

NG 30/10

Doc No: 7597/2010

4/10/2

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

1466 10/9/10

Santosh Soshankar H&P

Mehta & Modi Homes H&P

AM 486553

DUSA Srinivas RAO

S.V.I. 23/1988. R. No: 09/2019

12-11-16, War-siguda, SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 14th day of October 2010 at SRO, Uppal, Ranga Reddy District by:

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, Son of Sri Satish Modi, aged about 40 years and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.)

INFAVOUR OF

1. MR. SATISH JOHN, SON OF MR. BABY JOHN aged about 27 years, Occupation: Service
2. DR. J. SUJATHA, WIFE OF MR. BABY JOHN aged about 56 years, Occupation: Service, both are residing at Flat No. 202, Akshitha Apartments, Vijaypuri, Tarnaka Secunderabad - 500 017, 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

[Signature]
Partner

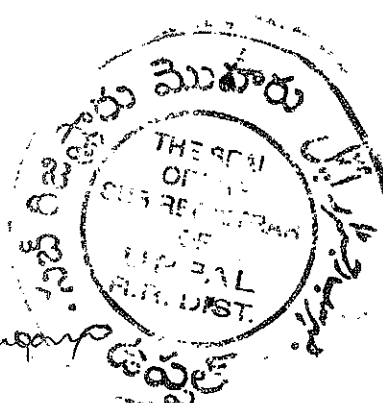
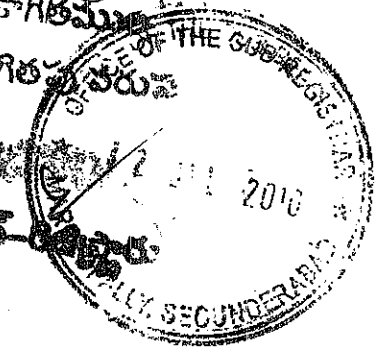
For Mehta and Modi Homes

[Signature]
Partner
[Signature]

Service of 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 draft (Sec. 41 of I.S.Act. 1879).....	Rs. 9999/-
3. in the shape of cash (Sec. 41 of I.S.Act. 1879).....	Rs. 100/-
4. adjustment of stamp duty under of I.S.Act. 1879, if any.....	Rs. 0/-
II. Transfer Duty:	
1. in the shape of stamp.....	Rs. 40000/-
2. in the shape of cash.....	Rs. 1000/-
III. Registration fee:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. 0/-
IV. User Charges:	
1. in the shape of challan.....	Rs. 0/-
2. in the shape of cash.....	Rs. 0/-
Sub-Registrar.....	Total: Rs. 150100/-

ప పుస్తకము...
దస్తవేజాల మొత్తం కాగితము...
సంఖ్య... ఈ కాగితము...
సంఖ్య...



శ్రీ K. P. Reddy
రిజిస్ట్రేషన్ నంబర్ 1998 తది సెక్షన్ 32 ఎ-సు
అనుసరించి...
మరియు...
దశమ రూ... 10,000/-

Receipt No. 386123 Dt. 14/10/10
Mabsiguda Branch, Sec'bad

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
Secunderabad-03, through attested GPA/SPA for presentation
of documents, Vide GPA / SPA No. 167/BK/10
dated 3.09.10 registerer at SRQ, UPPA
Ranga Reddy District.



Satish John
Sujatha

Satish John s/o. Baby John occ. Service
#202, Akshilky Apts, Vijayapuram, Tarnak
Sec'bad-017.

Dr. J. Sujatha w/o. Baby John, occ. Service
202, Akshilky Apts, Vijayapuram, Tarnak,
Sec'bad-017.

- 1. Venkateswara Reddy s/o. Baji Reddy occ. Service
11/5/2, Rd no. 2, Green Hills Colony, Hyderabad.
- 2. B. RAS kumar s/o. Anurudh Rao, occ. Business
R/o. Alwal, Sec'bad.

210 వ.సం.లో... 30.1.45 తది
1922 సం.లో... 2.2.2 తది.

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. 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.

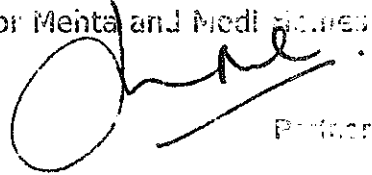
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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.

