

DR. GUTTI BHAVANI, WIFE OF DR. AKASAPU BHAGAVAN aged about 50 years, 2. DR. AKASAPU BHAGAVAN, SON OF AKASAPU PRABHALINGAM aged about 52 years both are residing at H. No. 2-10-1/1, Venkata Nagar, Kakinada - 533 003, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

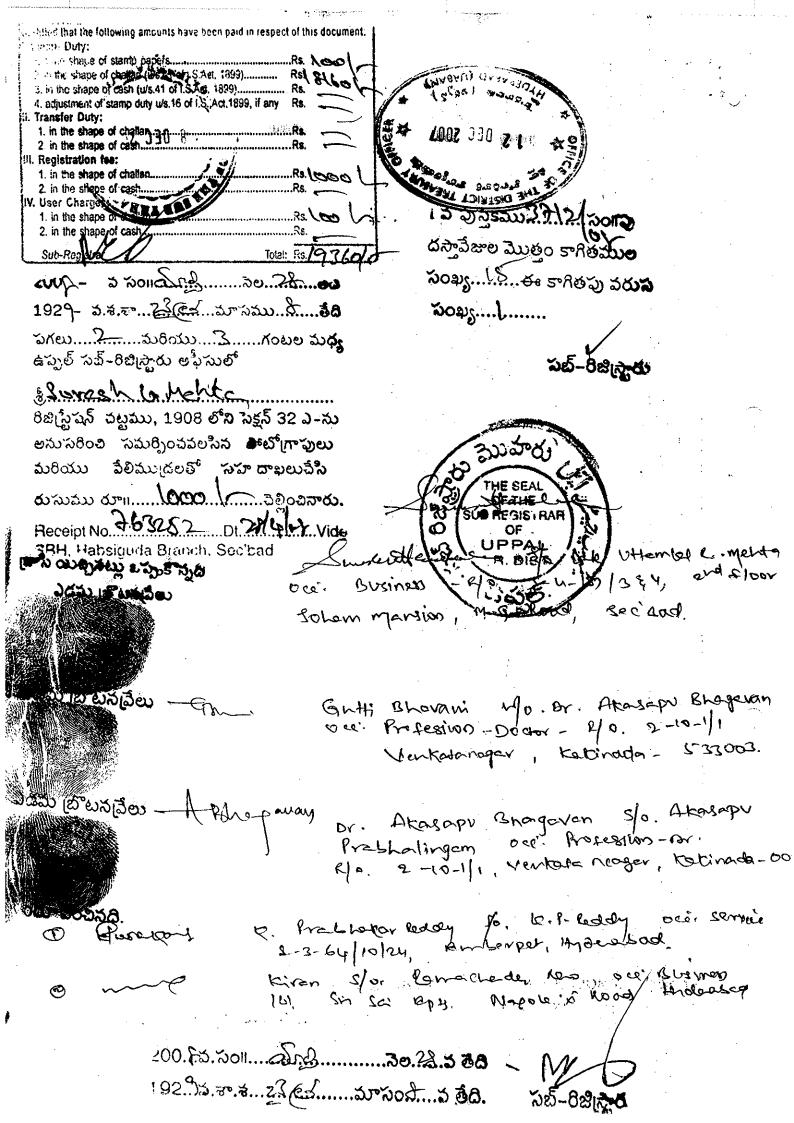
For MEHTA MODI HOMES
Partner

FOR MEHTA & MODI HOMES

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WHEREAS:

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

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

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

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stamp duty of Rs. I had Rupers Extracted thouse

Mechanical Rupers Extracted thouse
has been levied in respect of this instrument
from Sri. Since I was a large and Market Value
consideration of Rs. 10 26000 being
higher than the consideration agreed Market
Value.

