



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 336405

S.No. 6637 Date 21/09/2011
Sold to Ramesh
S/o. Sri Satish Modi
For Withholding Tax Modi Ventures

E. SATISH KUMAR
Licensed Stamp Vendor
LIC.No.15-18-013/2000
RIN.No.15-18-016/2009
H.No.5-2-30, Premavathipet (V),
Ranga Reddy District,
Ph.No.9849355156

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 30th day of November 2011 at SRO, Kapra, Ranga Reddy District by and between:

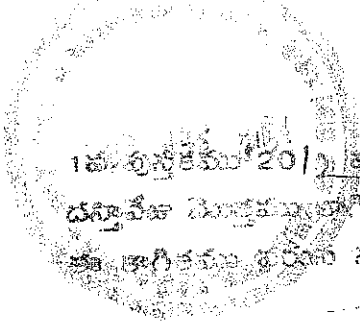
M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 41 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

Ms. KARUNA BORO, DAUGHTER OF LATE BIJOY CHANDRA BORO, aged about 51 years, Occupation: Service., residing at SBI Qtr No.5, SBI Airforce Academy Branch, Bundigal, Hyderabad - 500 043., 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
[Signature]
Partner

[Signature]

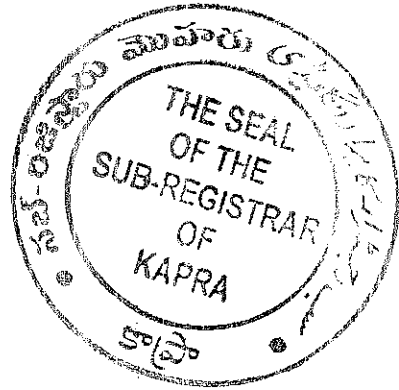


1. వస్తువుల వివరము 2012 వ సం॥ నెంబర్ 20
2. దస్తావేజుల వివరము (అధికారికముల నుంజు) 11
3. ఈ కార్యక్రమం కొరకు నంబర్

Prabhakar Reddy
సబ్-రెజిస్ట్రారు



2012 వ సం॥ నవంబర్ నెంబర్ 5 వ తేది
1933 వా.శ. సంఖ్య 11 వ తేది
పేరు మరియు గుంతుల
మధ్య కాప్రా సబ్-రెజిస్ట్రారు కార్యాలయములో
శ్రీ K. Prabhakar Reddy
రెజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
మరియు వేలము ప్రలతో సహా దాఖలు చేసి
రుసుము రూ॥ 1000 బదిలీ చేసినాడు



వాసి ఇచ్చినట్లు ఒప్పకొన్నట్టి
ఎడమ బొటన గ్రేటు

Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(C). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
Secunderabad-03, through attested GPN/SPA for presentation
of documents, Vide GPA/SPA No. 64/322/2009
dated 5.06.09 registerer at SRO, Kapra,
Ranga Reddy District.

విరూపింపినది

1

Ch. Venkata Ramana Reddy

Ch. Venkata Ramana Reddy S/o. Ch. Raju Reddy
Occ: Senior A/o 11-13/12, Rd no. 2, Green Hills Colony
Sarabornagar, Hyderabad.

2

Ch. Raju Reddy

Ch. Raju Reddy S/o. m. Lakshmi Reddy, Occ: Business
R/o 1-5/1, m. Bollaram, Sec 03.

2012 వ సం॥ నవంబర్ నెంబర్ 5 వ తేది
1933 వా.శ. సంఖ్య 11 వ తేది

Prabhakar Reddy
సబ్-రెజిస్ట్రారు
కాప్రా

WHEREAS:

A. The Buyer under a Sale Deed dated 30.11.2011 has purchased a semi-finished apartment bearing flat no. 402, on the fourth floor in block no. 'G', admeasuring 975 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:

- a. Proportionate undivided share of land to the extent of 39.00 sq. yds.
- b. A reserved parking space for one car on the basement / stilt floor admeasuring about 100 sft.

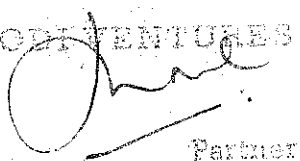
This Sale Deed is registered as document no. 31/2012, in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.

