIT KUMAR SINHA, aged about 42 years, both are residing at A-203, Vyshali Apartments, Street No. 14, Lane-3, Nagarjuna Nagar, Talnaka, Hyderabad - 500 017 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 VENTUR

Ajrl- Kumar Sinha Sudta Dani Ansanta.

191



#### WHEREAS:

- A. The Buyer under a Sale Deed dated 27, 06, 2008 has purchased a standard apartment bearing no. 206, 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:
  - a. Undivided share in scheduled land to the extent of 79.95 sq. yds.
  - b. A reserved two wheeler parking space bearing no. 21 admeasuring about 15 sft.
  - c. A reserved car parking space bearing no. 27 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. 1663/68, 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. 206 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:

- 1. The Builder shall complete the construction for the Buyer a standard apartment bearing no. 206 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. 21 & 27, admeasuring about 15 and 100 sft. respectively, as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 7,05,000/- (Rupees Seven Lakhs Five Thousand Only).
  - 2. The Buyer has already paid an amount of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) before entereing into agreement and the Builder admitted and acknowledged the receipt for said consideration.
  - 3. The Buyer shall pay the balance amount of Rs. 3,55,000/- (Rupees Three Lakhs Fifty Five Thousand Only) on or before Of July 2008.

For MOD VENTURES

Partner

Page -2-

1వ పుస్తకము	<b>200</b> g	వ సం పు.!!	69 <b>దస్తే</b>	Seres		
<b>మొక్కమ</b> ు కాగి	<b>కము</b> ల న	ဝရာ္မွ	12	*****		
ఈ కాగిశపు వ	చున సం	<b>eş</b>		·••••		
			1			
		_	75-04	భ్యారు		
ENDORSEMENT Certified that the following amounts been paid in respect of this documen By challan No. 766072 Dt2.0 I. Stamp 5.4%:		٠	,	THE SEAL OF THE GUBERGISTRAR		
I. in the shape of champ nopers     in the shape of the line.		1001-				
(0/s.40 of the telephony)  3. In the sky continues	Rs.	6,950\-				
(u/s.60 km/0.462009 b) 4. adjubra (17. an Aldery)	Rs.		•			
U/s.Zd	Rs.					
1. in shape to the same of the	Rs. Rs.	•				
1. in the state of the same of	Rs.	1000/-	•			
1. In the shape of charlan 2. In the shape of cash	Rs, Rs.	1001-				
SUB REGISTRAR KAPRA	al Rs.	8.1501 -				
Is miges. 1669.		ంఐరుగా రిజిస్టరు	పేయజనీ			
<u> 7 - 1669</u>	/30	0 .గా యివ్మ	<sub>ಕ</sub> ರಮ್ಮಿಕ <b>ಿ</b>	140	SUNTE.	
2008 No	5			SUBI	HE SEAL OF THE SEGISTRAR OF	T. Charles
		ั้งึ่ง	<b>-0</b> 8 ₹	<b>\</b> '		/

II. Transfer . . . . 1. in shop:

III. Registra in the 1. in the state  $\phi$ 2. in the shope of

IV. User Charged

- 4. 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.
- 5. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 206 on second floor in Block 'E' to the Builder for the purposes of completion of construction of the apartment.
- 6. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
- 7. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
- 8. The Builder shall complete the construction of the Apartment and handover possession of the same by or st July 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.
- 9. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the 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.
- 10. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.

For MODI VENTURES

Partner

1వ పుస్తకము 2005వ స	తా <b>ి.</b> దిన్నిదప్పెకితాలు
మొక్తము కాగికముల సంఖ్య	12
ఈ కాగిశపు వరున సంఖ్య	<u> </u>

THE SEAL OF THE SUBREGISTRAR KAPRA

- 11. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
  - 12. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
  - 13. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Gulmohar Gardens project.
  - 14. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Gulmohar Gardens project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
  - 15. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become livable with respect to the construction of the Apartment under this agreement, or the sale deed.
  - 16. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
  - 17. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

For MODE VENTURES

Partner

Page -4-

Sudta Rossi Sinton.

13 the seal of the

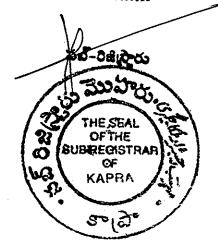
- 18. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the upon in writing.
  - 19. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal
  - 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'. Joint Stock Company or any Corporate Body.
- 21. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
- 22. Stamp duty and Registration amount of Rs. 8,050/- is paid by way of challan no. 766072, dated 20.06.08, drawn on SBH, Kushaiguda Branch and VAT paid an drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

FOI MODIVENTURES

Partner

Ajrt-Vouman Gruha
igha Domi Ginta.

