

586/10

605/10

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

SCANNED

ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

MS

AL 202445

S.No. H 795 Date 15/12/2009 Rs. 100/-

U. MASTANA

S.V.L. No. 09/2009

H.No. 8-3-22/678/209

YOUSUFGUDA, HYDERABAD.

Name: Anil Kumar

S/o. Who: D/o. Nagging Rao

For Whom: Mehta & Modi Homes

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 29<sup>th</sup> day of January 2010 at SRO, Uppal, Ranga Reddy District 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 39 years, Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 60 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

1. MR. BALA VIJAY BHASKER KANUPARTHY, SON OF MR. K. V. RAMANAIAH aged about 44 years, Occupation: Service.
2. MRS. K. HIMABINDU, WIFE OF MR. BALA VIJAY BHASKER KANUPARTHY aged about 38 years, Occupation: Service, both are residing at 54/2RT, Vijay Nagar Colony, Hyderabad - 500 057, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

Page 1

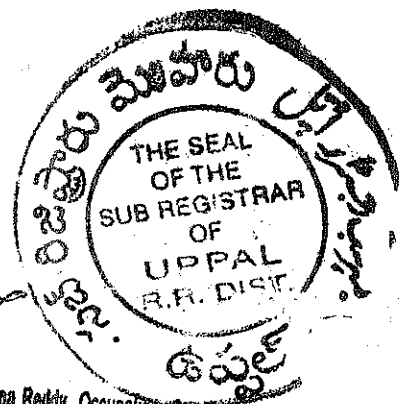
certified that the following amounts have been paid in respect of this document:

Stamp Duty:	
1. in the shape of stamp paper.....	Rs. 1000
2. in the shape of challan (S.O. of G.S. Act, 1899).....	Rs. 21200
3. in the shape of cash (S.O. of G.S. Act, 1899).....	Rs. 2
4. adjustment of stamp duty under 16 of I.S. Act, 1899, if any.....	Rs. 2
II. Transfer Duty:	
1. in the shape of challan.....	Rs. 2
2. in the shape of cash.....	Rs. 2
III. Registration fee:	
1. in the shape of challan.....	Rs. 1000
2. in the shape of cash.....	Rs. 1000
IV. User Charges:	
1. in the shape of challan.....	Rs. 1000
2. in the shape of cash.....	Rs. 1000
Sub-Registrar	Total: Rs. 22400

1. వ పుస్తకము. రెండు/సంఖ్య  
 రెన్సావేజాల మొత్తం కాగితముల  
 సంఖ్య.../9. ఈ కాగితపు వరుస  
 సంఖ్య...1.....

1921- వ.శ.శా. మోక్ష... ముసము...  
 పగలు...1.1..... మరియు...1.2..... గంబల మధ్య  
 ఉప్పుక్ సక్-రిజిస్ట్రారు అఫీసులో

శ్రీ.....  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పాట్ గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 విసువలు రూ||.....  
 Receipt No. 553406 Dt. 29/11/08, Vidya  
 Ram Habsiguda Branch, Sec'bad



దాని యిచ్చినట్లు ఒప్పుకొన్నట్లు  
 ఎడమ బ్రౌవనవ్రేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/SPA for presentation  
 of documents, Vide GPA / SPA No. 67/88/08  
 dated 19.4.08 registerer at SRO, Uppal  
 Ranga Reddy District.

ఎడమ బ్రౌవనవ్రేలు : K.H.K. Murthy

K. Murali Gopala Krishna Murthy  
 S/o. K. V. Ramaiah occ: service  
 R/o. 54/2F, Vijaya Nagar colony, Hyd-05  
 (representative to purchaser No.1 & 2)



1. P. Raghuveer H.No: 12-1-87, Lalapet, Sec'bad-17, occ-service  
 S/o: P. Somesh

2. కి.లక్ష్మి

B. RAJ LUMAR S/o, MUKUND RAO  
 occ: BUSINESS R/o. Alwal, Sec'bad.

2008.వ.సం|| 2.11.08.....నెల. 29.వ తేది  
 (1921)వ.శా.శా. మోక్ష... ముసము... తది.

సక్-రిజిస్ట్రారు

**WHEREAS:**

- A) The Builder is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40(P), 41(P), 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.

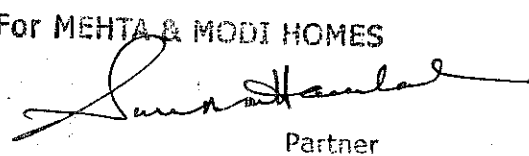
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Builder 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. In pursuance of the said development agreement Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh have executed a GPA in favour of the Developer bearing no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40(P), 41(P), 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 Builder has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

1 వ పుస్తకము. 605... నంబర్  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... 29... ఈ కాగితపు వరుస  
 సంఖ్య: 2.....