R.O. Uppal

Sub Registrat

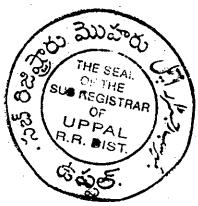
and Collector U.S. 41&4

ENDIAN STAMP ACT

Hegistration Endorsement -

An amount of Rs. 18160 towards Stamp Duty Including Transfer duty and Rs. 1000 towards Registration Fee was paid by the party through Challan Receipt Number 25.252 Dated 27.14 of at SBH Habsiguda Branch Sec bas

A/c bo. 01000050750 of 6.8.0. Uppal.



- H) The Builder in the scheme of the development project have planned that the prospective buyers will eventually become the absolute owner of the identifiable land (i.e., plot of land) together with the independent bungalow constructed thereon.
- The Buyer has purchased plot of land bearing plot no. 308 admeasuring 203 sq. yds. under a Sale Deed dated 28.03.08 registered as document no. 3710/08 in the Office of the Sub-Registrar, Uppal. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction and Agreement for Development Charges with the Builder for construction of a bungalow on the plot of the land.
- 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 308 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. 308 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.
- The Buyer as stated above had already purchased the plot of land bearing no. 308 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 28.03.08 referred herein above are and shall be interdependent agreements.
- M) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the bungalow and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- 1. The Builder shall construct for the Buyer a deluxe Bungalow admeasuring 1430 sq. ft. of built-up area on plot of land bearing plot no. 308 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 18,26,000/- (Rupees Eighteen Lakhs Twenty Six 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.

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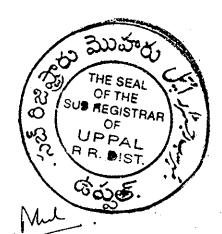
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3. The Buyer shall pay to the Builder the above said consideration of Rs. 18,26,000/(Rupees Eighteen Lakhs Twenty Six Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment	
I	1,82,000/-	01.07.2008	
II	2,05,500/-	01.10.2008	
III	2,05,500/-	01.01.2009	
IV	2,05,500/-	01.04.2009	
V	2,05,500/-	01.07.2009	
VI	2.05,500/-	01.10.2009	
VII	2,05,500/-	01.01.2010	
VIII	2,05,500/-	01.04.2010	
	2,05,500/-	01.07.2010	

- 4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstarces 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. 308 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.

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1. ఎప్పు స్టర్లము సంగ (శా.శ) ప్ర. 371.201 మండుగా రిజిప్టరు చేయబడే స్క్రానింగు నిమిశ్రం

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- 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 cr 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.

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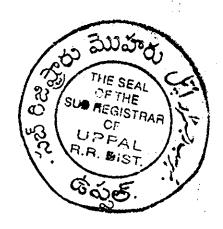
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- 21. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of 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 berein.
- 23. The Buyer shall impose all the relevant conditions laid down in this agreement in respect of usage, maintenance, alterations, membership of the association / society etc. upon the transferee, tenant, occupier or user of the bungalow. However, even if such conditions are not laid down expressively by the Buyer or if laid down are inconsistent with the conditions laid down under this agreement, such agreements made by the Buyer shall be subject to terms and conditions contained under this agreement and such inconsistent terms and conditions laid down by the Buyer shall be deemed to be void. Further, such transferee / tenant / occupier etc., shall be bound by the terms and conditions contained under this agreement.
- 24. That the Buyer or any person through him shall keep and maintain the bungalow in a decent and civilized manner. The Buyer shall further endeavor and assist in good up-keeping and maintaining the amenities / facilities / arens 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.

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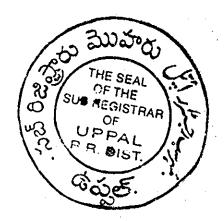
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- 26. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. 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. 1926/- is paid by way of challan No. 763252.

 dated 28.03.08, drawn on State Bank of Hyderabad, Habsiguda Branch,
 Hyderabad.

