

365

6/15/08

6/29/08



— ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 06-05-2008

Serial No : 18,685

Denomination : 100

K 282756

Purchased By :

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

R. Satish
Sub Registrar

Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MEHTA & MODI HOME'S
SECBAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 7th day of July 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-1-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 58 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. BISHNU KUMAR IPPILI, SON OF MR. IPPILI SATYA RAO aged about 31 years, Permanent Address at Main Road, Kalimela, Malkangiri, Orissa - 764 047, Presently residing at Senior Engineer - ERP Systems, IT Dept, Sorouh Real Estate, Abu Dhabi Mall, Abu Dhabi, UAE. P.O Box No. 93666, 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

For MEHTA & MODI HOMES

[Signature]
Partner

[Signature]
Partner

[Signature]
Page 1
BISHNU KUMAR IPPILI

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

I. Stamp Duty:

1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s. 41 of I.S. Act, 1899).....	Rs. 2167.50
3. in the shape of cash (u/s. 41 of I.S. Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s. 16 of I.S. Act, 1899, if any	Rs. —

II. Transfer Duty:

1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —

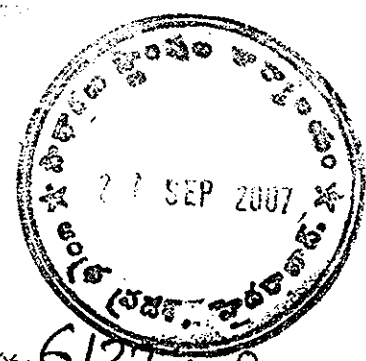
III. Registration fee:

1. in the shape of challan.....	Rs. 1000/-
2. in the shape of cash.....	Rs. —

IV. User Charge:

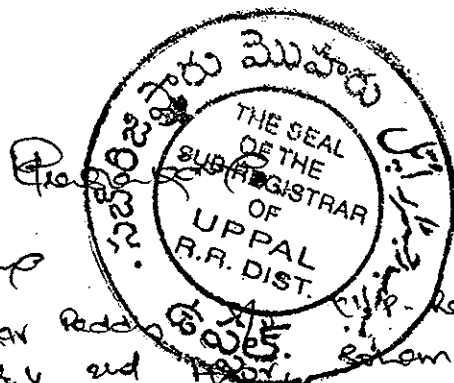
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. —

22875



అంకె 6 నంబర్ సి.కె. నెల. 21. 2007
 1930- వ.శ.శా. ఆ.కె. మాసం. 16 వ తేది
 పగలు. 11. మధ్యం. 12. గంటల మధ్య
 ఉప్పల్ సబ్-రెజిస్ట్రారు కార్యాలయంలో
 శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రారు కార్యాలయం, 1908 లోని సెక్షన్ 32 ని-కు
 అనుసరించి నమోదించవలసిన ఖాళీ గ్రాఫులు
 మరియు వేరీఫికేషన్లతో సహా బాధ్యులచేసి
 రుసుము రూ. 1000/- చెల్లించారు.
 Receipt No. 295965 వి.కె.వి.వి.
 24 Habasuda Branch, Secbad.

వ పుస్తకము 6/27 నంబర్
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య. 15 ఈ కాగితపు వరుస
 సంఖ్య. 1



దాని యచ్చినట్లు ఉప్పుకొన్నది
 ఎడమ బ్రాటనవేలు



K. Prabhakar Reddy
 07 S-11-187/3 & 4, and 187/3
 M. G. Road, Secbad, through attested GRA & N
 Presentation of Documents, vide GRA No. 69/19/01
 at SRO, Uppal, R.R. Dist. Dt - 19.09.08

Name: T. Srinivas S/o: T. Manmadha Rao
 Occupation: Student R/o: S. Ramesh (C/o), Kallimal
 Malkangiri (D), ORISSA-764

②

Kamala S/o. Venkateshwar Rao
 002 Business - R/o. 2-54, Kothareguda
 Uppal, R.R. Dist.

అంకె 6 నంబర్ సి.కె. నెల. 21. 2007
 1930- వ.శ.శా. ఆ.కె. మాసం. 16 వ తేది.

Handwritten signature and text at the bottom right.