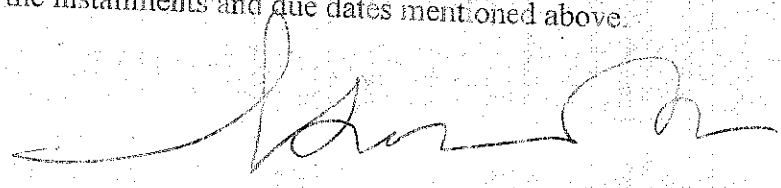
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished semi-delux apartment bearing flat no. 402 on the fourth floor, in block no. 'G', and the parties hereto have 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:

1. The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing flat no. 402 on the fourth floor, in block no. 'G' admeasuring 975 sft. of super built up area and undivided share of land to the extent of 39.00 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. 11,18,000/- (Rupees Eleven Lakhs Eighteen Thousand Only).
2. The Buyer has already paid an amount of Rs. 11,18,000/- (Rupees Eleven Lakhs Eighteen Thousand Only) before entering into this agreement, which is admitted and acknowledged by the Builder.
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.

FOR MORE VENTURES


Partner



విలువైన దస్తావేజులకు 12% స్టాంపు ద్యుతి 32
 అధికారిక పత్రాలకు 1% స్టాంపు ద్యుతి 11
 మొత్తం స్టాంపు ద్యుతి 2

Ponnally
 సబ్-రెజిస్ట్రార్

Certified that the following amounts have been paid in respect of this document

Sl. No.	Description of fee/duty	as the form of					Total
		Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I.S. Act	DD/BC/ Pay order	
1.	Stamp Duty	100	55800	-			55900
2.	Transfer Duty		-	-			-
3.	Registration Fee		1000	-			1000
4.	User Charges		100	-			100
Total							57000

"Rs" 55900 towards stamp duty including T.D. under Section 41 of the I.S. Act 1899 and Rs. 1000

towards Registration fee on the chargeable value of Rs.

118000 were paid by the party through Bank, HDFC

vide challan/DD/BC/pay order no. 166229

Date 3/1/12

Ponnally
 Sub-Registrar
 Collector U/S 41 of I.S. Act

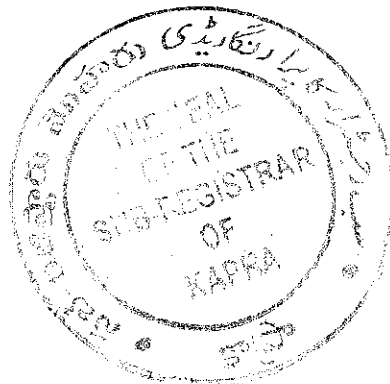
పత్రపు నంబరు 2012 నం./ అ.న. 11335
 పు.నం. 32 నెంబరుగా రిజిస్ట్రేషన్ చేయబడి

స్టాంపు ద్యుతి విలువ గుర్తింపు నెంబరు 1526

త.నం. 32 / 2012 నం. యంత్ర/రిజిస్ట్రేషన్

2012 నం. 166229 నం. 5

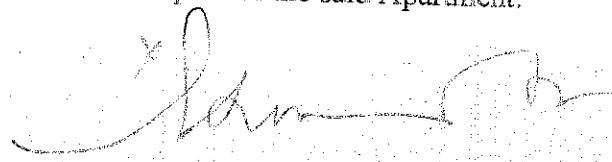
Ponnally
 సబ్-రెజిస్ట్రార్



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. 402 on the fourth floor, in block no. 'G', to the Builder for the purposes of completion of construction of the apartment.
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 30th January, 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.
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.

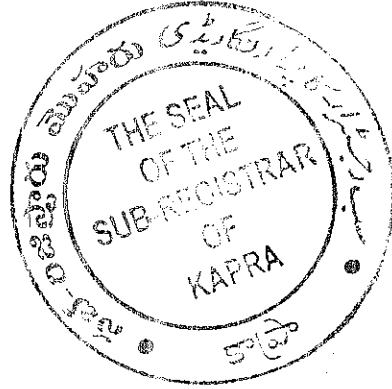
FOR MOON VENTURES


Partner



1వ పుస్తకము 20 ప్రశ్నలకు పు. 32
దస్తావేజు మొత్తము అంగీకరణ సంఖ్య 11
ఈ అంగీకరణ పుస్తక సంఖ్య 2

Ponnala
సబ్-రిజిస్ట్రారు

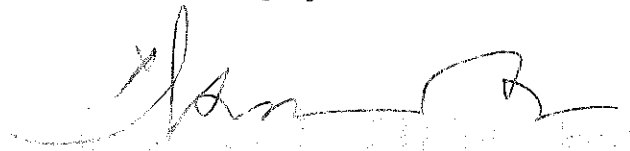


12. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
13. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder 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 Gulmohar Gardens 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 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.
15. 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.
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.
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.