1వ పుస్తకము 200 గ్రీవ సం	3.1669.63.200
మొత్తము కాగితముల సంఖ్య	
ఈ కాగితపు వరున సంఖ్య	



#### 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 'B'

#### SCHEDULE OF APARTMENT

All that portion forming semi-finished standard apartment no. 206 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. 21 & 27, 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. 205
South By	6' wide corridor
East By	Open to sky
West By	Lift & 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:

Ail-ruman Sinfar.

Sidden Danisinfar.

BUYER

	1వ పుస్తకము 200 న్రి నం పు!. 27.దట్టానేజులు
•	మొత్తము కాగితముల నంఖ్య
	ఈ కాగితపు వరున సంఖ్య
	45-08次改 45-330分。
	THE SEAL SON OF THE
•	SUBREGISTRAN KAPRA

## SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

Item	Standard Apartment	Semi-deluxe Apartment	Deluxe
	, 2 M		Apartment
Structure	RCC	RCC	RCC
Walls	4"/6" solid cement	4"/6" solid cement	4"/6" solid cement
	blocks	blocks	blocks
External painting	Exterior emulsion	Exterior emulsion	Exterior emulsion
Internal painting	Sponge finish with OBD	Smooth finish with OBD	Smooth finish with OBD
Flooring -	Mosaic	Ceramic Tiles	Marble slabs
Drawing &		A Desirable Market State	
Dining			
Flooring -	Mosaic	Ceramic Tites	Marble tiles
Bedrooms			
Door frames	Woods(bion-teak)	Wood (Non-teak)	Wood (Noneteak)
Doors	Montdehmain door	Moulded main door,	All doors - moulded
,	others flush doors	others flush doors	
Electrical	Copper wiring with	Copper wiring with	Copper wiring with
	standard switches	modular switches	modular switches
Windows	Powder coated	Powder coated	Powder coated
	aluminum sliding	aluminum sliding	aluminum sliding
	windowswith grills	windows with grills	windows with grills
Bathroom	Ceramic tiles with 7/2000	Designer ceramicaries	Designer ceramic tiles
	dado	with 7 dado	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	Granite tiles, 2 ft	Granite slab, 2 ft ceramic
	ceramic tiles dado; SS	ceramic tiles dado, SS	tiles dado, SS sink
	sink.	sink.	
Plumbing	GI & PVC pipes	GI & PVC pipes	GI & PVC pipes
Lofts	Loft in each bedroom &	Loft in each bedroom &	Loft in each bedroom &
	kitchen	kitchen	kitchen

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

WITNESS:

1. 1

2.

For MODI VENTURES

R I I D Partner

Page -7-

1 <b>వ పుస్తకము 200</b> ్డివ సం	3. 660.c33
యిక్తము కాగిశముల సంఖ్య	12
ఈ కాగితపు వరున సంఖ్య	····

THE SEAL OF THE GUBREGISTRAR CF KAPRA

REGISTRATION P	LAN SHOWING FLAT N	NO. 206 IN BLOCK NO 'E'	
		OR IN GULMOHAR GARDEN	S
IN SURVEY NOS.	93, 94 & 95		
	MALLAPUR VILLAGE,	UPPAL	SITUATED AT
BUILDER:	M/S. MODI VENTURES I	REPRESENTED BY ITS PAR	MANDAL, R.R. DIST
*	SRI SOHAM MODI SON		
BUYER:	1. MR. AJIT KUMAR SINI	HA, SON OF LATE K. P SINI	HA
	2. MRS. SUDHA RANI SI	NHA, WIFE OF MR. AJIT KUI	MAR SINHA
REFERENCE: AREA: 79	SCALE: 95 SQ. YDS. OR	INCL: SQ. MTRS.	EXCL:
Total Built-up Area : Out of U/S of Land =	= 1300 sft. = Ac. 4-00 Gts.		
Flat No. 205	Bed Room 916*x12*4.5*  Bed Room 916*x12*4.5*  Livin 10-0 x1  Toilet 51-2*x4*-5*  \$	Kitchen   Store   St	FOR MODIVENTURES
WITNESSES:	Lift & 6' wide co	orridor & Open to sky	Partner
1.			SIG. OF THE BUILDER
2.			Aj. 1- Kuman Sinher
			SIG. OF THE BUYER

Sudta Dani binta.

12	<b>స్త్వకము 200</b> ్రవ	30 x 1660	
	<b>్తము కాగిత్</b> ముల సంఖ్య		•
ఈ	కాగితపు వరుస్త సంఖ్య	8	******

10-02 20

THE SEAL OF THE SEAL OF THE SEAL OF KAPRA

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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

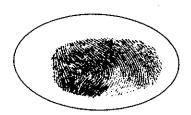
PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





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.

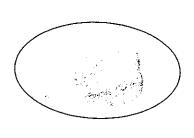




#### **BUYER:**

BUILDER:

1. MR. AJIT KUMAR SINHA S/O. LATE K. P SINHA R/O. A-203, VYSHALI APARTMENTS STREET NO. 14, LANE-3 NAGARJUNA NAGAR, TARNAKA HYDERABAD - 500 017.





