

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

BELEATELE

JUL VENTURES

TOTAD

For Whom:

Sealal Port (%, 911

361625

Ex.Officio Stamp Vendor G.S.D., CRIG Office, Hyd

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 30 day of July 2008 at Sequnderabad by and between:

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

MP. MOHD. ZEAULL HAQ, SON OF LATE MR. MOHD. ABDUL WAHEED, aged about 48 years, residing at 8-1-40/A/167, Sanmtha Colony, Shaikpet, Toichowki, Hyderabad., 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

Partner

Page -1-

1వ పున్నకము 200 ...వి..వ సం పు.219.6.దస్తాపేజులు మొత్తము కాగితముల సంఖ్య..........13...... ఈ కాగికికృ వరున సంఖ్య..... 200 ర్థ్య వసం....కినిక్క్ర్మన్నానెల....ఎ...... **తేది** 13 30 m. C. (675) 3 m. 11 ... 3 30 K. Por bhalear nedel The short history part to be a configuration Plesia phiso 30 12 < ్రామ **పేలిన**మంద్రలలో నమో దాధ**లుచేస్** and appoint and the Contract of the Record of Service a) S-11-187/3 & 4 and floor colom mausion, mgl Sec sord, tyrough effected GRA but Presentation of Documents, vide GRA NO. 100/20/06 et 200 UPPE తమ బొజన స్థ్రిలు *(* Mohd. Zeanll Hag. No. late mold. About when Dec. Levrice No. 8-1-40/A/167, Senonto Colony, Sheitper, Polichowsi, Andorata. రూపించినది 8/p. Late enjikeddy Vecap Ulenkar bomone landay O 11-187/2, Road No. 2 occ: service yo. Ceroornegar, Hyderates. Green Hims blony, 3 1. JJ2. 1. Produp No. T. Dronnoj ous Service RIO. 1-10-263, New Berryoup, Subor 2008 (2) (2) (3) 30 2 368 (2)

WHEREAS:

- A. The Buyer under a Sale Deed dated 30.07.08 has purchased a standard apartment bearing no. 310, on the third floor in block no. 'E', admeasuring 485 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 29.83 sq. yds.
 - b. A reserved two wheeler parking space bearing no. 40 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. 2195 os, 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. 310 on third 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 semi-finished standard apartment bearing no. 310 on the third floor in block no. 'E' admeasuring 485 sft. of super built up area together with undivided share in the scheduled land to the extent of 29.83 sq. yds. and a reserved parking space for two wheeler bearing no. 40, admeasuring about 15 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 2,66,000/- (Rupees Two Laksh Sixty Six Thousand Only).
 - 2. The Buyer has already paid an amount of Rs. 2,66,000/- (Rupees Two Laksh Sixty Six Thousand Only) before entereing to this agreement and the builder admitted and acknowledged the receipt for said consideration.

For MODI VENTURES

Partner

age -2-

heen paid in respect of this document by challan No. 14.02 (4
EUGGRSEMENT
Cartified that the following amounts have
The control in respect of this documents 1
I. Stamp Duty:
1. in the share of stamp papers Rs. 100
· · · · · · · · · · · · · · · · · · ·
(u/s.62 (1) (b)(3.899) Rs. 7 (LA)
(a/s. 1 112 of 1999) Rs
4. Effect to the property of the
u/5.30 10 10 10 279 3, 15 any Rs.
99 day 2 .
1. in shape or 100 to Rs.
2. in the six section Rs.
III. Registration it est
1. in the shape of chaffan Rs. 1000
IV. User Charges
1. in the shape of challan Rs. (00)
Fotal Rs. 3760
SHR RECITEDAR
15 13 13 2008 No. / 8°. 8. 1990 S
219h3000000 3250 30000
A DE CONSTRUCTION TO THE STATE OF THE STATE
990) - x30 300 fee
200 %0
Control of the last of the las
KAPRA KAPRA

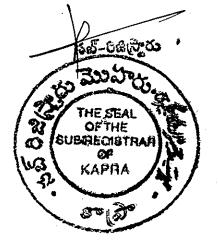
- 3. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavor to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan 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 bearing no. 310 on third 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 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.

