

# Silver Oak Bungalows Phase -III

(Owned & Developed by Mehta & Modi Homes) Sy.  
No. 31, 40, 41, 42, 44, 45 & 55  
Cherlapally, Hyderabad-500 051.  
Phone: 040-65167555.

Marketed by:



## MODI

PROPERTIES &  
INVESTMENTS PVT. LTD.  
5-4-187/3 & 4, II floor, M. G. Road  
Secunderabad - 500 003.  
Phone : +91-40-66335551  
Fax : +91-40-27544058  
Email : info@modiproperties.com

### BOOKING FORM

Name of Purchaser:	JITENDAR N KAMDAR HUF			No 152	
Name of father/spouse:	NAVEEN CHANDRA KAMDAR	Age	50		
Address:	503, Meghastan, Dewalay Lane,				
	Chhatkory(E), Mumbai - 400077.				
Occupation:	Business				
Phone	Office		Home		
	Mobile		Email		
Plot No.	344	Plot Area	210 Sq. yds.	Built-up Area	1835ft.
Total Sale Consideration:	Rs. 30,00,000				
(in words)	Rupees. Thirty Lakhs only				
Payment Terms	Booking Amount	Rs. 50,000	Receipt no. & date:	02-08-10	
Installment No.	Due Date		Amount		
1.	17-8-10		500,000		
2.	01-10-11		24,50,000		
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
Payment Scheme	<input type="checkbox"/> Housing Loan		<input checked="" type="checkbox"/> Installment Scheme		
Remarks	Registration, vat, S. Tax AS APPLICABLE				
	PPT No.	365			

I HEREBY DECLARE THAT I HAVE GONE THROUGH AND UNDERSTOOD THE TERMS AND CONDITIONS MENTIONED OVERLEAF AND SHALL ABIDE BY THE SAME

Date: 02/8/10

Signature of Purchaser:

Place: Secunderabad

For Modi Properties & Investments Pvt. Ltd.

Booked by: Sathish modi

Signature:

Name: (A. SAMRAJIWARAO)

Note:

M/s. Mehta & Modi Homes a partnership firm is the Owner / Builder / Developer of Silver Oak Bungalows (Phase III). M/s. Modi Properties & Investments Pvt. Ltd., are duly appointed as the sole Marketing Agents of M/s. Mehta & Modi Homes. All payments however shall be made directly in favour of M/s. Mehta & Modi Homes. The term Builder shall mean and include both Modi Properties & Investments Pvt. Ltd. and Mehta & Modi Homes.

From,  
Jitendar N Kamdar HUF,  
S/o. Shri Naveenchandra Kamdar,  
503, Meghratan, Dewasar Lane,  
Ghatkopar (E),  
Mumbai - 400 077.

Date: 06.08.2010

To,  
Mr. Soham Modi  
Managing Partner,  
M/s. Mehta & Modi Homes,  
5-4-187, 3&4,  
Soham Mansion, II floor,  
M.G. Road,  
Secunderabad - 500 003.

Dear Sir,

I have booked bungalow no. 344 in your project known as 'Silver Oak Bungalows' situated at Survey nos. 31,40, 41, 42 44 & 45, Cherlapally, Hyderabad - 500005 vide booking form no. 3162 dated 02.08.2010.

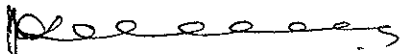
I have paid an amount of Rs. 5,50,000/- out of the total sale consideration of Rs. 30,00,000/- . I am due an amount of Rs. 24,50,000/- to you.

I request you to re-sell the said flat to any intending purchaser on the rate & terms and conditions you deem fit.

Please deduct the arrears for the said flat from the amounts received from the intending purchaser and thereafter refund to me any excess amount that you may receive. You may collect charges like stamp duty, registration charges, service tax, etc., from the intending purchaser.

Thank You.

Yours sincerely,  
For Jitendar N Kamdar HUF



Karta

From,  
Sanghvi Mehul,  
S/o. Upendra,  
R/o. Avani Sagar 'C' Wing,  
Dadabhai X Road No. 2,  
Ville Parle (W),  
Mumbai - 400 056.

