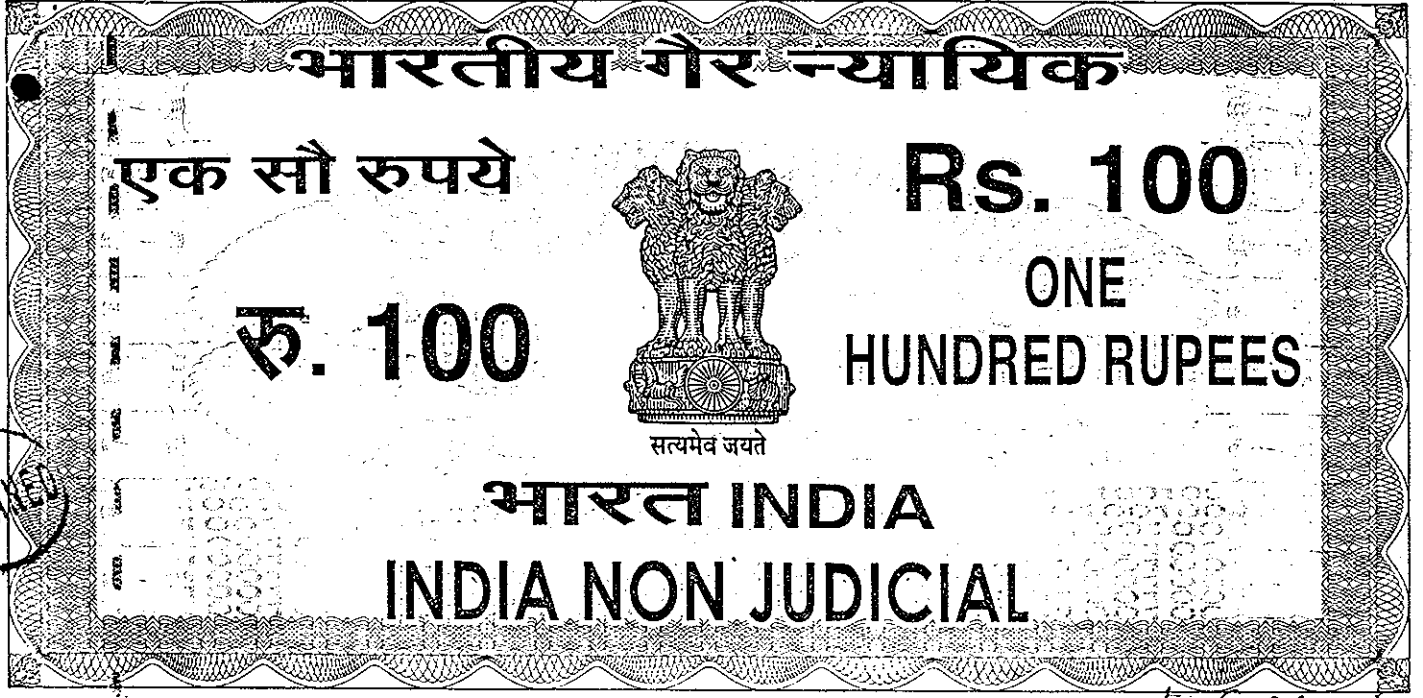


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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

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G. Venkatesh

A. Rao

mehta and modi Homes

P. G. Chinn

P 532080

LEELA G CHIMALA

STAMP VENDOR

N 12/6/08

5-4-76/A, Center, Ranigumma

SECUNDERABAD-500 0

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 27<sup>th</sup> day of JUNE 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, 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 Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 58 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. SRINIVASA RAO CHELLAPILLA, SON OF MR. SUDARSANA RAO CHELLAPILLA aged about 30 years, residing at H. No. 12-2-421/17C, Vijayausha Apartments, Gudimalkapur, Near Foodworld, Mehdiapatnam, Hyderabad, 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 MEHTA & MODI HOMES

*[Signature]*

Partner

For MEHTA & MODI HOMES

*[Signature]*

Partner

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

**I. Stamp Duty:**  
 1. in the shape of stamp papers..... Rs. 100/-  
 2. in the shape of challan (u/s.41 of I.S.Act, 1899)..... Rs. 7250/-  
 3. in the shape of cash (u/s.41 of I.S.Act, 1899)..... Rs. ---  
 4. adjustment of stamp duty u/s.16 of I.S.Act,1899, if any..... Rs. ---

