

प्रदेश ANDHRA PRADESH

6.39.30

LEELA G CHIMALG! STAMP VENDOR 102/25%-

5-4-76/A (ellar Ranigun) SECUNDERABAD-500 003

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the day of September 2007 at Secunderabad by and between:

M/S. SUMMIT BUILDERS, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 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

IRS. BANDANA GUPTA, WIFE OF MR. AMIT GUPTA, aged about 30 years, residing at H-306, Mayflower Park, Mallapur, Hyderabad - 500 076, hereinafter referred to as the Buyer (swhich term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For SUMMIT B

Partner

Page 1

3 10 101 2007

Receipt No. 603 464 Dt 1319 © Vide SBH, Habsiguda Branch, Sec'bad เฮาล์ เมอกล์ม ะรับรีสุล

ခဲ့အော များသည်**ပ**



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Electerant. 2/2. K. Preddy Occ. Service co) I- h-18 13 & y, 2rd Hoor, Dram marson M. G. Road, cec's ad, through ettested GPA for Presentation of downess, vide GPA NO. Isfil.

ct see upper, R.R.DIG

for for

S/o. Boi Runth (a) Gupling occi. Business
R/o. Flet No. 306, Rlock 'H', man flower for
mallopur, R.R. Dist, Representative on
behalf of Purchaser Mrs. Mandona Gupta.

1 B.L. GUPTA s/b. SH. P.R. Gupta occi. Business

RIO. Manflower Pane, matter, R.R. Ger

Wirem & Ramulu. occ. Buiness No uppal Hyge

WHEREAS:

A. The Builder is the absolute owner and is possessed of all that land forming a part of Sy. No. 290, admeasuring about 4,375 sq. yds., situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, (hereinafter the said land is referred to as "The Scheduled Land") by virtue of under given registered sale deeds executed in favour of the Builder by the former owners Sri Karipe Narsimha, & Sri Alla Muralikrishna Reddy.

Sale Deed	Schedule and area	Document No	Registered with
Dated 24/05/2004	of land 1,815 Sq. yds.	6020/2004	Sub Registrar, Uppal, R. R. Dist.
24/05/2004	2,560 Sq. yds.	6022/2004	Sub Registrar, Uppal, R. R. Dist.

- B. Originally, the Scheduled Land belonged to one Sri Palle Sanjeeva Reddy being the Pattedar, vide Patta No. 20, Passbook No. 10420/177970. The said Sri Palle Sanjeeva Reddy has executed sale deed dated 21st June, 2000 in favour of Sri Kandadi Sudarshan Reddy and the same is registered as document no. 5114/2000 in the office of the Sub-Registrar, Uppal, R.R. District. Subsequently, the said Sri Kandadi Sudarshan Reddy executed sale deed dated 5th November 2003 in favour of Sri Karipe Narsimha and Sri Alla Muralikrishna Reddy and the same is registered as document no. 13370/2003 in the office of the Sub-Registrar, Uppal, R.R. District. The Builder herein has acquired all rights, title, etc., to the scheduled land from Sri Karipe Narsimha and Sri Alla Muralikrishna Reddy under above referred two registered sale deeds.
- C. The Builder has proposed a scheme of developing the Scheduled Land by constructing apartments thereon and for this purpose has obtained technical approval from HUDA vide permission No. 7793/P4/HUDA/2004 dated 06/12/2004 and building permit No. BA/G1/1559/2004-2005 dated 10/01/2005 from Kapra Municipality.
- D. The Builder has named and styled the project of development of the Scheduled Land as SILVER OAK APARTMENTS.
- E. The Buyer has purchased a semi-deluxe apartment bearing no. 522, on the fifth floor, admeasuring 775 sft. of super built up area together with proportionate undivided share of land to the extent of 38.75 sq. yards and a reserved two wheeler parking bearing no. 118 admeasuring 15 sft. & car parking space bearing no.51, admeasuring 100 sft. under a Sale Deed dated 14.09.07 registered as document no. 11007 of 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.

For SUMMIT BUILERS

13 3) 25 san! (00 8 20 దస్తావేజుల మొత్తం కాగి**తముల** సంఖ్య...!?...ఈ కాగితపు వరుస సంఖ్య. సబ్-రిజి(స్ట్రార్తు

No. 100 Section 42 of Act 1 of lac I hereby certify that the proper deficit
stamp duty of Rs. 1600/Rupees Seller outend septim has been levied in respect of this instrument Form Sri K. P. Reddi on the basis of the agreed Market Value consideration of Rs. 770000/-....being higher than the consideration agreed Marker S R.O. Uppal

An amount of Rs....7600 / towards Stamp Dun Including Transfer duty and Rs. (CCC) towards Registration Fee was paid by the party through Challan Receipt Number 602464 Dated (1) (2) at SBH Habsiguda Branch, Sec'bed.

S.B.M. Menergues A/c No. 610-0050000 el 6.8.0. Uppal.



