

12082/06



आन्ध्र प्रदेश ANDHRA PRADESH

S.No. 25094 Date 25/08/2006
Name Ramesh
S/o. D/o. W/o. Wasing Rao
For Whom Sumit Builders Secunderabad

454793

K. SRINIVAS
S.V.L. No. 26/98, R.No. 39/2004
City Civil Court,
SECUNDERABAD

AGREEMENT FOR CONSTRUCTION

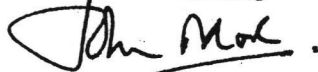
This Agreement for Construction is made and executed on this the 18th day of AUGUST 2006 at Secunderabad by and between:

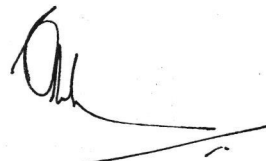
M/S. SUMMIT BUILDERS, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 35 years, hereinafter referred to as the **Builder** (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

Mr. TANIKELLA KAMESWARA RAO, son of MR. T. V. NARASIMHAM, aged 54 years, residing at Flat No. 201, Shanti Sai Apartments, 12-10-664/6/2, Road No.1, Warasiguda, Secunderabad - 500 061, hereinafter referred to as the **Buyer** (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

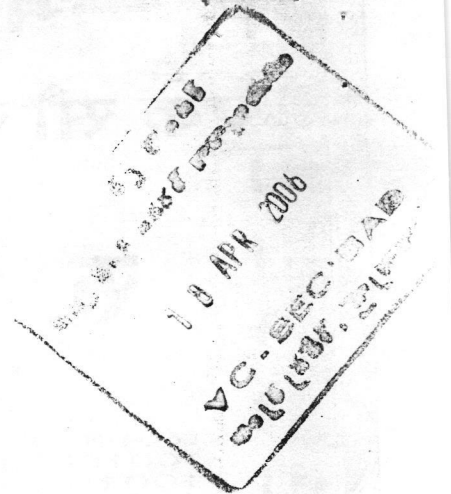
For SUMMIT BUILDERS


Partner



Certified that the stamp duty borne by this document is denoted u/s 16 of I.S. Act on the subsequent Sale deed registered as No. 12082 of 2006 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

SUB-REGISTRAR



Under Section 42 of Act of 1899
No. 12082 of 2006 Date 18/8/06

I hereby certify that the proper deficit stamp duty of Rs. 1365/- Rupees one thousand three hundred sixty five only has been levied in respect of this instrument from Sri. Soham Modi on the basis of the agreed Market Value consideration of Rs. 166500/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

Dated 18/8/06

Sub Registrar
and Collector U/S 41 & 44
INDIAN STAMP ACT



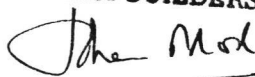
WHEREAS:

- 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 Dated	Schedule and area of land	Document No.	Registered with
24/05/2004	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-finished semi-deluxe apartment bearing no. 405, on the fourth floor, admeasuring 950 sft. of super built up area together with proportionate undivided share of land to the extent of 47.50 sq. yds. and a reserved parking space for two wheelers bearing parking no. 77, total admeasuring about 15 sft. and car bearing parking no. 10 admeasuring about 100 sft. under a Sale Deed dated 18.08.2008 registered as document no. 12082/06 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 BUILDERS


Partner



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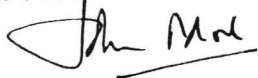
SUB-REGISTRAR

- 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. 405 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. 405 on the fourth floor, admeasuring 950 sft. of super built up area and a reserved parking space two wheelers bearing parking no. 77, admeasuring about 15 sft. and car bearing parking no. 10 admeasuring about 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of **Rs. 1,56,500/-**.
 2. The **Buyer** has already paid the following amounts before entering into this agreement, which is admitted and acknowledged by the **Builder**.
- | Date | Mode of Payment | Amount |
|------------|-------------------|----------|
| 16.02.2006 | Cheque No. 179486 | 10,000/- |
3. The **Buyer** shall pay to the **Builder** the balance consideration of Rs. 1,46,500/- on or before 31st December 2006.
 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 3 months from the due date.

