

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

UNNEEDED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH G. Padma Sree G. PADMASREE B 794565

3967 11/11/2007 Rs 50/-
Name: G. Venkatesh
No. D/... G. A. Rao
For Mehta & Modi Homes

STAMP VENDOR L.N. 107/007
S. RAO RAJ NAGAR Colony,
N.S. Road (V.K. Road) R. R. Dist
Under S.R.O. Shamshpet.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 22nd day of November 2007 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 37 years and Mr. Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 57 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MRS. V. RAJESWARI, WIFE OF MR. V. NAGESWARA RAO, aged about 65 years, residing at 303, Pinnacle Pride Apartments, Umanagar 1st Street, Begumpet, Hyderabad - 500 016, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

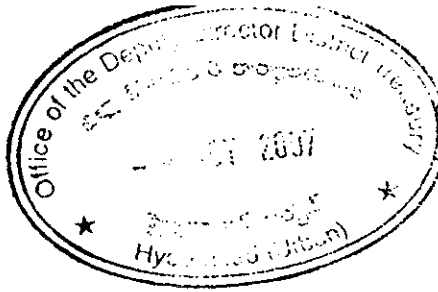
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

V. Rajeswari

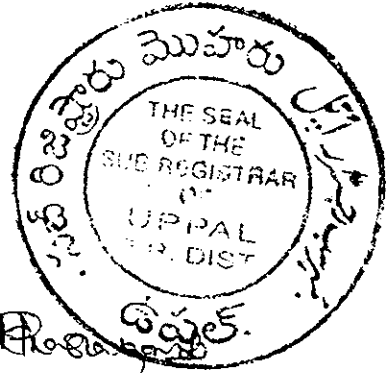


1 వ పుస్తకము. 2011. 22. 192 వ ప.శ.శా. చట్టం కారితముల గురించి... ఈ కారితపు వరుస...

సబ్-రిజిస్ట్రారు

192 వ ప.శ.శా. చట్టం కారితముల గురించి... ఈ కారితపు వరుస...

శ్రీ K. Prabhakar Reddy, రిజిస్ట్రారు మొహారు లోని సెక్షన్ 32 ఎక్కు అనుబంధం కింద ఉన్న పోలీస్ స్టేషన్లలోని పాస్ పోర్టులు... 1000... చెల్లించినారు. 760007 Di. 21.11.2006



సబ్-రిజిస్ట్రారు అధికారి

సబ్-రిజిస్ట్రారు



K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad. Attested GPA, through General Power of Attorney, Vide Doc. No. 201/19/2006 Registered at SRO, Uppal, Ranga Reddy District.

సబ్-రిజిస్ట్రారు



V. Nagaraj Reddy, S/o. V. Nageshwara Rao R/o. 303, Pennada Poide Apts, Umamagar, 1st Street, Begumpet, Hyderabad

సబ్-రిజిస్ట్రారు

P. Ankur Prasad S/o. Ramamurthy Rao R/o. Plat No. 71, Silver Oak Bugabans - Phase-2, Sy.No. 35 to 39, Cherlapally, Hyderabad.

సబ్-రిజిస్ట్రారు

Kiran S/o. Rama Rao occ: Business R/o. 101, Sri Sai Apts, Nagole 'x' Road, Hyderabad

192 వ ప.శ.శా. చట్టం కారితముల గురించి... ఈ కారితపు వరుస...

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 2966 Date 13/02/2004 Rs. 50/-

Name G. Venkatesh

S/o. D. V. G. A. Rao

For Whom Mehta & Modi Homes

G. Padma Sree
G. PADMASREE 794566

STAMP VENDOR L. No. 28/2007

S-107/a, Balaji Nagar Colony,

Nagarjuna (V) Keesara (M) R. R. Dist.

Under S.R.O. Shamirpet.

WHEREAS:

- A) The Builder is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

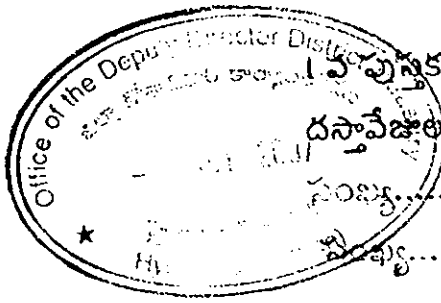
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.