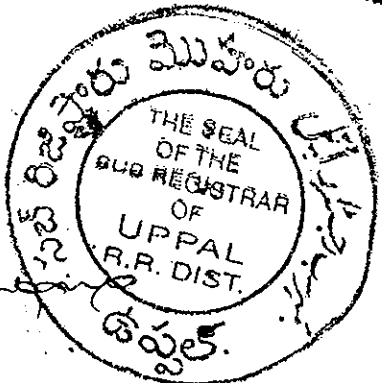
**II. Transfer Duty:**  
 1. in the shape of challan..... Rs. ---  
 2. in the shape of cash..... Rs. ---

**III. Registration fee:**  
 1. in the shape of challan..... Rs. 1000/-  
 2. in the shape of cash..... Rs. ---

**IV. User Charges:**  
 1. in the shape of challan..... Rs. 100/-  
 2. in the shape of cash..... Rs. ---

Sub-Registrar: \_\_\_\_\_ Total: Rs. 18950/-

1 వ పుస్తకము. 5.5.15. సంఖ్య  
 దస్తావేజాల మొత్తం కాగితము  
 సంఖ్య. 14. ఈ కాగితపు వరుస  
 సంఖ్య. 1.....  
 సబ్-రిజిస్ట్రారు



1930- వ.శ.శా.లోడ్.....మాసము. 6.....తేది  
 పగలు. 2.....మరియు. 3.....గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. K. Prabhakar Reddy.....  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 82 ఎ-ను  
 అనుసరించి సమర్పించవలసిన టాటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 కుసుము రూ|| 1000/-.....చెల్లించినారు.  
 Receipt No. 59/19/08. Dt. 29/6/08.  
 U.P.H. Habisiguda Branch, Sec'bad

దాని యిచ్చినట్లు ఒప్పుకోవడం  
 ఎదురు ప్రతిపదలు



K. Prabhakar Reddy s/o. K.P Reddy Gen. Service  
 105 S-U-187/3 & 4, 2nd Floor, Solem Mansion, M.G.  
 Road, Sec'bad, through attested G.P.A for Presentation  
 of documents, vide G.P.A NO. 69/19/08. Dt-19.04.08  
 at SRO, Uppal, R.R. Dist.

1. T.S. Shankar Rao s/o Sri T.S. Murthy  
 Plot No- 67. HITS COLONY MOULALI Hyd-40

2. S. Kameswara Rao, s/o Sri S. Mukhalingeswara Rao,  
 Flat no. 204, Sri Hanu's Anjali Apartments, Vijayapuri,  
 ECIL colony, Hyd-62.

200. వ.శ.శా.లోడ్.....మాసము. 6.....తేది  
 1930. వ.శ.శా.లోడ్.....మాసము. 6.....తేది.  
 సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

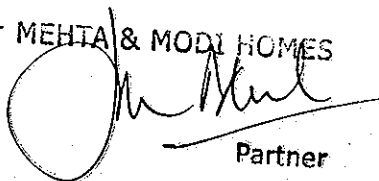
| Sl. No. | Sale Deed Doc. No. | Dated      | Extent of Land   |
|---------|--------------------|------------|------------------|
| 1.      | 10661/2005         | 9.11.2005  | Ac. 2-05 Gts.,   |
| 2.      | 11023/2005         | 17.11.2005 | Ac. 1-06 Gts.,   |
| 3.      | 1759/2006          | 27.01.2006 | Ac. 0-35.5 Gts., |
| 4.      | 12254/2006         | 19.08.2006 | Ac. 0-13 Gts.,   |
| 5.      | 4129/2006          | 10.02.2006 | Ac. 2-00 Gts.,   |
| 6.      | 9268/2007          | 31.07.2007 | Ac. 1-09 Gts.,   |

- B) Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh were the absolute owners and possessors of the land admeasuring about Ac. 1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

| Sl. No. | Sale Deed Doc. No. | Dated      | Extent of Land |
|---------|--------------------|------------|----------------|
| 1.      | 7876/2006          | 25.05.2006 | Ac. 1-09 Gts., |

- C) The Vendor herein has entered into an Development Agreement with Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.
- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

నా పుస్తకము No. 5815 / స్టాంపు  
దస్తావేజులు మొత్తం వాగితముల  
పంఖ్య 14 తా. వాగితపు వరుణ  
పంఖ్య 2

ఆర్. రిజిస్ట్రారు

Registration Under Section 42 of Act II of 1907  
No. 5815 of 2008 Date 27/6/08

I hereby certify that the proper deficit  
stamp duty of Rs. 17780/- Rupees Seventeen thousand  
Seven hundred and Eighty only  
has been levied in respect of this instrument  
from Sri R. Probstakar Reddy  
on the basis of the agreed Market Value  
consideration of Rs. .... being  
higher than the consideration/agreed Market  
Value.

