

పుస్తకము 2013 సం॥ (భా.క.1502) సం॥
 1809 మొదలుగా రిజిస్టరు చేయబడినది. స్కాపింగ్
 నిమిత్తం/గుర్తింపు వెంబరు 1509.1809/2013
 ఇవ్వబడినది.
 20వది.....భో.నా.నా.తి.....28.....వ తేది.

1509
 సబ్-రిజిస్ట్రార్

Rs. 119900 towards stamp duty including T.D
 under section 41 of the I.S. Act 1809.
 Rs. 7500 towards Registration fee on the
 chargeable value of Rs. 1500000 were paid by
 the party through Bank. 437-24 vide
 challan/DD/BC/Pay order No. 28/2/13 date*

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

I
 పుస్తకము 2013 సం॥ (భా.క.1502) సం॥
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T. Nagaraj
 సబ్-రిజిస్ట్రార్



6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property payable as on the date of this Sale Deed. If any claim is made in this respect by any department / authorities, it shall be the responsibility of the Vendor to clear the same.
7. Stamp duty and Registration amount of Rs.1,27,500/- is paid by way of challan no. 43734, dated 28.02.2013, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF BUNGALOW ON Plot No. 74 admeasuring about 117 sq. yds., along with semi-finished construction having a total area of 1659 sq. ft., in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

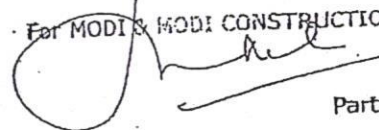
North	Plot No. 75
South	30' wide road
East	Plot No. 82
West	30' wide road

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

WITNESS:

1. 

2. 

For MODI & MODI CONSTRUCTIONS

Partner

(Soham Modi)
VENDOR


VENDEE

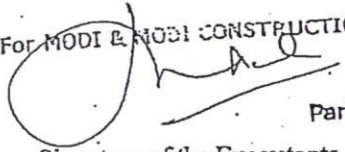
పుస్తకము 2013 వ సం॥పు. 1809
 సప్తావధి మొత్తం కొనుగోలు సంఖ్య 12
 కొనుగోలుము సమయ పుస్తకము 4

[Signature]
 వ.కె. రెడ్డి



ANNEXTURE-1-A

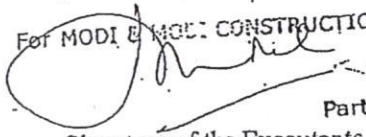
- | | |
|---|---|
| 1. Description of the Building | : ALL THAT PIECE AND PARCEL OF BUNGALOW along with semi-finished construction on Plot No. 74 in the project known as "NILGIRI HOMES" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District |
| (a) Nature of the roof | : R. C. C. |
| (b) Type of Structure | : Framed Structure |
| 2. Age of the Building | : Under Construction |
| 3. Total Extent of Site | : 117 sq. yds. |
| 4. <u>Built up area Particulars:</u> | |
| a) Portico & Terrance Area | : 198 Sft |
| b) In the Ground Floor | : 599 Sft |
| c) In the First Floor | : 639 Sft |
| d) Head Rm+Servant+Toilet Area | : 223 Sft |
| Total Built up Area : | <u>1659 Sft</u> |
| 5. Annual Rental Value | : |
| 6. Municipal Taxes per Annum | : |
| 7. Executant's Estimate of the MV of the Building | : Rs. 15,00,000/- |

For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants

Date: 28.02.2013

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants

Date: 28.02.2013

A159

... అన్వేషించు - 1809
... పన్ను వేజు మొత్తం ఈ పన్ను వేజుల సంఖ్య... 12
... ఈ పన్ను వేజుల సంఖ్య... 5

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REGISTRATION PLAN SHOWING

PLOT NO. 74, FORMING A PART

IN SURV. NOS.

128, 129, 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE,

KEESARA

Mandal, R.R. Dist.**VENDOR:**

M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

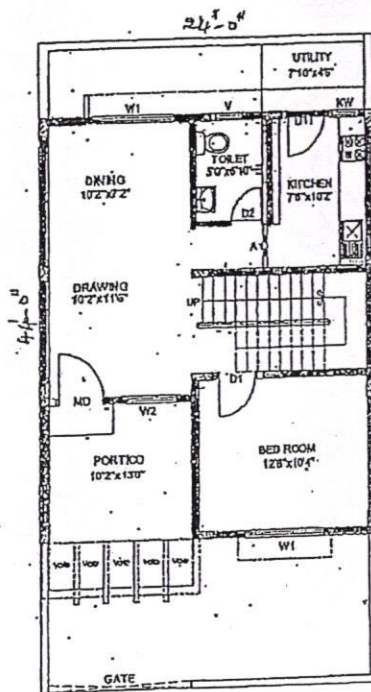
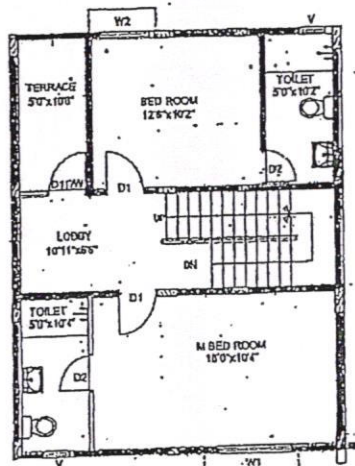
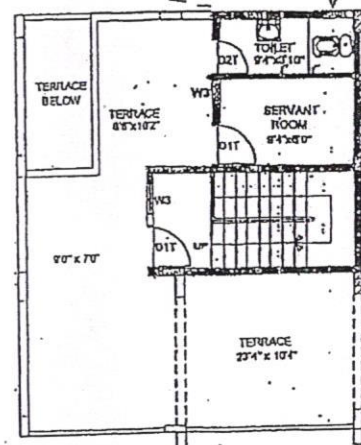
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. K. P. SAI KUMAR, SON OF MR. K. P. RAMANATHAN

