



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
6449 13869  
SI. No. .... Date ..... Rs. 100.  
Sold To... A. Prakash  
S/o... A. Prakash  
For Whom... Modi Ventures

See

L. Ch. Chimaloi  
2 039362  
LJELA G CHIMALOI  
STAMP VENDOR  
Licence No. 1/2009  
5-4-76/A, Cellar Ranigunj,  
SECUNDERABAD-500 003,

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the \_\_\_\_\_ day of September 2009 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 39 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. SUNNY MUDIGONDA, SON OF. MR. M. KOTESWARA RAO, aged about 27 years, residing at Nucleus Software Exports Limited, A-39, Sector - 62, Noida - 201307, 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



WHEREAS:

- A. The Buyer under a Sale Deed dated \_\_\_\_\_ has purchased a deluxe semi-finished, apartment bearing no. 205, on the Second floor in block no. 'G', admeasuring 1050 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 42.00 sq. yds.
  - A reserved parking space for single car on the stilt floor admeasuring about 100 sft.
- This Sale Deed is registered as document no. \_\_\_\_\_ in the office of the Sub-Registrar, Uppal. 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 deluxe apartment bearing no. 205 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.

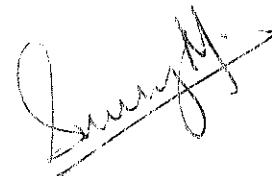
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a deluxe semi-finished apartment bearing no. 205 on the second floor in block no. 'G' admeasuring 1050 sft. of super built up area and undivided share of land to the extent of 42.00 sq. yds. A reserved parking space for single car on the stilt floor admeasuring about 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 7,89,000/- (Rupees Seven Lakhs Eighty Nine Thousand Only).
- The Buyer shall pay to the Builder the consideration of Rs. 7,89,000/- in the following manner:

S. No.	Amount	Due date of payment
1	1,52,000/-	06.10.2009
2	4,37,000/-	On completion of flooring, doors, windows, bathroom tiles & 1 <sup>st</sup> Coat of Paint
3	2,00,000/-	On Completion

FOR MODI VENTURES

  
Partner

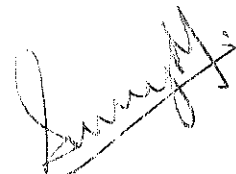


3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 3 above. The buyer 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 deluxe apartment bearing no. 205 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 1<sup>st</sup> April 2011 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.

For MODI VENTURES



Partner



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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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 leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
17. 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.

For MODI VENTURES



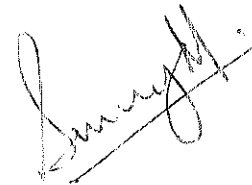
Partner



18. 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.
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.
23. Stamp duty and Registration amount of Rs. \_\_\_\_\_/- is paid by way of challan No. \_\_\_\_\_, dated \_\_\_\_\_, drawn on SBH Kusaiguda Branch, Hyderabad and VAT paid an amount of Rs. \_\_\_\_\_/- by way of payorder no. \_\_\_\_\_, dated \_\_\_\_\_, drawn on \_\_\_\_\_.

**FOR MODI VENTURES**

  
Partner



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 'C'

SCHEDULE OF APARTMENT

All that portion forming apartment no. 205 on the second floor, in block no. 'G', admeasuring 1050 sft. of super built up area together with proportionate undivided share of land to the extent of 42.00 sq. yds. and a reserved parking space for Single car on the stilt floor admeasuring about 100 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
South By	Open to sky
East By	Open to sky
West By	6'-6" wide corridor

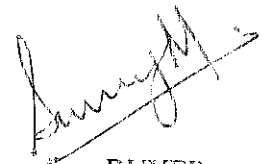
WITNESSES:

- 1.
- 2.

FOR MODI VENTURES



Partner  
BUILDER



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.

For MODI VENTURES



Partner

BUILDER



BUYER

**REGISTRATION PLAN SHOWING** FLAT NO. 205 IN BLOCK NO. 'G'

ON SECOND 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. SUNNY MUDIGONDA, SON OF. MR. M. KOTESWARA RAO

**REFERENCE:**  
**AREA:** 42.00

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

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

**EXCL:**

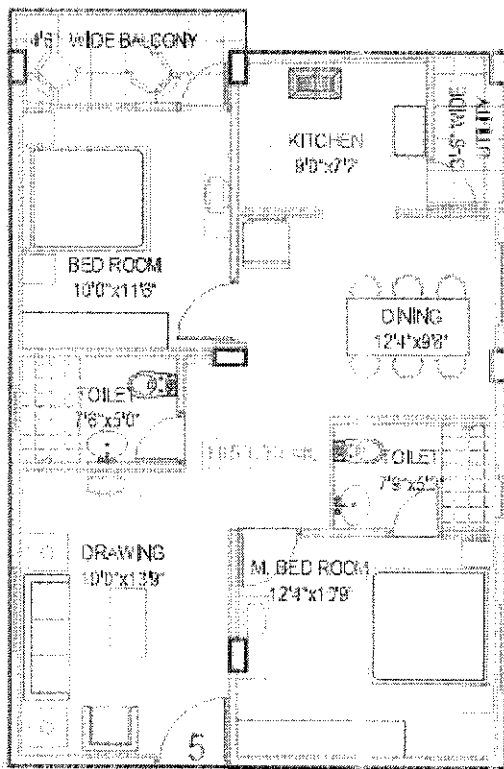
Total Built-up Area = 1050 sft.  
Out of U/S of Land = Ac. 4-00 Gts.



