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P2285

3145



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 369644

Date : 18-11-2008 Serial No : 42,869 Denomination : 100

Purchased By :

G. VENKATESH
S/O. G. A. RAO
SEBEL

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

FOR WHICH :

MEHTA & MODI HOMES
SEBEL

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 15th day of May 2009 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. ASITH KUMAR MUKHERJEE, SON OF LATE. SHRI. U. N. MUKHERJEE, aged about 55 years, Occupation: Business.
2. MR. BIDESH MUKHERJEE, SON OF MR. A. K. MUKHERJEE, aged about 26 years, Occupation: Service, both are residing at 6-138/1, Street No. 8, Habsiguda, Hyderabad – 500 007, 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

FOR MEHTA & MODI HOMES

[Signature]
Partner

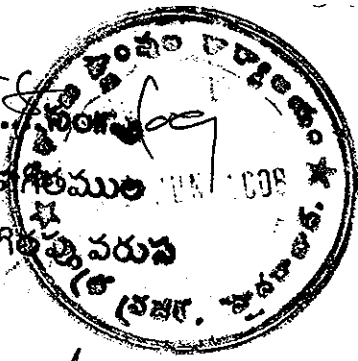
[Signature]
Partner

[Signature]
Bidesh
A.S.
[Signature]
S.A.

ENDORSEMENT

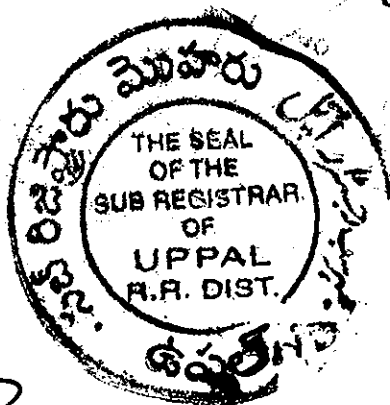
Certified that the following amounts have been paid in respect of this document:

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, 1999).....	Rs. 2500/-
3. in the shape of cash (u/s.41 of I.S.Act, 1999).....	Rs. —
4. adjustment of stamp duty u/s.16 of I.S.Act, 1999, 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. 1000/-
2. in the shape of cash.....	Rs. —
Sub-Registrar.....	Total: Rs. 26000/-



1 వ పుస్తకము.....
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య.....
 సంతకం.....
 పంఖ్య.....

పబ్-రిజిస్ట్రార్



1921- వ.శ.శా... దై.శ.శా... మాసము... 2వ తేదీ
 పగలు..... మరియు..... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ..... Suresh U. Mehta
 రిజిస్ట్రేషన్ నంబరు, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 ముసుము రూ||..... చెల్లించినారు.

Receipt No. 218832 Dist. Sec'bad
 Habsiguda Branch, Sec'bad

Suresh U. Mehta



Suresh U. Mehta

Suresh U. Mehta & Co. Late Uttambal Mehta
 O/c: Service - R/o 5-4-18/3 & 4, and A/c
 M.G. Road, Soham mansion, Sec'bad

Asith Kumar Mukherjee

Asith Kumar Mukherjee, s/o Late U.N. Mukherjee
 O/c: Service - R/o. 6-138/1, Street no. 8,
 Habsiguda, Hyderabad.

① *K. Prabhakar Reddy*

K. Prabhakar Reddy & Co. K. P. Reddy
 O/c: Service - R/o. 5-4-18/3 & 4, M.G. Road
 Sec'bad.

② *Venkat Ramana Reddy*

Venkat Ramana Reddy & Co. Bujji Reddy
 O/c: Service - R/o. 11-18/2, Rd no. 2
 Green Hills Colony, Saroornagar, Hyderabad

2009 వ.శ.శా... దై.శ.శా... మాసము... 2వ తేదీ
 (1921 వ.శ.శా... దై.శ.శా... మాసము... 2వ తేదీ)

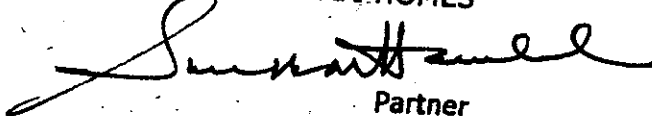
Suresh U. Mehta
 పబ్-రిజిస్ట్రార్

WHEREAS:

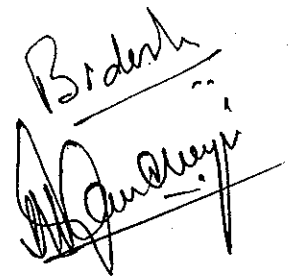
- A) The Vendor is the absolute owner and possessor of the plot of land admeasuring about 220 sq. yds., (formally plot no. 30) forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of registered sale deed bearing document no. 2114/08, dated 28th February 2008, registered with the SRO, Uppal, R. R. District, hereunder and hereinafter referred to as the Schedule Land.
- B) The Scheduled Land was purchased from its previous owner Smt. K. Andalu, W/o. Shri. K. Krishna. Smt. Andalu inturn has purchased the Schedule Land from Sri. Mettu Srinvas Reddy S/o. Late Shri -Narsa Reddy vide sale deed no.3912/2001, dated 5th May 2001. Shri. P. Sai Reddy S/o. Shri Yella Reddy and Shri P. Sanjeeva Reddy S/o. Shri P. Sai Reddy through their registered GPA holder Shri P. Jaganmohan Reddy (GPA registered as document 130/93 dated 22nd February 1993; registered at SRO, Vallabh Nagar) have sold the scheduled land to Shri Mettu Srinivas Reddy vide sale deed no. 1583/93 dated 15th march 1993, registered at the SRO Uppal.
- C) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no.-177970, title book no. 10420)
- D) The Vendor is desirous of developing the Scheduled Land by constructing an independent bungalow thereon and has obtained a sanction for construction vide Permit No. BA/G1/517/2007-08 dated 26th March 2008 from Kapra Municipality. The proposed construction forms a part of a larger housing project named and styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
- E) The Vendor has purchased about Ac. 6-05 Gts., forming a part of Sy. No. 35, 36, 37, 38 & 39 at Cherlapally Village, Ghatkesar Mandal, R. R. District and has obtained permission for construction of bungalows from the appropriate authorities. The project has been developed in the name of Silver Oak Bungalows (Phase-I). The Vendor has further purchased Ac. 6-10 Gts., in Sy. NO. 291, of Cherlapally Village, Ghatkesar Mandal, R. R. District and has obtained permission for construction of bungalows from the appropriate authorities. The project has been developed in the name of Silver Oak Bungalows (Phase-II). The Scheduled Land is adjacent to the said Ac. 6-10 Gts., in Sy. No. 291 and forms a part of a larger development named Silver Oak Bungalows (Phase-II).
- F) 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.

FOR MEHTA & MODI HOMES

FOR MEHTA & MODI HOMES


Partner


Partner


Bidesh

1వ పుస్తకము.....సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

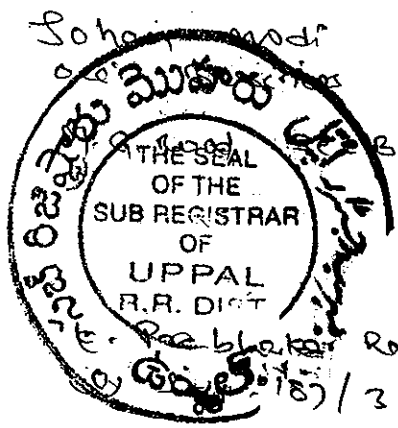
ఎడమ బొటనవ్రేలు

Mul

పబ్-రిజిస్ట్రార్



రూపించినది.



Sohani Modi s/o Satish Modi
 C.A. 187/3 & 4 Sec'bad.

① *Prasanna*

S/o. T.P. Reddy occ. Service
 M.G. Road, Sec'bad.

② *[Signature]*

Venkat Ramana Reddy s/o. Anji Reddy
 occ. Service - R/o. 11-187/2, Rd No. 2
 Green Hills Colony, Secornagar, Hyderabad.