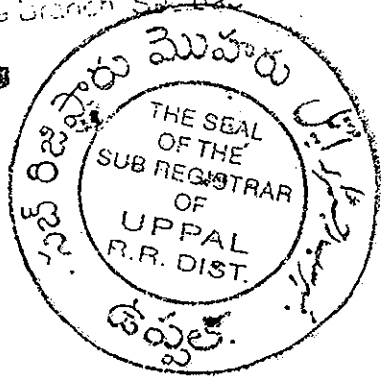
S.R.O. Uppal  
Dated 27/6/08

Sub Registrar  
and Collector U/S. 41 & 4  
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 17780/- towards Stamp Duty  
including Transfer duty and Rs. 1000/-  
towards Registration Fee was paid by the party  
through Challan Receipt Number 795629  
Dated 27/6/08 at SRI Probstakar Branch, Secbad

G.B.H. Habelgund  
A/c No. 01000059728  
S.R.O. Uppal



- H) 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 bungalow constructed thereon.
- I) The Buyer has purchased plot of land bearing plot no. 347 admeasuring 174 sq. yds. under a Sale Deed dated 27.06.08 registered as document no. 5813/08 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 and Agreement for Development Charges with the Builder for construction of a bungalow on the plot of the land.
- J) 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. 347 and also about the capacity, competence and ability of the Builder to construct the bungalow thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Silver Oak Bungalows.
- K) The Buyer is desirous of having a bungalow constructed for him by the Builder on plot of land bearing no. 347 as a part of the development project taken up by the Builder and the Builder is willing to undertake the said construction of the bungalow.
- L) The Buyer as stated above had already purchased the plot of land bearing no. 347 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 27.06.08, referred herein above are and shall be interdependent agreements.
- M) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the bungalow and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

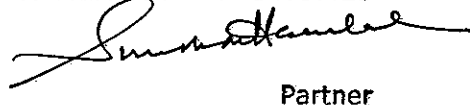
1. The Builder shall construct for the Buyer a deluxe Bungalow admeasuring 1430 sq. ft. of built-up area on plot of land bearing plot no. 347 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 17,88,000/- (Rupees Seventeen Lakhs Eighty Eight Thousand Only).
2. The Builder at its own costs shall obtain necessary permissions from the concerned authorities for the construction of the bungalow for and on behalf of the Buyer and the parties hereto have agreed to do all that is necessary and execute all such documents, affidavits etc., that may be required for this purpose.

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



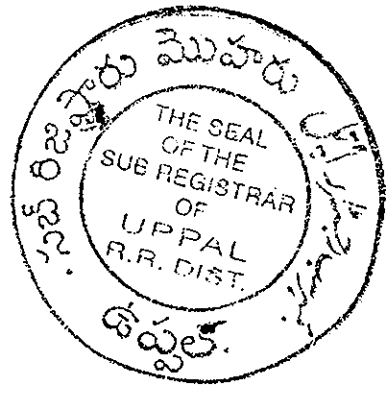
Partner

1 వ పుస్తకము... కే.కె. స్వయం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 144 ఈ కాగితపు వరుణ  
సంఖ్య... 3

శక్ రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు... 5815/01  
నింబరుగా రిజిస్ట్రారు చేయబడి స్థానింగు నిమిత్తం  
గుర్తింపు నెంబరు... 5815... 1-200 రిజిస్ట్రేషన్  
200... సం॥... నెల... 2... తేది

రిజిస్ట్రారు అధికారి

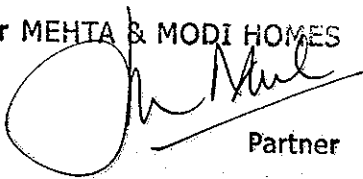


3. The Buyer shall pay to the Builder the above said consideration of Rs. 17,88,000/- (Rupees Seventeen Lakhs Eighty Eight Thousand Only) in the following manner:

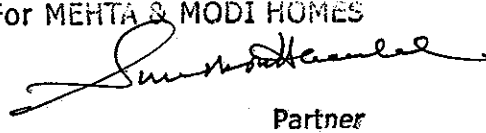
| Installment | Amount Rs.) | Due date of payment                                     |
|-------------|-------------|---|
| I           | 5,08,000/-  | 06.04.2008  |
| II          | 4,80,000/-  | On completion of footings                               |
| III         | 8,00,000/-  | Within 7 days of completion of construction of Bungalow |

4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavor 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 plot of land bearing no. 347 to the Builder for the purpose of construction of the bungalow.
7. The Builder shall construct the bungalow 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.
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 agrees to deliver the Scheduled Property completed in all respects on or before 1st January 2010 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 bungalow 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.