- F. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- G. The Buyer as stated above had already purchased the semi-finished apartment bearing no. 522 on fifth floor and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent agreements.
- H. 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-deluxe apartment bearing no. 522 on the fifth floor, admeasuring 775 sft. of super built up area and a reserved two wheeler parking space bearing no. 118 admeasuring about 15 sft. & car parking space bearing no. 51, admeasuring about 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 7,70,000/-(Rupees Seven Lakhs Seventy Thousand Only)
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 7,70,000/- (Rupees Seven Lakhs Seventy Thousand Only) on or before 16.09.2007.
- 3. 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.
- 4. 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.
- 5. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 522 on fifth floor to the Builder for the purposes of completion of construction of the apartment.

For SUMMET BUILERS

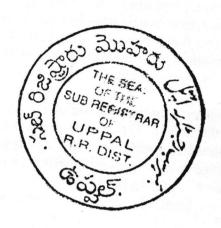
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- 6. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged 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 16th September 2007 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.
- 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.

FOR SUMMIT BUILERS

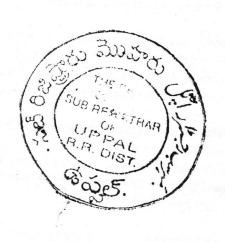
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- 13. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Silver Oak Apartments 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 Silver Oak Apartments 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 sales taxes, 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..
- 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.
 - 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 part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.

For SUMMIT BUILERS

13 పుస్తకము!/008/05/10



- 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 jurisdiction shall be at Secunderabad.
- 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.
 - 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.

FOR SUMMIT BULLERS



SCHEDULE OF LAND

All that piece of land admeasuring 4,375 sq. yds., forming part of Survey No. 290, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District are bounded as under:

North By	Survey No. 290 (Part)	
South By	Main Road	
East By	Road in Sy. 288	
West By	Sy. No. 289	

SCHEDULE OF APARTMENT

All that forming semi-finished semi-deluxe Apartment No. 522 on the fifth floor, admeasuring 775 sft. of super built up area together with proportionate undivided share of land to the extent of 38.75 sq. yards and a reserved two wheeler parking space bearing no. 118 admeasuring 15 sft. & car parking space bearing no. 51, admeasuring 100 sft. in residential apartment named as Silver Oak Apartments, constructed on Scheduled Land, forming part of Survey No. 290, situated at Cherlapally Village, Ghatkesar Mandal, R. R. District.

North By	Open to sky	
South By	6' wide corridor	
East By	Staircase and lift	
West By	6' wide corridor	

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:

Partner

WITNESS:

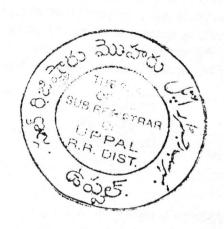
1. B.L.GUPTA

2.

BUYER

BUILDER

1 వ పుస్తకము! (@? కి.మీ) మంఖ్య..! ఏ...ఈ కాగితపు వరుసు సంఖ్య..! ఏ...ఈ కాగితపు వరుసు సంఖ్య... మంఖ్య... మంఖ్య...



SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

Item	Standard Apartment	Semi-deluxe Apartment	Deluxe Apartment
	RCC	RCC	RCC
Structure Walls	4"/6" solid cement	4"/6 Solid Cellent	4"/6" solid cement blocks
	blocks	Exterior emulsion	Exterior emulsion
External painting Internal painting	Exterior emulsion Sponge finish with	Luppam finish with OBD	Luppam finish with OBD
	OBD Mosaic	Ceramic Tiles	Marble slabs
Flooring - Drawing & Dining		Ceramic Tiles	Marble tiles
Flooring - Bedrooms		Non-teak wood	Teak wood
Door frames	Non-teak wood Moulded main door,	Moulded main door,	All doors – moulded
Doors	others flush doors	others flush doors Copper wiring with	Copper wiring with
Electrical	Copper wiring with standard switches	modular switches	modular switches Powder coated
Windows	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills	aluminum sliding windows with grills
Bathroom	Ceramic tiles with 7		Willi / Lauo
	dado	Class College College	Raasi or similar make
Sanitary	Raasi or similar mak	Standard fittings	Marc / Jaguar
C P fittings	Standard fittings	Granite tiles, 2 ft	Granite slab, 2 ft
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado,	ceramic tiles dado, S	Sink.
	SS sink.	GI & PVC pipes	GI & PVC pipes
Plumbing Lofts & Shelves	GI & PVC pipes Free shelves / lof's upto 50 /100 sft for one / two bedroom apartments	Free shelves / lofts upto 50 /100 sft for	Free shelves / lofts upto 50 /100 sft for one / two bedroom apartments

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

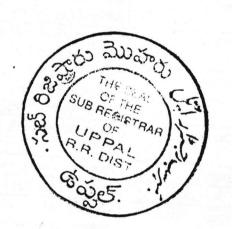
WITNESS:

·B.L GUPTA

2.

BUYER.