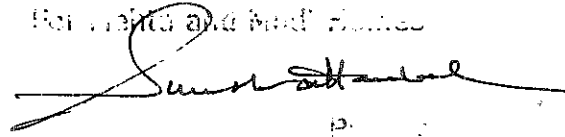
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- 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.

For Menta and Medi signed


Partner

For Menta and Medi signed


Partner

...పుస్తకము...
 దస్తావేజుల మొత్తం...
 సంఖ్య...
 సంఖ్య...

...
 ...

...
 No. 2572 of 10. Date 14/10/10

I hereby certify that the proper deficit
 stamp duty of Rs. 114900/- (One lakh, fourteen -
 thousand nine hundred only)
 has been levied at the rate of 1% ad valorem
 from M. K. P. Reddy
 on the value of Rs. 20,00,000/-
 consideration of Rs. 20,00,000/-
 higher than the market
 Value.

M.O. Uppal

14/10

...
 ...
 ...

Registration Endorsement

An amount of Rs. 139900/- towards Stamp Duty
 including Transfer duty and Rs. 10,000/-
 towards Registration Fee was paid by the party
 through Cheque Receipt of Number 386/23
 dated 14/10/10 at SRI Habsiguda Branch, Secbad

S.B.H. Habsiguda
 A/c No. 5100000700
 M.O. Uppal

Registration Endorsement

NOTE: Construction Agreement filed
 along with this case is for
 Rs. 2500000/-
 Paid Rs. 25000/-

An amount of Rs. 24900/- towards Stamp Duty
 including Transfer duty and Rs. ...
 towards Registration Fee was paid by the party
 through Cheque Receipt Number 386/24
 dated 14/10/10 at SRI Habsiguda Branch, Secbad

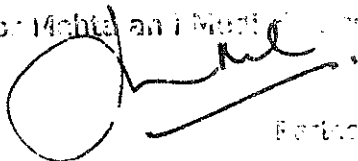
SUB REGISTRAR

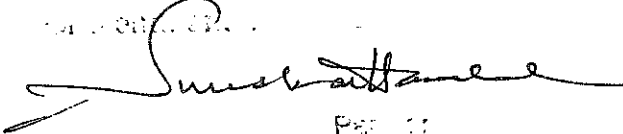


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 322 admeasuring 283 sq. yds along with semi-finished construction having a total constructed area of 1749 sft, hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.20,00,000/- (Rupees Twenty Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 322 admeasuring 283 sq. yds. along with semi-finished construction having a total constructed area of 1749 sft, forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Property and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.20,00,000/- (Rupees Twenty Lakhs Only) for being Housing Loan issued by RACPC, SBI Zonal Office, Secunderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Property is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of the Scheduled Property.
3. The Vendor further covenant that the Schedule Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Property it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Property, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Property unto and in favour of the Vendee in the concerned departments.

For Vendor

Vendor

For Vendee

Vendee

Handwritten text and numbers, possibly a signature or date, including the number 11 and 3.

Handwritten text in Telugu script, including the number 2000 and 14.

Handwritten signature or name.



6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
7. Stamp duty and Registration amount of Rs. 1,50,000/- is paid by way of challan No. ²⁴⁹⁰⁰~~386124~~₃₈₆₁₂₃, dated 14.10.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Ranga Reddy District.

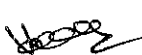
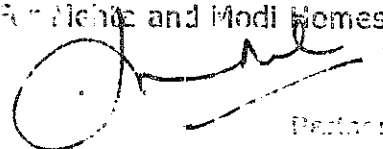
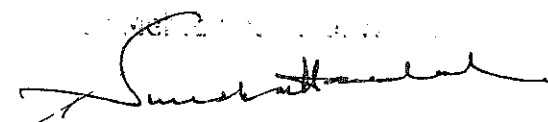
SCHEDULED PROPERTY


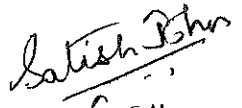
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 322 admeasuring about 283 sq. yds, along with semi-finished construction having a total constructed area of 1749 sft in the project known as "Silver Oak Bungalows-Phase III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 321
South	Plot No. 323
East	30' wide road
West	Open land (Sy. no. 34)

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

WITNESS:

1.   
 For M/s. and Modi Homes
 Director
 (Soham Modi)
 VENDOR

2.  
 (Sylth)
 VENDEE

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~~2572/10~~

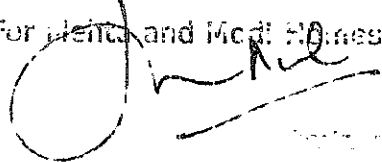


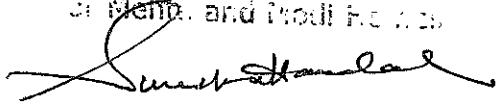
ANNEXTURE - 1 - A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 322 in the project known as "SILVER OAK BUNGALOWS PHASE-III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District
- (a) Nature of the roof : R. C. C. (G+1)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 283 sq. yds.
4. Built up area Particulars:
- a) Portico & Terrance Area : 319 Sft
- b) In the Ground Floor : 793 Sft
- c) In the First Floor : 637 Sft
- Total Built up Area :** -----
1749 Sft

5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 20,00,000/-

Date: 14.10.2010

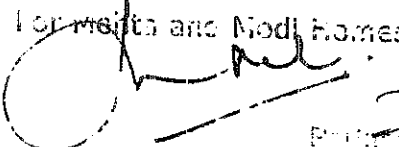
For Client and Modi Homes


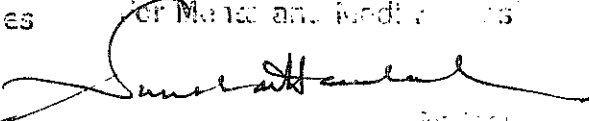
For Mand. and Modi Homes

Signature of the Executants

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 14.10.2010

For Client and Modi Homes


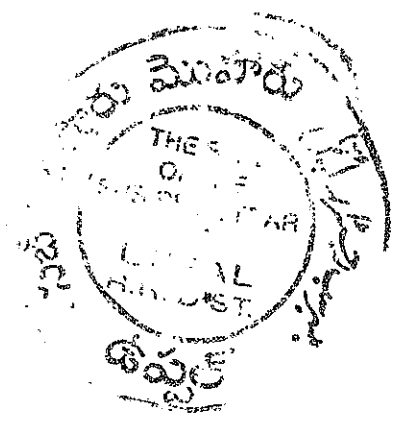
For Mand. and Modi Homes

Signature of the Executants

Satish John

Syeth

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REGISTRATION PLAN SHOWING

PLOT NO. 322, FORMING A PART

IN SURVEY NO. 31, 40, 41, 42, 44, 45 & 55

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: 1. MR. SATISH JOHN, SON OF MR. BABY JOHN

2. DR. J. SUJATHA, WIFE OF MR. BABY JOHN

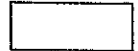
REFERENCE:
AREA: 283

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

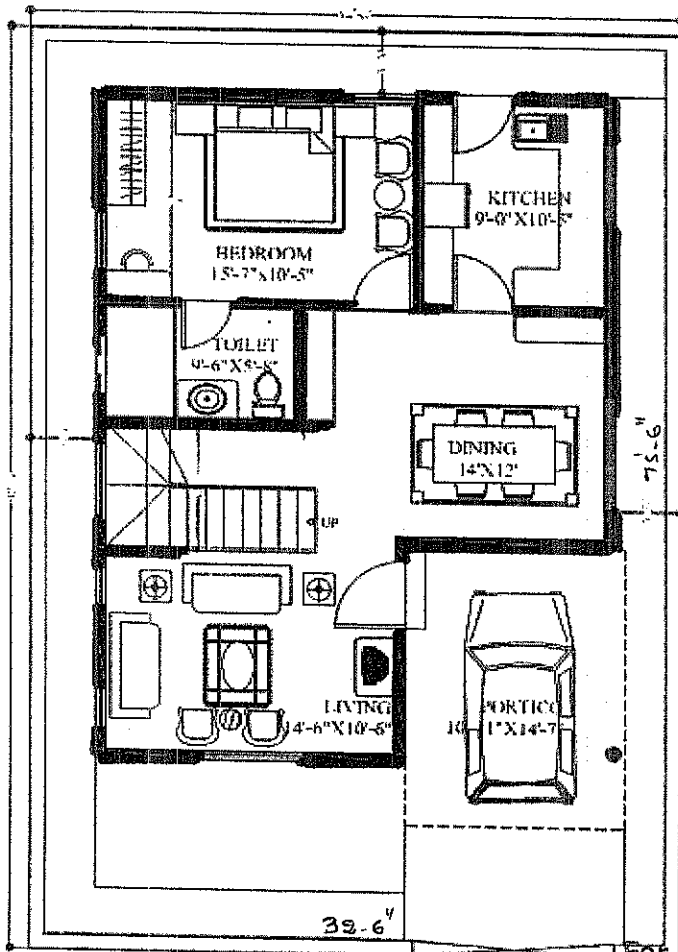


EXCL:

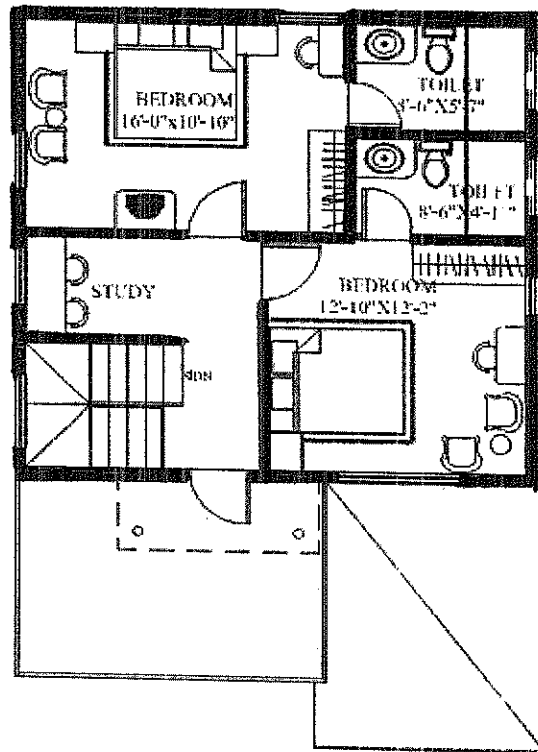


NORTH : PLOT NO. 321
SOUTH : PLOT NO. 323
EAST : 30' WIDE ROAD
WEST : OPEN LAND (SY. NO. 34)

BUILT-UP AREA : 1430 SFT
PORTICO AREA : 159 SFT
TERRACE AREA : 160 SFT
TOTAL AREA : 1749 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

For Mehta and Modi Homes

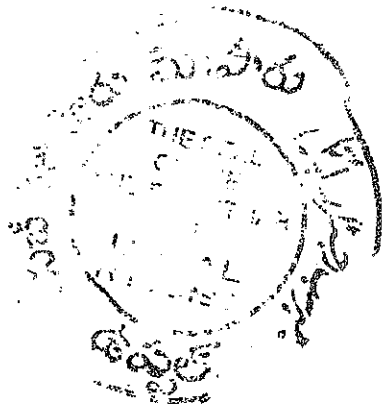
SIG. OF THE VENDOR

SIGN. OF THE BUYER

2577/10

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

SL.NO: **FINGER PRINT
IN BLACK
(LEFT THUMB)**

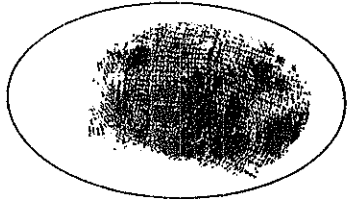
**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER**



VENDOR:

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

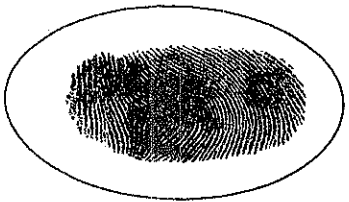
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



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
VIDE GPA NO. 167/BKIV/2010, Dated: 3.09.2010

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

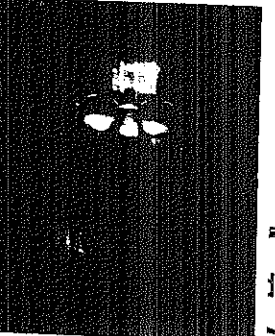
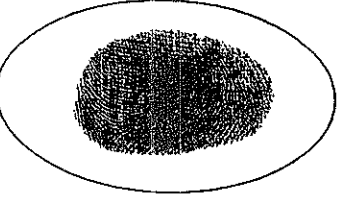


BUYERS:

1. MR. SATISH JOHN
S/O. MR. BABY JOHN
R/O. FLAT NO. 202
AKSHITHA APARTMENTS
VIJAYPURI, TARNAKA
SECUNDERABAD - 500 017.



2. DR. J. SUJATHA
W/O. MR. BABY JOHN
R/O. FLAT NO. 202
AKSHITHA APARTMENTS
VIJAYPURI, TARNAKA
SECUNDERABAD - 500 017



SIGNATURE OF WITNESSES:

- 1.
- 2.