200 వ.సంఖ్య.....వేల వ.తది
 192 వ.సంఖ్య.....వేల వ.తది.

[Signature]
 పబ్-రిజిస్ట్రార్

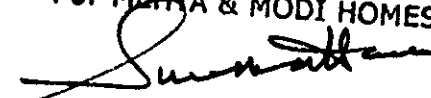
- G) The Buyer has purchased plot of land bearing plot no. 200C admeasuring 220 sq. yds. under a Sale Deed dated 15.05.2009 registered as document no. 3056/09, in the Office of the Sub-Registrar, Uppal. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction with the Builder for construction of a bungalow on the plot of the land.
- H) 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. 200C 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.
- I) The Buyer is desirous of having a bungalow constructed for him by the Builder on plot of land bearing no. 200C 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.
- J) The Buyer as stated above had already purchased the plot of land bearing no. 200C and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 15.05.2009 referred herein above are and shall be interdependent agreements.
- K) 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 1475 sq. ft. of built-up area on plot of land bearing plot no. 200C as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 25,20,000/- (Rupees Twenty Five Lakhs Twenty 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.
3. The Buyer shall pay to the Builder the above said consideration of Rs. 25,20,000/- (Rupees Twenty Five Lakhs Twenty Thousand Only) in the following manner:

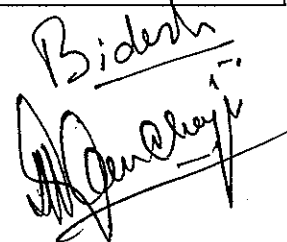
Installment	Amount	Due date for payment
I Installment	Rs. 19,20,000/-	20.05.2009
II Installment	Rs. 6,00,000/-	01.10.2009

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner


Bidesh

1 వ పుస్తకము...నంబరు...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...కాగితపు వరుస
 సంఖ్య.....

పబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act II of 1908
 No. 3058 of 2009 Date 15/1/2010

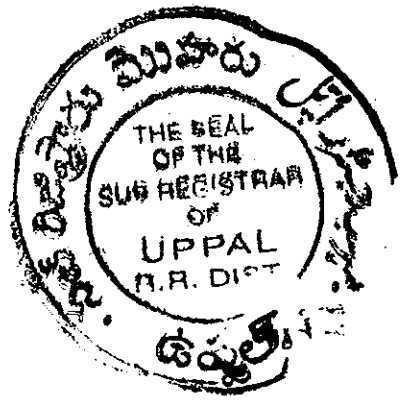
I hereby certify that the proper deficit
 stamp duty of Rs. 25100/- Rupees Twenty five
 Thousand one hundred only
 has been levied in respect of this instrument
 from Sri. Suresh. V. Mehta
 on the basis of the agreed Market Value
 consideration of Rs. 252000/- being
 higher than the consideration agreed Market
 value.

R.O. Uppal
 15/1/2010

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

Registration Endorsement

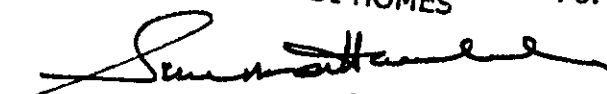
An amount of Rs. 25100/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 248883
 Dated 15/1/2010 at SBI Habisiguda Branch Sec'bad



SBI Habisiguda
 A/c No. 41000059700
 R.O. Uppal

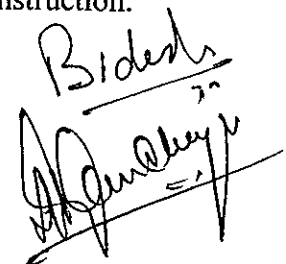
4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the plot of land bearing no. 200C 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 shall complete the construction of the bungalow and handover possession of the same within 18 months from the date of obtaining sanction from the local authorities for the construction of the bungalow, 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.