For MEHTA & MODINHOMES

Partner

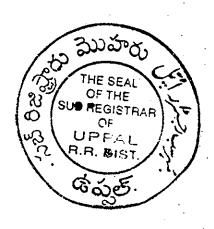
For MEHTA, MODI HOMES

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SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 308 admeasuring about 203 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44,45,55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North

Plot No. 307

South

Plot No. 309

East

30' wide road

West

Land belongs to vendor in Sy. no. 34

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. Resolvent

2. ~~~

FOR MENTA & MODI HOMES

Partner

(Soham Modi) BUILDER

For MEHTA & MODI HOMES

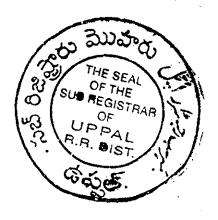
Partner

(Suresh U. Mehta)
BUILDER

BUYER.

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ANNEXURE - A

SPECIFICATIONS:

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

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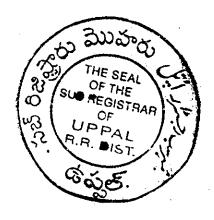
Partner (SOHAM MODI) BUILDER For MEHTA & MODI HOMES

Partner

(SURESH U. MEHTA) -B U I L D E R

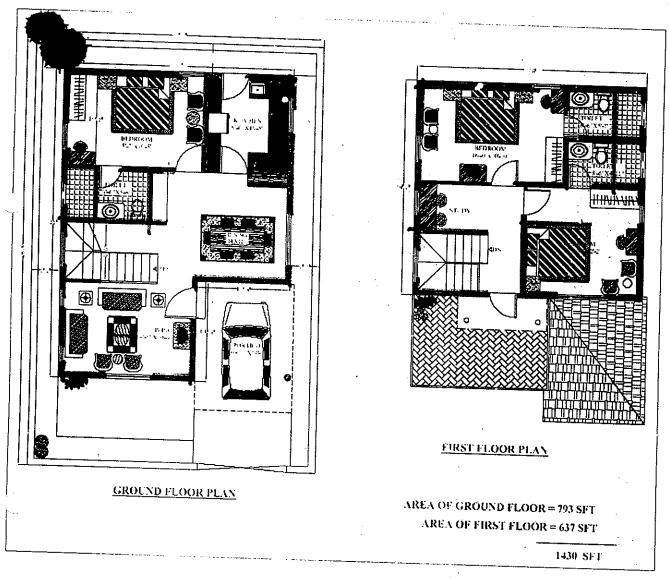
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<u>ANNEXURE - B</u>

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 308 ADMEASURING 1430 SFT. OF BUILT-UP AREA.



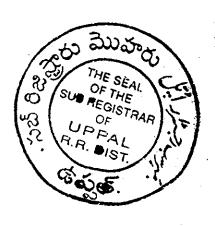
FOR MEHTA & MODI HOMES

(SOHAM MODI) BUILDER FOR MEHTA-& MODI HUMES

Partner

(SURESH U. MEHTA) BUILDER *

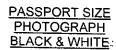
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

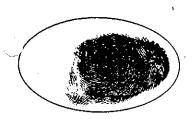




BUILDER:

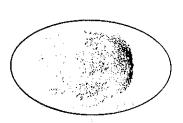
M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOLAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.

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





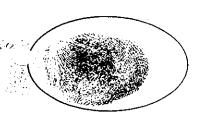
2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.





PURCHASER:

1. DR. GUTTI BHAVANI W/O. DR. AKASAPU BHAGAVAN R/O. H. NO. 2-10-1/1 VENKATA NAGAR KAKINADA - 533 003.





2. DR. AKASAPU BHAGAVAN S/O. AKASAPU PRABHALINGAM R/O. H. NO. 2-10-1/1 VENKATA NAGAR KAKINADA - 533 003.

SIGNATURE OF WITNESSES:

1. Reserve

2.