For SUMMIT BUILDERS


Partner

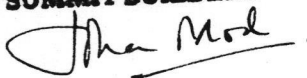


Certified that the stamp duty borne by this document is denoted u/s 16 of I.S. Act on the subsequent Sale deed registered as No. 12.06.2 of 2 & 06 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

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SUB-REGISTRAR

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. 405 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 31st December 2006 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 SUMMIT BUILDERS



Partner



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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 Silver Oak Apartments 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 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.
16. 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..
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 SURNAME BUILDERS


Partner



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SUB-REGISTRAR

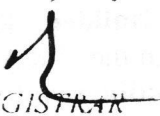
18. The **Buyer** hereby covenants and agrees with the **Builder** that if he fails to abide with the terms and conditions of this agreement, the **Builder** shall be entitled to cancel this agreement without any further action and intimation to the **Buyer**. The **Builder** upon such cancellation shall 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.

For SUMMIT BUILDERS


Partner



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SUB-REGISTRAR

**SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION**

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

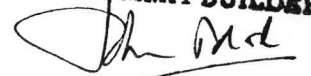
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. *Sairam*

2. 

For **SUMMIT BUILDERS**



BUILDER



BUYER.

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SUB-REGISTRAR

REGISTRATION PLAN SHOWING

SEMI-FINISHED FLAT NO. 405

ON THE ~~FOURTH~~ FLOOR IN SILVER OAK APARTMENTS**IN SURVEY NOS.** 290 (P)**SITUATED AT**

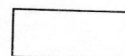
CHERLAPALLY VILLAGE, GHATKESAR

MANDAL, R.R. DIST.**VENDOR:** M/S. SUMMIT BUILDERS, REPRESENTED BY ITS PARTNER

SRI SOHAM MODI, SON OF SRI SATISH MODI

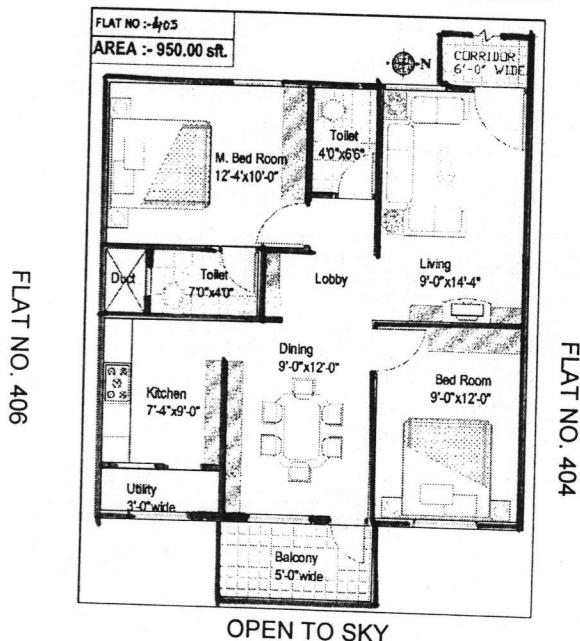
BUYER: MR. TANIKELLA KAMESWARA RAO, SON OF MR. T. V. NARASIMHAM**REFERENCE:**
AREA:

47.50

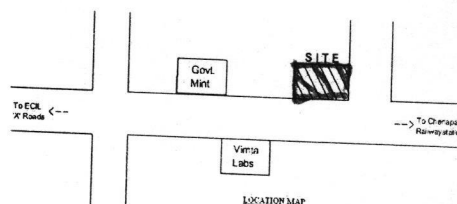
SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**

Total Built-up Area = 950 sft.
Out of U/S of Land = 4,375 sq. yds.