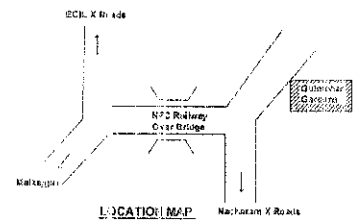
Open to Sky

Open to Sky

Open to Sky



6'-6' Wide Corridor



**WITNESSES:**

- 1.
- 2.

**FOR MODI VENTURES**

*[Signature]*

Partner

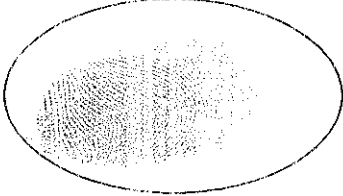
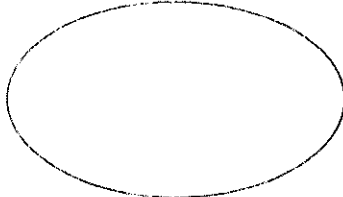
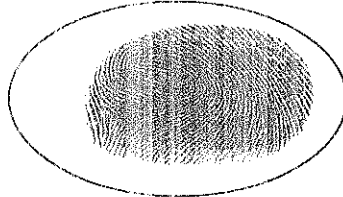
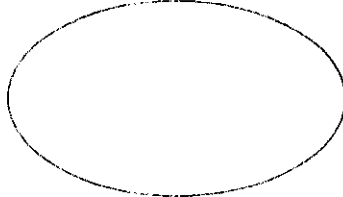
**SIG. OF THE BUILDER**

*[Signature]*

**SIG. OF THE BUYER**



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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
		PHOTO BLACK & WHITE	<u>BUILDER:</u>  <b>M/S. MODI VENTURES</b> HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
		PHOTO BLACK & WHITE	<u>GPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE GPA NO. 120/BK/IV/2006, Dt. 27.04.2006</u>  SRI. K. PRABHAKAR REDDY S/O. SRI. K. PADMA REDDY (O) 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.
		PHOTO BLACK & WHITE	<u>BUYER:</u>  MR. SUNNY MUDIGONDA, S/O. MR. M. KOTESWARA RAO, R/O. NUCLEUS SOFTWARE EXPORTS LIMITED A-39, SECTOR - 62, NOIDA - 201307
		PHOTO BLACK & WHITE	<u>REPRESENTATIVE:</u>

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI VENTURES

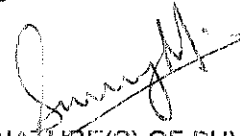


Partner

SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. \_\_\_\_\_, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE



SIGNATURE(S) OF BUYER(S)



**REGISTRATION AND STAMPS DEPARTMENT/ಆಸ್ತಿ ಮತ್ತು ಮರು ಸ್ವತ್ತು ಸಚಿವರು  
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ಆಸ್ತಿ ಮೇಲಿನ ಭಾರ ಭವಿಷ್ಯದ ವರದಿ**



SRO/ ಸ. 6. ಸ. KADRA Certificate No/ ಭವಿಷ್ಯದ ವರದಿ ಸಂಖ್ಯೆ : 4475 Application No/ ದಳಾಯಿ ಸಂಖ್ಯೆ : 6946 Date/ ತೆರಿಗೆ : 01-10-2009 Page/ ಪುಟ : 1 /A

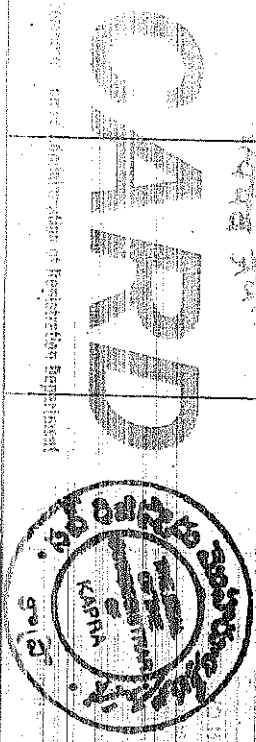
N. SUNNY having applied to me for a certificate giving particulars of registered acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear.