Date: 01.06.2010

To,  
Shri. Soham Modi, Managing Partner,  
Mehta & Modi Homes,  
5-4-187/3 & 4, II floor, Soham Mansion,  
M. G. Road, Secunderabad - 500 003

Sub.: Payment for purchase of Bungalow Nos. 344, 313, 364, 307 & 369 at Silver Oak Bungalows Phase III situated at Survey nos. 31,40, 41, 42 44 & 45, Cherlapally, Hyderabad - 500 051.

Dear Sir,

I have made an advance payment of Rs. 27.50 lakhs to you vide cheque no. 224095 dated 4.8.2006.

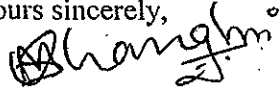
I had paid this amount to you as advance sale consideration for purchase of bungalows in your project. I request you to please adjust the amount paid towards part payment of sale consideration for the purchase of 5 bungalows, the details of which are given below.

Bungalow no	Name of purchaser	Amount to be adjusted	Towards payment of
344	Jitender N Kamdar HUF	Rs. 50,000/-	Booking Amount
344	Jitender N Kamdar HUF	Rs. 500,000/-	First installment
313	Jitender N Kamdar HUF	Rs. 50,000/-	Booking Amount
313	Jitender N Kamdar HUF	Rs. 500,000/-	First installment
364	Mehul Shanghvi	Rs. 50,000/-	Booking Amount
364	Mehul Shanghvi	Rs. 500,000/-	First installment
307	Jitender N Kamdar HUF	Rs. 50,000/-	Booking Amount
307	Jitender N Kamdar HUF	Rs. 500,000/-	First installment
369	Mehul Shanghvi	Rs. 50,000/-	Booking Amount
369	Mehul Shanghvi	Rs. 500,000/-	First installment

The balance payments for respective bungalows shall be made as per agreed terms.

Thank You.

Yours sincerely,



Mehul Sanghvi.



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

T 190267

S.No. 52067 Date 16/11/2010 Rs. 100

Sold to Soulabh

S/o. B/o. W/o. Shantika

For Whom Mehta & Modi Homes

K. SATISH KUMAR  
SVL.No.13/2000 R.No.16/2009  
5-2-30, Premavathipet (V),  
Rajendranagar (M), R.R. Dist.

AGREEMENT OF SALE

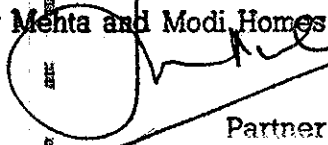
This Agreement of Sale is made and executed on this the 18<sup>th</sup> day of November 2010 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its 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 38 years and Mr. Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 58 years, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.)

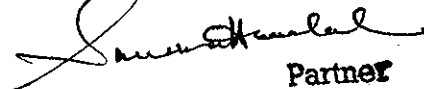
AND

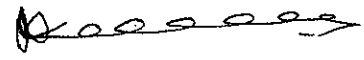
Shri. Jitender N. Kamdar (HUF) represented by its Karta Shri. Jitender N. Kamdar, Son of Shri Navinchandra Kamdar, aged about 50 years, having its office at 503, Meghratan, Derasar Lane, Ghatkopar(E), Mumbai – 400 077., hereinafter referred to as the Vendee (which term shall mean and include his heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

  
X  
JNK

WHEREAS:

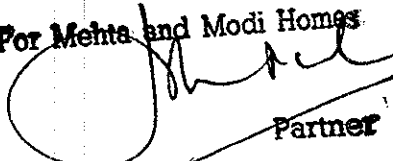
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

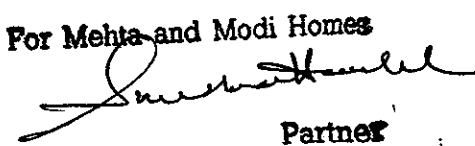
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

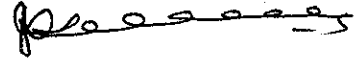
- B) Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh were the absolute owners and possessors of the land admeasuring about Ac. 1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as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

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

- C) The 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, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing document no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The 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 permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA vide permit no 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010 and from GHMC vide permit no. B/303/CCP/TPS/GHMC/10 dated 28.06.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.