M/S. Mehta & Modi Homes

M/S. Mehta & Modi Homes

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

Family Members Details			
S.No	Name	Relation	Date of Birth / Age
2	Kusum	Wife	06/07/51 / 55
3	Hani	Son	15/12/81 / 25

D.P.L. No. 114
 BHARAT SCOUTS & GUIDES-II
 RAJABHISE, SEC' BAD
 16/02/2006
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER
AWSPPM6725H

NAME
SUNAR SATEH MODI

FATHER'S NAME
SATEH MANLAL MODI

DATE OF BIRTH
10-10-1939

SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

Prasanna

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSPPM6704E

Signature

HOUSEHOLD CARD

Card No : PAP16388100R16

FF Shop No : 815

Name of Head of Household : Manita Suresh

Father's husband name : Uramla

Age/Date of Birth : 15/12/1948

Sex : M

Occupation : Business

House No. : 23-577

Street : MASTER ROAD

Colony : D.V. COLONY

Ward : 2

Circle : VII

Area : Hyderabad

Annual Income (Rs.) : 199,000

UPC Consumer No. (1) : NEM4630(Single)

UPC Dealer Name (1) : Narayana Enterprises, (CC)

UPC Consumer No. (2) : /

UPC Dealer Name (2) : /

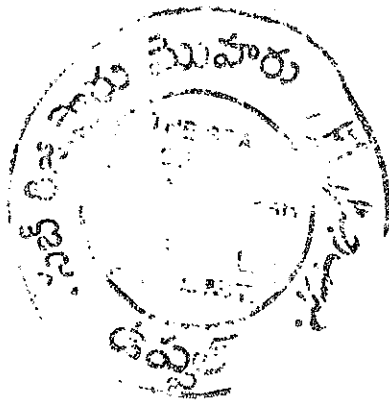
for return and Modif
[Signature]
 Partner

[Signature]
 Partner

జనరల్

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[Handwritten signature]



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATISH JOHN

BABY JOHN

14/05/1983
Permanent Account Number
A/NP/J3679D



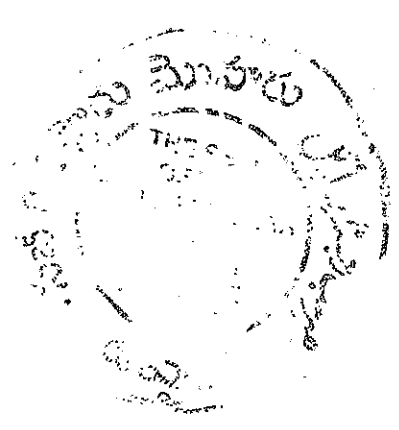
27092007


Satish John
Signature



Satish John

Handwritten text, possibly a signature or date, including the number 10 and the number 9.

Handwritten signature or initials.




 భారత విన్నికల సంఘము
 సుర్తింపుకార్డు
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 CVG4963377

ఓటరు పేరు : డా॥ జే సుజాతా
 Elector's Name : DR J SUJATHA
 భర్త పేరు : బేబీ :జాన
 Husband's Name : BABY JOHN

CVG4963377

చిరునామా :
 12-5-65/1
 బాత్ కామకూండా
 హైదరాబాద్

Address:-
 12-5-65/1
 SUNDERRAJ AND SRINIVASA APTE
 LANE VIJAYAPURI,
 BATHKAMMAKUNTA, HYDERABAD

Date: 11/05/2008

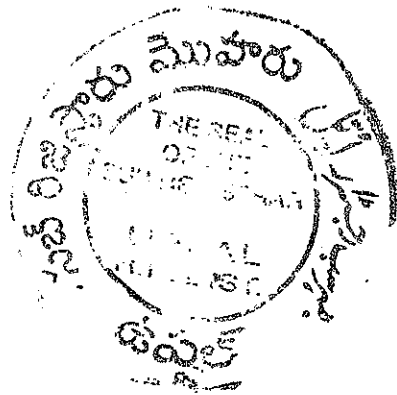
ప్రతిరూప సంకేతము
 ఓటరు రిజిస్ట్రేషన్ అధికారి
 209, సెకండరాబాద్
 Facsimile Signature of
 Electoral Registration Officer
 209, SECUNDERABAD