For Mehta and Modi Homes

For Mehta and Modi Homes

Partner

V. K. K. K. K.



వస్తువు కమిషన్ రిజిస్ట్రేషన్
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య: 2
 పత్రం కాగితపు వరుస
 సంఖ్య: 2

పబ్-రిజిస్ట్రారు

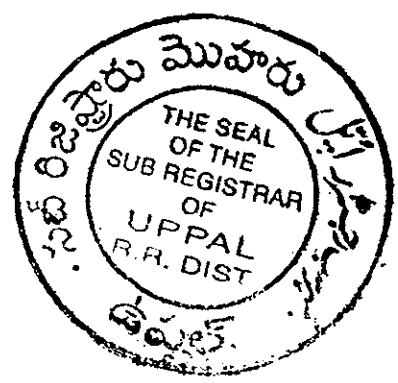
Endorsement Under Section 42 of Act II of 1874
 No. 1281 of 2007 Date 22/11/10

I hereby certify that the proper deficit
 stamp of Rs. 175.00 Rupees Nineteen thousand
nine hundred Rupees only
 has been levied in respect of this instrument
 from Sri. K. Preethika Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 681500/- being
 higher than the consideration agreed Market
 Value.

R.O. Uppal
[Signature] and Collector U/S. 41 & 42
 INDIAN STAMP ACT
 Registration Endorsement

An amount of Rs. 175.00 towards Stamp Duty
 including Transfer duty and Rs. 1000
 towards Registration Fee was paid by the party
 through Challan Receipt Number 760037
 Dated 21/11/10 at SBI Habsiguda Branch. Sec 42

S.B.H. Habsiguda
 A/c No. 01000050700
 S.R.O. Uppal

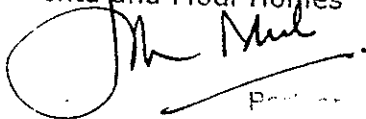


10.	2560/2004	01/03/2004	202 Sq. Yds
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

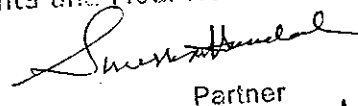
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) 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)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Builder is desirous of developing the Scheduled Land by constructing independent bungalows thereon and have obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15/02/2006. The proposed project of development is styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
- E) 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.
- F) The Buyer has purchased plot of land bearing plot nos. 258 & 259 admeasuring about 372 and 370 sq. yds., respectively (total admeasuring about 742 Sq. yds.) under a Sale Deed dated 22.11.2007 registered as document no. 12868/07 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.

For Mehta and Modi Homes


Partner


For Mehta and Modi Homes


Partner

Partner

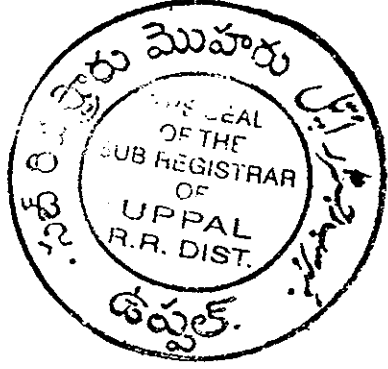
V. Katarawai

1 వ పుస్తకము ది. 10/12/07
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య... 1.5. ఈ కాగితపు వరుస
పంఖ్య... 3.....


సబ్-రిజిస్ట్రారు

1 వ పుస్తకము ది. 10/12/07
సంబంధంగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం
గుర్తింపు నెంబరు ది. 10/12/07 1-2007 ఇన్వెంట్రి
2007 సం. గుర్తింపు నెంబరు 22.....


రిజిస్ట్రారు



- G) 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 nos. 258 & 259 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.
- H) The Buyer is desirous of having a bungalow constructed for him by the Builder on plot of land bearing nos. 258 & 259 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.
- I) The Buyer as stated above had already purchased the plot of land bearing nos. 258 & 259 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 22.11.2007, referred herein above are and shall be interdependent agreements.
- J) 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.