FOR MODI VENTURES

Partner

Page -3-

lవ	పుస్తకము	200	కివ	సం పు.	2196	డస్వావేఱలు	
3.22	తము కాగి	శ్రముణ	ు సంఖ్య.		13	**********	
క	జాగిత్తు :	వరుస	సంఖ్య	*******	3	**********	



- 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

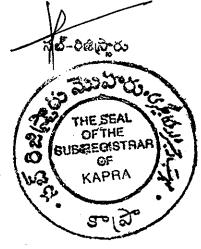
THE SEAL OF THE SEAL OF THE SEAL OF THE SEAL OF THE SUBSPECIATION KAPRA ALL SEAL OF THE SUBSPECIATION OF THE SEAL OF THE SEAL

- 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. 3660=/- is paid by way of challan no. 766274, dated 22.7.2006, drawn on SBH, Kushaiguda Branch, Hyderbad and VAT paid an amount of Rs. 2.665=/- by way of Payorder No. 142286, dated 26.57.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MODI VENTURES

Partner

1వ	పుస్తకము	200 .	8ప	సం. ష	,219	∳దస్త్రి	సేజులు
మొ	క్షము కాగి	కము ల	సంఖ్య	• • • • • • •	.1.3	Provide Provide	water of the
(∫ 8	కాగిశన్న క	న నడిపే	 (0)	***********	.S	.,,,,,,,,	



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. 310 on the third floor in block no. 'E', 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. 40, 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	Open to sky & 6' wide corridor	
South By	Open to sky	
East By	Flat No. 309	
West By	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:

For MODI VENTURES

Partner

BUILDER

UYER

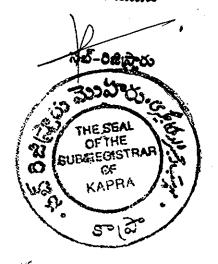
WITNESS:

1

2. 1. 1.

 $29.83 \times 2600 - 83524$ $485 \times 600 - 291000 (247350)$ 374524 $94.15 \times 400 - 6000$ $94.15 \times 400 - 6000$ 94.15×400 94.15×400

16	్రొడ్డకము 🔏	200 .S. 200	సం పు2196	దస్తావేజులు
ಮ	త్తము కాగిత్త	ముల నం ఖ్య.	[3	-
Ģe	కాగితవు వర	ున సం _{ఖ్య}	6	



SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

Item	Standard Apartment	Semi-deluxe Apartment	Deluxe
			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: 2. 2.2.2.2.
Drawing &		A STATE OF THE STA	
Dining			
Flooring -	Mosaic	Ceramic Tiles	Marble tiles
Bedrooms			
Door frames	Wood (Non-teak)	Wood (Non-teak)	Wojejen (Nienenienien
Doors	Moulded main door,	Moulded main door,	All doors - monliged
	others flush doors	others flush doors	and the second second
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
	windows with grills	windows with grills	windows with grills
Bathroom	Ceramic tiles with 7	pealaiteretamenter	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 minnes
Kitchen platform	Granite tiles, 2 ft	Granite tiles, 2 ft	Craintes laby 2 di ceramit
	ceramic tiles dado, SS	ceramic tiles dado, SS	tiles dado SS sinte
,	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