WHEREAS:

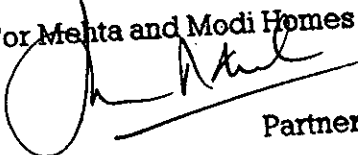
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

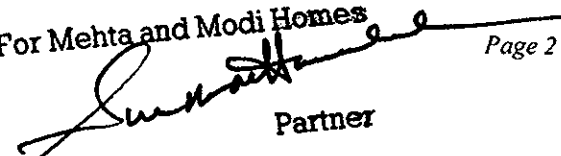
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

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

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

- C) The Vendor herein has entered into an Development, Agreement with Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Ms. Hetal K. Parekh & 2 others, has executed a GPA in favour of the Developer bearing no. 68/IV/08 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.
- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

వ పుస్తకము 6127 సం 08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగిత ప్రవరుస
సంఖ్య 2

సబ్-రెజిస్ట్రారు

Instrument Under Section 42 of Act II of 1908
No. 6127 of 2008 Date 2/7/08

I hereby certify that the proper deficit
stamp duty of Rs. 21675/- Rupees Twenty one Thousand
Six hundred and Seventy five only
has been levied in respect of this instrument
From Sri. B. Prabhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 247800/- being
higher than the consideration/agreed Market
Value.

S. R.O. Uppal

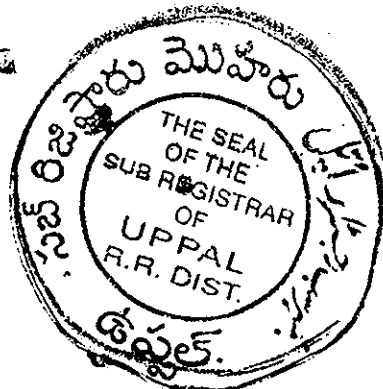
2/7/08

Sub Registrar
and Collector (S. 41 & 4
INDIAN STAMP ACT)

Registration Endorsement

An amount of Rs. 21675/- towards Stamp Duty
including Transfer duty and Rs. 1000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 795965
Dated 6/7/08 at SBH Habsiguda Branch, Sec 8.

G.B.H. Habsiguda
A/c No. 01000050762
of S.R.O. Uppal

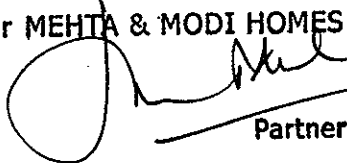


- H) The Builder in the scheme of the development project have planned that the prospective buyers will eventually become the absolute owner of the identifiable land (i.e., plot of land) together with the independent bungalow constructed thereon.
- I) The Buyer has purchased plot of land bearing plot no. 365 admeasuring 179 sq. yds. under a Sale Deed dated 07.07.08 registered as document no. 6124/08 in the Office of the Sub-Registrar, Uppal. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction and Agreement for Development Charges with the Builder for construction of a bungalow on the plot of the land.
- J) The Buyer has inspected all the documents of the title of the Builder in respect of the Scheduled Land and the plot of land bearing plot no. 365 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. 365 as a part of the development project taken up by the Builder and the Builder is willing to undertake the said construction of the bungalow.
- L) The Buyer as stated above had already purchased the plot of land bearing no. 365 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 07.07.08 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.

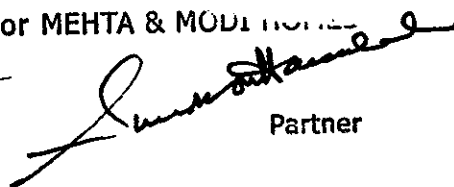
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

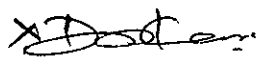
1. The Builder shall construct for the Buyer a deluxe Bungalow admeasuring 1650 sq. ft. of built-up area on plot of land bearing plot no. 365 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 21,78,000/- (Rupees Twenty One Lakhs Seventy Eight Thousand Only).
2. The Builder at its own costs shall obtain necessary permissions from the concerned authorities for the construction of the bungalow for and on behalf of the Buyer and the parties hereto have agreed to do all that is necessary and execute all such documents, affidavits etc., that may be required for, this purpose.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

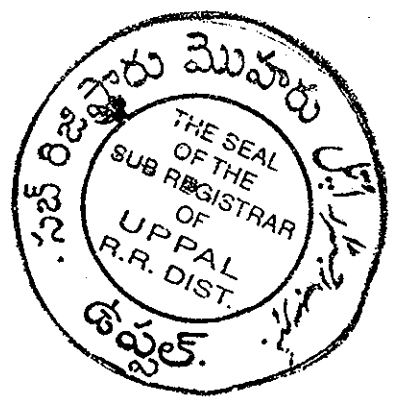

BISHNU KUMAR I P P

1 వ పుస్తకము 6/27..స.08
దస్తావేజాల మొత్తం గణితముల
సంఖ్య..1.5...ఈ...వరుస
సంఖ్య...3.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు.6/27.../08
నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు 6/27.....1-2008 ఇవ్వడమైన
2008 సం॥ జులై.....నెల.....నా.....తేది