For Mehta and Modi Homes  
  
Partner

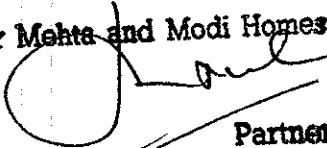
For Mehta and Modi Homes  
  
Partner

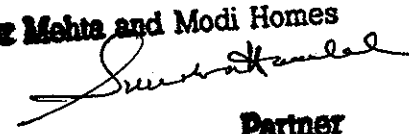
  
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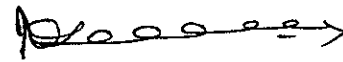
- H) The Vendor has purchased about Ac. 6-05 Gts., forming a part of Sy. No. 35 to 39 of Cherlapally Village, and has already developed into 76 independent bungalows along with amenities like club house, swimming pool, tennis court, badminton courts, landscape garden, childrens park, back-up generator, street lighting, etc. The said development is referred to as Silver Oak Bungalows Phase-I. The Vendor has further purchased about Ac. 6-10 Gts., forming a part of Sy. No. 291 of Cherlapally Village, and is developing the same into 68 independent bungalows along with amenities like amphitheatre, childrens park, roads, street lighting, etc. The said development is referred to as Silver Oak Bungalows Phase-II.
- I) The Vendor proposes to develop the Scheduled Land by constructing about 103 Independent Bungalows of similar size, similar elevation, same colour, scheme, etc. along with certain amenities for the common enjoyment like a club house, CC roads, street lighting, landscaped gardens, etc. The Vendor proposes to share the common amenities between Silver Oak Bungalows (Phase-I), Silver Oak Bungalows (Phase-II) and Silver Oak Bungalows (Phase-III) amongst the owners of the Bungalows in each Phase. The proposed bungalows will be constructed strictly as per the design proposed by the Vendor and the Vendee shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
- J) The Vendor in the scheme of the development project of Silver Oak Bungalows (Phase-III) has planned that the prospective buyers shall eventually become the absolute owner of the identifiable land (i.e., plot of land) together with independent bungalow constructed thereon. For this purpose, the Vendor and the Vendee are required to enter into three separate agreements, one with respect to the sale of land, second with respect to development charges on land and the third with respect to the construction of the bungalow. These agreements will be interdependent, mutually co-existing and inseparable though in the scheme of the project the Vendor may execute a Sale Deed in favour of the Vendee before commencing construction of the bungalow.
- K) The Vendee has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and the plot of land bearing plot no. 344 and also about the capacity, competence and ability of the Vendor 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 (Phase-III).
- L) The Vendee is desirous of purchasing a plot of land together with a bungalow to be constructed thereon as detailed below in the project – Silver Oak Bungalows (Phase-III) and the Vendor is desirous of selling the same:

Plot No.	Extent of land	Type of Bungalow	Built-up Area	Portico Area	Terrace Area	Total Area
344	210 Sq. Yds.	Semi Deluxe	1650 sft	180 sft	53 sft	1883 sft

- M) The Vendee has made a provisional booking vide booking form no. 3162 dated 02.08.2010 for the above referred bungalow and has paid a booking amount of Rs. 50,000/- to the Vendor.
- N) The parties hereto after discussions and negotiations have agreed to certain terms and conditions of sale and are desirous of recording the same into writing.