For MEHTA & MODI HOMES

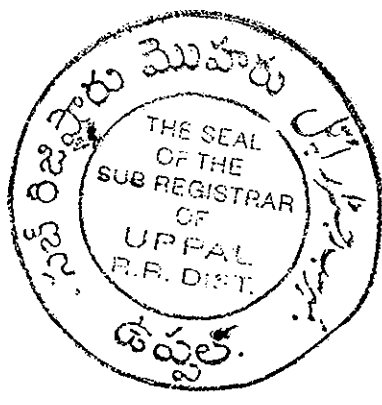
  
Partner

For MEHTA & MODI HOMES

  
Partner

అనుభవము కలిగి నున్న  
కన్యవేదాల మొత్తం కాగితముల  
సంఖ్య 14 ఈ కాగితపు వరుస  
సంఖ్య 6

సబ్-రిజిస్ట్రారు





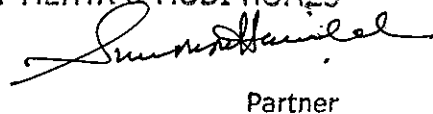
10. The Builder upon completion of construction of the bungalow shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the bungalow provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
11. The Buyer upon taking possession of the bungalow 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.
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 bungalow.
13. The Buyer shall not be allowed to alter any portion of the bungalow 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 2015 and all the bungalows in the project of Silver Oak Bungalows shall have a similar elevation, color, scheme, compound wall, landscaping, trees etc. for which the Buyer shall not raise any obstructions / objections.
14. The Builder shall deliver the possession of the completed bungalow 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.
15. 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 Bungalows project.
16. The Buyer shall not cut, maim, injure, tamper or damage any part of the structure of any part of the bungalow nor shall the Buyer make any additions or alterations in the bungalow without the written permission of the Builder and / or any other body that may be formed for the purposes of maintenance of the Silver Oak Bungalows Project.

For MEHTA & MODI HOMES



Partner

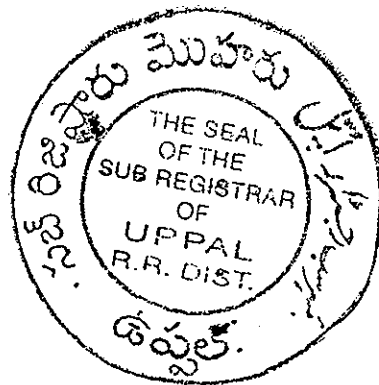
For MEHTA & MODI HOMES



Partner

వ పుస్తకము. కనీసం సాక్షి  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 14. ఈ కాగితపు వరుజు  
సంఖ్య... 2

సబ్-రిజిస్ట్రారు



17. 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 Bungalows 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.
18. The builder shall have the right to construct other bungalows and provide necessary common amenities and facilities on the Scheduled Land that is required under the scheme of development of Silver Oak Bungalows 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 Silver Oak Bungalows shall be enjoyed jointly in common by the occupants, owners or the buyers of the respective bungalows without any hindrance or objection of any kind whatsoever.
19. 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 bungalow under this agreement, or the sale deed, and/or the agreement for development charges.
20. The Buyer shall become a member of the association / society that has been formed / will be formed for the purposes of the maintenance of the Silver Oak Bungalows Project and shall abide by its rules framed from time to time. 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. The Buyer undertakes to pay regularly the subscription and also his contribution of the expenses as the society / association intimates him from time to time. Until the society / association is formed the Vendee 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.
21. 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 MEHTA & MODI HOMES



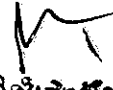
Partner

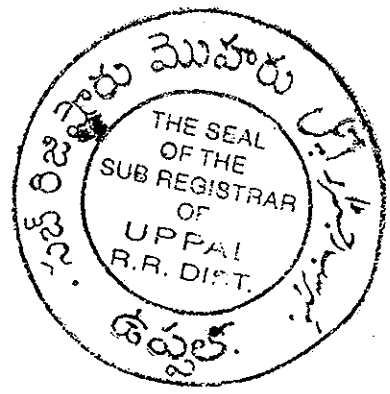
For MEHTA & MODI HOMES



Partner

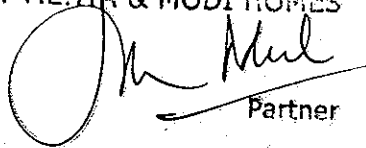
1 వ లు స్వకము కి.కె. స్వామి  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 14. ఈ కాగితపు వరుస  
సంఖ్య... 6.....