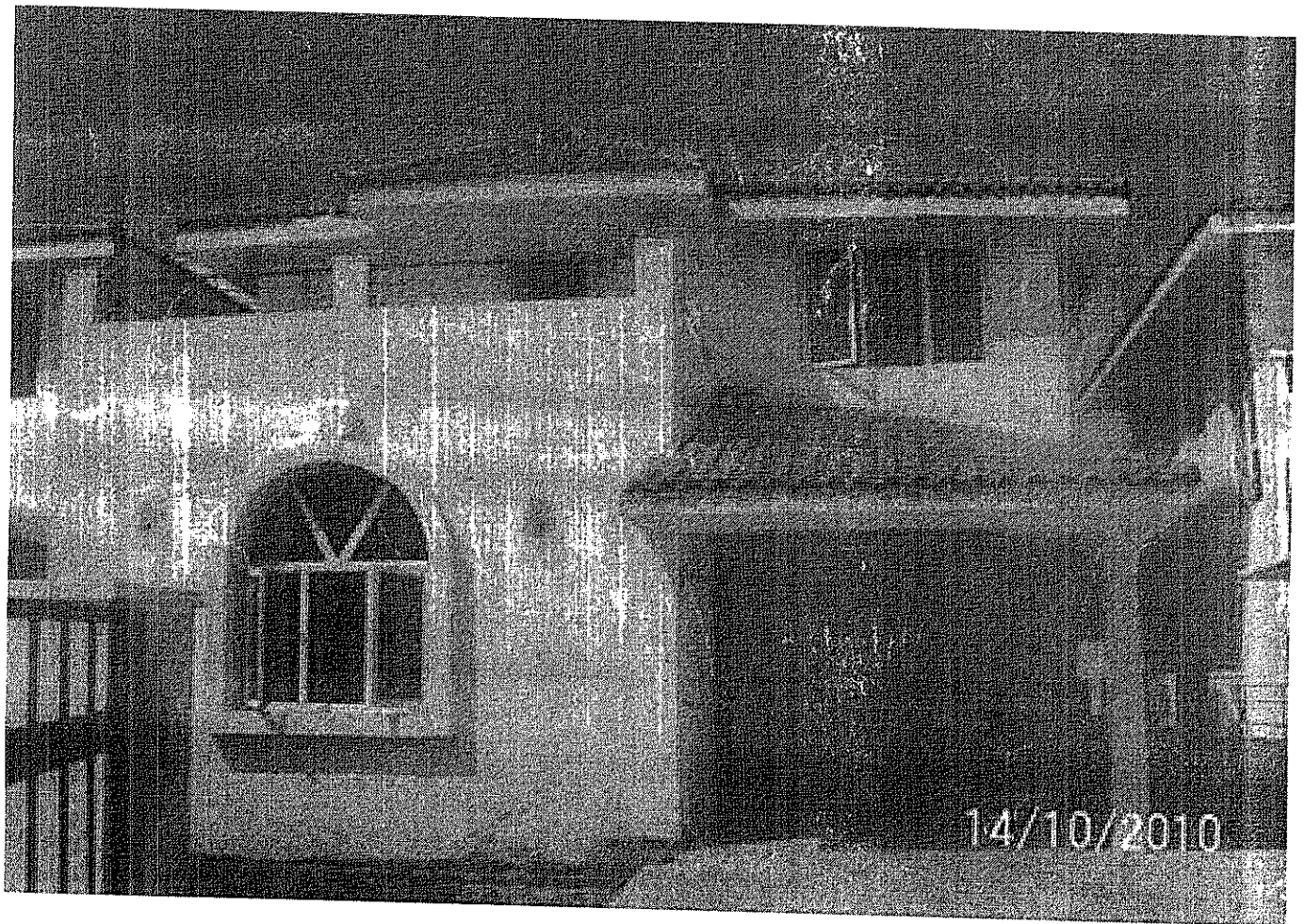
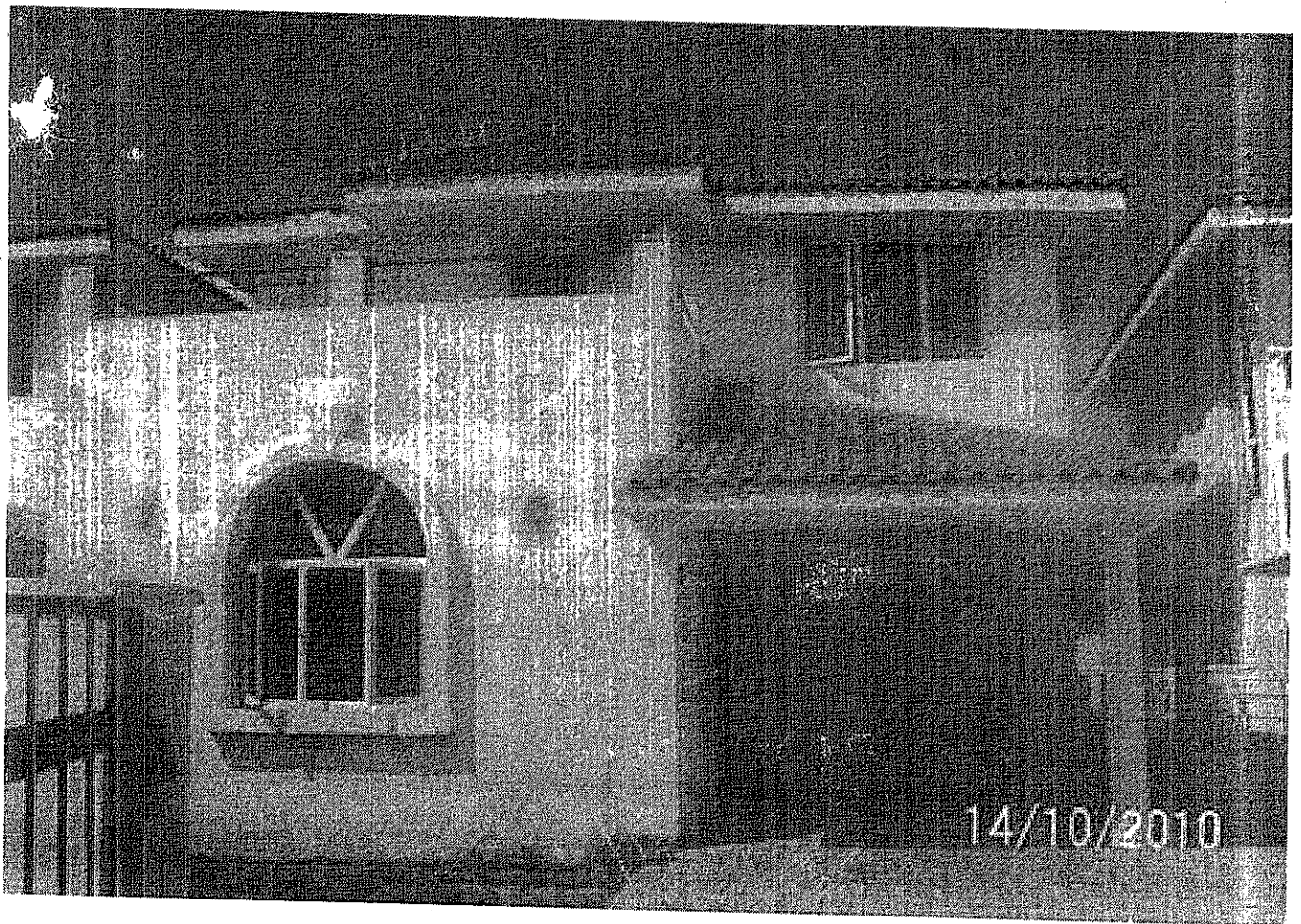
చిరునామాలో మార్పు ఉన్నట్లయితే మారిన చిరునామాలో ఓ
 టరు జాకెట్ లో చేర్చుటకై మరలయి అదే నంబరుతో కార్డు
 పొందుకోవలసిందిగా పొందుకోవలసిందిగా కోరుకుంటున్నాము.