*[Handwritten Signature]*

Instrument Under Section 42 of Act II of 1908  
 No. 605 of 2010. Date 29/1/10.

I hereby certify that the proper deficit  
 stamp duty of Rs. 21,200 Rupees Twenty one thousand  
and two hundred only  
 has been levied in respect of this instrument  
 from Sri. Soham Mochi  
 on the basis of the agreed Market Value  
 consideration of Rs. .... being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal

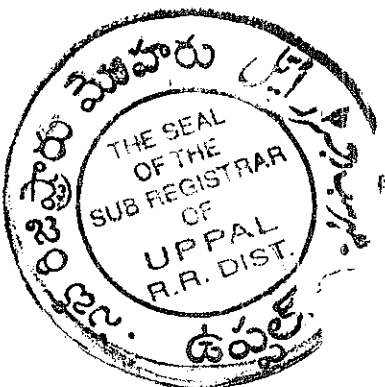
Date 29/1/10

*[Handwritten Signature]*  
 Sub Registrar  
 and Collector U/S 41 & 4  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 21,200 towards Stamp Duty  
 Including Transfer duty and Rs. 1,000  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number SS 3406  
 Dated 29/1/10 at SBI Habisiguda Branch Secbad

G. S. H. Habisiguda  
 A/c No. 01000280700  
 of S.R.O. Uppal.



- G) The Builder 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)'.
- 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.
- D) The Buyer has purchased plot of land bearing plot no. 306 admeasuring 203 sq. yds. under a Sale Deed dated 29.01.2010 registered as document no. 604/10, 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. 306 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. 306 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. 306 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 29.01.2010 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.

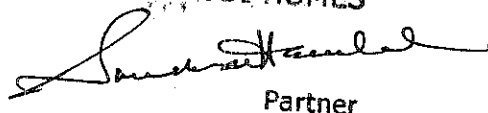
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall construct for the Buyer a deluxe Bungalow admeasuring 1749 sq. ft. of built-up area on plot of land bearing plot no. 306 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 21,30,000/- (Rupees Twenty One Lakhs Thirty Thousand Only).

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

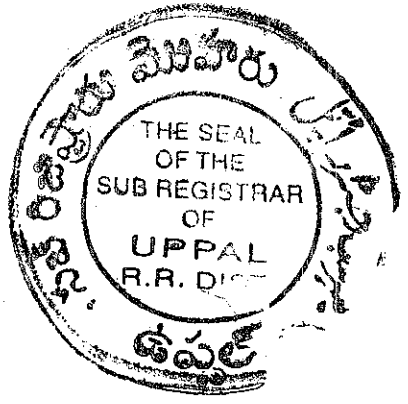
  
Partner

1 త పుస్తకము, ట్రాన్స్ నంబర్  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.../9... ఈ కాగితపు వరుస  
సంఖ్య... 3.....

సబ్-రెజిస్ట్రార్

1 వ పుస్తకము నంబర్ (కా.శ) పు... 600/10  
నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నింబరు... 1-2000 ఇవ్వడమైన  
2000 నంబర్... 29..... తీసి


రిజిస్ట్రేషన్ గురించి

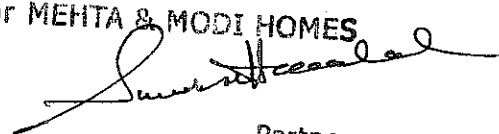


2. The Buyer shall pay to the builder the above said amount Rs. 21,30,000/- (Rupees Twenty One Lakhs Thirty Thousand Only) in the following manner.

Installment	Due date for payment	Amount
I	28.01.2010	9,37,000/-
II	17.02.2010	4,50,000/-
III	Balance amount to be paid on completion of flooring, bathroom tiles, doors, windows and 1 <sup>st</sup> coat of painting	5,43,000/-
IV	On Completion of the bungalow	2,00,000/-

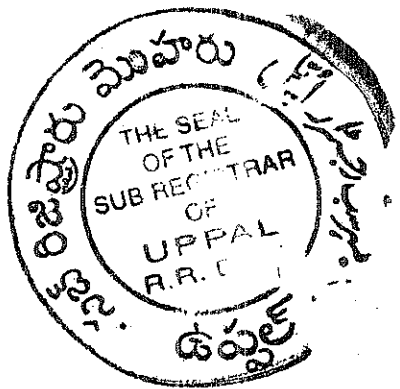
3. The Builder at its own costs shall obtain necessary permissions from the concerned authorities for the construction of the bungalow for and on behalf of the Buyer and the parties hereto have agreed to do all that is necessary and execute all such documents, affidavits etc., that may be required for this purpose.
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. 306 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.

For MEHTA & MODI HOMES  
  
Partner

For MEHTA & MODI HOMES  
  
Partner

త పుస్తకము 60/70 సంఖ్య  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య 19 ఈ కాగితపు వరుషా  
సంఖ్య 4.....