  
సబ్-రిజిస్ట్రారు

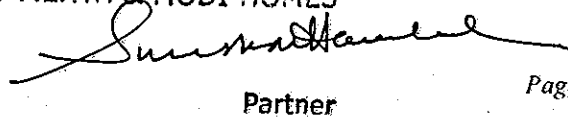


22. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit 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 bungalow 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.
23. 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 bungalow. However, even if such conditions are not laid down expressively 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.
24. That the Buyer or any person through him shall keep and maintain the bungalow 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 Silver Oak Bungalow. 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 bungalow for any illegal, immoral, commercial & business purposes. (c) Use the bungalow in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / buyers of Silver Oak Bungalows. (d) Store any explosives, combustible materials or any other materials prohibited under law.
25. 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.
26. 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.
27. 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.

For MEHTA & MODI HOMES

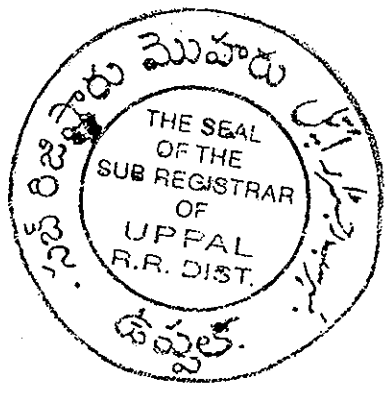
  
Partner

For MEHTA & MODI HOMES

  
Partner

శ్రీ శ్రీ వైశ్యకామలకాండములో  
దస్తావేజాల మొక్కం కాగితముల  
సంఖ్య... 14 ఈ కాగితపు వరుస  
సంఖ్య... 2

సబ్-రజిస్ట్రారు



28. 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.
29. Stamp duty and Registration amount of Rs. 18,820/- is paid by way of challan No. 795629, dated 27.06.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 347 admeasuring about 174 sq. yds. forming part of Sy. No. 31, 40, 41, 42, 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:

|       |                     |
|-------|---------------------|
| North | Park                |
| South | Plot No. 346        |
| East  | 30' wide Road       |
| West  | Plot No. 345 & Park |

AND

- b) ALL THAT DELUXE BUNGALOW admeasuring 1430 sq. ft. of built-up area to be constructed on the above said plot no. 174 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:

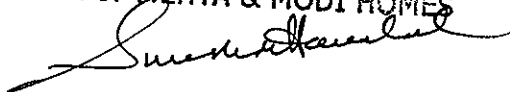
WITNESS:

1. TS. Shankar Rao  
TS. SHANKAR RAO
2. S. Kameswara Rao  
(S. KAMESWARA RAO)

For MEHTA & MODI HOMES

  
(Soham Mehta)  
Partner  
BUILDER

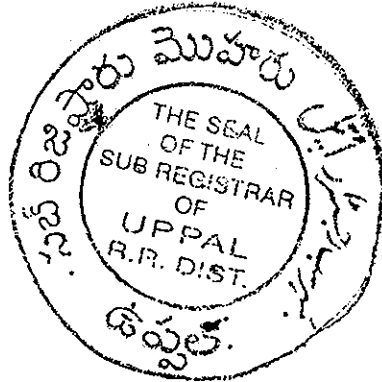
For MEHTA & MODI HOMES

  
Partner  
(Suresh U. Mehta)  
BUILDER

BUYER.

1 వ పుస్తకము. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000.

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ANNEXURE - A

SPECIFICATIONS:

| Item              | Deluxe Bungalow  |
|-------------------|--|
| Structure         | RCC  |
| Walls             | 4"/6" solid cement blocks  |
| External painting | Exterior emulsion  |
| Internal painting | Smooth finish with OBD   |
| Roof              | Sloping with country tiles   |
| Flooring          | Marble slabs in all rooms  |
| Door frames       | Teak wood  |
| Doors             | Panel doors with branded hardware  |
| Electrical        | Copper wiring with modular switches  |
| Windows           | Powder coated aluminum open able windows with grills   |
| Sanitary          | Parryware / Hindware or similar make   |
| C P fittings      | Branded ceramic disk quarter turn  |
| Staircase railing | MS railing with wooden banister  |
| Kitchen platform  | Granite slab, 2 ft dado, SS sink   |
| Plumbing          | GI & PVC pipes. Pressure booster pump for first floor bathrooms.   |
| Bathrooms         | 7' dado with designer tiles and bathtub in master bedroom.   |
| Water supply      | 24 hrs water supply through community tank with 2,000 lts. Individual overhead tank in each bungalow. Separate drinking water connection in kitchen. |