For Mehta and Modi Homes  
  
 Partner

For Mehta and Modi Homes  
  
 Partner

  
 X JNK

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of this agreement of sale the Vendor agrees to transfer or caused to be transferred in favour of the Vendee and the Vendee hereby agrees to purchase from the Vendor plot of land admeasuring about 210 sq. yds. bearing plot no. 344 in Silver Oak Bungalows (Phase-III) situated at Sy. No. 31, 40(P), 41(P), 42, 44, 45 & 55 , Cherlapally Village, Ghatkesar Mandal, R.R. District together with a semi deluxe bungalow to be constructed thereon as per the specifications and other terms and conditions contained herein and which is more-fully described in the schedule given under and in the plan annexed hereto (the said plot of land and the bungalow to be constructed is herein after referred to as the Scheduled Property) for a total consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only). The breakup of the total consideration is as under:

Sl. No.	Description	Amount
A.	Towards sale of land	Rs. 8,40,000/-
B.	Towards development charges of land for laying of roads, drains, parks, etc.	Rs. 3,60,000/-
C.	Total towards land cost (A+B)	Rs.12,00,000/-
D.	Towards cost of construction, water & electricity connection and for other amenities.	Rs. 18,00,000/-
E.	Total sale consideration (C+D)	Rs. 30,00,000/-

2. That the Vendee in pursuance of this agreement has paid an amount of Rs. 50,000/- towards sale consideration to the Vendor which is hereby admitted and acknowledged by the Vendor.
3. That the Vendee in pursuance of this agreement shall pay the balance consideration of Rs. 29,50,000/- to the Vendor as under:

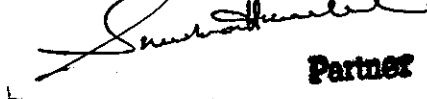
Installment	Due date for payment	Amount
I	17.08.2010	Rs. 5,00,000/-
II	01.10.2011	Rs. 24,50,000/-

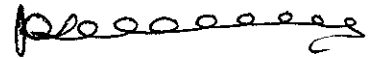
4. That the Vendee shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances the Vendee shall delay the payment of installments for more than 1 month from the due date.
5. That the Vendee at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Vendee shall endeavor to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Vendor shall under no circumstances be held responsible for non-sanction of the loan to the Vendee for what so ever reason. The payment of installments to the Vendor by the Vendee shall not be linked with housing loan availed / to be availed by the Vendee.
6. That in case of delay in the payment of installments for more than 1 month from the due date, this agreement shall stand cancelled and the Vendor shall be entitled to forfeit the following amounts towards cancellation charges:
- In case of failure of Vendee to obtain housing loan within 7 days of this agreement, the cancellation charges will be NIL provided necessary intimation to this effect is given to the Vendor in writing along with necessary proof of non-sanction of the loan. In case of such non intimation, the cancellation charges shall be Rs. 25,000/-
  - In case of request for cancellation in writing within 15 days of this agreement, the cancellation charges shall be Rs. 50,000/-.
  - In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 10% of the agreed total sale consideration.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