REFERENCE:
AREA:

117

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****TOTAL BUILT UP AREA : 1659 Sft.****GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN****BOUNDARIES:**

NORTH : PLOT NO. 75
SOUTH : 30' WIDE ROAD
EAST : PLOT NO. 82
WEST : 30' WIDE ROAD

WITNESSES:

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

A161

నా ప్రాధికారము 2013 నా సేవకు 1809.....

నా పేరు మొత్తం కాపీలు మొత్తం పంపు 12.....

నా కొరతను తీరేట వరకు 6.....

W501
నా సేవకు





A163

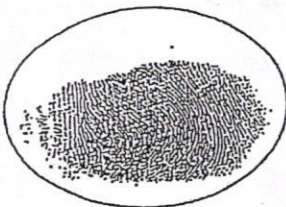
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

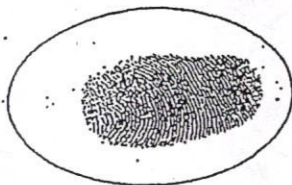
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

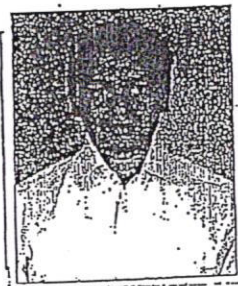
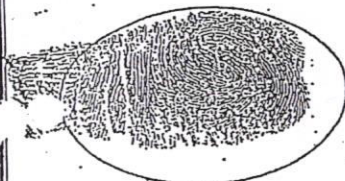
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

MR. SOHAM MODI
S/O. MR. SATISH MODI



SPA FOR PRESENTING DOCUMENTS:
VIDE DOC.NO. 12/IV/2008, Dt, 05.03.2008

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:

MR. K. P. SAI KUMAR
S/O. MR. K. P. RAMANATHAN
R/O. # FLAT NO. 108
SRI SAI SADAN APARTMENT
OPP: KUSHAIGUDA BUS DEPOT
S. P. NAGAR, MAULA-ALI
HYDERABAD - 500 040.

SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

A165-

... అట్టి... 1809

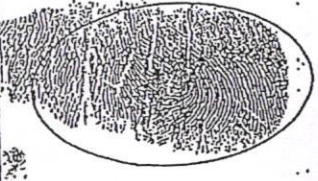
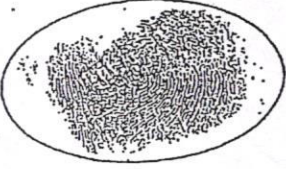
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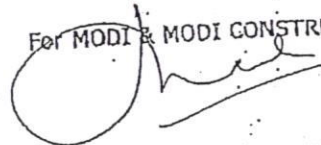
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			WITNESSES: 1. MR. K.P. RAMANATHAN S/O. MR. RAMAN KUTTY NAIK R/O: # 108, SRI SAI SADAN APTS, S.P. NAGAR, MOULALI, HYDERABAD.
			2. MRS. P. KUMARI D/O. MR. KUMARAN NAIK R/O: # 108, SRI SAI SADAN APTS S.P. NAGAR MOULALI, HYDERABAD.

SIGNATURE OF WITNESSES:

2. 

For MODI & MODI CONSTRUCTIONS



Partner

SIGNATURE OF THE EXECUTANT


SIGNATURE OF THE BUYER

A167

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 ఎస్. పు. పు. - 12
 కె. పు. పు. - 9

11/11/11
 11/11/11



VENDOR:

FOR MODI & MODI CONSTRUCTIONS

[Signature]
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H
नाम / NAME	SOHAM SATISH MODI
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH	18-10-1969
हस्ताक्षर / SIGNATURE	<i>[Signature]</i>
Chief Commissioner of Income-tax, Andhra Pradesh	

आयकर विभाग / INCOME TAX DEPARTMENT	भारत सरकार / GOVERNMENT OF INDIA
PRABHAKAR REDDY	
PADMA REDDY KANDI	
13/01/1973	
PERMANENT ACCOUNT NUMBER	
AWSPD104E	
सहचर / SIGNATURE	<i>[Signature]</i>