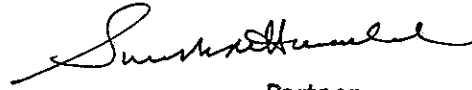
For MEHTA & MODI HOMES



Partner

(SOHAM MODI)  
BUILDER

For MEHTA & MODI HOMES



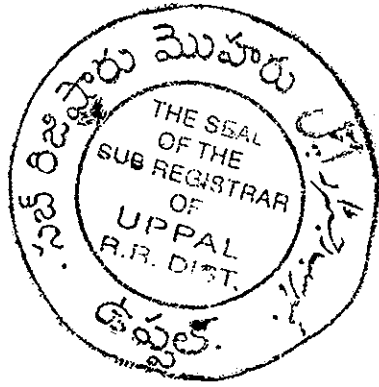
Partner

(SURESH U. MEHTA)  
BUILDER

BUYER

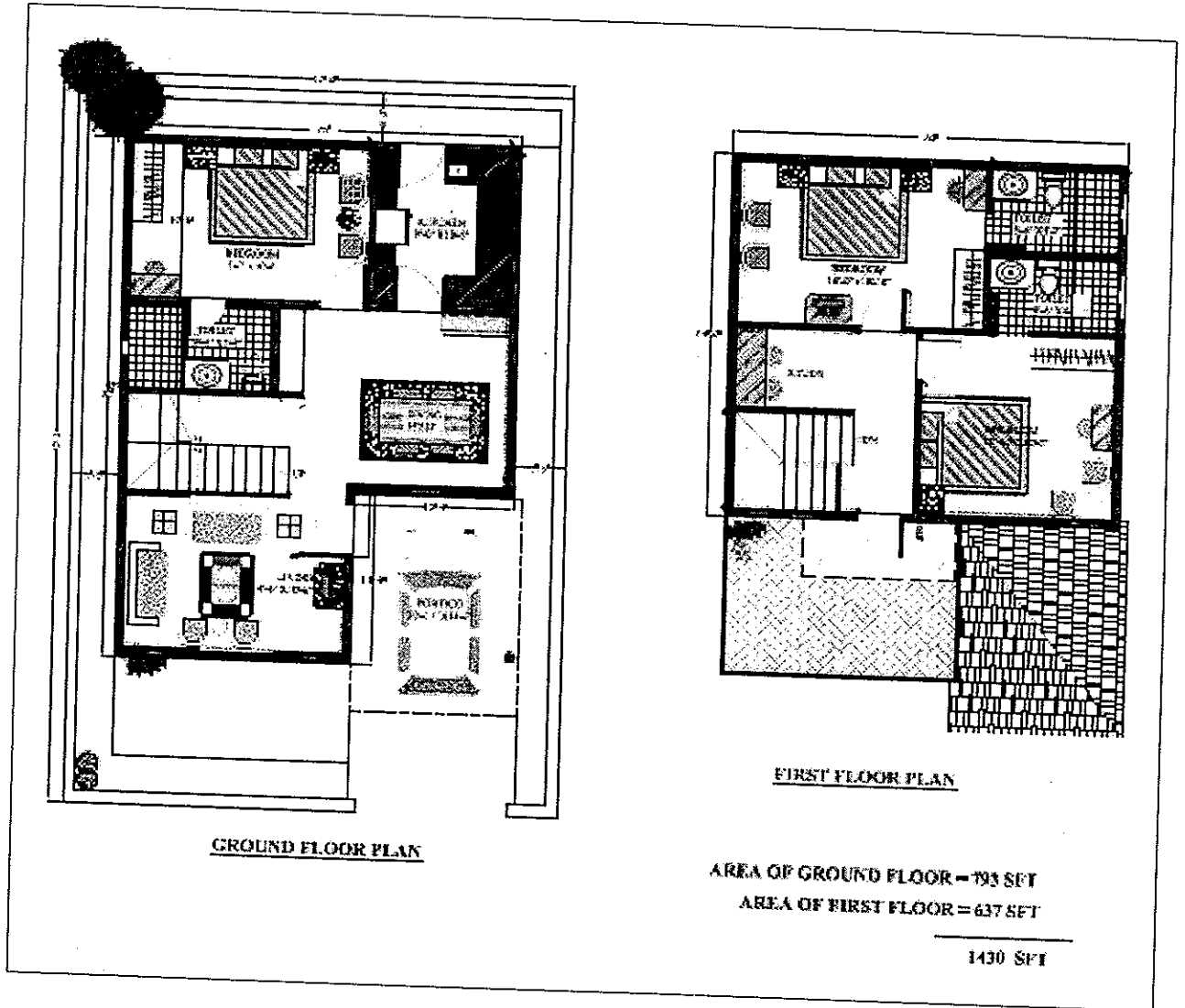
10 జులై 1954  
దస్తవేజులు మొదలు పాఠశాలకు  
సంఖ్య 14  
పంఖ్య 9

పద-రిజిస్ట్రారు



ANNEXURE - B

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 347 ADMEASURING  
1430 SFT. OF BUILT-UP AREA.