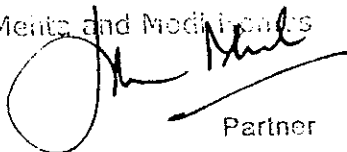
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall construct for the Buyer a deluxe Bungalows admeasuring 6000 sq. ft.(Each Bungalow 3000 sft) of built-up area on plot of land bearing plot nos. 258 & 259 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 68,19,000/- (Rupees Sixty Eight Lakhs Nineteen 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. 68,19,000/- (Rupees Sixty Eight Lakhs Nineteen Thousand Only). in the following manner:

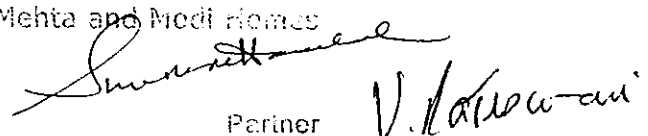
Installment	Amount (Rs.)	Due date of payment
I	16,21,000/-	Within 7 days casting of 1 st slab
II	16,96,000/-	Within 7 days casting of 2 nd slab
III	16,96,000/-	On completion of brick work and plastering
IV	18,06,000/-	Within 7 days on completion of construction

4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.

For Mehta and Modi Homes

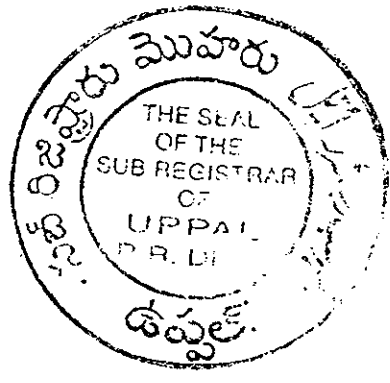

Partner

For Mehta and Modi Homes


Partner

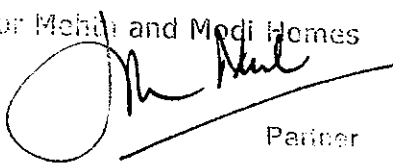
1 వ పుస్తకము. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 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.

సబ్-రెజిస్ట్రారు

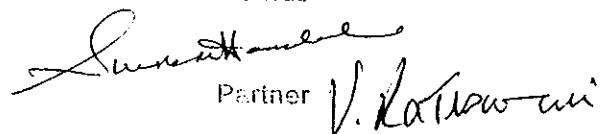


5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan 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. 258 & 259 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 12 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 and Modi Homes

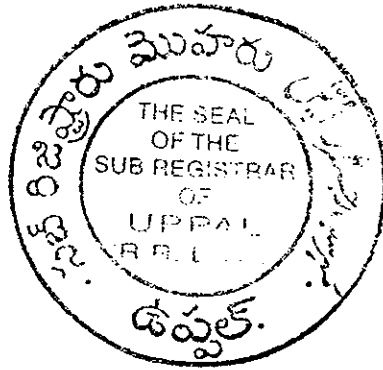

Partner

For Mehta and Modi Homes


Partner V. Katarwani

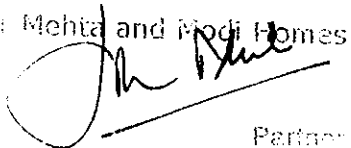
1. న పుస్తకము దిక్కిరింపరాదు
దస్తావేజుల మొదలగా గానముల
సంఖ్య... 15. త తదితపు వరుష
సంఖ్య..... 5


సబ్-రిజిస్ట్రారు

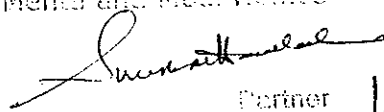


12. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said bungalow.
13. The Buyer shall not be allowed 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.
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.

For Mehta and Modi Homes


Partner

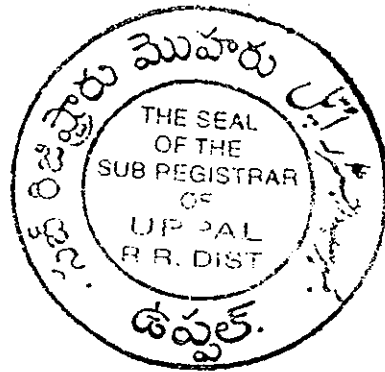
For Mehta and Modi Homes


Partner

V. Ratanwari

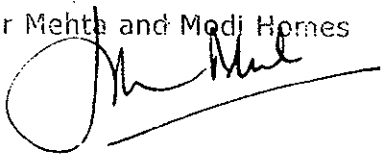
1 వ పుస్తకము. ది. 10/11/2014
దస్తావేజుల మొదటి గణాంకము
సంఖ్య. 1.5. ఈ కింది వరుస
సంఖ్య. 1