A169

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Buyer:



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171A

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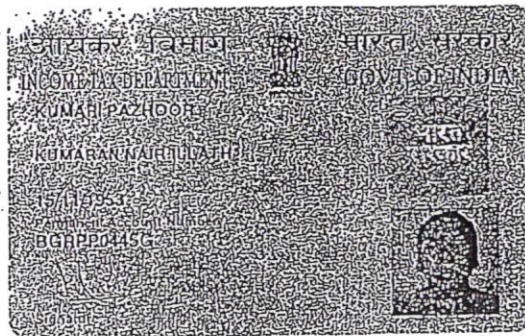
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Witness:

स्थायी-लेखा संख्या / PERMANENT ACCOUNT NUMBER	AI/SPK1205F
नाम / NAME	PUTHANVELAL RAMANADHAN KANDANCHIRA
पिता का नाम / FATHER'S NAME	RAMAN KUTTY NAIR RAGAV
जन्म तिथि / DATE OF BIRTH	12-12-1950
हस्ताक्षर / SIGNATURE	
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

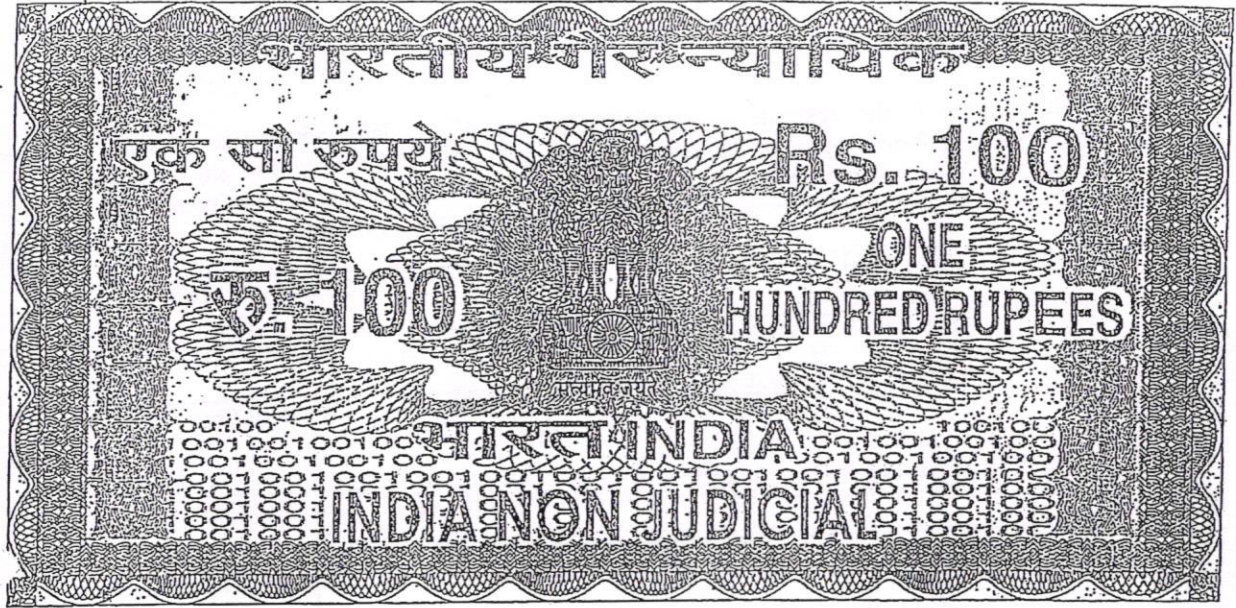
Witness



Witness

... అనుబంధము 2013 వ సం॥ 1809.
 దస్తావేజు మొత్తం కాపీలు పంపి 12
 ఈ కాగితము వలెను పంపి 12





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AY 933062

S.No. 1562 Dt.30-10-2012 Rs.100/-
Sold to : Sri. Ramesh S/o Narsing Rao, R/o Hyd.
For Whom: Modi & Modi Construction, Hyd

K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No, 16-02-08/2010
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 28th day of February 2013 at SRO, Keesara, Ranga Reddy District by and between:

M/s. MODI & MODI CONSTRUCTIONS 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 43 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

Mr. K. P. SAI KUMAR, SON OF Mr. K. P. RAMANATHAN aged about 30 years, Occupation: Service, residing at # Flat No. 108, Sri Sai Sadan Apartment, Opp: Kushaiguda Bus Depot, S. P. Nagar, Maula-ali, Hyderabad - 500 040,, 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 & MODI CONSTRUCTIONS

Partner

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WHEREAS:

- A) The Builder is the absolute owner and possessor of the land admeasuring about Ac.6-28 Gts. forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135 & 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