FOR MEHTA & MODI HOMES


Partner

FOR MEHTA & MODI HOMES


Partner


Bidder

1 వ పుస్తకము.....²⁰¹⁸నెంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....⁴ ఈ కాగితపు వరుస
సంఖ్య.....⁴

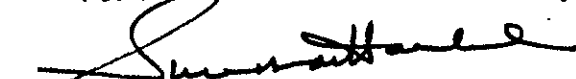
సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (శా.4) పుస్తకము.....²⁰¹⁸
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు.....²⁰¹⁸ 1-2000 వ్యవహారము
2000 సం॥.....²⁰ నెంబరు.....¹⁹ తది



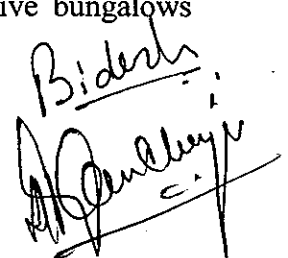
12. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said bungalow.
13. The Buyer shall not be allowed 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 objections / 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.
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 larger piece of land in Sy. No. 291 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.

For MEHTA & MODI HOMES


Partner

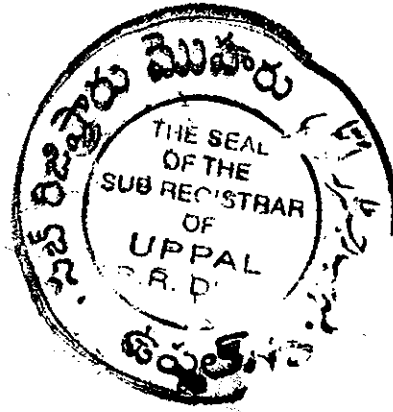
For MEHTA & MODI HOMES


Partner


Buyer

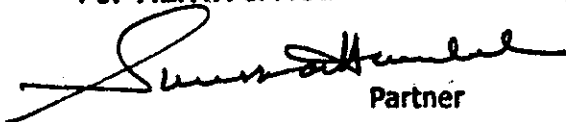
వ పుస్తకము...నామము
దస్తావేజాల మొత్తం కాగితము
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రార్



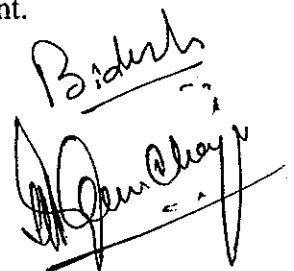
19. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, 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.
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.

For MEHTA & MODI HOMES


Partner

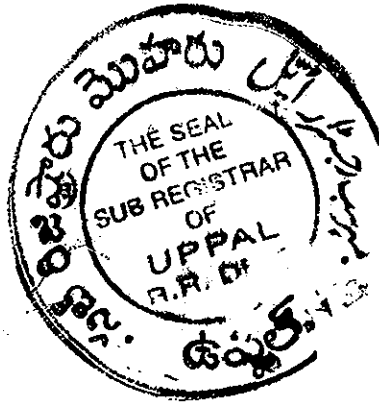
For MEHTA & MODI HOMES


Partner


Partner

1వ పుస్తకము.....2025.....సంఖ్య.....
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....6

సబ్-రజిస్ట్రార్



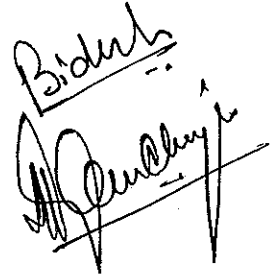
24. That the Buyer or any person through him shall keep and maintain the bungalow in a decent and civilized manner. The Buyer shall further endeavor and assist in good up-keeping and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / buyers of the Silver 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.
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.

For MEHTA & MODI HOMES


Partner

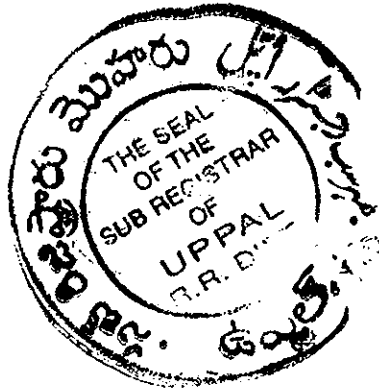
For MEHTA & MODI HOMES


Partner


Partner

1. వ పుస్తకము.....సంగ్రహము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రార్



SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing old Plot No. 30, new plot no.200C, municipal no. 2-3-291/30, in our project knows as Silver Oak Bungalows, admeasuring about 220 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:

North	30' wide road
South	Plot No. 35
East	Plot No. 31
West	Plot No. 29 belonging to the Vendor

AND

- b) THAT DELUXE BUNGALOW admeasuring 1475 sq. ft. of built-up area to be constructed on the above said plot no. 200C as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B

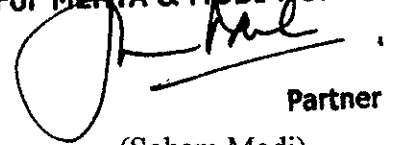
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

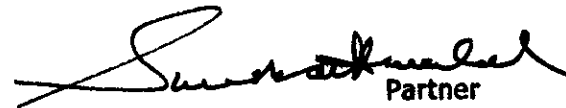
For MEHTA & MODI HOMES



Partner

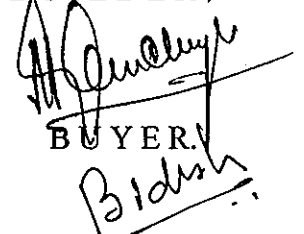
(Soham Modi)
BUILDER

For MEHTA & MODI HOMES



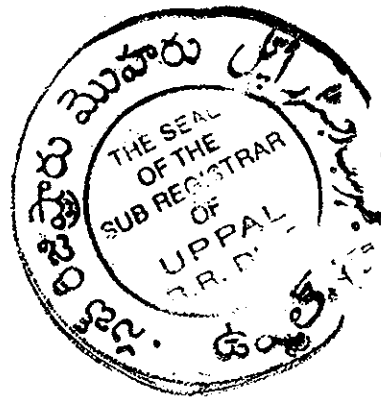
Partner

(Suresh U. Mehta)
BUILDER,


BUYER
Bidish

1 వ పుస్తకము 3058 నంబరు / 09
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 1..4.. ఈ కాగితపు వరుస
సంఖ్య..... 8.....

పబ్-లికేషన్



ANNEXURE – A

SPECIFICATIONS:

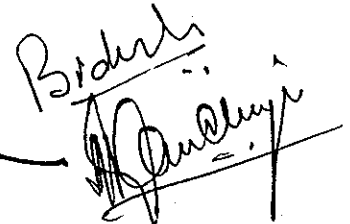
Item	Deluxe Bungalow
Structure	RCC
Walls	4"/6" solid cement blocks
External painting	Exterior emulsion
Internal painting	Luppam finish with OBD
Roof	Sloping with country tiles
Flooring – Drawing & Dinning	Marble slabs
Flooring – Bedrooms	Marbles tiles
Door frames	Teak wood
Doors	All doors–moulded
Electrical	Copper wiring with modular switches
Windows	Powder coated aluminum openable windows with grills
Bathroom	Designer ceramic tiles with 7' dado
Sanitary	Parryware or similar make
C P fittings	Parryware or similar make
Staircase railing	MS railing within wooden rails
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, tiles dado, SS sink
Plumbing	GI & PVC pipes
Lofts	Lofts in each bedroom & kitchen