Sujatha

శ్రీ సత్యముగిరి గ్రామం
వస్తావేజాల్ల మొత్తం కాగితములు
పంఖ్య.....ఈ కాగితపు వరుస
పంఖ్య 10.....

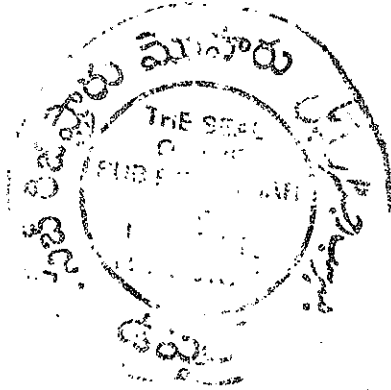
పట్ - రేచినా





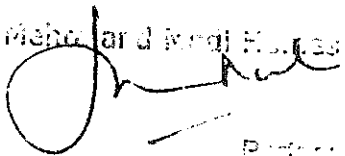
... పుస్తకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

[Handwritten Signature]
... రిజిస్ట్రారు

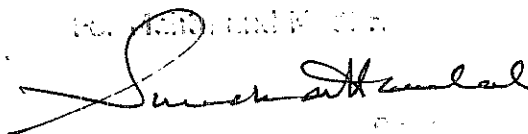


20. The Buyer shall become a member of the association / society that has been formed / will be formed for the purposes of the maintenance of the Silver Oak Bungalows Project and shall abide by its rules framed from time to time. The Buyer shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association. The Buyer undertakes to pay regularly the subscription and also his contribution of the expenses as the society / association intimates him from time to time. Until the society / association is formed the Vendee shall pay to the Builder such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers etc., as may be determined by the Builder.
21. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
22. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 10% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said bungalow to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
23. The Buyer shall impose all the relevant conditions laid down in this agreement in respect of usage, maintenance, alterations, membership of the association / society etc. upon the transferee, tenant, occupier or user of the bungalow. However, even if such conditions are not laid down expressly by the Buyer or if laid down are inconsistent with the conditions laid down under this agreement, such agreements made by the Buyer shall be subject to terms and conditions contained under this agreement and such inconsistent terms and conditions laid down by the Buyer shall be deemed to be void. Further, such transferee / tenant / occupier etc., shall be bound by the terms and conditions contained under this agreement.
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.

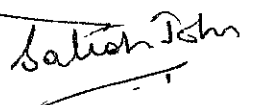
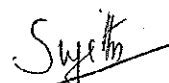
For Buyer / or / legal Heir



For Builder / or / legal Heir



Page 7



.....సంఖ్య
దస్తవేజులు ముద్దు కాగితముల
వరుణ్య.....చే కాగితపు వరుణ
పేరు.....

పద-రివీన్సా

25. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
26. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
27. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
28. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.



SCHEDULED PROPERTY

- a) ALL THAT PIECE AND PARCEL OF LAND bearing a plot of land bearing no. 322 admeasuring 283 sq. yds along with semi-finished construction having a total constructed area of 1749 sft forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B and bounded on:

North	Plot No. 321
South	Plot No. 323
East	30' wide road
West	Sy.No.34(Open land)

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

WITNESS:

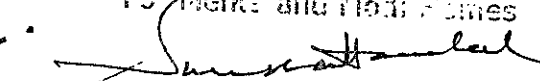
1. 
2. 

For Mehta and Modi Homes

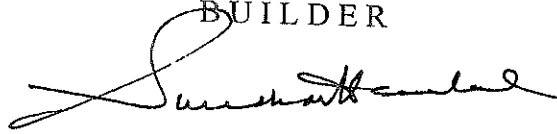


For Mehta and Modi Homes

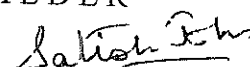
For Mehta and Modi Homes



(Soham Modi)
BUILDER



(Suresh U. Mehta)
BUILDER



BUYER.





ANNEXURE - A

SPECIFICATIONS:

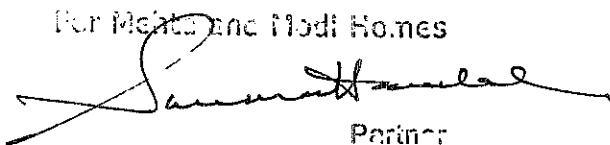
Item	Deluxe Bungalow
Structure	RCC
Walls	4"/6" solid cement blocks
External painting	Exterior emulsion
Internal painting	Smooth finish with OBD
Roof	Sloping with country tiles
Flooring	Marble slabs in all rooms
Door frames	Teak wood
Doors	Panel doors with branded hardware
Electrical	Copper wiring with 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 and Modi Homes



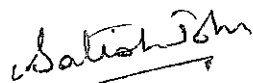
(SOHAM MODI)
BUILDER

For Mehta and Modi Homes



(SURESH U. MEHTA)
BUILDER

Partner



BUYER



Handwritten text, possibly a signature or name, with a diagonal line drawn through it.