రిజిస్టరింగు అధికారి

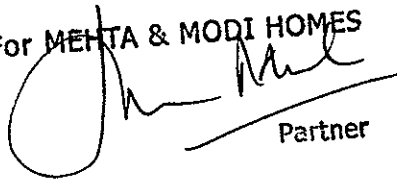


3. The Buyer shall pay to the Builder the above said consideration of Rs. 21.78,000/- (Rupees Twenty One Lakhs Seventy Eight Thousand Only) in the following manner:

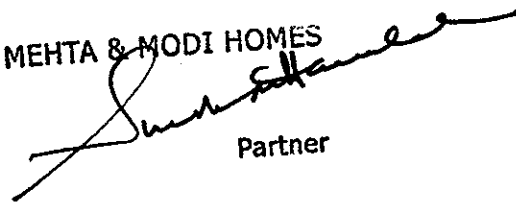
Installment	Amount (Rs.)	Due date of payment
I	7,88,000/-	13.06.2008
II	5,40,000/-	On completion of footings
III	8,50,000/-	Within 7 days on completion of bungalow


4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavor to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the plot of land bearing no. 365 to the Builder for the purpose of construction of the bungalow.
7. The Builder shall construct the bungalow in accordance with the plans and designs and as per specifications annexed hereto as Annexure A & Annexure B respectively. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For MEHTA & MODI HOMES


Partner

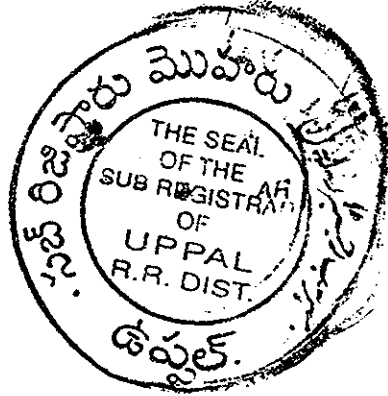
For MEHTA & MODI HOMES


Partner


BISHNU KUMAR IPPILI

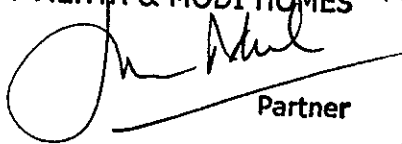
వ పుస్తకము 127 సం
దస్తావేజాల మొగం వాగితముల
సంఖ్య 15 ఈ కాలపు వరుస
సంఖ్య 4

సబ్-రిజిస్ట్రారు

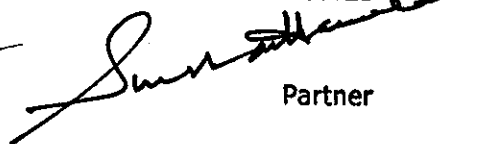


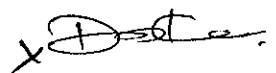
9. The Builder agrees to deliver the Scheduled Property completed in all respects on or before 01st January 2010 with a further grace period of 6 months. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said bungalow within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies or account of any other reasons which are beyond the control of the builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
10. The Builder upon completion of construction of the bungalow shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the bungalow provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
11. The Buyer upon taking possession of the bungalow shall own and possess the same absolutely and to the exclusion of the Builder and shall have no claims against the Builder on any account including any defect in the construction.
12. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said bungalow.
13. The Buyer shall not be allowed to alter any portion of the bungalow that may change its external appearance without due authorization from the Builder and / or Association / Society In-charge of maintenance for an initial period ending upto 2015 and all the bungalows in the project of Silver Oak Bungalows shall have a similar elevation, color, scheme, compound wall, landscaping, trees etc. for which the Buyer shall not raise any obstructions / objections.
14. The Builder shall deliver the possession of the completed bungalow together with the redelivery of the plot of land to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Silver Oak Bungalows project.

For MEHTA & MODI HOMES


Partner

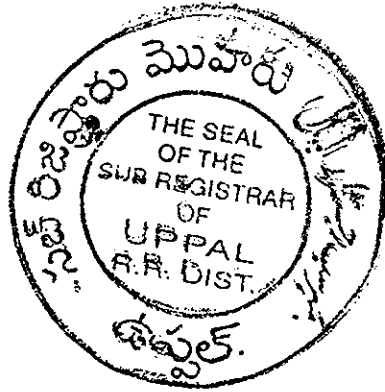
For MEHTA & MODI HOMES


Partner


BISHNU KUMAR
1PP14

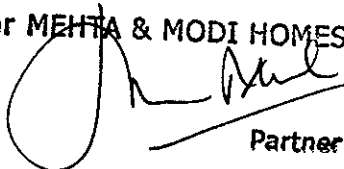
ది పత్రము 6127 నంబరు
దక్కణ్ణెల మొదల వాణిముల
నంబరు 15 నంబరు వరుస
నంబరు 5