2. MRS. SUDHA RANI SINHA W/O. MR. AJIT KUMAR SINHA R/O. A-203, VYSHALI APARTMENTS STREET NO. 14, LANE-3 NAGARJUNA NAGAR, TARNAKA HYDERABAD - 500 017.

SIGNATURE OF WITNESSES:

1.

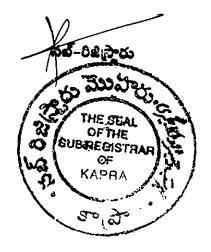
2.

For MODI VENTURES

SIGNATURE OF EXECUTANTS

Sudta Rong Sinta.

13 పుస్తకము <b>200</b> ్ట్వ సం	3.1669 da 3 - 20
మొత్తము కాగితముల సంఖ్య	1/2
ఈ కాగికపు వరున సంఖ్య	



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

C.S.No./Year: 001729/2008 of SRO: 1526(KAPRA)

27/06/2008 12:12:43

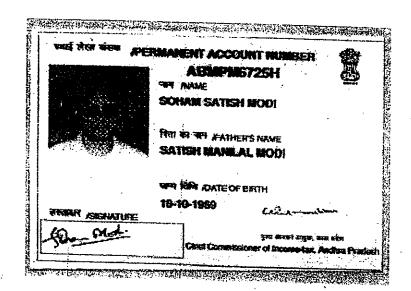
SINo ·	Thumb Impression	Photo	Name and Address of the Party	PartySignatur e
1		2705-2008-1271-2008-1729]	(CL) AJIT KUMAR SINHA NAGARJUNA NAGARTARNAKA	My Jones Sinto
2	750.87	315 MAS 133 SEPT 1-2008-1720	(CL) SUDHA RANI SIHNA NAGARJUNA NAGARTARNAKA	Sudhar Domi Gintar
3	Manual Enclosure	Manual Enclosure	(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	
4		77.40.2018.12.12.00.13.26 (s.P.P.P. 507.0) VENDOR)	(EX) K.PRABHAKAR REDDY(SPA FOR VENDOR)	Energe Ch

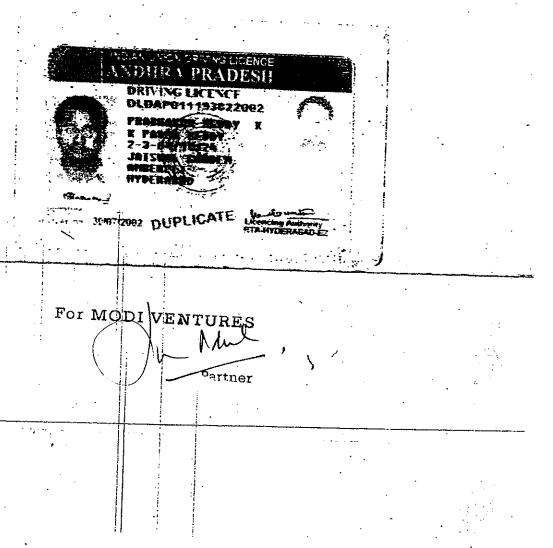
Witness Signatures Operator Signature Subregistrar Signature

A vis

1వ సుస్తకము 200.6వ సం	3.1669.433m
మొత్తము కాగితముల సంఖ్య	12_
కం కాగితపు వరున సంఖ్య	10







THE SEAL OF THE SUBREGISTRAR KAPRA



S.No		Relation	Date of Birth	Age
2	Subol Devi	Mother	15/01/30	76
3	Sudha Rani	Wife	12/12/66	40
4	Suveera	Daughter	27/06/85	21
5	Tanushreya	Daughter	21/07/95	11
6	Aditya	Son	09/08/03	3

ssistant Labour Officei

HOUSEHOLD CARD

Card No

:PAP167995000304

F.P Shop No

పేరు

్ట్ సీన్హా.అజీత్ కుమార్

Name of Head of

Household

:Sinha.Ajít Kumar

తండ్రి/భర్త పేరు

: కో పీ సిన్హా

Father/ Husband name : K P Sinha

పుట్టినతేది/Date of Birth : 16/07/1952

వయస్సు/Age

వృత్తి /Öccupation

:Retired Employee

ಇಂಟಿ.ನಂ./House No.

:12-13-648/H/16

వీధి /Street

\*VAISHALL APARTMENTS

Colony

: 14 TARNAKA

Ward

:=8 12/ Ward-12

Circle

ిసర్కిల్ 9/ Circle IX

ಜಿಲ್ಲ್ /District

జిల్లా /District ప్రాదరాబాదు / Hyderabad Annual Income (Rs.): 60,000

LPG Consumer No. (1) :806804/(Single)

LPG Dealer Name (1) :Satyatulasi Agencies, HPC LPG Consumer No. (2) :/

LPG Dealer Name (2)

Ajrt-Kumon Sinka. Sudta Dani Sinka.

THE SEAL OF THE OF THE SEAL OF