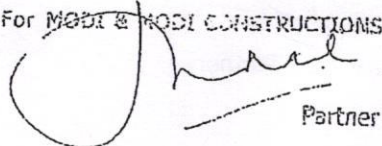
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, S/o. Hanumath Rao
- Shri M. Pravarakya, S/o. Shri Kashinatham

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattadar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became the owners of the Schedule Land. Former Owner at serial no. 'f' is the son of Former Owner at serial no. 'a'. Former Owner at serial no. 'g' is the son of Former Owner at serial no. 'b'. Vide proceeding of the Mandal Revenue Officer bearing no. B/1321/2004 dated 15.06.2004 the names of the former Owners at serial nos. a to e were mutated in the revenue records and patta passbooks/title books were issued to them. All the Former Owners have joined together for the execution of above referred sale deeds so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Builder herein.
- C) The Builder is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007. The proposed project of development is styled as 'NILGIRI HOMES'.
- D) The Builder in the scheme of the development project have planned that the prospective buyers will eventually become the absolute owner of the identifiable land (i.e., plot of land) together with the independent house constructed thereon.

For MODI & MODI CONSTRUCTIONS


Partner



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- E) The Buyer has purchased plot of land bearing plot no. 74, admeasuring 117 sq. yds., along with semi-finished construction having a total area of 1659 sq. ft., under a Sale Deed dated 28.02.2013 registered as document no. 1809 / 2013 in the Office of the S.R.O., Keesara, Ranga Reddy District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction and Agreement for Land Development Charges with the Builder for construction of a house on the plot of the land.
- F) The Buyer has inspected all the documents of the title of the Builder in respect of the Scheduled Land and the plot of land bearing plot no. 74 and also about the capacity, competence and ability of the Builder to construct the house thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Nilgiri Homes.
- G) The Buyer is desirous of having a house constructed for him by the Builder on plot of land bearing no. 74 as a part of the development project taken up by the Builder and the Builder is willing to undertake the said construction of the house.
- H) The Buyer as stated above had already purchased the plot of land bearing no.74 along with semi-finished construction having a total area of 1659 sq. ft., and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 28.02.2013 referred herein above are and shall be interdependent agreements.
- I) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the house and are desirous of recording the same into writing.

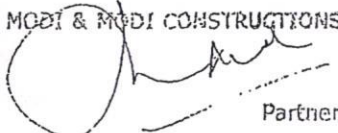
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall construct for the Buyer a deluxe House admeasuring 1659 sq. ft., of built-up area on plot of land bearing plot no. 74 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs.28,05,000/-(Rupees Twenty Eight Lakhs Five Thousand Only).
2. The Buyer has already paid an amount of Rs.7,65,000/-(Rupees Seven Lakhs Sixty Five Thousand Only) before entering this agreement which is admitted and acknowledged by the Builder.
3. The Buyer shall pay to the Builder the balance amount of Rs. 20,40,000/-(Rupees Twenty Lakhs and Forty Thousand Only) in the following manner:

Installment	Amount	Due date for payment
I	Rs. 11,90,000/-	07.01.2013
II	Rs. 6,50,000/-	On completion of flooring, windows, bathroom tiles & 1st coat of paint.
III	Rs. 2,00,000/-	On Completion

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.

For MODI & MODI CONSTRUCTIONS

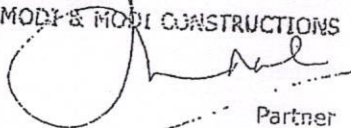

Partner

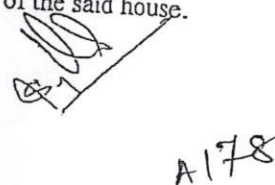


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5. In case the Scheduled House is completed before the scheduled date of completion / delivery mentioned below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in above. The Buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Builder as to completion of the Scheduled House, notwithstanding the installments and due dates mentioned above.
6. 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.
7. The Buyer has handed over the vacant and peaceful possession of the plot of land bearing no. 74 to the Builder for the purpose of construction of the house.
8. The Builder shall construct the house in accordance with the plans and designs and as per specifications annexed hereto as Annexure A & Annexure B respectively. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
9. 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.
10. The Builder shall complete the construction of the house and handover possession of the same on or before 31.07.2013, with a further grace period of 6 months. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said house 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 or 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.
11. The Builder upon completion of construction of the house 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 house 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.
12. The Buyer upon taking possession of the house shall own and possess the same absolutely and to the exclusion of the Builder and shall have no claims against the Builder on any account including any defect in the construction.
13. 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 house.