✓
న. రెడ్డి

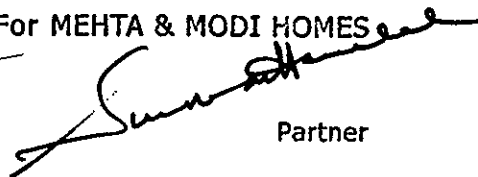



16. The Buyer shall not cut, maim, injure, tamper or damage any part of the structure of any part of the bungalow nor shall the Buyer make any additions or alterations in the bungalow without the written permission of the Builder and / or any other body that may be formed for the purposes of maintenance of the Silver Oak Bungalows Project.
17. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Silver Oak Bungalows project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
18. The builder shall have the right to construct other bungalows and provide necessary common amenities and facilities on the Scheduled Land that is required under the scheme of development of Silver Oak Bungalows and the Buyer shall not make any objection or interruption nor make any claims to the proposed constructions etc. It is further, hereby specifically declared that roads, passages, drainage, water pipelines, sewerage connections, electric cables, transformer room, recreational facilities, gardens etc. which are for the common enjoyment of the occupants of Silver Oak Bungalows shall be enjoyed jointly in common by the occupants, owners or the buyers of the respective bungalows without any hindrance or objection of any kind whatsoever.
19. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, and/or the agreement for development charges.
20. The Buyer shall become a member of the association / society that has been formed / will be formed for the purposes of the maintenance of the Silver Oak Bungalows Project and shall abide by its rules framed from time to time. The Buyer shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association. The Buyer undertakes to pay regularly the subscription and also his contribution of the expenses as the society / association intimates him from time to time. Until the society / association is formed the Vendee shall pay to the Builder such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers etc., as may be determined by the Builder.

For MEHTA & MODI HOMES


Partner

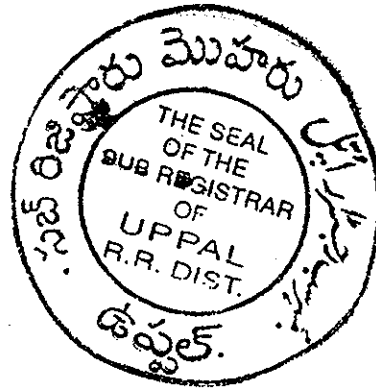
For MEHTA & MODI HOMES


Partner


BISHNU KUMAR
IPPLI

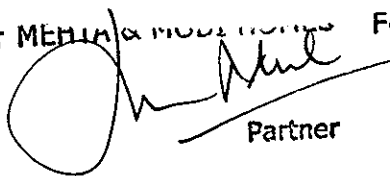
- వ పుస్తకము 6(27)...సం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రిజిస్ట్రారు

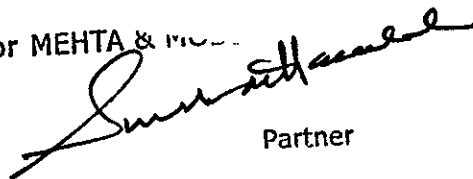



21. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
22. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 10% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said bungalow to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
23. The Buyer shall impose all the relevant conditions laid down in this agreement in respect of usage, maintenance, alterations, membership of the association / society etc. upon the transferee, tenant, occupier or user of the bungalow. However, even if such conditions are not laid down expressly by the Buyer or if laid down are inconsistent with the conditions laid down under this agreement, such agreements made by the Buyer shall be subject to terms and conditions contained under this agreement and such inconsistent terms and conditions laid down by the Buyer shall be deemed to be void. Further, such transferee / tenant / occupier etc., shall be bound by the terms and conditions contained under this agreement.
24. That the Buyer or any person through him shall keep and maintain the bungalow in a decent and civilized manner. The Buyer shall further endeavor and assist in good up-keeping and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / buyers of the Silver Oak Bungalow. To achieve this objective the Buyer, inter-alia shall not (a) Throw dirt, rubbish etc. in any open place, compounds roads etc. no meant for the same. (b) Use the bungalow for any illegal, immoral, commercial & business purposes. (c) Use the bungalow in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / buyers of Silver Oak Bungalows. (d) Store any explosives, combustible materials or any other materials prohibited under law.
25. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.