FOR MOHI VENTURES

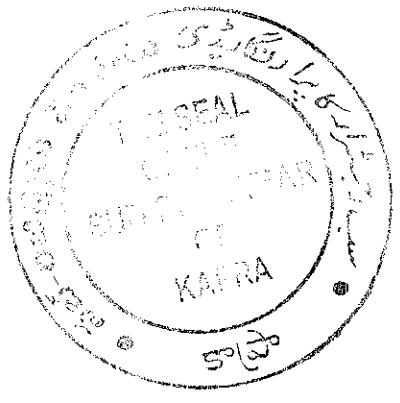


Partner



1వ ప్రకటన 2012 త సం॥ నెం॥ 32
నర్తకిణి మొత్తము ఆరోపముల సంఖ్య
ఈ ఆరోపము హరిత సంఖ్య

Donally
నవ-అధ్యక్షుడు



20. 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.
22. Stamp duty and Registration amount of Rs. 56,900/- is paid by way of challan no. 166299, dated 3.1.2012, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

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 semi-deluxe apartment bearing flat no. 402 on the fourth floor, in block no. 'G', admeasuring 975 sq. ft. of super built up area together with proportionate undivided share of land to the extent of 39.00 sq. yds. and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sq. ft., 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	Open to Sky & 6'-6" wide corridor

WITNESSES:

1. 

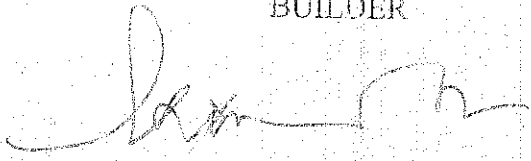
2. 

FOR MOSI VENTURES



Partner

BUILDER



BUYER

1వ పుస్తకము 2012 వ సం॥ వు 32
దస్తావేజు మొత్తము లాగింపుల సంఖ్య 4
ఈ లాగింపు ముద్ర సంఖ్య 5

P. J. J. J.
సహ-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING FLAT NO. 402 IN BLOCK NO. 'G'

ON FOURTH FLOOR IN THE 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: Ms. KARUNA BORO, DAUGHTER OF LATE BIJOY CHANDRA BORO

REFERENCE:
AREA: 39.00

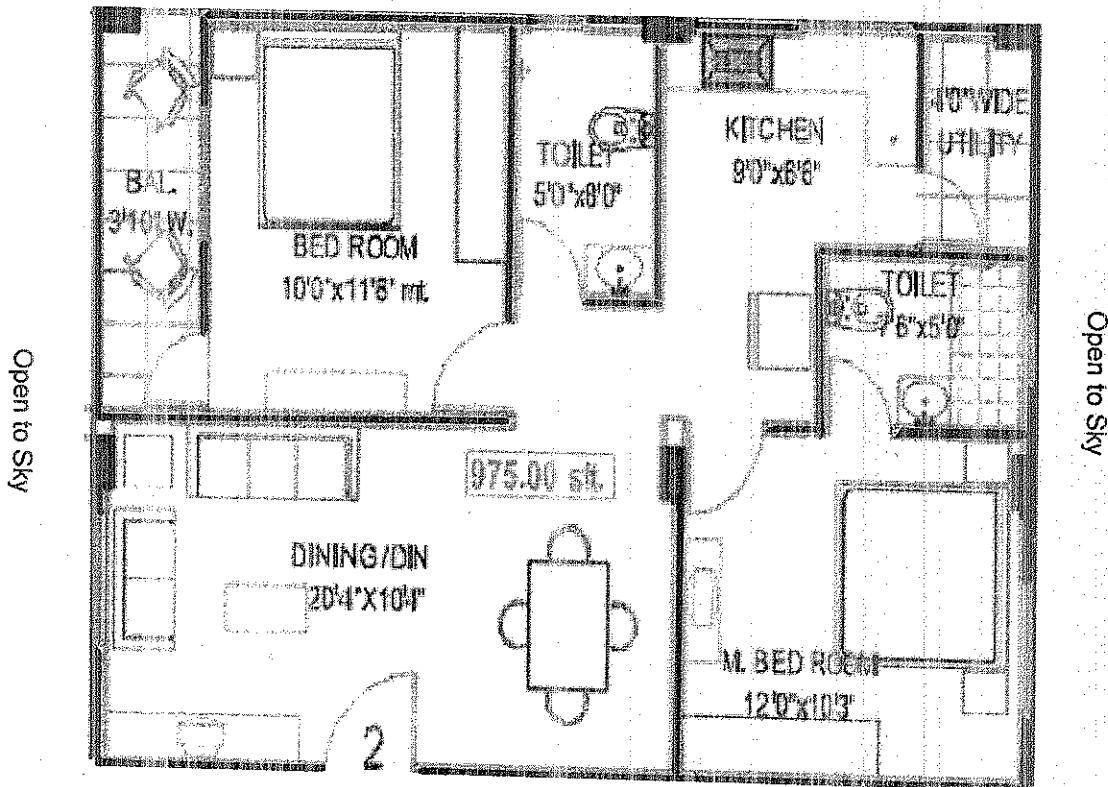
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

EXCL:

Total Built-up Area = 975 Sft.
Out of U/S of Land = Ac. 1-08 Gts.