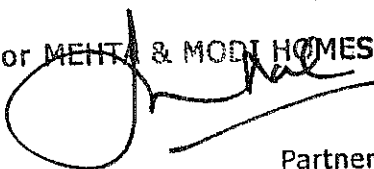
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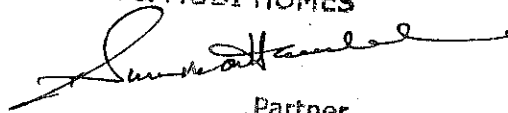
9. The Builder agrees to deliver the Scheduled Property completed in all respects on or before 1<sup>st</sup> July 2010 with a further grace period of 6 months. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said bungalow within 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.
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.

For MEHTA & MODI HOMES



Partner

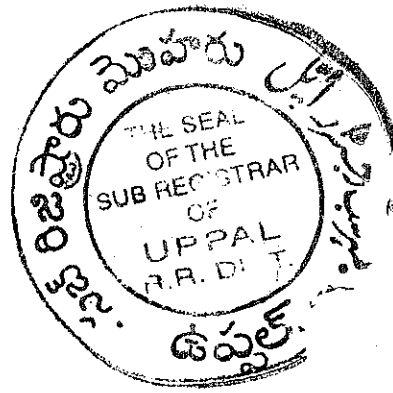
For MEHTA & MODI HOMES



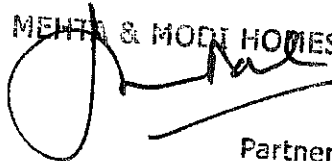
Partner

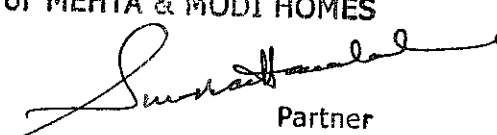
1 త పుస్తకము. గుండ్లకొండ సంగ్రహ  
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పబ్-రిజిస్ట్రార్



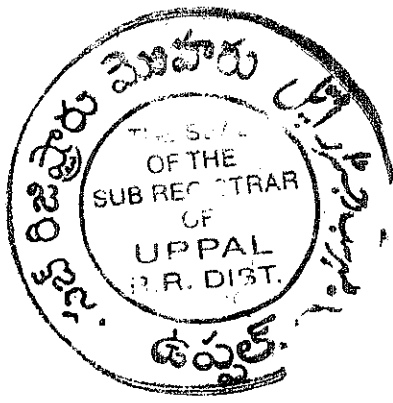
16. The Buyer shall not cut, maim, injure, tamper or damage any part of the structure of any part of the bungalow nor shall the Buyer make any additions or alterations in the bungalow without the written permission of the Builder and / or any other body that may be formed for the purposes of maintenance of the Silver Oak Bungalows Project.
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.

For MEHTA & MODI HOMES  
  
Partner

For MEHTA & MODI HOMES  
  
Partner

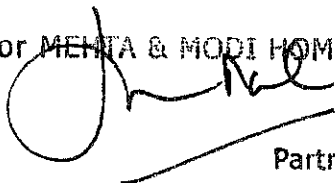
1 వ పుస్తకము 605/70 పంపిణీ  
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సంఖ్య 19. ఈ కాగితపు పలుకు  
చెల్ల్య 6

పబ్లికేషన్

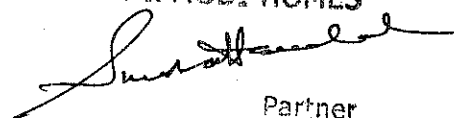


21. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
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 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.
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.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

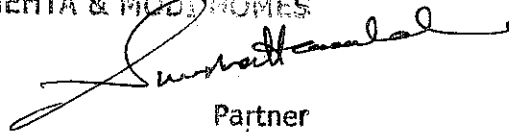


26. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
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.
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. 22,300/- is paid by way of challan No. 553406, dated 29.01.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

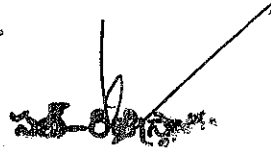
For MEHTA & MODI HOMES

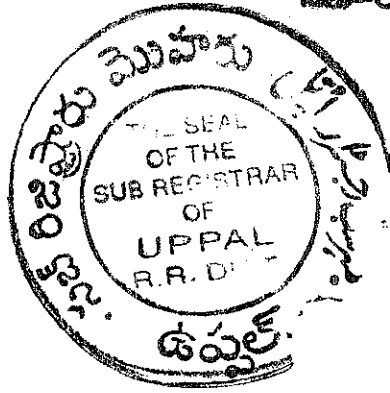
  
Partner

For MEHTA & MODI HOMES

  
Partner

1. త సుస్థము.....603/10 సంగి  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....191..ఈ కాగితపు వరుస  
సంఖ్య.....8.....







SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 306 admeasuring about 203 sq. yds. forming part of Sy. No. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto bounded on:

North	Plot No.305
South	Plot No.307
East	30' wide road
West	Sy.No.41(Open land)

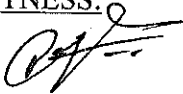
AND

- b) ALL THAT DELUXE BUNGALOW admeasuring 1749 sq. ft. of built-up area to be constructed on the above said plot no. 306 as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B.

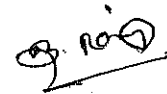
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

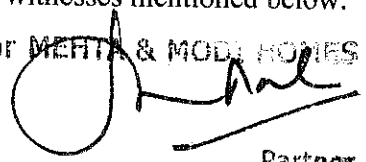
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2.



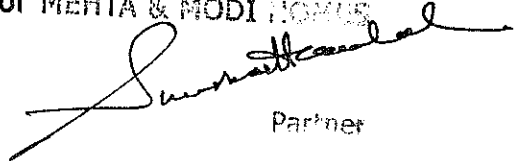
For MEHTA & MODI HOMES



Partner

(Soham Modi)  
BUILDER

For MEHTA & MODI HOMES

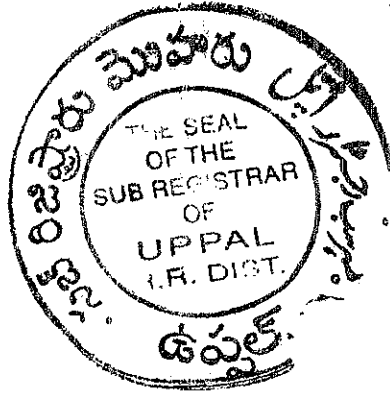


Partner

(Suresh U. Mehta)  
BUILDER

త పుస్తకము. 100/100 నంబర్  
దిస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 10... ఈ కాగితపు వరుణ  
సంఖ్య... 9.....

వత్ రిజిస్ట్రార్



ANNEXURE - A

SPECIFICATIONS:

Item	Semi-Deluxe Bungalow	Deluxe Bungalow
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
Roof	Sloping with country tiles	Sloping with country tiles
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 with MS banister	MS railing with 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. Pressure booster pump for first floor bathrooms.
Bathrooms	7' dado	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.	24 hrs 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 or 3 combinations of bathroom tiles & sanitary fittings shall be provided.
2. Change 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.