For MEHTA & PATEL


Partner

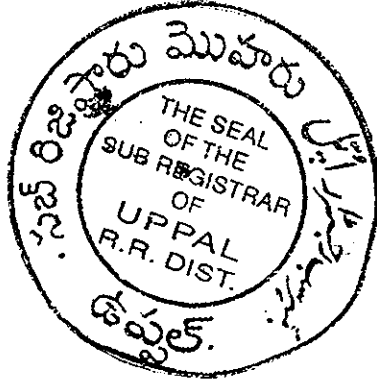
For MEHTA & PATEL


Partner


BISHNU KUMAR
IPPIL

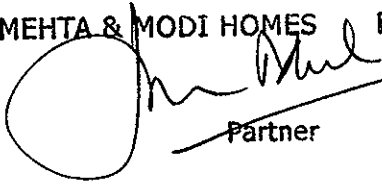
వ పుస్తకము 6/27...సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య.....7.....

సబ్-రిజిస్ట్రారు

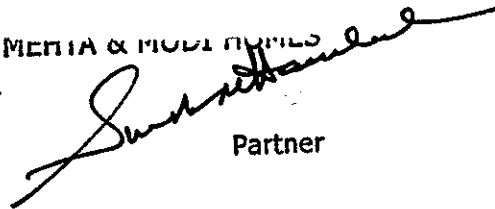


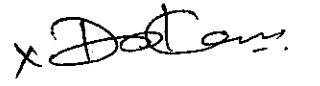
26. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
27. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
28. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
29. Stamp duty and Registration amount of Rs. 22,725 /- is paid by way of challan No. 795965, dated 04.07.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

X 
BISHNU KUMAR
IPPILI

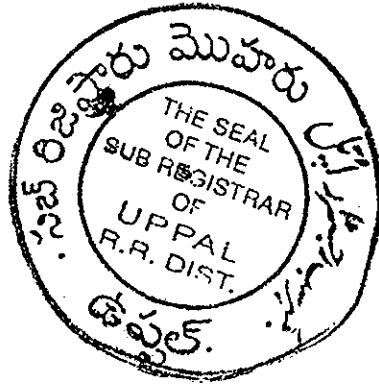
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దస్తవేజుల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు పుస్తకము

సంఖ్య... 9

సబ్-రెజిస్ట్రారు



SCHEDULED PROPERTY

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 365 admeasuring about 179 sq. yds. forming part of Sy. No. 31, 40, 41, 42, 44 & 45. situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:


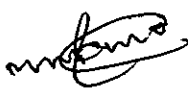
North	Plot No. 366
South	Plot No. 364
East	Open Land
West	30' Wide Road

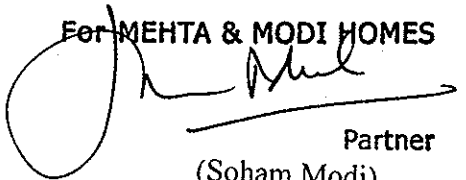
AND

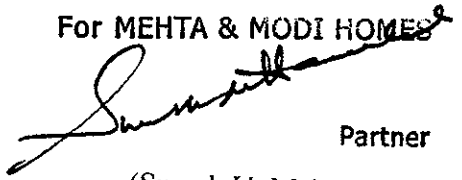
- b) ALL THAT DELUXE BUNGALOW admeasuring 1650 sq. ft. of built-up area to be constructed on the above said plot no. 365 as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B.


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

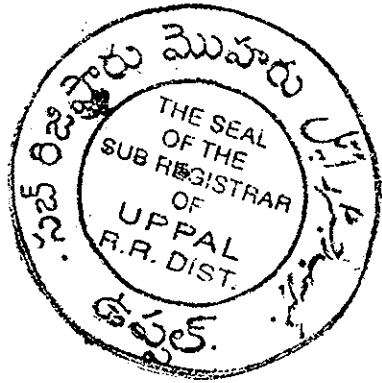
For MEHTA & MODI HOMES

Partner
(Suresh U. Mehta)
BUILDER

X

BUYER.
BISNU KUMAR IPPILI

.. వ పుస్తకము 6/27... 2018

దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 15 ఈ కాగితపు వలస
సంఖ్య..... 9.....