Open to Sky



6'-6" wide corridor & Open to Sky

WITNESSES:

- 1.
- 2.

FOR MODI VENTURES

SIG. OF THE BUILDER

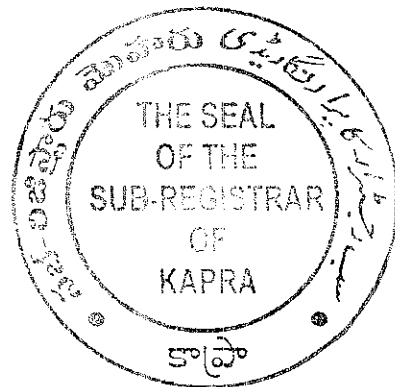
SIG. OF THE BUYER

1వ పుస్తకము 2012వ సం॥ పు. 30

దస్తావేజు మొత్తము కారీముఖ సంఖ్య 11

ఈ కారీముఖ తరువ సంఖ్య 6

P. S. S. S.
సబ్-రెజిస్ట్రారు



**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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BUILDER:

M/S. MODI VENTURES
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


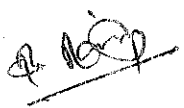
GPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 64/BK-IV/2009, Dt. 05.06.2009:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O) 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.
& (REPRESENTATIVE TO BUYER)

BUYER:

Ms. KARUNA BORO
D/O. LATE BIJOY CHANDRA BORO
R/O. SBI QTR NO.5
SBI AIRFORCE ACADEMY BRANCH
DUNDIGAL
HYDERABAD - 500 043.

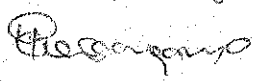
SIGNATURE OF WITNESSES:

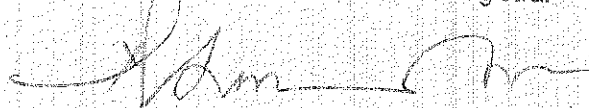
1. 
2. 

For MODI VENTURES

Partner
SIGNATURE OF EXECUTANTS

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


SIGNATURE OF THE REPRESENTATIVE

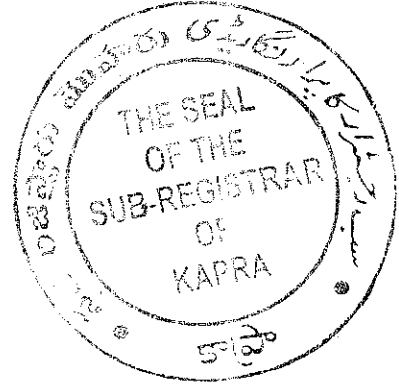

SIGNATURE(S) OF BUYER(S)

1వ ప్రకటనా సంఖ్య 32

దస్తావేజుల పంపిణీ సంఖ్య 1

ఈ ప్రకటనా పంపిణీ సంఖ్య 7

P. S. S. S.
సహ-రిజిస్ట్రారు





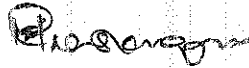

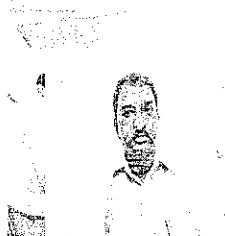
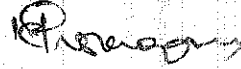
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000040/2012 of SRO: 1526(KAPRA)


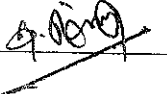
Presentant Name(Capacity): M/S MODI VENTURES(EX)


Report Date: 05/01/2012 13:41:09


This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) K. PRABHAKAR REDDY (REP TO CLAIMANT) H.NO.5-4-187/3&4, II FLOOR, SOHAM MANSION, M.G. ROAD, SEC-BAD.	
3			(EX) K. PRABHAKAR REDDY (REP TO EXECUTANT) H.NO.5-4-187/3&4, II FLOOR, SOHAM MANSION, M.G. ROAD, SECUNDERABAD.	