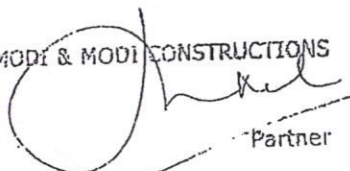
For MODI & MODI CONSTRUCTIONS


Partner


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14. The Buyer shall not be allowed to alter any portion of the house that may change its external appearance without due authorization from the Builder and / or Association / Society In-charge of maintenance for an initial period ending upto 2020 and all the houses in the project of Nilgiri Homes shall have a similar elevation, color, scheme, compound wall, landscaping, trees etc. for which the Buyer shall not raise any obstructions / objections.
15. The Builder shall deliver the possession of the completed house together with the redelivery of the plot of land to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
16. 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 Nilgiri Homes project.
17. The Buyer shall not cut, maim, injure, tamper or damage any part of the structure of any part of the house nor shall the Buyer make any additions or alterations in the house without the written permission of the Builder and / or any other body that may be formed for the purposes of maintenance of the Nilgiri Homes Project.
18. 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 Nilgiri Homes 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.
19. The Builder shall have the right to construct other houses and provide necessary common amenities and facilities on the Scheduled Land that is required under the scheme of development of Nilgiri Homes and the Buyer shall not make any objection or interruption nor make any claims to the proposed constructions etc. It is further, hereby specifically declared that roads, passages, drainage, water pipelines, sewerage connections, electric cables, transformer room, recreational facilities, gardens etc. which are for the common enjoyment of the occupants of Nilgiri Homes shall be enjoyed jointly in common by the occupants, owners or the buyers of the respective houses without any hindrance or objection of any kind whatsoever.
20. It is hereby agreed and understood explicitly between the parties hereto 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 house under this agreement, or the sale deed, and/or the agreement for Land development charges.
21. The Buyer shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association.

For MODI & MODI CONSTRUCTIONS


Partner



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22. That the Buyer shall become a member of the association / society which shall be formed to look after the maintenance of the Nilgiri Homes Project and shall abide by its rules. Until the society / association is formed the Buyer shall pay to the Builder such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers etc., as may be determined by the Builder. If the Buyer ever fails to pay maintenance charges for his/her house, the association shall be entitled to disconnect and stop providing all or any services to the scheduled house including water, electricity, etc. The Buyer shall pay a sum of Rs. 40,000/- & 60,000/- for row houses & independent houses respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments
23. 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.
24. 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 10% 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 house 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.
25. The Buyer shall impose all the relevant conditions laid down in this agreement in respect of usage, maintenance, alterations, membership of the association / society etc. upon the transferee, tenant, occupier or user of the house. However, even if such conditions are not laid down expressly by the Buyer or if laid down are inconsistent with the conditions laid down under this agreement, such agreements made by the Buyer shall be subject to terms and conditions contained under this agreement and such inconsistent terms and conditions laid down by the Buyer shall be deemed to be void. Further, such transferee / tenant / occupier etc., shall be bound by the terms and conditions contained under this agreement.
26. That the Buyer or any person through him shall keep and maintain the house in a decent and civilized manner. The Buyer shall further endeavor and assist in good up-keeping and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / buyers of the Nilgiri Homes. To achieve this objective the Buyer, inter-alia shall not (a) Throw dirt, rubbish etc. in any open place, compounds roads etc. no meant for the same. (b) Use the house for any illegal, immoral, commercial & business purposes. (c) Use the house in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / buyers of Nilgiri Homes. (d) Store any explosives, combustible materials or any other materials prohibited under law.
27. 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 MODI & MODI CONSTRUCTIONS

Partner

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28. 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.
29. 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.
30. 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.

SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 74, admeasuring about 117 sq. yds., forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 75
South	30' wide road
East	Plot No. 82
West	30' wide road

AND

- b) ALL THAT DELUXE HOUSE admeasuring 1659 sft. of built-up area to be constructed on the above said plot no. 74 as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B.

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.

2.

For MODI & MODI CONSTRUCTIONS

Partner
(Soham Modi)
BUILDER

BUYER

28. 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.
29. 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.
30. 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.

SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 74, admeasuring about 117 sq. yds., forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

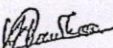
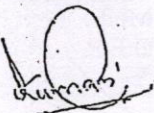
North	Plot No. 75
South	30' wide road
East	Plot No. 82
West	30' wide road

AND

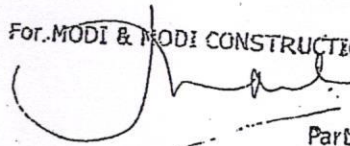
- b) ALL THAT SEMI-DELUXE HOUSE admeasuring 1659 sq. ft. of built-up area to be constructed on the above said plot no. 74 as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B.

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. 
2. 

For MODI & MODI CONSTRUCTIONS


Partner
(Soham Modi)
BUILDER

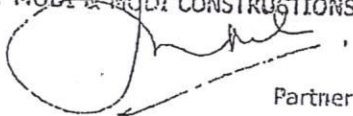

BUYER.