సబ్-రిజిస్ట్రారు



ANNEXURE - A

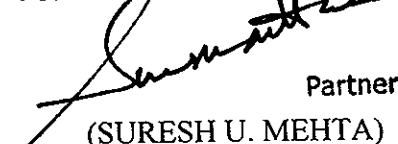
SPECIFICATIONS:

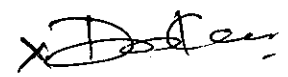
Item	Deluxe Bungalow
Structure	RCC
Walls	4" 6" solid cement blocks
External painting	Exterior emulsion
Internal painting	Smooth finish with OBD
Roof	Sloping with country tiles
Flooring	Marble slabs in all rooms
Door frames	Teak wood
Doors	Panel doors with branded hardware
Electrical	Copper wiring with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

For MEHTA & MODI HOMES



Partner
(SOHAM MODI)
BUILDER

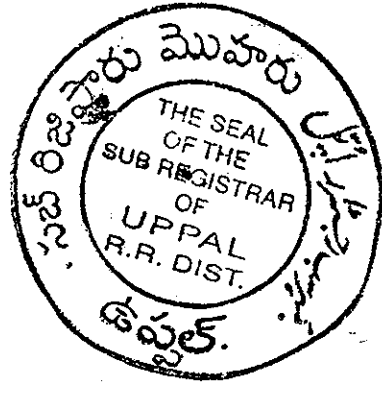
For MEHTA & MODI HOMES


Partner
(SURESH U. MEHTA)
BUILDER


BISNU KUMAR
BUYER 19914

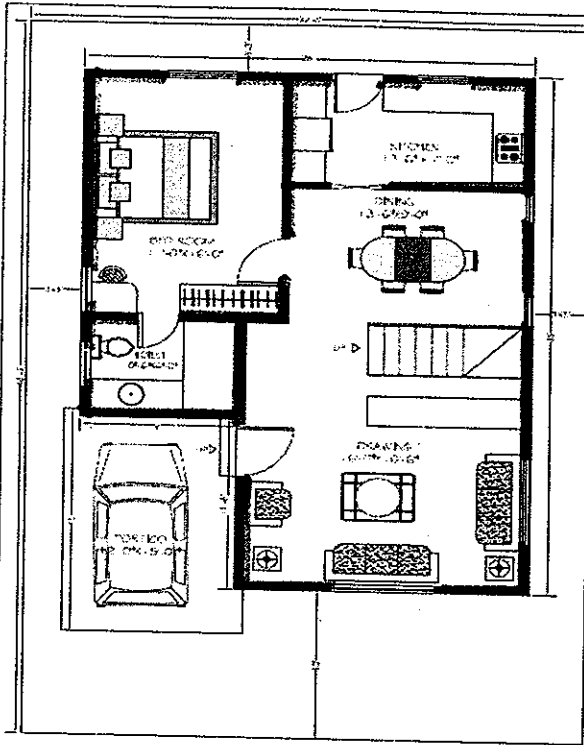
1 వ పుస్తకము 6/27.08.08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 10.....


సబ్-రిజిస్ట్రారు

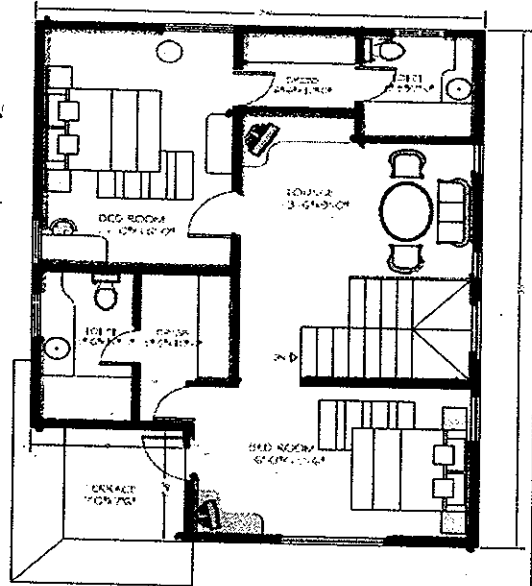


ANNEXURE - B

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 365 ADMEASURING
1650 SFT. OF BUILT-UP AREA.