1
సబ్-రిజిస్ట్రారు

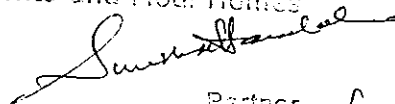


19. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed,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



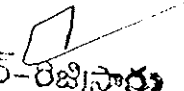
For Mehta and Modi Homes

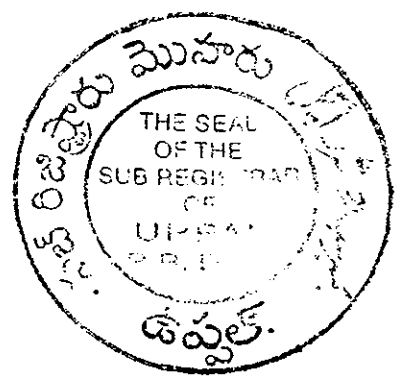


Partner



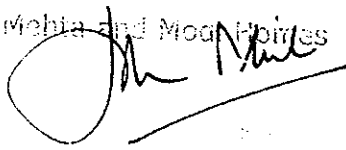
వస్తుకమి.డి.డి.గి.యస్.సి.సి.
దస్తావేజుల మొత్తం దాగిపోయింది
సంఖ్య...12...లో లాభపు వరుస
సంఖ్య...7.....


పబ్-రిజిస్ట్రారు

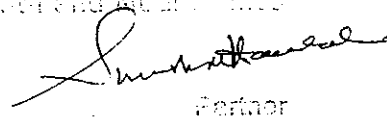


24. That the Buyer or any person through him shall keep and maintain the bungalow in a decent and civilized manner. The Buyer shall further endeavor and assist in good up-keeping and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / buyers of the Silver 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.
29. Stamp duty and Registration amount of Rs. 21,000/- is paid by way of challan No. 76003, dated 21.11.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehra and Mohan Properties




For Mehra and Mohan Properties

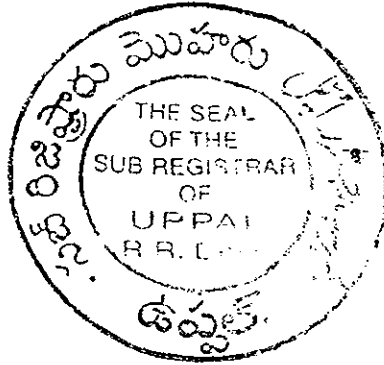


Partner

V. Kotrusani

వ పుస్తకము దిశిది స్థా
నానీ నాల మొత్తం కాగితముల
నానీ... I.S. ఈ కాగితపు వరుస
నానీ... 8.....


సబ్-రిజిస్ట్రారు



SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot Nos. 258 & 259 admeasuring about 372 and 370 sq. yds., respectively (total admeasuring about 742 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, bounded on:

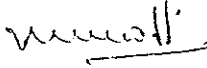

North	40' wide road
South	Compound wall & 100' wide road
East	Plot No. 260
West	Plot No. 257

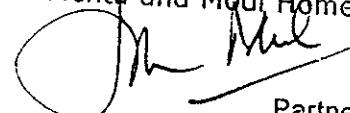
AND

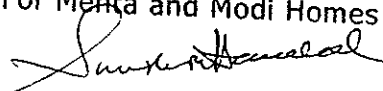
- b) ALL THAT DELUXE BUNGALOWS admeasuring 3000 sq. ft. built-up area of each bungalow to be constructed on the above said plot nos. 258 & 259 as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B.

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. 

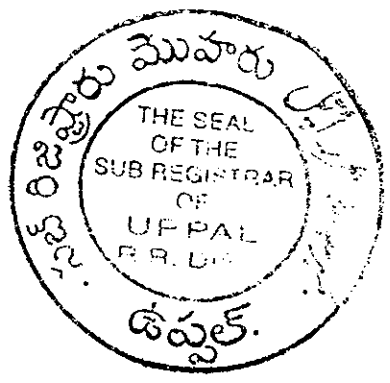
For Mehta and Modi Homes

Partner
(Soham Modi)
BUILDER

For Mehta and Modi Homes

Partner
(Suresh U. Mehta)
BUILDER


BUYER.