Identified by
Witness 1
Witness 2


Photos and TIs
captured by me

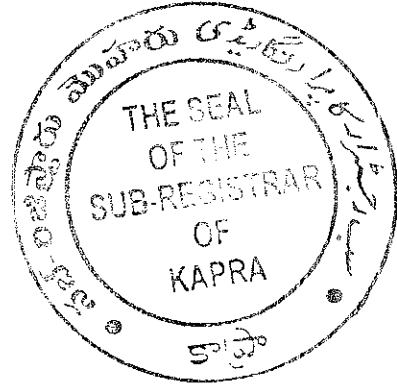

Capture of Photos and TIs
done in my presence


1వ పుస్తకము 2012 త సంఖ్య 32



దస్తావేజు మొత్తము జాగీరముల సంఖ్య 11

ఈ జాగీరము వయస్ సంఖ్య 8

P. R. Reddy
వజీ-రిజిస్ట్రారు



PERMANENT ACCOUNT NUMBER
 AEW P115725H
 NAME
 SONAM SATISH MODI
 FATHER'S NAME
 SATISH MANILAL MODI
 DATE OF BIRTH
 18-10-1988
 SIGNATURE

 Chief Commissioner of Income Tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSPB104E
 Signature



Prabha Reddy

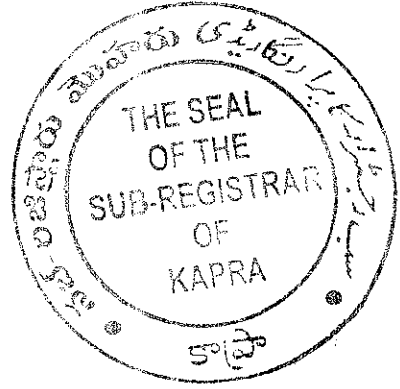
For MODI VENTURES



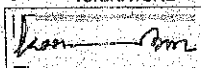

[Signature]

Partner

1st registration 2012 ಹೆ ನಂ|| ನು. 32
ದಸ್ತಾವೇಜು ತಯಾರಿಸಿದ ಕಾಗೆ-ನಂ|| 11
ಈ ಕಾಗೆ-ನಂ|| 9

Pamela
ನವ-08-2012



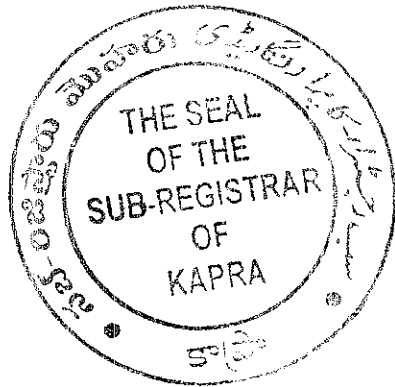
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER		
AFYPB0344R		
	नाम /NAME	KARUNA BORO
	पिता का नाम /FATHER'S NAME	BIJAY CHANDRA BORO
	जन्म तिथि /DATE OF BIRTH	01-03-1961
हस्ताक्षर /SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.


1వ పుస్తకము 2012 వ సం॥ ను 30
దస్తావేజు మొత్తము కాగితముల సంఖ్య 41
ఈ కాగితము వరుస సంఖ్య 16


Donnelly
సబ్-రిజిస్ట్రారు

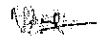
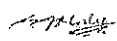


WITNESSES NO. 1

Customer Relations Division

 **MODI**
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : 
Valid upto : 30 April 2009
Issuing Authority : 
Blood Group : O +ve
Address:
5-4-187/3&4, IInd Floor,
M.G.Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058
www.modiproperties.com

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 Admn.Div.Immediately

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



B. M. RAJ KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number

AIOPR9333L


Signature





22021005

यदि कोई व्यक्ति किसी अन्य का टैक्स कार्ड या रिटर्न पाए तो उसे सूचित करना चाहिए।
If any individual finds someone's tax card or returns, he/she should inform / return it to:-

Income Tax PAN Services Unit, NSDL
3rd floor, Trade World, A Wing,
Kamala Mills Compound,
B. B. Marg, Lower Parel, Mumbai - 400 013
Tel: 91 22 2499 4650, Fax: 91 22 2495 0664
email: mtdfo@nsdl.com

1st Appendix 2012 వ సం. నె. 32
దస్తావేజు వెక్యూము కారితముల సంఖ్య 11
ఈ కారితము పరుచు సంఖ్య 11

P. Reddy
సబ్-రజిస్ట్రారు