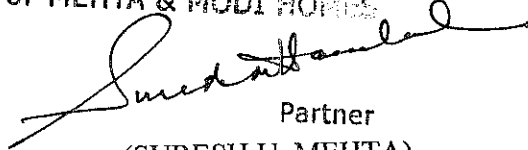
For MEHTA & MODI HOMES



Partner

(SOHAM MODI)  
BUILDER

For MEHTA & MODI HOMES

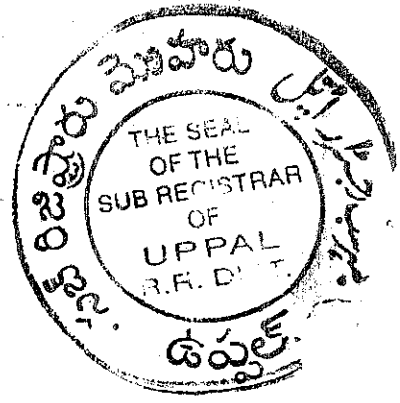


Partner

(SURESH U. MEHTA)  
BUILDER

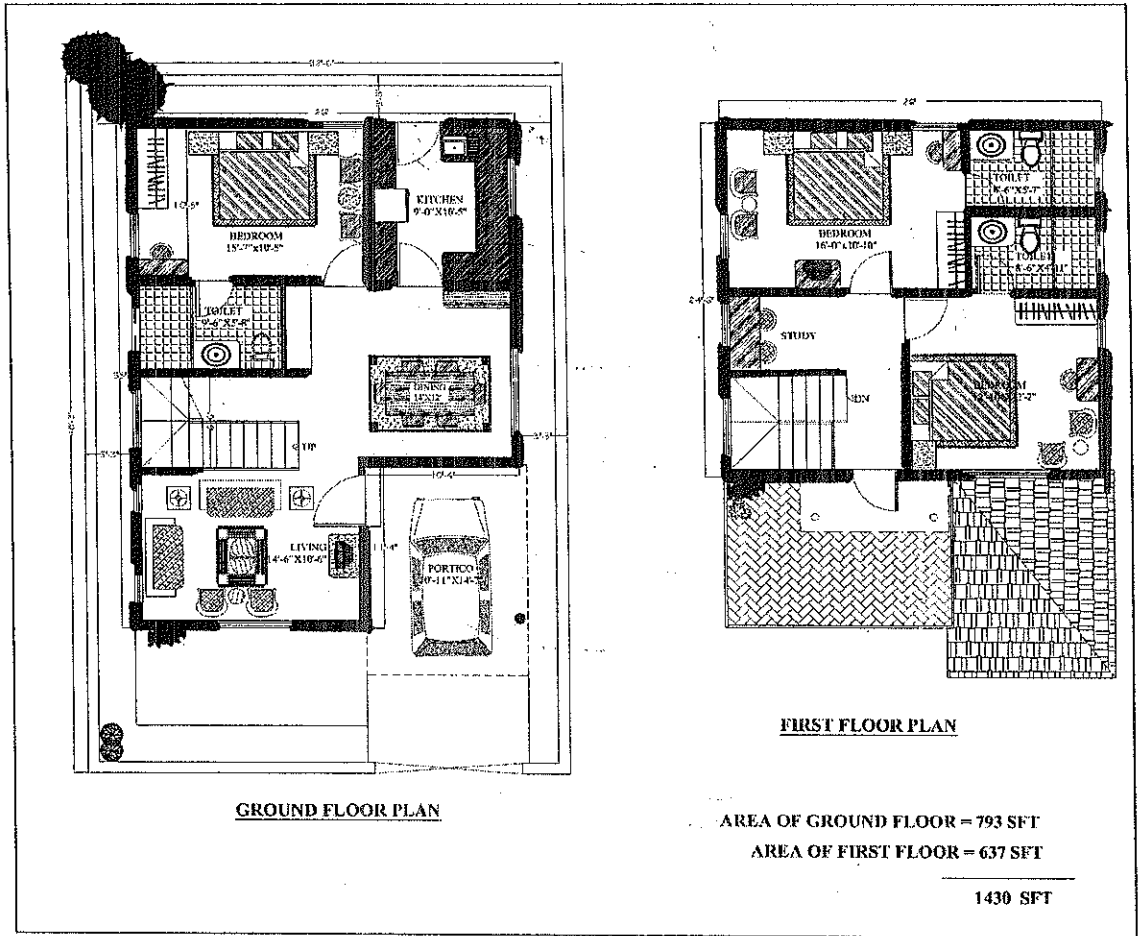
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రజిస్ట్రేషన్ మొత్తం కాగితముల  
సంఖ్య...19...ఈ కాగితపు వరుస  
సంఖ్య...10.....

జి. రవిశంకర్



ANNEXURE - B

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 306 ADMEASURING 1749 SFT. OF BUILT-UP AREA.



For MEHTA & MODI HOMES

*(Signature)*  
Partner

(SOHAM MODI)  
BUILDER

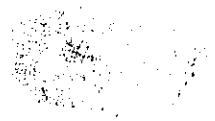
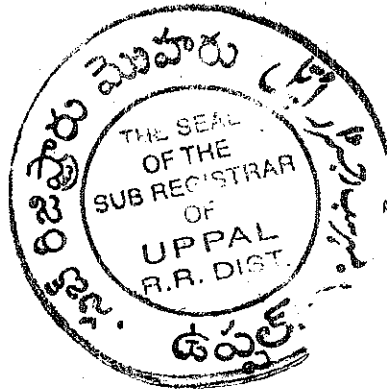
For MEHTA & MODI HOMES

*(Signature)*  
Partner

(SURESH U. MEHTA)  
BUILDER

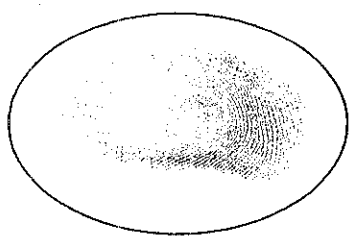
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సంఖ్య... (గ్రీ. ఈ కాగితపు వరుస  
సంఖ్య...!!.....

*[Handwritten signature]*  
సర్



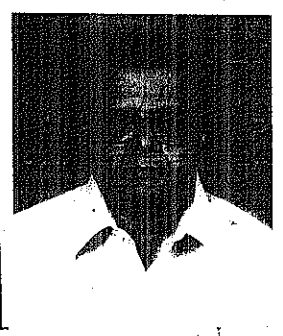
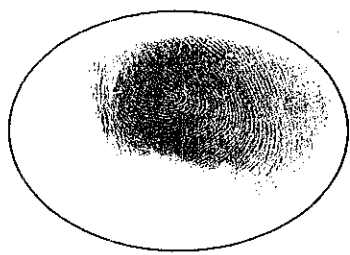
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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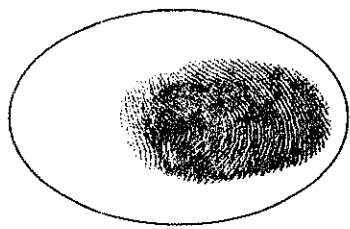


BUILDER:  
M/S. MEHTA & MODI HOMES,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD  
REP. BY ITS PARTNERS.