1 వ పుస్తకము ది. రి. రి. / పం. అ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 1. ఈ కాగితపు వరుస
సంఖ్య..... 9.....


సబ్-రిజిస్ట్రారు

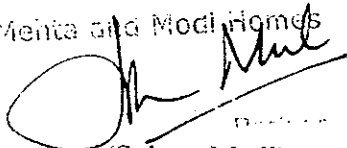


ANNEXURE – A

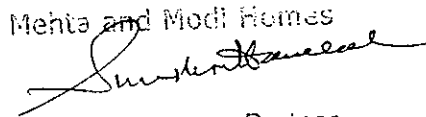
SPECIFICATIONS:

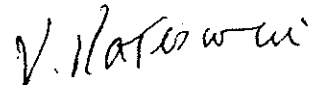
Item	Deluxe Bungalow
Structure	RCC
Walls	4"/6" solid cement blocks
External painting	Exterior emulsion
Internal painting	Luppam finish with OBD
Roof	Sloping with country tiles
Flooring -- Drawing & Dinning	Marble slabs
Flooring -- Bedrooms	Marbles tiles
Door frames	Teak wood
Doors	All doors--moulded
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 and Modi Homes



(Soham Modi)
BUIDER

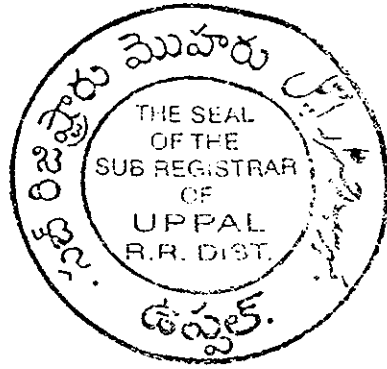
For Mehta and Modi Homes


Partner
(Suresh U. Mehta)
BUILDER


BUYER

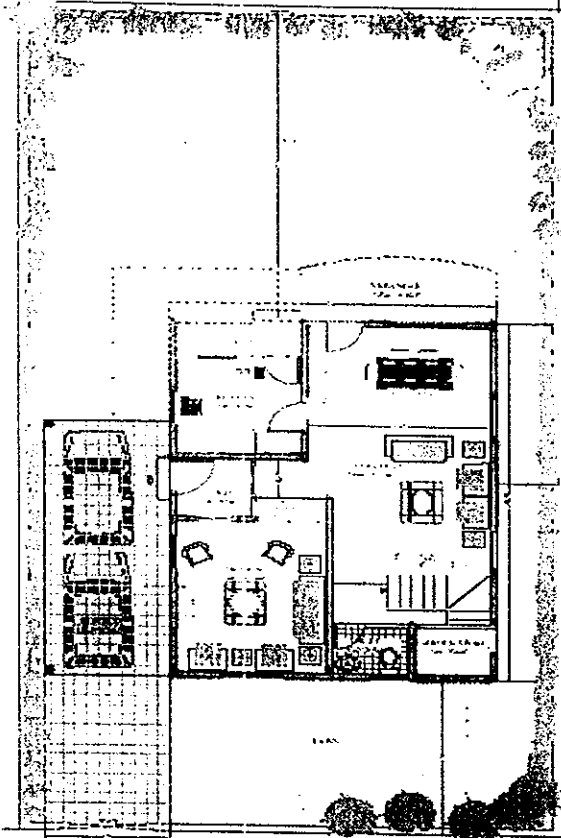
1 వ పుస్తకము (2.17.0) / సంగ్రహ
మొదటి మొత్తం కాగితముల
1.5. ఈ కాగితపు వరుస
నంబరు 10.....