DATE & TIME OF APPLICATION OF EC: 01-10-2009 00:00:00 DATE & TIME OF Generation of EC: 01-10-2009 13:08:35

S. R. O. KADRA For 3 Years from 01-10-2007 to 30-09-2009

ಇಲ್ಲಿ ಮೇಲೆ ವಿವರಿಸಿದ ಭವಿಷ್ಯದ ವರದಿ ಸಂಖ್ಯೆ 4475 ಅನ್ವಯದಲ್ಲಿ ಈ ಆಸ್ತಿ ಮೇಲಿನ ಭಾರ ಭವಿಷ್ಯದ ವರದಿ ಸಂಖ್ಯೆ 6946 ದಲ್ಲಿ ದಾಖಲಿಸಿದ ವಿವರಗಳನ್ನು ಈ ಕೆಳಗೆ ವಿವರಿಸಲಾಗಿದೆ.

Sl.No. ಕ್ರ. ಸಂಖ್ಯೆ	(a) Description of Property ಆಸ್ತಿ ವಿವರಗಳು	Date of (E)xecution (R)egistration ವಿವೇಚನೆ ಪ್ರಾಯೋಜಿಸಿದ ತೆರಿಗೆ ರಜಿಸ್ಟ್ರೇಷನ್ ತೆರಿಗೆ	(b) Nature & Value of Document ದಾಖಲೆ ಮೌಲ್ಯ ಮತ್ತು ವಿವರ	Names of Parties / ಪಕ್ಷಗಳ ವಿವರಗಳು Execution (Ex) and Claimants (Cl) ಪ್ರತಿ ಪಕ್ಷದ ಹಕ್ಕು ಪ್ರತಿ ಪಕ್ಷದ ಹಕ್ಕು	Ref. to Document Entry ದಾಖಲೆ ಕೃತಿ ವಿವರ	
					Vol No./Page No. ವಾಲ್ ನಂ./ಪುಟ	Document No./Year ದಾಖಲೆ ನಂ./ವರ್ಷ
1	VILL/COL: MALLAPUR Shakthi Sai Nagar W-B: 3 1A SURVEY: 93/PART 94/PART 95/PART PLOT: HOUSE: / FLOOR: 402, P.A. # PLAN: 205 APARTMENT: GUNDOHAR GARDENS EXTENT: 42 SQ. Yds BUILD: 1150 Sq. Ft. Boundries: (N): OPEN TO SKY (S) OPEN TO SKY (E): OPEN TO SKY (W): 6'-6" WIDE CORRIDOR LINK DOCT: 1507, 1311/2004# 1507, 4000/2007# 1507, 4464/2007# 1507, 8184/2008# 1507, 10300/2005# 1507, 10302/2005#	(R) 23-09-2009 (P) 23-09-2009 (E) 23-09-2009	CHITRA SRI SRI SRI Hkt. Value: Rs. 64/475 Cons. Value: Rs. 1230000	1 (EX)/M/S MODI VENTURES REP BY SOHAM MODI 3 (EX)/M/S SRI SAI BUILDERS REP BY SOHAM MODI 5 (EX)/M/S MODI VENTURES REP BY SOHAM MODI 6 (CL) SUNNY MADDIGONDA	0/0	2754 / 2009 of SRO KADRA



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found. ಈ ಆಸ್ತಿ ಮೇಲಿನ ಭಾರ ಭವಿಷ್ಯದ ವರದಿ ಸಂಖ್ಯೆ 4475 ಅನ್ವಯದಲ್ಲಿ ಈ ಆಸ್ತಿ ಮೇಲಿನ ಭಾರ ಭವಿಷ್ಯದ ವರದಿ ಸಂಖ್ಯೆ 6946 ದಲ್ಲಿ ದಾಖಲಿಸಿದ ವಿವರಗಳನ್ನು ಈ ಕೆಳಗೆ ವಿವರಿಸಲಾಗಿದೆ.

Search made and certificate prepared by/ ಭವಿಷ್ಯದ ವರದಿ ಸಂಖ್ಯೆ ಸಿದ್ಧಪಡಿಸಿದ ವ್ಯಕ್ತಿ: S.R. O. KADRA  
Search verified and certificate examined by/ ಭವಿಷ್ಯದ ವರದಿ ಸಂಖ್ಯೆ ಪರಿಶೀಲಿಸಿದ ವ್ಯಕ್ತಿ: S.R. O. KADRA  
Received Rs. 100 +20 towards St-fee against Cash Receipt No. 731  
OFFICE SEAL & DATE/ ಕಾರ್ಯಾಲಯದ ಮುದ್ರಣ/ ತೆರಿಗೆ

Sub-Registrar/ ಭವಿಷ್ಯದ ವರದಿ ಸಂಖ್ಯೆ  
Sri. R. O. KADRA  
11/10

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SIMANCHAL PADHY

HARIHARA PADHY

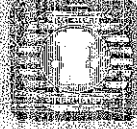
24/05/1973

Permanent Account Number

BGGPS8539H

*S. Padhy*

Signature



*In case this card is lost / found,*  
Income Tax PAN Services Unit,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.  
यह कार्ड खो जाने पर कृपया सूचित करें/लोटाए :  
आयकर सेवा सेवा यूनिट, UITS,  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.