GROUND FLOOR PLAN

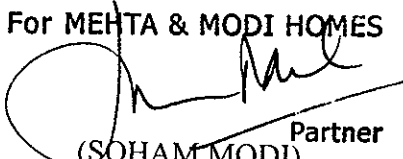


FIRST FLOOR PLAN

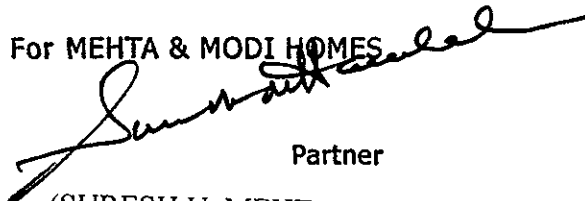
AREA OF GROUND FLOOR = 807 SFT
AREA OF FIRST FLOOR = 843 SFT

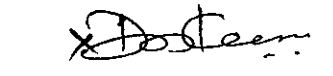
1650 SFT

For MEHTA & MODI HOMES

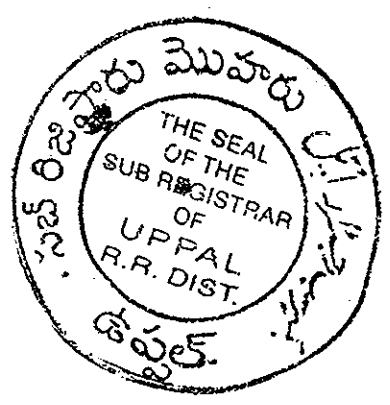

Partner
(SOHAM MODI)
BUILDER

For MEHTA & MODI HOMES


Partner
(SURESH U. MEHTA)
BUILDER


BISHNU KUMAR
BUYER
19PLLI

6127.08
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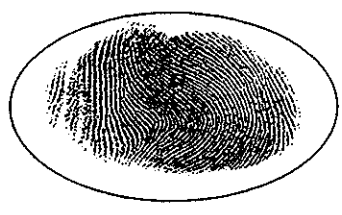
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

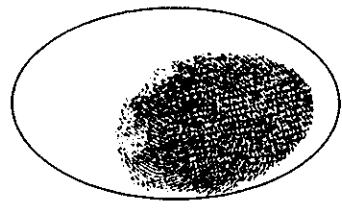
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



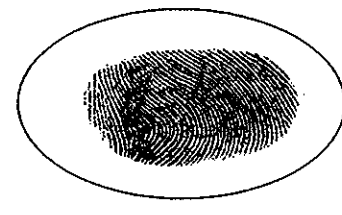
BUILDER:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II 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, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS:

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

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

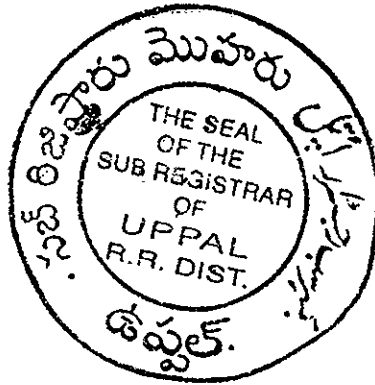
For MEHTA & MODI HOMES

Partner
SIGNATURE OF EXECUTANTS

BISHNU KUMAR IPPILI

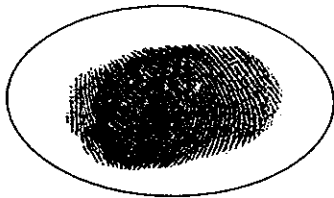
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దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...12.....

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
---------	--	--	--



BUYER:

MR. BISHNU KUMAR IPPILI
S/O. MR. IPPILI SATYA RAO
PERMANENT ADDRESS AT
MAINROAD, KALIMELA
MALKANGIRI
ORISSA - 764 047
PRESENTLY RESIDING AT
SENIOR ENGINEER - ERP SYSTEMS
IT DEPT, SOROUH REAL ESTATE
ABU DHABI MALL
ABU DHABI,
P.O BOX NO. 93666
U.A.E



REPRESENTATIVE:

MR. J. SATYARAO
S/O. MR. B. JAGANNADHA RAO
R/O. MAIN ROAD
KALIMELA
MALKANGIRI (DIST)
ORISSA.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner
SIGNATURE OF EXECUTANTS

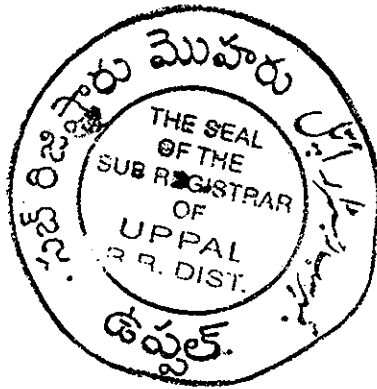
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. J. SATYARAO, as I / We cannot appear personally before the Registering Officer in the Office of
Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)
BISHNU KUMAR IPPILI

- వ పుస్తకము 6127...సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...12.....