సబ్-రిజిస్ట్రారు

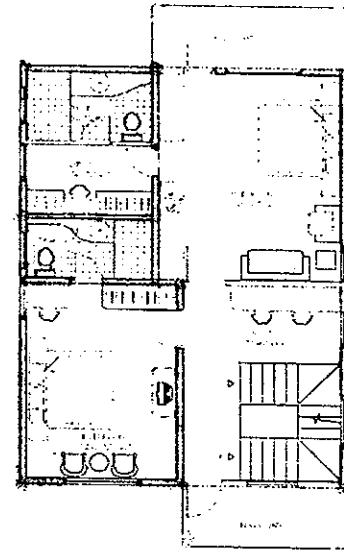


ANNEXURE - B

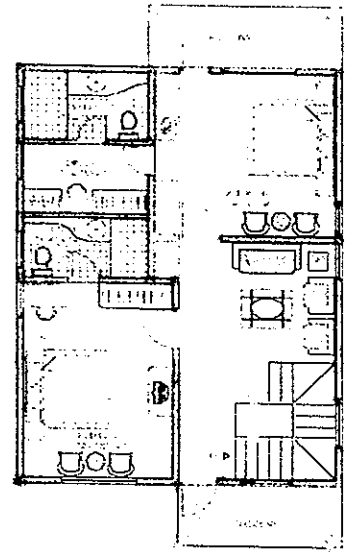
PLAN FOR CONSTRUCTION OF BUNGALOWS ON PLOT NOS. 258 & 259
ADMEASURING 3000 SFT (EACH BUNGALOW) OF BUILT-UP AREA.



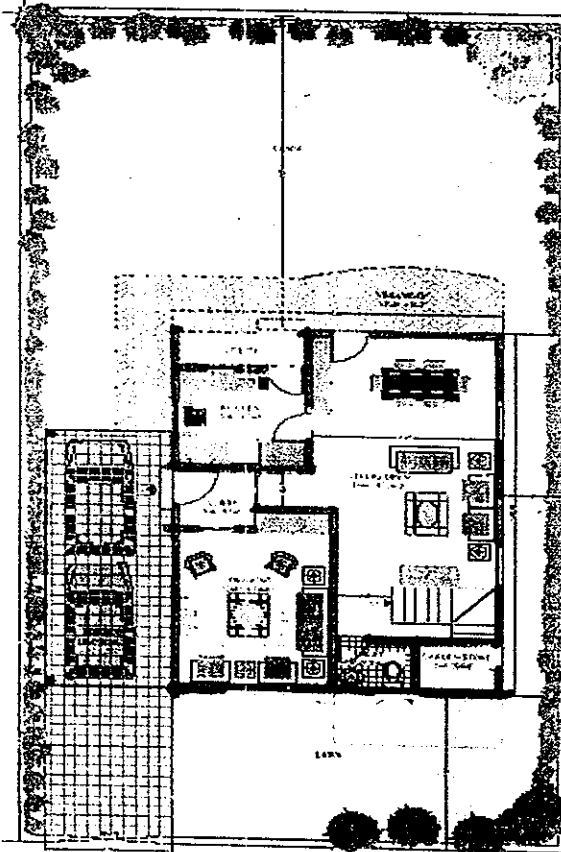
OT NO. 258



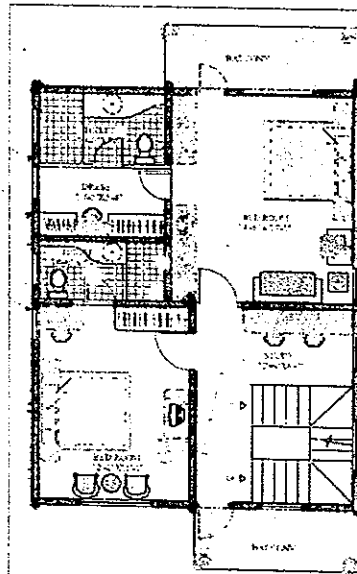
FIRST FLOOR PLAN



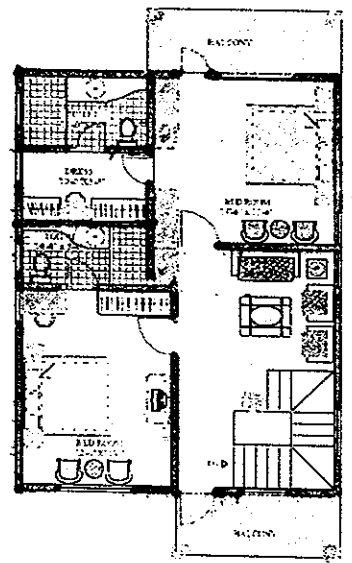
SECOND FLOOR PLAN



PLOT NO. 259



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT FOR EACH BUNGLOW

GROUND FLOOR BUILT UP AREA = 800.00 SFT
 FIRST FLOOR BUILT UP AREA = 1058.00 SFT
 SECOND FLOOR BUILT UP AREA = 1050.00 SFT
 TOTAL BUILT UP AREA = 3908.00 SFT
 PORTICO AREA = 246.00 SFT