For MEHTA & MODI HOMES


Partner
(SOHAM MODI)
VENDOR

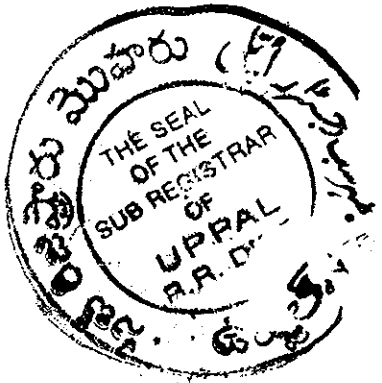
For MEHTA & MODI HOMES


Partner
(SURESH U. MEHTA)
VENDOR


VENDEE

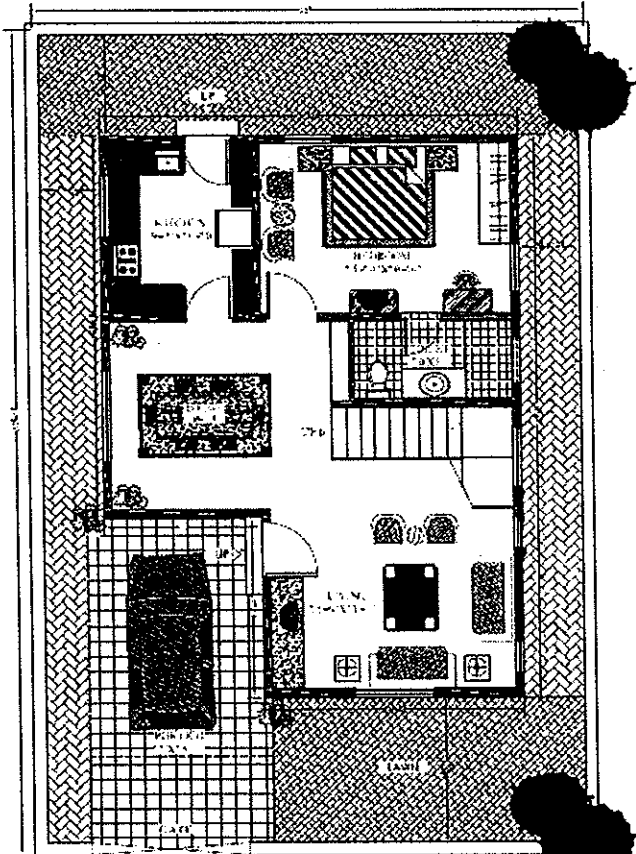
ఓ వ పుస్తకము...సంఖ్య...
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రార్

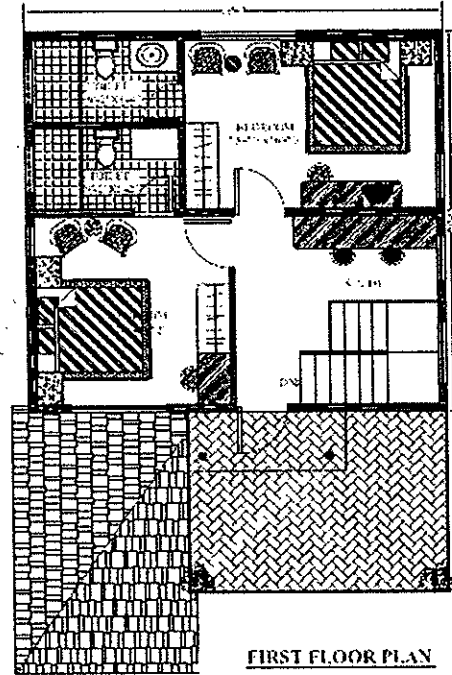


ANNEXURE - B

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 200C
ADMEASURING 1475 SFT. OF BUILT-UP AREA.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR BUILT-UP AREA = 830 SFT
FIRST FLOOR BUILT-UP AREA = 645 SFT
TOTAL BUILT-UP AREA = 1475 SFT
PERRACI AREA = 855