ANNEXURE-A

SPECIFICATIONS :

Item	Semi-Deluxe Villa	Deluxe Villa
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	Marble slabs in all rooms
Door frames	Sal wood	Teak wood
Doors	Main door -Panel and Other doors - Flush doors	Panel doors with branded hardware
Electrical	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum or UPVC open-able / sliding windows with grills	Powder coated aluminum or UPVC open-able windows with grills
Sanitary	Raasi / Johnson Pedder or similar make	Parryware / Hindware or similar make
C P fittings	Branded C P fittings	Branded ceramic disk quarter turn
Staircase railing	MS railing within MS banister	MS railing within wooden banister
Kitchen platform	Granite slab, 2 ft dado & SS sink	Granite slab, 2 ft dado & SS sink
Plumbing	GI & PVC pipes	GI & PVC pipes
Bathrooms	7' dado	7' dado with designer tiles
Water supply	24 hr water supply through community tank with 2,000 lts individual overhead tank in each villa. Separate drinking water connection in kitchen.	24 hr water supply through community tank with 2,000 lts individual overhead tank in each bungalow. Separate drinking water connection in kitchen.
Note: 1. Choice of 2 colours for interiors, 2 combinations of bathroom tiles & sanitary fittings shall be provided. 2. Changes to external appearance and colors 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. Specifications / plans subject to change without prior notice.		

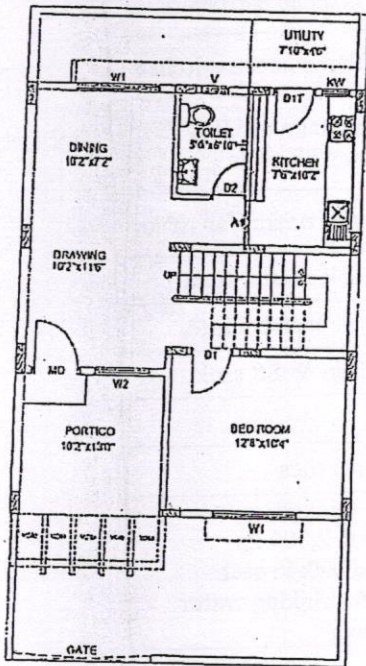
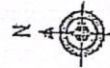
For MODI-2 MODI CONSTRUCTIONS


Partner
(SOHAM MODI)
BUILDER

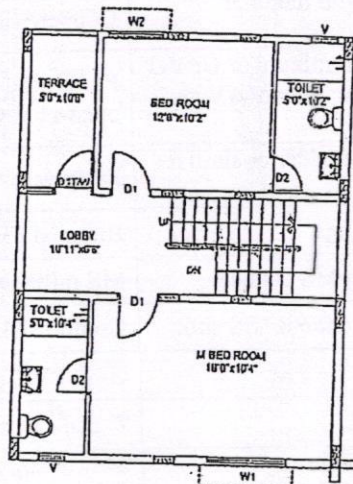

BUYER

ANNEXURE - B

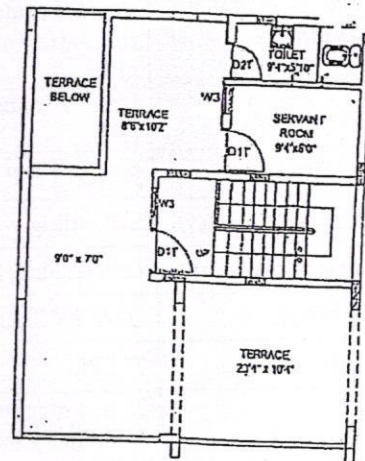
PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 74 ADMEASURING 1659 SFT. OF BUILT-UP AREA.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

For MODI & MODI CONSTRUCTIONS

(SOHAM MODI)
VBUILDER

Partner

BUYER

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Annexure - 101 X

Modi & Modi Constructions (16-17)

5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

04-Pamu Nagarjuna
Ledger Account

1-Apr-16 to 31-Mar-17

Date	Particulars	Vch Type	Vch No.	Debit	Page 1 Credit
27-Jun-16	By HDFC S D Road A/c.No 00422000016924 Ch. No. :213411 Being chq received from Villa No:-04 R-1766	Bank Receipt	BR12		2,25,000.00
12-Aug-16	By HDFC S D Road A/c.No 00422000016924 Ch. No. :056452 being cheque received from Customer towards payment purposes against Receipt No.2055	Bank Receipt	BR11		6,00,000.00
6-Sep-16	To HDFC S D Road A/c.No 00422000016924 Ch. No. :998924 being chq issued to MHPL towards VAT exp for villa no.04	Bank Payment	BP15	50,000.00	
1-Sep-16	By HDFC S D Road A/c.No 00422000016924 Ch. No. :RTGS BEing chq received from villa no:-4 R-2060 No:-1037004750	Bank Receipt	BR11		2,10,000.00
13-Sep-16	To PRABHAKAR REDDY PETTY CASH A/C being amout paid towards registration exp for villa no.04	Journal	JV12	2,40,000.00	
19-Sep-16	By HDFC S D Road A/c.No 00422000016924 Ch. No. :771596 being cheque received from Customer towards for payment against Receipt No:- 2061	Bank Receipt	BR11		32,00,000.00
	To CASH ON HAND being amount paid towards chq disbursement at SRO,Kapra by ICICI Advocate for villa no.04	Cash Payment	CP11	500.00	
21-Sep-16	To CASH ON HAND being amount paid towards registration misc, doc and E. C exp for villa no.04	Cash Payment	CP12	5,300.00	
14-Nov-16	To Sales Being sale Declared	Journal	JV11	40,00,000.00	
	By DISCOUNT Being discount given	Journal	JV12		1,00,000.00
	To LEGAL EXPENSES stam duty charges	Journal	JV13	390.00	
	To Maintenance & Other Deposits From Customers St on Documentation	Journal	JV14	239.00	
Carried Over				42,96,429.00	43,35,000.00

continued ...