For Mehta and Modi Homes


(Signature)
 Partner
 (Soham Modi)
 BUILDER

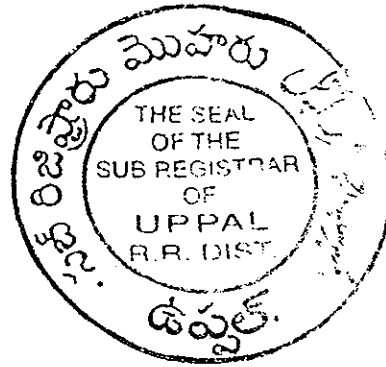
For Mehta and Modi Homes

(Signature)
 Partner
 (Suresh U. Mehta)
 BUILDER

(Signature)
 BUYER

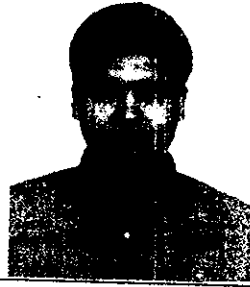
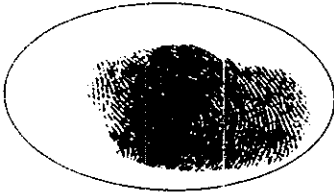
వ పుస్తకము దీనిని సంగ్రహ
వహించుటకు మొత్తం కాగితముల
సంఖ్య... 12. ఈ కాగితపు పరుప
సంఖ్య... 11


సబ్-రిజిస్ట్రారు



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

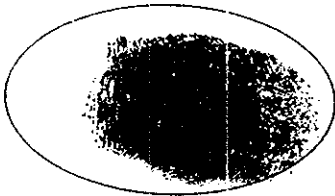
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



BUILDER:

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

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

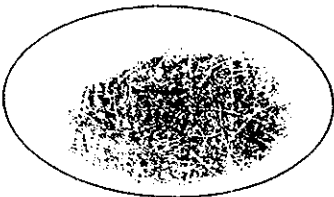


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



GPA FOR PRESENTING DOCUMENTS:

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



BUYER:

MRS. V. RAJESWARI
W/O. MR. V. NAGESWARA RAO
R/O. 303
PINNACLE PRIDE APARTMENTS
UMANAGAR 1ST STREET
BEGUMPET
HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes


Partner

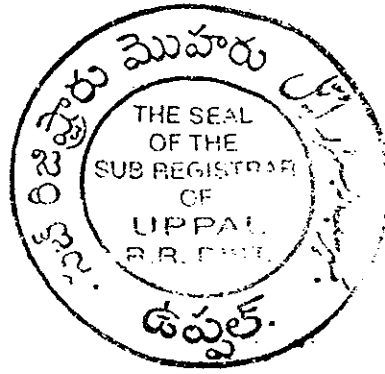
For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

1 వ పుస్తకము రిజిస్ట్రేషన్
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 12. ఈ కాగితపు వరుస
సంఖ్య... 12.....


సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DLDA#07193022000
PRABHAKAR REDDY K
K PADMA REDDY
23/06/1974
JAISHWOL GARDEN
AMBERPET
HYDERABAD

Driving License
Issued by
23-06-2000
23-06-2010
23-06-2015
23-06-2020
23-06-2025
23-06-2030
23-06-2035
23-06-2040
23-06-2045
23-06-2050
23-06-2055
23-06-2060
23-06-2065
23-06-2070
23-06-2075
23-06-2080
23-06-2085
23-06-2090
23-06-2095
23-06-2100