2. m/mgos

For MODI VENTURES

Partner

BUILDER

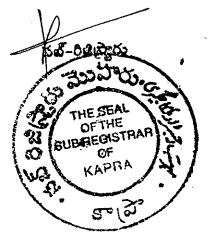
e de comprese

Page -7-

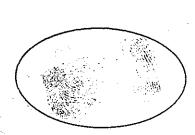
THE SEAL OF THE SEAL OF THE OF THE OF THE OF KAPRA KAPRA KAPRA

REGISTRATION PL	AN SHOWING FLAT NO. 310 IN BLOCK NO. 'E'	
	ON THIRD FLOOR IN PROJECT KNOWN AS "GULMOH	AR GARDENS"
N SURVEY NOS.	93, 94 & 95	SITUATED AT
a conert noo.	MALLAPUR VILLAGE, UPPAL	MANDAL, R.R. DIST.
3UILDER:	M/S. MODI VENTURES REPRESENTED BY ITS PARTN	
	SRI SOHAM MODI SON OF SRI SATISH MODI	ILIN
ot Web.		ADD. 11 14 14 15 ED
3UYER:	MR. MOHD. ZEAULL HAQ, SON OF LATE MR. MOHD.	ABDUL WAHEED
REFERENCE: AREA: 29.	SCALE: INCL: SQ. MTRS.	EXCL:
to sk	Flat No. 309 Kitchen Storwice Storwic	ECIL X Roads NC Raibety Over Bodge LOCATION MAP Nacharama X Roads
WITNESSES: 1. Physical Courses 2. Market	Open to sky	SIG. OF THE BUYER
		,

la పుస్తకము <i>2</i> 00.	మే నం పు.2.19ద్.చన్నిపేజులు
	x0eg
్తా కిక కాగిశవు వరుస	S S S S S S S S S S S S S S S S S S S



®HOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A O₽ **REGISTRATION ACT, 1908,** 15 3845860 REDO ZEO 5 50 50 Ze. 9. **FINGER PRINT** SL.NO. IN BLACK PHOTOGRAPH POSTAL ADDRESS OF (LEFT THUMB) るいをBLACKをWHJEない。 PRESENTANI/SELLER/BUYER ្ស ស៊ុត_{ាស}BUILDER M/S. MODI VENTURES HAVING ITS DEFICE AT 5-4-187/3 & 4 II FLOOB, SOLLANDIANSION SECUNDERABAD - 500 003. REPRESENTED BY TO BARTNER SRI SOHAM MODI-SON OF STATEH, MODIL OF THE **EUBREGISTRA** GPA FOR PRESENTATION DOCUMENTS: MR. K. PRABHAKAR REDDY S/O. MR. K. RADMA REDDY





(O). 5-4-187/3 & 4

III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.

BUYER:

MR. MOHD. ZEAULL HAQ S/O. LATE MR. MOHD. ABDUL WAHEED R/O. 8-1-40/A/167 SANMTHA COLONY SHAIKPET **TOICHOWK!** HYDERABAD.

SIGNATURE OF WITNESSES:

1.

For MODI VENTURES

SIGNATURE OF EXECUTANTS

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

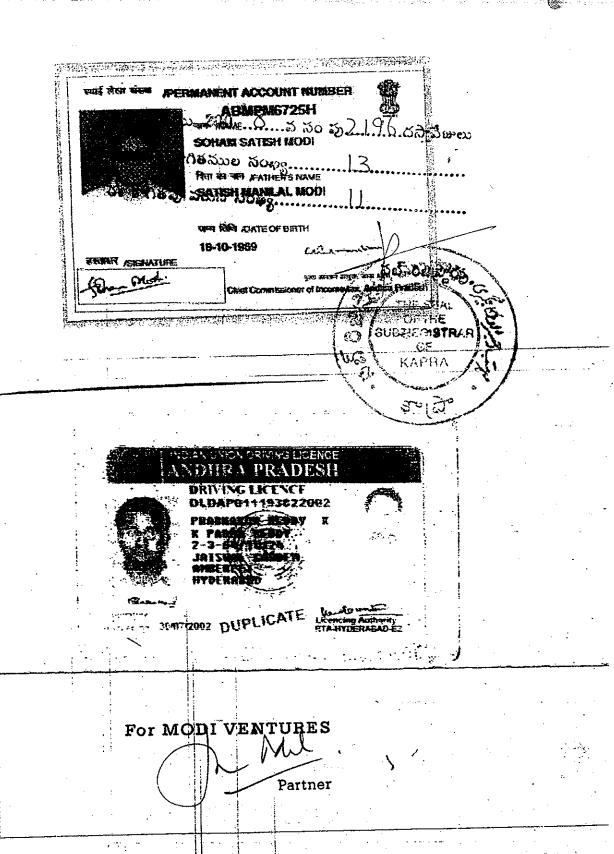
C.S.No./Year: 002287/2008 of SRO: 1526(KAPRA)