For MEHTA & MODI HOMES

*[Signature]*  
Partner  
(SOHAM MODI)  
BUILDER

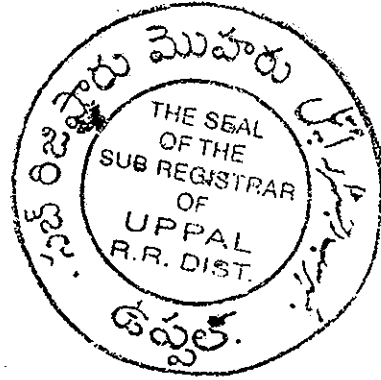
For MEHTA & MODI HOMES

*[Signature]*  
Partner  
(SURESH U. MEHTA)  
BUILDER







BUYER

నా పుస్తకము ది.డి.డి.నంబు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 14. ఈ కాగితపు వరుష  
సంఖ్య... 10.....

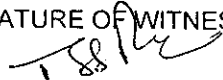
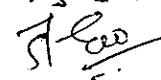
సవ-రిజిస్ట్రారు



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

| SL. NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)  | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                       | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER  |
|---------|---|--|---|
|         |    |   | <p><b>BUILDER:</b></p> <p>M/S. MEHTA &amp; MODI HOMES,<br/>HAVING ITS OFFICE AT 5-4-187/3 &amp; 4<br/>III FLOOR, SOHAM MANSION<br/>M. G. RAOD, SECUNDERABAD<br/>REP. BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI<br/>S/O. MR. SATISH MODI</p> |
|         |    |   | <p>2. MR. SURESH U. MEHTA<br/>S/O. LATE UTTAMLAL MEHTA<br/>(O). 5-4-187/3 &amp; 4, III FLOOR<br/>SOHAM MANSION, M. G. ROAD<br/>SECUNDERABAD - 500 003.</p>  |
|         |  |  | <p><b>GPA FOR PRESENTING DOCUMENTS:</b></p> <p>MR. K. PRABHAKAR REDDY<br/>S/O. MR. K. PADMA REDDY<br/>(O). 5-4-187/3 &amp; 4<br/>II FLOOR, SOHAM MANSION<br/>M. G. ROAD, SECUNDERABAD - 500 003.</p>  |

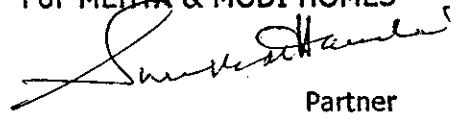
SIGNATURE OF WITNESSES:

1.   
TS-SHANKER RAO
2.   
(S KAMESWARA RAO)

For MEHTA & MODI HOMES

  
Partner

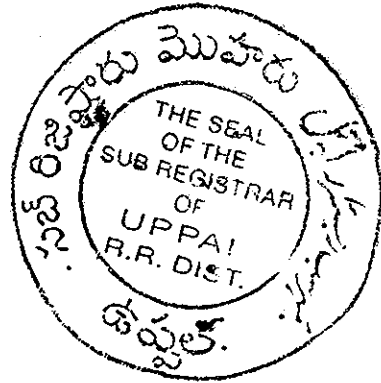
For MEHTA & MODI HOMES

  
Partner




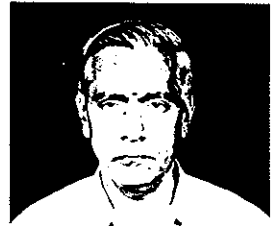
SIGNATURE OF EXECUTANTS

1 వ పుస్తకము. 28.12.1950  
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సంఖ్య. 11.

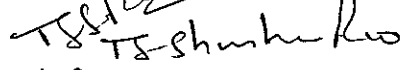
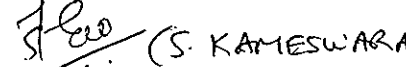
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)   | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                      | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER   |
|--------|--|---|--|
|        |   |  | <p><u>BUYER:</u></p> <p>MR. SRINIVASA RAO CHELLAPILLA<br/>S/O. MR. SUDARSANA RAO CHELLAPILLA<br/>R/O. H. NO. 12-2-421/17C<br/>VIJAYA USHA APARTMENTS,<br/>GUDIMALKAPUR, NEAR FOOD WORLD<br/>MEHDIPATNAM<br/>HYDERABAD.</p>     |
|        |  |  | <p><u>REPRESENTATIVE:</u></p> <p>MR. SUDARSANA RAO CHELLAPILLA<br/>S/O. GOPALA SWAMY CHELLAPILLA<br/>R/O. H. NO. 12-2-421/17C<br/>VIJAYA USHA APARTMENTS,<br/>GUDIMALKAPUR, NEAR FOOD WORLD<br/>MEHDIPATNAM<br/>HYDERABAD.</p> |