For MEHTA & MODI HOMES

Partner

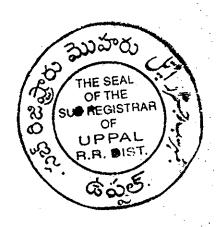
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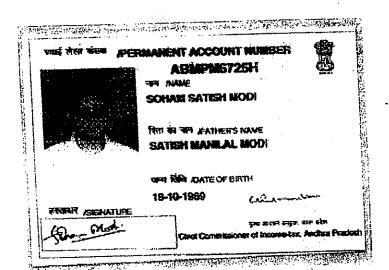
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SIGNATURE OF EXECUTANTS

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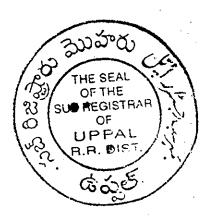


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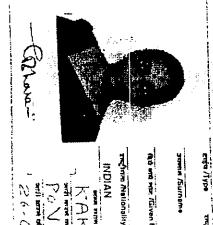
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इसके हुइए, मार्ट गरिएक है । धार्वीह रे गाम पर, इस सद है दिशक इस बात में मार्रेक्स हो, वर शर्यक गाउँ गांसा वीं गर्या है है। वेन हम से बेल्स हिम्मारेश अभारी में आने वाने दें, और १००० १००० हैं है महाया भीर मुझा दहात की बिन्ही उमें आवत्यका है है

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रंगतो वे उन्ने शते शासीय सार्गात्रों को समाप्त हो जाते हैं कि है अपने भी निकरतन मार्गीय ्योतो सर्पर्यकृत शरम नै ह

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या । ११ राज्य सामार को मस्ति है। समाति कुणीयारी में एक सामार्थ के मंदर्ग में कोई मुख्य किया पर शिवस क्ष्म सुद्धी करण सामित है, उसका सुद्धन अनुसंतन किया गए।

वह समझेरी हात दान कियों भी की में बाहर न मेल आए। यह पानतेर्द साहक या जिसके क्षण मारिहा ब्यांत कि 👉 र ही होना प्रति । इसमें किसी भी कार के केरबद्रण या विकृत नहीं

करतोर्थ पुत्र करण, प्रेसी हो का को नद हा कारे वा उसकी निर्में ततकात माहत में निर्मेशना बच्चोर्ट अधीकारों हो . त्यां वाद चादक दिवा में मी विभागन माहतीय मितन की और स्थलंक होता को से राजी प्रतिष्ठ निकारित दूसराध के सामत ही वितृष्टक वासपेट करी किया करणाः।

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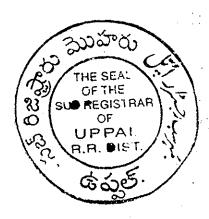
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हाती द्वारा, भारत गणान्य के सामृत्यति के नाम पर, उस सब में जिसका इस बात से सरोकार ही, यह प्रार्थना एवं अदेशा की जाती है कि च बाहक की बिना रोक-टोक, आहारी में आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें िनको उसे आवश्यकता हो !

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 BEALER TO PASS FREELY WITHOUT LET OR HINERANCE, AND TO AFFORD JUM OR HEP. EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत भगराज्य के राष्ट्रपति के आदेश से दिया गया EY ORDER IF THE PRESIDENT OF THE REPUBLIC OF INDIA



P. V. S. SUBBA RAC इते पासपाट अधिकारी Fur Passport Office

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धेतायनी

पराच का कुट्टा बार प्रवेचन है, प्राथम पूर्वत अनुसानन हिम्स प्रदान

प्राप्त कर करा जर जा कर जा कर है के कि कार्य के किया की कार के केवाद का सिक्त की

प्रमार्ग का उन्ता स्रोति हो बाता स्वाच्छा हो उन्तर्भ निर्में ते तकाल स्थल से किहाला उत्तर्गति श्रीत्राची को तत्त्वा स्वेद स्थान विदेश से हो जिन्ना स्थलित को और स्थापित पूर्वित को दी कार्य स्वादित हिम्मीलित पुरस्तान के स्वादा ही स्वित्रुक समार्गति कार्य

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