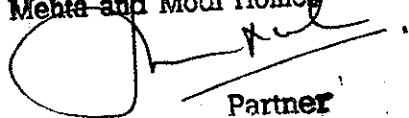
  
Partner



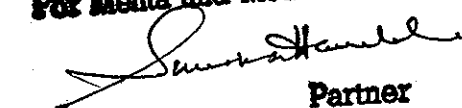
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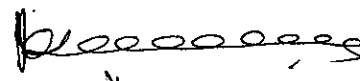
7. That the Vendor covenants with the Vendee that the Scheduled Property is free from all encumbrances of any nature such as prior sales, exchanges, mortgages attachments etc. and they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for sale. The Vendor assures the Vendee that if there is any defect in the title to the Scheduled Property on account of which the Vendee has to incur damage/costs, the Vendor shall indemnify the Vendee fully and properly of such damage/ costs.
8. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Vendee only and such costs do not form part of the agreed sale consideration. The Vendee shall pay stamp duty and/or registration charges as required for execution of this agreement, sale deed, agreement for construction, agreement for development charges, etc. within a period of 90 days from this agreement. In case the Vendee fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Vendee and shall be recoverable as dues from the Vendee.
9. It is hereby agreed and understood explicitly between the parties hereto the Vendee 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, or the agreement for development charges, and/or the agreement of construction.
10. That the possession of the plot of land shall be delivered by the Vendor to the Vendee only upon registration of the Sale Deed. The Vendee immediately thereafter shall handover the possession of the plot of land back to the Vendor for the purposes of carrying out construction of the bungalow thereon and for providing other amenities which are part and parcel of the Silver Oak Bungalows (Phase-III) Project. The Vendor shall re-deliver the possession of the completed bungalow together with the plot of land to the Vendee only upon payment of entire sale consideration and other dues by the Vendee to the Vendor.
11. The Vendor agrees to deliver the Scheduled Property completed in all respects on or before 1<sup>st</sup> October 2011 with a further grace period of 6 months.
12. That the Vendee shall enter into a separate agreement with the Vendor for construction of the bungalow as per the specifications and other terms and conditions agreed upon. The Vendee shall also enter into a separate agreement with the Vendor for payment of development charges on land.
13. That it is specifically understood and agreed by the Vendee that the Sale Deed executed in favour of the Vendee, the Agreement for Construction and Agreement for Development charges entered into between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and / or inseparable. The Vendee therefore shall not be entitled to alienate in any manner the plot of land registered in his favour and / or enter into an Agreement for Construction in respect of the bungalow with any other third parties. However, the Vendee with the prior consent in writing of the Vendor shall be entitled to offer the Scheduled Plot as a security for obtaining housing loan for the purposes of purchase and construction of the proposed bungalow in the Scheduled Plot.
14. That the name of the project which is styled by the Vendor as Silver Oak Bungalows (Phase-III) shall always be called as such and shall not be changed.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

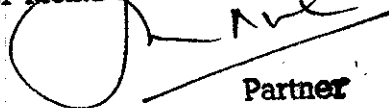
  
Partner

  
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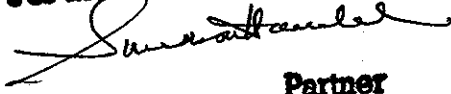


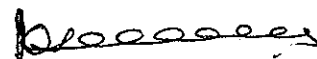
15. That the Vendee shall not be allowed to alter any portion of the bungalow that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period ending upto 2015 and all the bungalows in the project of Silver Oak Bungalows (Phase-III) shall have a similar elevation, color scheme, compound wall, landscaping, trees etc. for which the Vendee shall not raise any obstructions / objections.
16. That the Vendee has examined the title deeds and other documents in respect of the Scheduled Land / Scheduled Property and is fully satisfied with regard to the title of the Vendor and the Vendee shall not hereafter raise any objection on this account.
17. That the Vendee agrees that under no circumstances including that of any disputes or misunderstandings, the Vendee shall not seek or cause the stoppage or stay of construction or related activity in the Silver Oak Bungalows (Phase-III) project or cause any inconvenience or obstructions whatsoever. However, the claim of the Vendee against the Vendor 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 Vendor. 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. That the Vendee shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor 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 (Phase-III) project and in respect to the Scheduled Property and also the adjoining areas.
19. That the draft of the Sale Deed, Agreement for Development charges, Agreement for Construction to be executed and registered, in pursuance of this agreement is annexed hereto as Annexure IV, Annexure V and Annexure VI respectively and is duly approved by the Vendee.
20. That the Vendee shall not cut, maim, injure, tamper or damage any part of the structure of any part of the bungalow nor shall the Vendee make any additions or alterations in the bungalow without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Silver Oak Bungalows (Phase-III) Project.
21. That the Vendee shall become a member of the association / society which shall be formed to look after the maintenance of the Silver Oak Bungalows (Phase-III) Project and shall abide by its rules. Until the society / association is formed the Vendee shall pay to the Vendor 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 Vendor.
22. That the Vendee or any person through him shall keep and maintain the bungalow in a decent and civilized manner. The Vendee 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 (Phase-III). To achieve this objective the Vendee, inter-alia shall not (a) Throw dirt, rubbish etc. in any open place, compounds roads etc. not 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 (Phase-III) (d) Store any explosives, combustible materials or any other materials prohibited under any law.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner



X  
JNK

23. That 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 and also the Agreement for Construction unless otherwise specifically waived and or differently agreed upon in writing.
24. That 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.
25. Wherever the Vendee is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Vendee shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Vendor is a Firm, Joint Stock Company or any Corporate Body.
26. 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.