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Modi & Modi Constructions (16-17)

5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

05-Y.Sridhar Reddy
Ledger Account

1-Apr-16 to 31-Mar-17

Date	Particulars	Vch Type	Vch No.	Debit	Page 1 Credit
12-Oct-16	By HDFC S D Road A/c.No 00422000016924 Ch. No.:027351 Being chq received from Villa No:-05 R-1769	Bank Receipt	BR11		25,000.00
17-Oct-16	By HDFC S D Road A/c.No 00422000016924 Ch. No.:000001 Being chq received from villa no:-05 R-1772	Bank Receipt	BR12		2,00,000.00
3-Nov-16	By HDFC S D Road A/c.No 00422000016924 Ch. No.:000003 Being chq received from villa no:-05 R-2082	Bank Receipt	BR11		5,65,000.00
18-Nov-16	To (as per details) PRABHAKAR REDDY PETTY CASH A/C HDFC S D Road A/c.No 00422000016924 Ch. No.:999655 being chq issued to MHPL towards registration and VAT exp for villa no. 05	Bank Payment 2,25,000.00 Dr 2,71,875.00 Cr	BP12	46,875.00	
21-Nov-16	By HDFC S D Road A/c.No 00422000016924 Ch. No.:000008 being cheque received from Customer towards for payment against Receipt No:- 2089	Bank Receipt	BR11		2,38,000.00
24-Nov-16	By HDFC S D Road A/c.No 00422000016924 Ch. No.:763285 being cheque received from Customer towards for Payment against Receipt No:- 2091	Bank Receipt	BR11		30,00,000.00
25-Nov-16	To PRABHAKAR REDDY PETTY CASH A/C being amount paid towards registration exp for villa no.5	Journal	JV11	2,25,000.00	
	To CASH ON HAND being amount paid towards registration misc, doc and E. C exp for villa no.05	Cash Payment	CP11	5,300.00	
7-Dec-16	To Sales Being sale Declared	Journal	JV15	37,50,000.00	
	To Maintenance & Other Deposits From Customers Being debite towards ST	Journal	JV16	239.00	
	To LEGAL EXPENSES Being debite towards stampduty charges	Journal	JV17	390.00	

Carried Over

40,27,804.00 40,28,000.00

continued ...

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Modi & Modi Constructions (15-16)

5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

17 Anup Kumar Avasthi
Ledger Account

1-Apr-15 to 31-Mar-16

Date	Particulars	Vch Type	Vch No.	Debit	Page 1 Credit
1-Apr-15	To Opening Balance			1,09,174.00	
11-Apr-15	To HDFC S D Road A/c.No 00422000016924 Ch. No. :997004 being chq issued to AAO /ERO-311 towards electricity charges for the month of march-15	Bank Payment	BPV11	175.00	
-29-May-15	To (as per details) Service No 2016 01076 Electricity Charges Office Electricity Bills Office Electricity Bills ELECTRICITY BILLS/EXPENSES ELECTRICITY BILLS/EXPENSES 48 Venshetty Bhargava 74 K P Sai Kumar 46 A Mahesh Kumar 54 Santosh Kumar Mishra ELECTRICITY BILLS/EXPENSES ELECTRICITY BILLS/EXPENSES ELECTRICITY BILLS/EXPENSES ELECTRICITY BILLS/EXPENSES ELECTRICITY BILLS/EXPENSES Unsold Flats Electricity Charges HDFC S D Road A/c.No 00422000016924 Ch. No. :997171 Being cheque issued to AAO/ERO towards electricity bills payment for the month of April-2015.	Bank Payment	BPV1	175.00	
13-Jun-15	To HDFC S D Road A/c.No 00422000016924 Ch. No. :997217 Being cheque issued to AAO/ERO towards electricity bill payment for the month of May-2015.	Bank Payment	BPV6	86.00	
9-Jul-15	By HDFC S D Road A/c.No 00422000016924 Ch. No. :057899 Being chq received from Villa No:-17 R-1999	Bank Receipt	BRV1		1,75,000.00
27-Jul-15	To Maintenance & Other Deposits From Customers Being amount debited towards ST for villa no:-17	Journal	JV1	57,598.00	
	By Extra Specification Being extra spectes charges revised	Journal	JV2		5,055.00
	To LEGAL EXPENSES Being amount debited towards Stamp duty charges	Journal	JV3	390.00	
	By Instalments Receivable 13-14 Being installment reversed	Journal	JV4		46,75,000.00
	To Sales Being sale declared during the year 2015-16 for the flat no:-17	Journal	JV5	46,75,000.00	
	Carried Over			48,42,598.00	48,55,055.00

continued ...