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



- MR. SURESH U. MEHTA  
S/O. LATE UTTAMLAL MEHTA  
(O). 5-4-187/3 & 4, III FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS  
VIDE DOC.NO. 69/BKIV/2008:

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.

SIGNATURE OF WITNESSES:

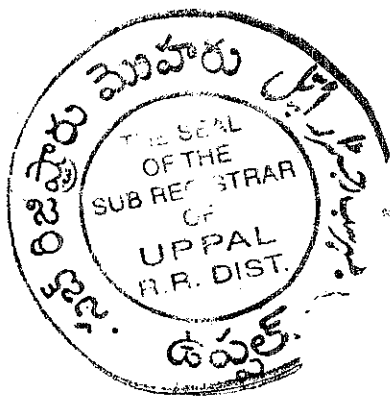
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For MEHTA & MODI HOMES  
  
Partner

For MEHTA & MODI HOMES  
  
Partner  
SIGNATURE OF EXECUTANTS

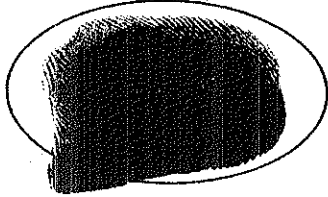

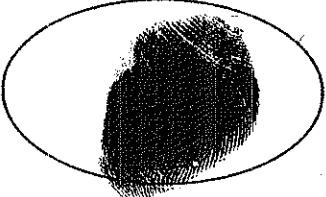

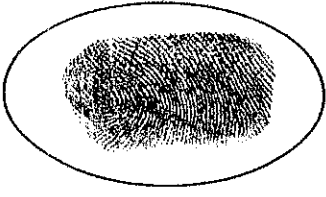
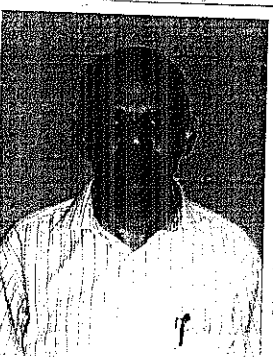
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సంఖ్య... 1000 ఈ కాగితపు వరుణ  
సంఖ్య 12.....

సబ్ రిజిస్ట్రార్





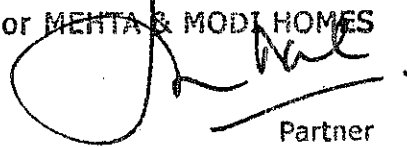
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUYERS:</b>  1. MR. BALA VIJAYA BHASKER KANUPARTHI S/O. MR. K. V. RAMANAIAH R/O. 54/RT, VIJAY NAGAR COLONY, HYDERABAD - 500057
			
			<b>REPRESENTATIVE:</b>  MR. K. MURALI GOPALA KRISHNA MURTHY S/O. MR. K. V. RAMANAIAH R/O. 54/RT, VIJAY NAGAR COLONY, HYDERABAD - 500057.

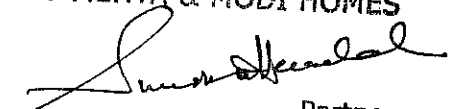
SIGNATURE OF WITNESSES:

1.   
 2. 

For MENTA & MODI HOMES

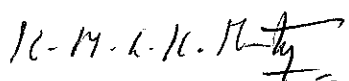
  
 Partner

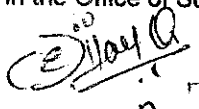
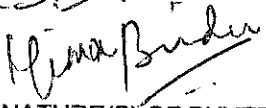
For MENTA & MODI HOMES

  
 SIGNATURE OF EXECUTANTS

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

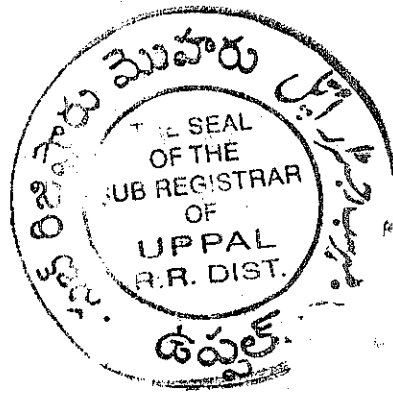
We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Murali Gopala Krishna Murthy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

  
 SIGNATURE OF THE REPRESENTATIVE

1.   
 2.   
 SIGNATURE(S) OF BUYER(S)

1 త పుస్తకము. 605/... నంబరు  
దస్తవేజాల మొత్తం కాగితముల  
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సంఖ్య... 121.....