10' WIDE CUTOUT AND 6' WIDE CORRIDOR



OPEN TO SKY

**For SUMMIT BUILDERS****WITNESSES:**1. *Sairam*2. *[Signature]***Partner****SIG. OF THE VENDOR****SIG. OF THE BUYER**

REGISTRATION FIRM SHOWING SEMI-FINISHED PLAT NO. 405

ON THE FOURTH FLOOR IN SILVER OAK APARTMENTS

IN SURVEY NOS. 290 (P)

SUBJECT

CHERAPALLY VILLAGE CHATKESAR

MRS. SUMMIT GUILLOT, REPRESENTED BY ITS PARTNER

VENDOR

SRI SOHAM MOJI SON OF SRI SATISH MOJI

MR. J. NIKELL / KATAPPA RAO SON OF MR. V. NARASIMHAM

BUYER

REFERENCE AREA: 43.50

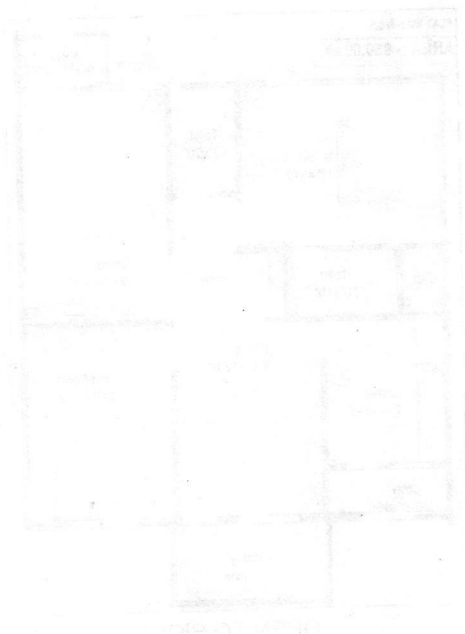
SCALE: 20 YDS. OR

INCH: 20 YDS.

20 YDS.

Total Built-up Area = 250 sq. ft.
Out of 250 sq. ft. = 43.50 sq. ft.

TO BE CUT TO IT AND RETURN TO THE



PLAT NO. 405

SUB-REGISTER

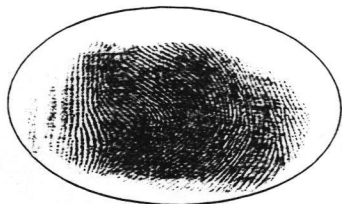
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SIG. OF THE VENDOR

SIG. OF THE BUYER

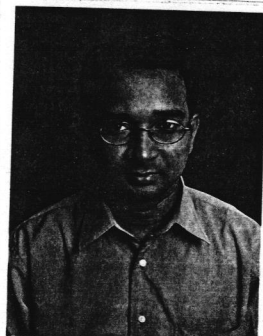
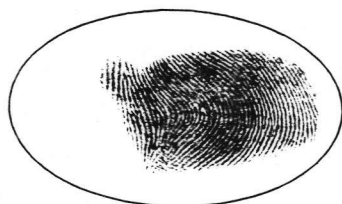
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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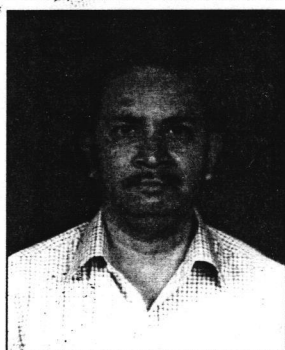
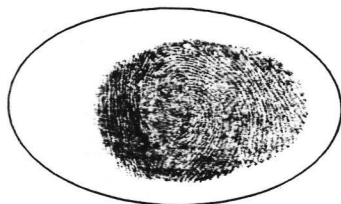
VENDOR:

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



GPA FOR PRESENTATION 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 – 003



BUYER:

MR. TANIKELLA KAMESWARA RAO
S/O. MR. T. V. NARASIMHAM
R/O. FLAT NO. 201
SHANTI SAI APARTMENTS
12-10-664/6/2, ROAD NO. 1
WARASIGUDA
SECUNDERABAD – 500 061

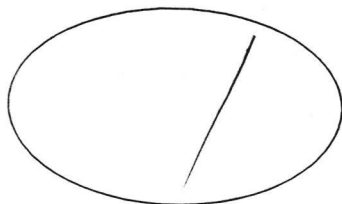


PHOTO
BLACK & WHITE

SIGNATURE OF WITNESSES:

1. Sailam

2.

For SUMMIT BUILDERS

[Signature]

Partner

SIGNATURE OF THE EXECUTANT

[Signature]

SIGNATURE OF THE BUYER

[Signature]

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[Signature]
SUB-REGISTRAR