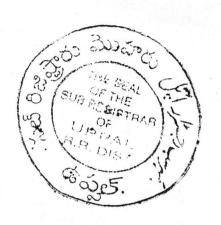
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REGISTRATION PLAN SHOWING FLAT NO. 522 ON THE FIFTH FLOOR OF "SILVER OAK APARTMENTS" IN SURVEY NOS. 290 (PART) Mandal, R.R. Dist. **GHATKESAR** CHERLAPALLY VILLAGE, M/S. SUMMIT BUILDERS, REPRESENTED BY ITS PARTNER BUILDER: MR. SOHAM MODI, SON OF MR. SATISH MODI MRS. BANDANA GUPTA, WIFE OF MR. AMIT GUPTA BUYER: EXCL: INCL: SCALE: SQ. MTRS. REFERENCE: SQ. YDS. OR 38.75 AREA: U/S. OUT OF TOTAL: 4,375 SQ.YDS. : 775 SFT. **PLINTH AREA** 6' wide corridor FLAT NO :522 AREA :- 775.00 sft. hine to the K Open to sky Balcony 4'-6"wide wide corridor Toilet 6'0"x4'0" (D-N Bed Room 9'-0"x10'-2" FRANK (Kitchen 6'-2"x9'-0" Varia Labs **Location Map** Staircase & Lift For SUMMIT BUILERS Partner SIG. OF THE BUILDER WITNESSES: B.L.GUPTA SIG. OF THE BUYER 1.

2.

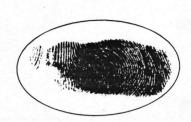
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

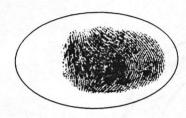
SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





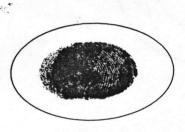
M/S. SUMMIT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.
REPRESENTED BY ITS PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI





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.

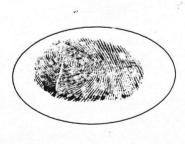




BUYER:

BUILDER:

MRS. BANDANA GUPTA W/O. MR.AMIT GUPTA R/O. FLAT NO. 306, BLOCK NO. H MAY FLOWER PARK MALLAPUR HYDERABAD - 500 076.





REPRESENTATIVE:

MR. AMIT GUPTA
S/O. MR. PAIKUNTH LAL GUPTA
R/O. FLAT NO. H-306
MAY FLOWER PARK
MALLAPUR
HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

1. B.L. GUPTA

2. Ju

For SUMMIT BUILERS

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer is not present before the Sub Registrar, the following request should be signed.

I stand herewith my photograph and finger prints in the form prescribed, through my representative, of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

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DRIVING LICENCE
DLDAPG1+193822002
PRABHAKAR REDDY K
K PADAK REDDY
2-3-64/18224
JAISWAL BARDEN
AMBERRES
HYDERARRO

- THOTIZODE DUPLICATE

LICEDY ING AUTHORS, ETA-HYDERABAD-E:

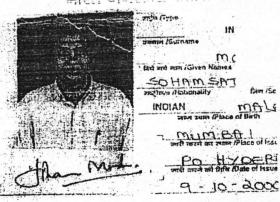
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सार्व बागासनय अवस्थान



1 వ పుస్తకము!! అల్లాన్ల్లో దస్తావేజుల మొత్తం కాగితముల సంఖ్య...! ఈ కాగితపు వరుస సంఖ్య..!!





Relation	Date of Birth	\gc
Wife	04/07/77	28
"Daughter	11/12/01	1
Father	224	1:0
other	27/	
Officers	08/01/92	13
Other	754493	112
	Relation Wife Daughter Father other	Relation Birth Wife 04/07/77 Daughter 11/12/01 Father 22/04/04 other 27/1

28/07/2085 - NALLAPUH T com ಕ್ಷಾಣಿಕ್ಕಾ ಕ್ಷೇತ್ರ ಸ್ಥಾಕ್ತ್ಯ ನಿರ್ವ

HOUSEHOLD CARD

: PAPI587214B0033 Card No

F.P Shop No ್ಬೆರು _____

Name of Head of . Gunta Amit Household

Sugar/455 Table ్తే బైకుంక రాల్ Father/Husband Name ; Baikunth Lal

ಜ್ಞಾನರೆ 5/Date of Birth : 05/02/74

Lenayave --- 31 S-3 /Occupation : Own Business

ους ποι/House No. : 3-4-106/11/306

MAY FLOWER PARK

: MALLAPUR Calosy ; 25 12, Werd-12 Ward Sa.

: 😽 🗁 / Kapra Monigipality

: oon of / Ranga reldy SCHOOL STREET

Account Income (Rs.) : 230,000 FFC Consumer No. : 601074*(Double)

Revi Pravad Nachwa , HPC

దస్తావేజుల మొత్తం కాగితముల సంఖ్య...! ఈ కాగితపు వరుస సంఖ్య..! మీట్-రిజీస్టారు

SUB RESISTRAR

OF THE SEAL

OF