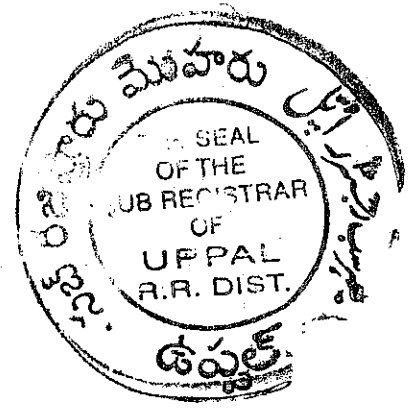
వత్-19...





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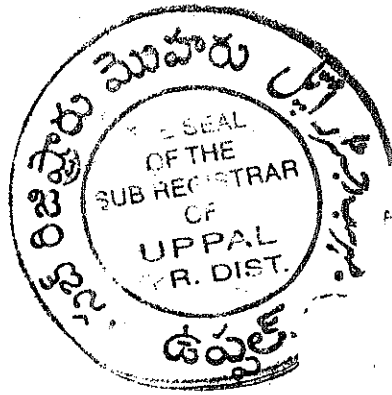
నల్ రిజిస్ట్రార్





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సంఖ్య...15.....

పదే...  
[Handwritten signature]





सत्यमेव जयते

इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे बाहक को बिना रोक-टोक, आजादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया  
BY ORDER OF THE PRESIDENT OF THE  
REPUBLIC OF INDIA



M. Lank  
(Mohan Lal)  
Attache  
High Commission of India  
Wellington

भारत गणराज्य REPUBLIC OF INDIA



Chilpan-D

जन्म / Type देश को कोड / Country Code पासपोर्ट नं. / Passport No.

IND IND E9285874

उपनाम / Surname **KANUPARTHI**

दत्त नाम / Given Names **BALA VITAYA BHASKER**

राष्ट्रियता / Nationality **INDIAN** पिता / Sex **MALE** जन्म तिथि / Date of Birth **08.1.1965**

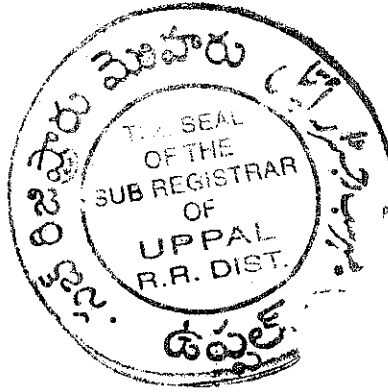
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जारी करने का स्थान / Place of Issue **WELLINGTON**

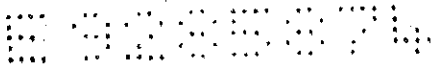
जारी करने की तिथि / Date of Issue **21.10.2004** समाप्त होने की तिथि / Date of Expiry **20.10.2014 (E)**

1 త పుస్తకము 603/1000  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... గ్రామం కాగితపు వరుస  
సంఖ్య...../6.....

పదవి







**पंजीकरण**

विदेशों में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे अपने को निकटतम भारतीय मिशन / कौन्सी पर पंजीकृत करावें।

**चेतावनी**

यह पासपोर्ट भारत सरकार की सम्पत्ति है। पासपोर्ट अधिकारी से इस पासपोर्ट के संदर्भ में कोई श्रुतना मिलने पर विसर्ग होने का खतरा है, उसका तुल्य अनुपानन किया जाए।

यह पासपोर्ट डाक द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा अधिकृत व्यक्ति के कब्जे में ही होना चाहिए। इसमें किसी भी प्रकार के फेरबदल या विकृत नहीं किया जाना चाहिए।

पासपोर्ट गुप्त जगह, भोरी हो जाना या नष्ट हो जाने पर उसकी रिपोर्ट तत्काल भारत में निकटतम पासपोर्ट अधिकारी को (तथा यदि धारक विदेश में हो) निकटतम भारतीय मिशन को और स्थानीय पुलिस को दी जानी चाहिए। निरक्षरित प्रस्ताव के परभाव ही प्रतिपूक पासपोर्ट जारी किया जाएगा।

**REGISTRATION**

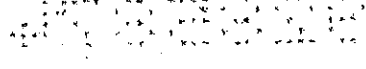
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पिता का नाम / Father's Name / Legat-Compliment

KANUPARTHI VENKATA RAMANAIAH

माता का नाम / Name of Mother

K. PARVATHA VARDHANAMMA

पति या पत्नी का नाम / Name of Spouse

K. HIMA BINDU

पता / Address

54/2 RT, VIJAYANAGAR COLONY,

HYDERABAD - 500 057

पुराने पासपोर्ट का नं. और प्रदाता जारी होने का स्थान एवं तिथि / Old Passport No. with date and Place of issue

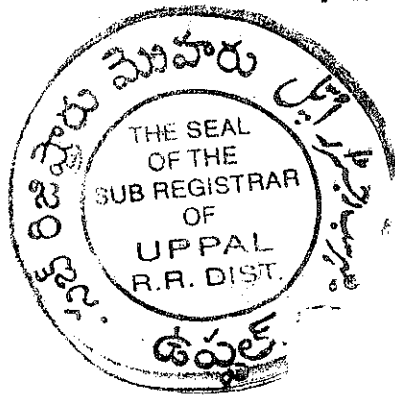
T 952568, 20.3.95, HYDERABAD (CANCELLED & RETURNED)

संकेत नं. / File No.

