



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 832143

S.No. 143 Date 18/05/2012
Sold to C.H. Romesh
S/o. B/o. Mr. C.H. Nageswara Reddy
For Whom M/s. Modi Ventures

T. Sudhakar
T. SUDHAKAR
LICENCED STAMP VENDOR
LIC No. 15-01-007/2007
REN.No.15-01-026/2010
LIG-50 A.P.H.B. Colony,
Chevella, R.R. Dist.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 14th day of June 2012 at SRO, Kapra, Ranga Reddy District by and between:

M/s. MODI VENTURES, a registered partnership firm having its office at 5-4-187/5 & 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 42 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. MURALI MOHAN NANDULA, SON OF Mr. NANDULA SATYA JAGANNADHA RAO, aged about 34 years, Occupation: Service 2. MRS. MADHURI YADAVALLI, WIFE OF Mr. MURALI MOHAN NANDULA, aged about 31 years, Occupation: Service, both are residing at # B6, 305, Kunal Icon, Pimple Saudagar, Pune- 411 027., 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

M. Murali Mohan
M. Madhuri

WHEREAS:

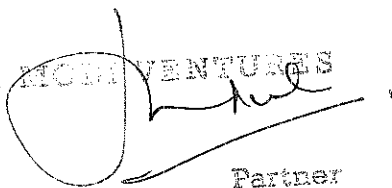
- A. The Buyer under a Sale Deed dated 11.05.2012 has purchased a semi-finished apartment bearing flat no. 321 on the third floor in block no. 'G', admeasuring 1350 sft., of super built up area in residential apartments styled as 'Gulmohar Gardens', forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with:
- Proportionate undivided share of land to the extent of 54.00 sq. yds.
 - A reserved parking space for one car on the basement / stilt floor admeasuring about 100 sft.
- This Sale Deed is registered as document no. / 2012 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 a 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 flat no. 321 on the third floor, in block no. 'G', 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.

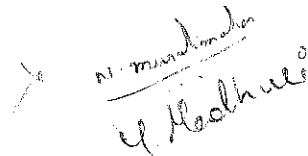
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a deluxe apartment bearing flat no. 321 on the third floor, in block no. 'G' admeasuring 1350 sft., of super built up area and undivided share of land to the extent of 54.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft., as per the plans annexed hereto and the specifications given hereunder for a amount of Rs.17,46,150/- (Rupees Seventeen Lakhs Forty Six Thousand One Hundred and Fifty Only).
- The Buyer shall pay the above said amount of Rs. 17,46,150/- (Rupees Seventeen Lakhs Forty Six Thousand One Hundred and Fifty Only) to the builder in the following manner:

Installment	Amount	Due Date of Payment
Installment I	7,46,150/-	29.05.2012
Installment II	3,75,000/-	29.06.2012
Installment III	4,25,000/-	On Completion of doors, Painting , Windows etc
Installment IV	2,00,000/-	On Completion

FOR MICHAEL VENTURES


Partner


N. Muralidharan
4. Muralidharan

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 payment of installments for more than 1 month from the due date.
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 apartment bearing no. 321 on the third floor, in block no. 'G' 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 29th September 2012 with a further grace period of 6 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.
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.

FOR MIDN VENTURES



Partner

Dr. N. Manohar
4. Heethur

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.
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.

SCHEDULE 'A'
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 1-08 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	Neighbors land
East By	Shakti Sai Nagar Colony
West By	Land belonging to Firm and Vendor – Schedule A Land

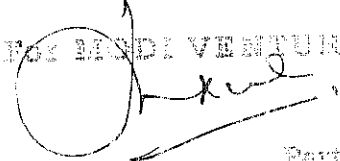
SCHEDULE 'B'
SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no. 321 on the third floor, in block no. 'G', admeasuring 1350 sq. yds., of super built up area together with proportionate undivided share of land to the extent of 54.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sq. yds., in residential apartment named as Guimohar 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
South By	Open to Sky
East By	Open to Sky
West By	Open to Sky & 6'-6" wide corridor

WITNESSES:

- 1.
- 2.


 Partner
BUILDER
ni. munda maha
P. Hachari
BUYER

SCHEDULE 'C'

SPECIFICATION OF CONSTRUCTION

Item	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring	Ceramic Tiles	Vitrified Tiles
Door frames	Wood (non-teak)	Wood (non-teak)
Doors	Moulded main door, others flush doors	All doors - moulded
Electrical	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
Bathroom	Designer ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado
Sanitary	Raasi or similar make	Raasi or similar make
C P fittings	Branded CP Fittings	Branded CP Fittings
Kitchen platform	Granite Slab, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft ceramic tiles dado, SS sink.
Plumbing	GI & PVC pipes	GI & PVC pipes

Note:

1. Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided.
2. Changes to external appearance and colour shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Specifications / plans subject to change without prior notice.