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Annexure - VIII

ANNEXURE - C

Consolidated Statement of After DC related Vilas (Agreement of Constructions entered Vila)

Firm : MODI & MODI CONSTRUCTIONS

Banglow Nos,	Sum of Receipt Amount	Sum of Towards Sale Deed	Sum of Towards Agreement of Construction	Sum of Towards Other Taxable	Sum of Towards VAT, Registration Charges, etc.	Sum of Towards Other Non-Taxable Receipts
19	5,046,250	3,672,750	1,224,250	-	149,250	-
22	3,700,000	2,775,000	925,000	-	-	-
41	3,876,964	2,700,000	900,000	13,374	212,300	51,290
54	506,430	-	195,000	11,265	238,750	61,415
Grand Total	13,129,644	9,147,750	3,244,250	24,639	600,300	112,705

APPROVED BY
08 JUN 2018
SOHAM MODI
MANAGING DIRECTOR

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Block No	Bungalow No	Sale deed executed	Booking Dte	OC Date	Receipt No	Receipt Date	Receipt Amount	Towards Sale Deed	Towards Agreement of Construction	Towards Other Taxable Receipts	Towards VAT, Registration Charges, etc.	Towards Other Non-Taxable Receipts	Booking after OC (Yes=0, No=1)	Net Taxable Receipts	Tax rate under works contract services with composition	Estimate of tax liability under works contract services with composition agr. of const. receipts
A	19	Yes	21-10-2015	05-05-2013	1752	26-10-2015	2,900,000	2,900,000	-	-	-	-	0	-	5.60	-
A	19	Yes	21-10-2015	05-05-2013	2012	23-11-2015	800,000	772,750	27,250	-	-	-	0	-	5.80	-
A	19	Yes	21-10-2015	05-05-2013	2018	11-01-2016	346,250	-	346,250	-	-	-	0	-	5.80	-
A	19	Yes	21-10-2015	05-05-2013	2019	11-01-2016	500,000	-	350,750	-	149,250	-	0	-	5.80	-
A	19	Yes	21-10-2015	05-05-2013	2014	18-12-2015	500,000	-	500,000	-	-	-	0	-	5.80	-
A	22	Yes	24-12-2015	05-05-2013	1756	05-01-2016	25,000	25,000	-	-	-	-	0	-	5.80	-
A	22	Yes	24-12-2015	05-05-2013	2020	11-01-2016	200,000	200,000	-	-	-	-	0	-	5.80	-
A	22	Yes	24-12-2015	05-05-2013	2021	22-01-2016	1,400,000	1,400,000	-	-	-	-	0	-	5.80	-
A	22	Yes	24-12-2015	05-05-2013	2025	01-03-2016	200,000	200,000	-	-	-	-	0	-	5.80	-
A	22	Yes	24-12-2015	05-05-2013	2027	01-03-2016	395,000	-	395,000	-	-	-	0	-	5.80	-
A	22	Yes	24-12-2015	05-05-2013	2026	01-03-2016	1,480,000	950,000	530,000	-	-	-	0	-	5.80	-
A	41	Yes	13-05-2015	05-05-2013	1750	13-05-2015	25,000	25,000	-	-	-	-	0	-	4.944	-
A	41	Yes	13-05-2015	05-05-2013	1997	15-06-2015	200,000	200,000	-	-	-	-	0	-	5.60	-
A	41	Yes	13-05-2015	05-05-2013	2003	13-08-2015	300,000	300,000	-	-	-	-	0	-	5.60	-
A	41	Yes	13-05-2015	05-05-2013	2016	31-12-2015	243,108	-	-	-	200,674	42,434	0	-	5.80	-
A	41	Yes	13-05-2015	05-05-2013	2023	23-01-2016	8,856	-	-	-	-	8,856	0	-	5.80	-
A	41	Yes	13-05-2015	05-05-2013	2004	17-08-2015	3,100,000	2,175,000	900,000	13,374	11,626	-	0	13,374	5.60	749
A	54	No	30-05-2013	20-03-2013	2077	09-11-2016	8,961	-	-	-	-	8,961	0	-	6.00	-
A	54	No	30-05-2013	20-03-2013	1994	11-05-2015	497,469	-	195,000	11,265	238,750	52,454	0	11,265	4.944	557
Total Receipts from Apr 15 to Jun 17							13,129,644	9,147,750	3,244,250	24,639	600,300	112,705	-	24,639	-	1,306

APPROVED BY
08 JUN 2016
SOHAM NUDI
MANAGING DIRECTOR

Annexure - XI