DRIVING LICENCE

THE PRESIDENT OF INDIA
BY ORDER OF THE GOVERNMENT OF INDIA
MINISTRY OF TRANSPORT
NEW DELHI



DRIVING LICENCE
OFFICE
HYDERABAD

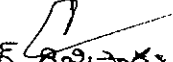
PERMANENT ACCOUNT NUMBER
ABIMP6725H
SOHAM SATISH MODI
SATISH MANILAL MODI
18-10-1969
CHIEF COMMISSIONER OF MOTORVEHICLES, ANDHRA PRADESH

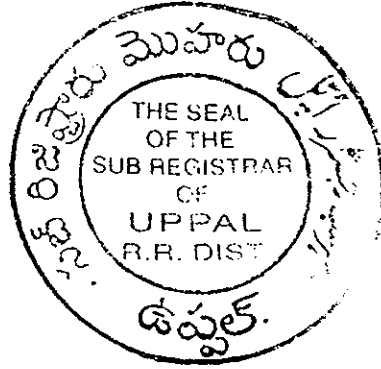
भारत गणराज्य REPUBLIC OF INDIA
IND B2791005
MODI
SOHAM SATISH MODI
INDIAN MALE 18-10-1969
MUMBAI (M.S.)
PO. HYDERABAD
9-10-2000 8-10-2010

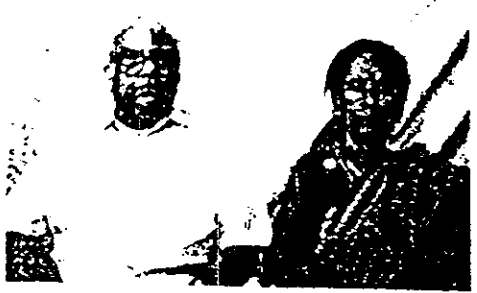
For Mehta and Modi Hor...
Mehta
Partner

For Mehta and Modi Hor...
V. Patil
Partner

1వ పుస్తకము/2017/2018
దస్తవేజుల మొత్తం కాగితముల
...ఈ కాగితపు వరుస
...13.....



సబ్-రెజిస్ట్రారు





Family Members Details


No	Name	Relation	Date of Birth	Age
2	Rajeswari	Wife	07/08/42	64


 Government of Karnataka
 Department of Public Distribution
 Bangalore

(Signature)
 (Signature)
 (Signature)
 04/02/2006 DPL Incharge
 04/02/2006

HOUSEHOLD CARD

Card No : PAP16772200067
 F.P Shop No : 722
 Name of Head of Household : Valluru Nageswara Rao
 ಹಂಚಿ/ಪದ್ಧ ಪೆರು : ಶೇಖ್ ನೇಜುಬ್ಬ
 Father/ Husband name : Late Venkaraiah
 ವುಡ್ಡಿವತೆರಿ/Date of Birth : 17/07/1936
 ವಯಸ್ಸು/Age : 70
 ವೃತ್ತಿ/Occupation : Retired Employee
 ಖಾಸಿ.ಪಂ./House No. : 6-3-1219/1/6/1/303
 ಸ್ಟ್ರೀಟ್/Street : UMA NAGAR ROADNO 1
 Colony : BEGUMPET
 Ward : 6
 Circle : Circle VII
 ಜಿಲ್ಲೆ/District : ಹೈದರಾಬಾದ್ / Hyder bad
 Annual Income (Rs.) : 110,000
 LPG Consumer No. (1) : 782 (Double)
 LPG Dealer Name (1) : Sama Enterprises.BPC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) :

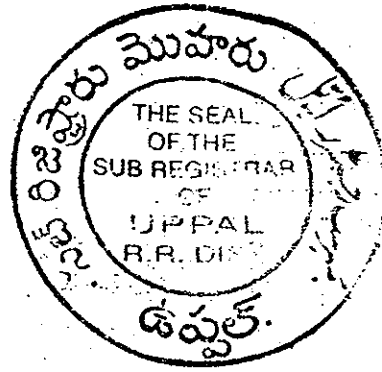


V. Patil

శ్రీ సుబ్బామల దేవినేని
దస్తవేదిక నంబరు 15/07

15 నా కాకినాడ వరుణ
14

(Handwritten mark)





15/11/2007

1 వ పుస్తకము. దీని గురించి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....15. ఈ కాగితపు వరుస
సంఖ్య.....15.....

2

పబ్-రిజిస్ట్రారు