సబ్-రిజిస్ట్రారు



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/11/81	25

D.P.L. No. 114
 BHARAT SCOUTS & GUIDES -
 DEPARTMENT OF TRAINING, SEC'Y-BAD
 16/07/2006
 16/07/2006

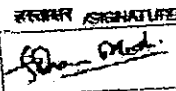
PERMANENT ACCOUNT NUMBER

AEMPM6725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI


DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

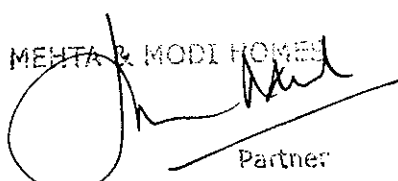
INDIA UNION DRIVING LICENCE
 ANDHRA PRADESH

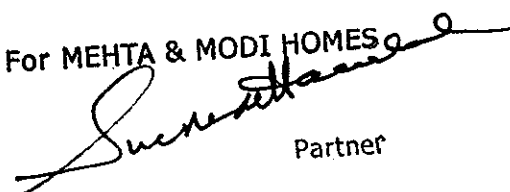
DRIVING LICENCE
 DLDAPE11193CZ2002


PRABHAKAR REDDY K
K PABHAKAR REDDY
2-3-64/1024
JAYARAM REDDY
HYDERABAD

DUPLICATE

Licencing Authority
 RTA-HYDERABAD

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

చ పుస్తకము 6122...వలె

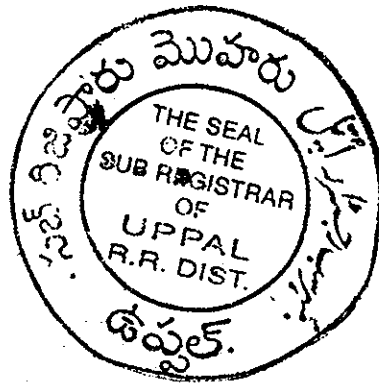
విస్తావీజాల మొత్తం కాగితముల

పంఖ్య..15....ఈ కాగితపు చదవ

పంఖ్య..14.....

✓

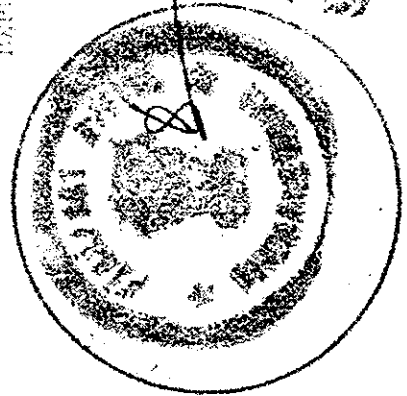
జి.వి.సి.సి.సి.



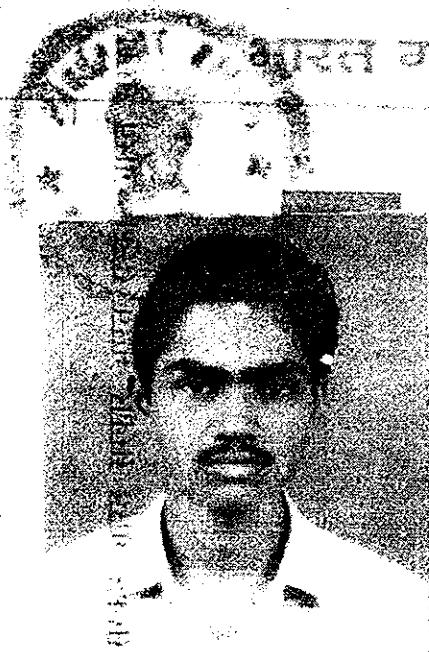
एक बात, यह कहना है कि भारत, एक लोकतान्त्रिक राष्ट्र है, जहाँ प्रत्येक नागरिक को अपनी आजादी से शोषण नहीं होना चाहिए, और जो हमारे देश के विकास और प्रगति के लिए आवश्यक है।

THESE ARE TO REQUEST AND TO REQUEST THAT THE PRESIDENT OF THE REPUBLIC OF INDIA SHALL BE PLEASED TO CONSENT TO ALLOW THE BEARING OF THIS PASSPORT TO BE IN THE INTEREST OF HONOUR AND TO AFFORD HIM THE VERY BEST AND PROTECTION OF WHICH HE OR SHE IS ENTITLED TO IN INDIA.

NEW DELHI, INDIA
BY ORDER OF THE
DEPARTMENT OF EXTERNAL AFFAIRS



Handwritten signatures and stamps, including the name 'DILAN' and other illegible text.



I-Doshnee Kumar

GOVERNMENT OF INDIA

REPUBLIC OF INDIA		
Type	Country Code	Passport No.
	IND	B 0365622
Surname		
I P P I L I		
Given Name		
BISHNOO KUMAR		
Nationality	Sex	Date of Birth
INDIAN	MALE	1-7-1997
Place of Birth		
KALIMELA		
Place of Issue		
MHUBANESWAR		
Date of Issue	Date of Expiry	
17 AUG 1999	16-8-2009/E	

వ పుస్తకము... స...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు నరుస
సంఖ్య... 15.....

సబ్-రిజిస్ట్రారు