SCHEDULED PROPERTY

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 344 admeasuring about 210 sq. yds. of Sy. No. 31, 40(P), 41(P), 42, 44, 45 & 55 , situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:

North	30' wide road
South	Park
East	Park
West	30' wide road

AND

- b) ALL THAT SEMI-DELUXE BUNGALOW admeasuring 1883 sq. ft. of built-up area to be constructed on the above said plot no. 344 as per the agreed specifications given in detail in Annexure II and as per the plan enclosed as Annexure III.

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

WITNESS:

1.

*JGK* (Handwritten signature)

2.

*a-sty*  
*(a-sty)* (Handwritten signature)

For Mehta and Modi Homes

*(Handwritten signature)*

**Partner**

(Soham Modi)

VENDOR

For Mehta and Modi Homes

*(Handwritten signature)*

**Partner**

(Suresh U. Mehta)

VENDOR

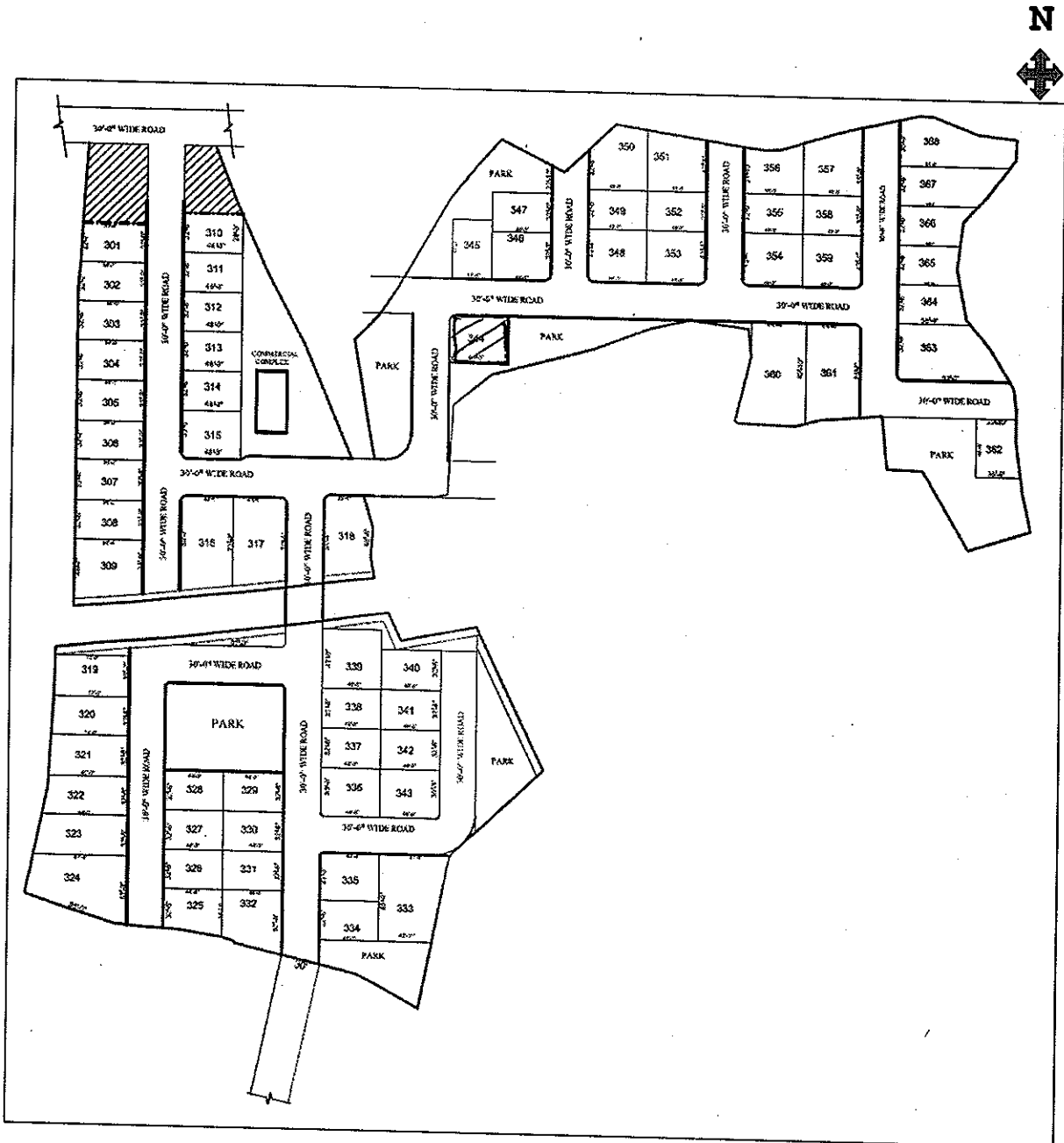
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*JNK*