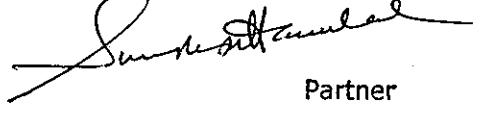
SIGNATURE OF WITNESSES:

-  TS Shrinu Rao
-  (S. KAMESWARA RAO)

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

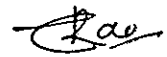
  
Partner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

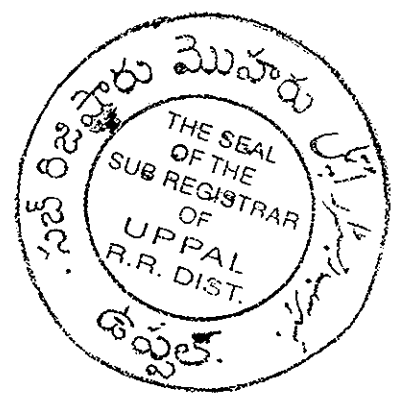
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Sudarsana Rao Chellapilla, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

  
SIGNATURE OF THE REPRESENTATIVE

  
SIGNATURE(S) OF BUYER(S)

1. వి. బ్రాహ్మణము. 2. 15/10/08  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 14... కాగితపు వరుస  
సంఖ్య... 12...

✓  
సబ్-రజిస్ట్రారు



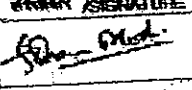


PERMANENT ACCOUNT NUMBER  
**ABMP16725H**

नाम NAME  
**SONAM SATISH MODI**

पिता का नाम FATHER'S NAME  
**SATISH MANLAL MODI**

जन्म तिथि DATE OF BIRTH  
**19-10-1969**

हस्ताक्षर SIGNATURE  


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH LICENCE  
**ANDHRA PRADESH**

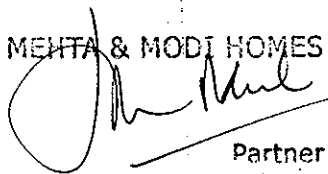
DRIVING LICENCE  
**DLBAP011193022002**

प्रवाहक NEEDY K  
**K PRADY NEEDY**  
**2-3-04/10/20**  
**JAISANK GARDEN**  
**HYDERABAD**

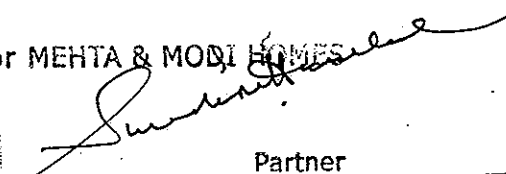
30/07/2002 **DUPLICATE**

Licensing Authority  
 RTA-HYDERABAD-2

For MEHTA & MODI HOMES

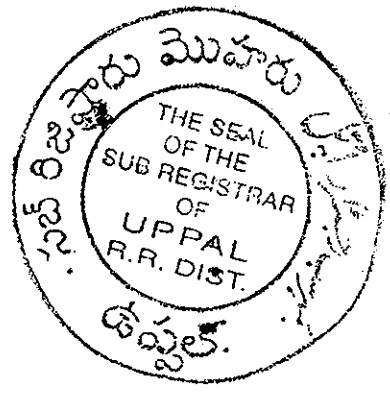
  
 Partner

For MEHTA & MODI HOMES

  
 Partner

1 వ పుస్తకము. 2011/12  
దస్తావేజాల మొత్తం కాగితము  
సంఖ్య... 14 ఈ కాగితపు వరుస  
సంఖ్య... 13

పబ్-రిజిస్ట్రార్



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHELLAPILLA SRINIVASA RAO  
SUDARSANA RAO CHELLAPILLA

31/12/1977  
Permanent Account Number  
AIHPC2777M



Signature

आयकर विभाग / पाने पर कृपया ध्यान दें / सादर  
आयकर प्रमाणिका, एन एस डी फॉर्म  
पहली मंजिल, टाईम्स टॉवर, कल्याण नगर, मुंबई,  
एस. बी. मार्ग, सोकर परेल, मुंबई - 400 013.

Income Tax Department  
In Progress  
Kamala Mills  
S.E. Mumbai - 400 013  
Tel: 022-2222  
e-mail:

వ పుస్తకము...కొరకొ...స  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...14...ఈ కాగితపు పరుస  
సంఖ్య...14.....

✓  
సబ్-రిజిస్ట్రారు