02/08/2008 13:26:47

SIN o.	Thumb Impression	Ph díð స ృష్ట	in and Address 196	PartySignatu
1		-61	8ాగికముల సంఖ్య	5-0@ 3 co
2	Manual Enclosure	Manual Enclosure		HE SEEAL OF THE RECHETRAN
3	Manual Enclosure	Manual Enclosure	(EX) M/S SRI SAI BUILDERS REP BY:SOHAM MODI OFF:5-4, 187/3&4, SOHAM MANSION, M.G.ROADSECBAD	KAPRA AII
4	PRESENT		(EX) K.PRABHAKAR REDDY(GPA FOR PRESENTING DOC.)	i Walaan

Witness Signatures Operator Signature Subregistrar Signature

•





_Family i	Members	Details
-----------	---------	---------

S.No 2	Name Samina Fatina	Relation	Date of Birth	lge
- 3	Bushra Mohammed	Wife	23/06/69	37
4	Sarah Mohammed	Daughter	06/02/99	7
	Carali Monanthied	Daughter	12/10/20	86

Shaikpet, Hyderabac

HOUSEHOLD CARD

Card No

Sec

: PAP167550600475

F.P. Shop No.

: 506

👍 మోహన్ముదుకేశల హక

Name of Head of

Household

: Mohammed,Zeaull Haq

తండ్రి/భర్త పేరు

🚼 మోహమ్మద అబ్దుల పాహీద లేట

Father/ Husband name: Mohd Abdul Waheed Late

ಪುಟ್ಟಿನತೆದಿ/Date of Birth: 04/11/1960

နတာလာ္သ/ Λ ge

: 46

వృత్తి /Occupation

: Employee-Private

ಇಂಟಿ.ನಂ./House No.

: 8-1-40///167

విధ /Street

: SANMTHA COLONY

Colony

: SHAIK PET

Ward

: ភាស្តី 8/ Ward- 8

Circle

: సర్కల్ 5 / Circle V

ಜಿಲ್ಲ್ /District

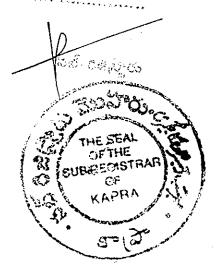
: హైదరాబాదు / Hyderabad

Annual Income (Rs.)

: 48,000

LPG Consumer No.

: No Cylinder



WITNESSES NO. 1

Customer Relations Division





Name: Ch. Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature:

Merc

Valid upto: 30 April 2009

Issuing Authority:

Blood Group: O+ve

Address:

5-4-187/3&4, lind Floor, M.G Road, Secunderabad-500003.

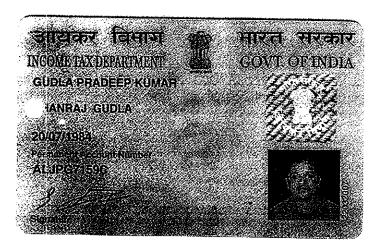
Ph:040-66335551, 040-27544058

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
- 3. The loss of the card must be reported to the Admin.Div.Immediately

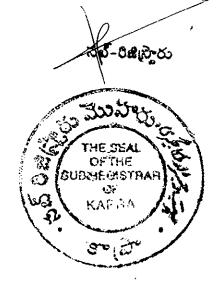
WITNESSES NO. 2



इस कार्ड के खोने . पाने पर कृपया सुचित करें ? मोटारं : आयकर पेन सेवा इकाई. एन एस डी एत पहली मंजिल, टाइंम्स टॉवर, कमला मिल्स कम्पाउंड, एस. बी. मार्ग. लोअर परेल. मुम्बई - 400 013.

If this eard is lost /someone's lost card is found. please infarm/return to: Income Tax PAN Services Unit, NSDL 1st Floor, Times Tower, Kamala Mills Compound, S. B. Marg. Lower Parel, Mumbai - 400 013.

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



'n,