VENDEE

ANNEXURE-I

PLAN SHOWING PLOT BEARING NO. 344 ADMEASURING ABOUT 210 SQ.YDS., (MARKED IN RED) FORMING A PART OF SURVEY NO. Sy. No. 31, 40(P), 41(P), 42, 44, 45 & 55 SITUATED AT CHERLAPALLY VILLAGE, GHATESKAR MANDAL, R.R. DISTRICT.



For Mehta and Modi Homes  
*[Signature]*  
**Partner**  
 (SOHAM MODI)  
 VENDOR

For Mehta and Modi Homes  
*[Signature]*  
**Partner**  
 (SURESH U. MEHTA)  
 VENDOR

*[Signature]*  
 X  
 JNK  
 VENDEE

ANNEXURE – II

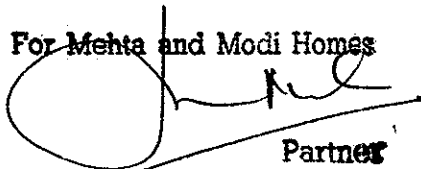
SPECIFICATIONS:

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

Note:

1. Choice of 2 colours for interiors 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided.
2. Change to external appearance and colors shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. Specifications / plans subject to change without prior notice.

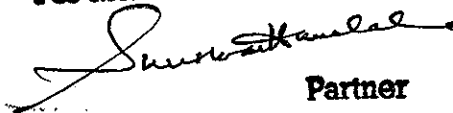
For Mehta and Modi Homes



Partner

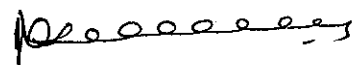
(SOHAM MODI)  
VENDOR

For Mehta and Modi Homes



Partner

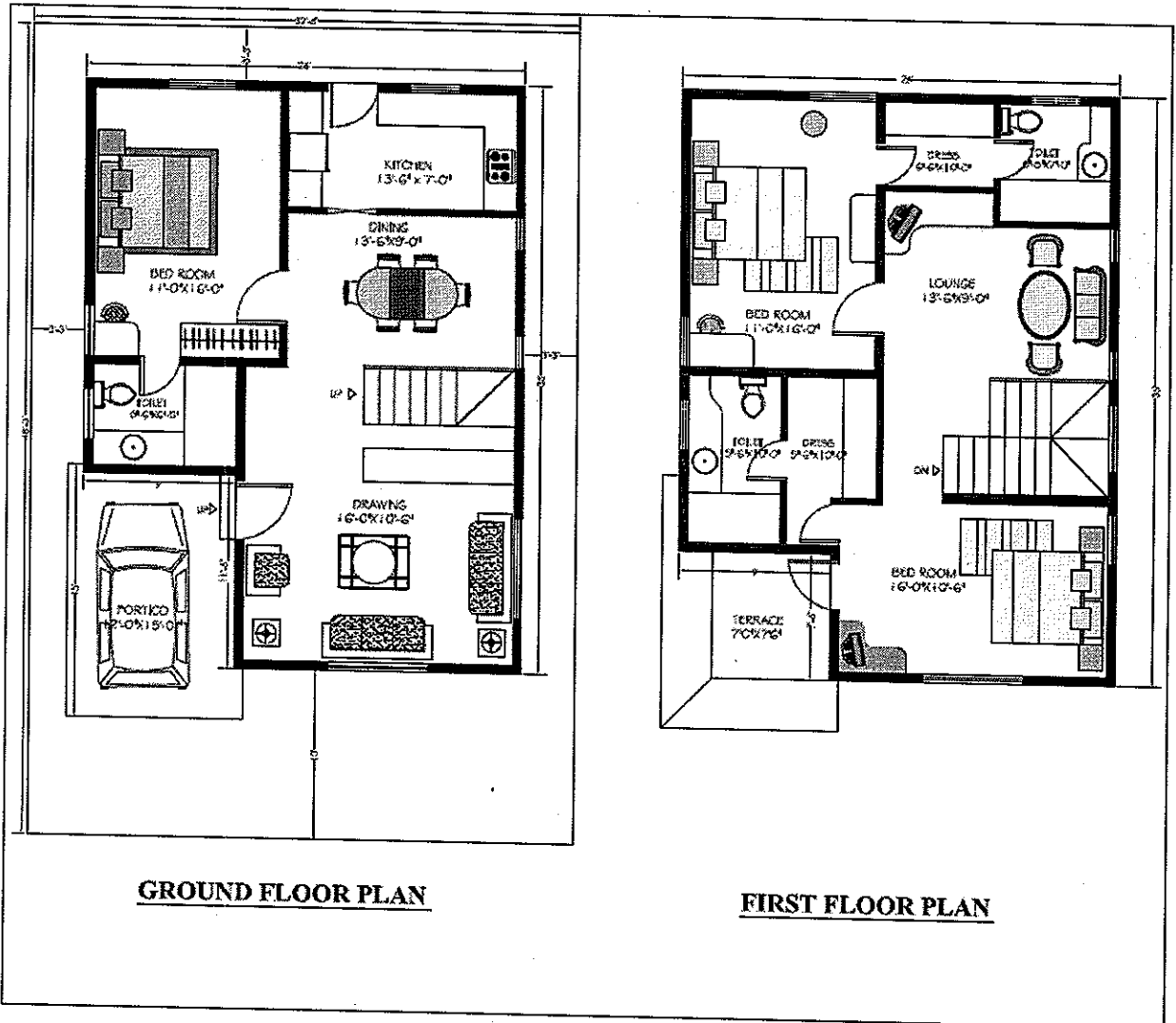
(SURESH U. MEHTA)  
VENDOR

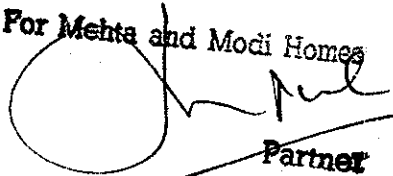


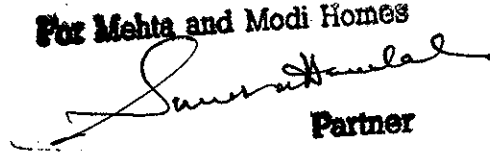
Y  
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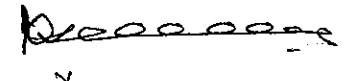
ANNEXURE - III

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 344 ADMEASURING 1883 SFT. OF BUILT-UP AREA.



For Mehta and Modi Homes  
  
Partner  
(SOHAM MODI)  
VENDOR

For Mehta and Modi Homes  
  
Partner  
(SURESH U. MEHTA)  
VENDOR

  
JNK  
VENDEE