WEU 2282/04

త పుస్తకము 607/10 సందర్భ  
దస్తావేజాల మొత్తం కాగితముల  
పంఖ్య 19 శం కాగితపు పరుక  
పంఖ్య 10

*[Handwritten signature]*





सत्यमेव जयते

इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे बाहक को बिना रोक-टोक, आज़ादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया  
BY ORDER OF THE PRESIDENT OF THE  
REPUBLIC OF INDIA



*(Signature)*  
(C R Ahloyan)  
Attache  
High Commission of India  
Wellington

भारत गणराज्य REPUBLIC OF INDIA



*Himra Bindu*

राष्ट्र / Type IND  
राष्ट्र कोड / Country Code IND  
पासपोर्ट नं. / Passport No. E 3086525

उपनाम / Surname KANUPPRIYI

दत्त नाम / Given Names HIMRA BINDU

राष्ट्रियता / Nationality INDIAN

जन्म स्थान / Place of Birth LUCKNOW (U.P.)

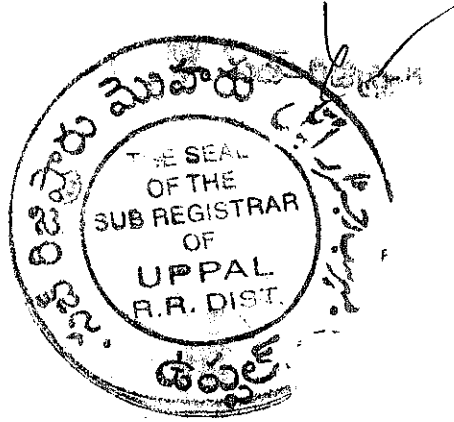
जन्म तिथि / Date of Birth 21.11.1971

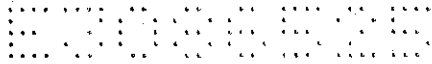
जन्म स्थान / Place of Issue WELLINGTON

व्यक्तिगत जारी तिथि / Date of Issue 10.6.2003

व्यक्तिगत समाप्ति तिथि / Date of Expiry 9.6.2013 (E)

త పుస్తకము డిక్టేషన్  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...19...ఈ కాగితపు వరుస  
సంఖ్య.18.....





**संजीकरण**

विदेशों में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे अपने को निकटतम भारतीय मिशन / पोस्ट पर दर्जित करवा लें।

**चेतावनी**

यह पासपोर्ट भारत सरकार की संपत्ति है। पासपोर्ट अधिकारी से इस पासपोर्ट के संदर्भ में कोई सूचना मिलने पर जिसमें इसे सुपुर्द करवा शामिल है, उसका तुरन्त अनुपालन किया जाए।

यह पासपोर्ट हाक द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा अधिकृत व्यक्ति के कब्जे में ही होना चाहिए। इसमें किसी भी प्रकार के फेरबदल या विकृत नहीं किया जाना चाहिए।

पासपोर्ट गुप्त जाना, धोरी हो जाना या नष्ट हो जाने पर उसकी रिपोर्ट तत्काल भारत में निकटतम पासपोर्ट अधिकारी को (तथा यदि धारक विदेश में हो) निकटतम भारतीय मिशन को और स्थानीय पुलिस को दी जानी चाहिए। निरस्तित भूखण्ड के परभाव से प्रतिबन्धक पासपोर्ट जारी किया जाएगा।

**REGISTRATION**

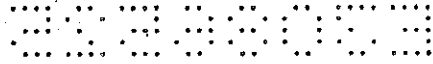
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पिता का नाम/आपकी अभिरक्षक /Name of Father/Legal Guardian

S. PRAKASH RAO

माता का नाम /Name of Mother

S. LATHA

पति का नाम /Name of Spouse

BALA VIJAYA BHASKER KANUPARTHI

पता /Address

54 / 2RT VIJAYANAGAR COLONY

HYDERABAD

पुराने पासपोर्ट का नं. और उसके जारी होने का स्थान एवं दिनांक /Old Passport No. with date and Place of issue

P251024 8.4.1993 HYDERABAD

फाइल नं. /File No.

WEL/794/03

త పుస్తకము రెండ్ల... సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 19... ఈ కాగితపు వరుస  
సంఖ్య... 19.....

పద్-రిజిస్ట్రార్