For MEHTA & MODI HOMES

Partner

(SOHAM MODI)
VENDOR

For MEHTA & MODI HOMES

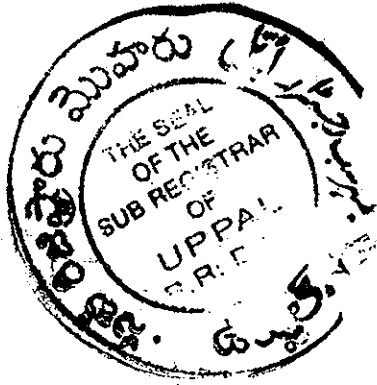
Partner

(SURESH U. MEHTA)
VENDOR



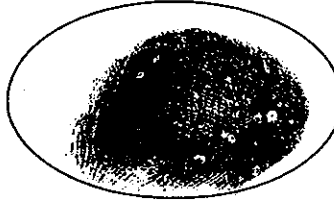


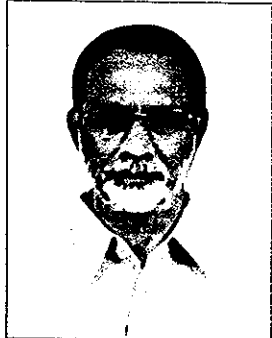
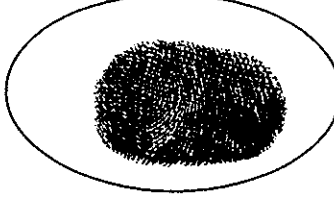
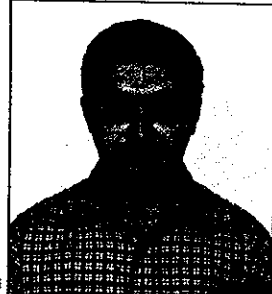
VENDEE

1 వ పుస్తకము కేసు నంబరు/10
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...14...ఈ కాగితపు వరుస
సంఖ్య...10.....

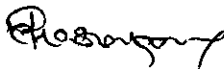

సబ్-రిజిస్ట్రార్



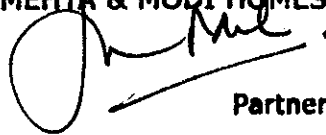
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUILDER:</p> <p>M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003</p> <p>BUYER CUM REPRESENTATIVE:</p> <p>1. MR. ASITH KUMAR MUKHERJEE, S/O LATE. SHRI. U. N. MUKHERJEE R/O. 6-138/1, STREET NO. 8, HABSIGUDA, HYDERABAD - 500 007</p> <p>BUYER</p> <p>2. MR. BIDESH MUKHERJEE, S/O. MR. A. K. MUKHERJEE R/O. 6-138/1, STREET NO. 8, HABSIGUDA, HYDERABAD - 500 007</p>
			
			
			

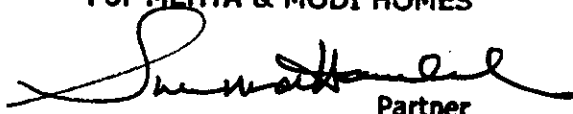
SIGNATURE OF WITNESSES:

1. 
2. 

For MEHTA & MODI HOMES

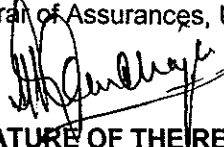

Partner

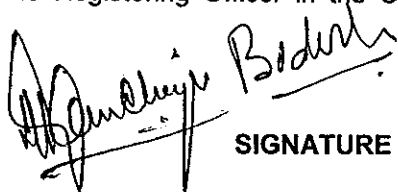
For MEHTA & MODI HOMES


Partner

SIGNATURE OF THE EXECUTANTS

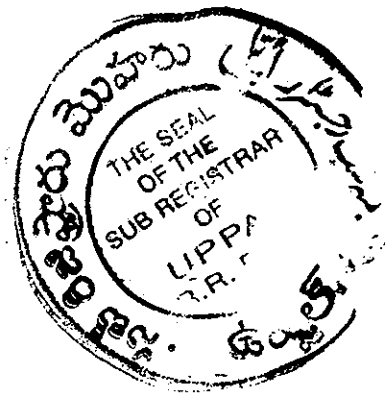
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr Asith Kumar Mukherjee as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE OF BUYERS

1 వ పుస్తకము కై... సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రార్



వ పుస్తకము.....సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....2

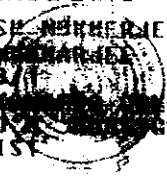
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INDIAN UNION OF DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
208 RRDE 2012
BIDESH KUMAR JEE
A K
6-138
VIJAYANAGAR
SI NO
RR DIS



Signature
Date: 25/05/2005

Licensing Authority,
RTA RANGA REDDY

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV	26/12/2022
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLCAP029148232005	
<u>Original LA.</u>	RTA RANGAREDDY EAST	
<u>DOB</u>	11/01/1983	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	27/12/2002	

50/9/18/00

Br...

1 వ పుస్తకము 2019 సంవత్సరము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య).....4.....ఈ కాగితపు వరుస
సంఖ్య.....13.....

సబ్-రిజిస్ట్రార్