IN WITNESS WHEREOF the parties hereto have signed this agreement in token of their acceptance after understanding the contents with free will and without any influence or coercion in presence of the witness:

WITNESSES:

1.

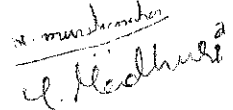
2.

NOT MODI VENTURES



Partner

BUILDER



BUYER

REGISTRATION PLAN SHOWING

FLAT NO. 321 IN BLOCK NO. 'G'

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 REPRESENTED BY ITS MANAGING PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MR. MURALI MOHAN NANDULA, SON OF MR. NANDULA SATYA JAGANNADHA RAO & OTHERS

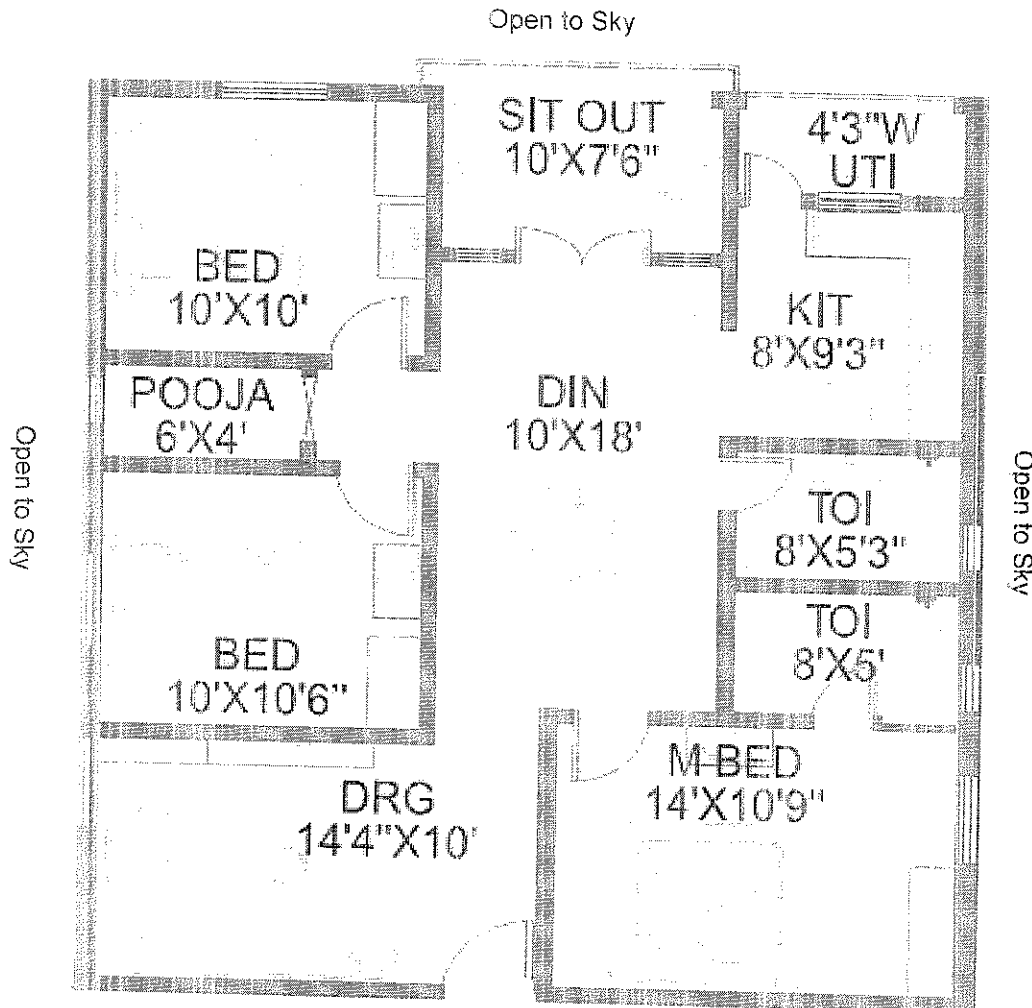
REFERENCE:
AREA: 54.00

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

EXCL:

Total Built-up Area = 1350 Sft.
Out of U/S of Land = Ac. 1-08 Gts.



WITNESSES:

- 1.
- 2.

Open to Sky & 6'-6" wide corridor

For MODI VENTURES

[Signature]
Partner

SIG. OF THE BUILDER

[Signature]

SIG. OF THE BUYER