

2833  
2010

2798/10

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445464

S.No. 10456 Date 23/03/2010  
Sold to Venkatesh  
S/o. E. A. Rao  
For Rs. 100000/-  
M/s. Mehta & Modi Homes

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

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 19<sup>th</sup> day of April 2010 at SRO, Uppal, Ranga Reddy District by and between:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 60 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MRS. S. RAMA KUMARI, WIFE OF MR. SURESH KUMAR aged about 40 years, Occupation: Business, residing at Flat No. 202, Satya Eshwar Mansion, Kartikeya Nagar, Street no.7, Lane no. 1, Nacharam, Hyderabad - 500 076, 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

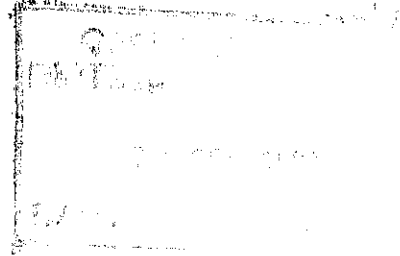
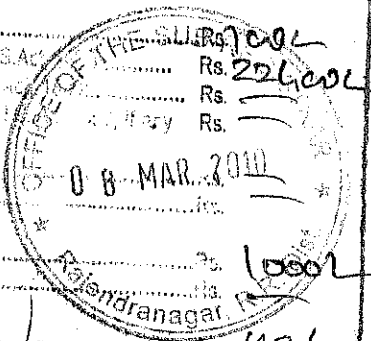
S. Ramakumari

Partner

Partner

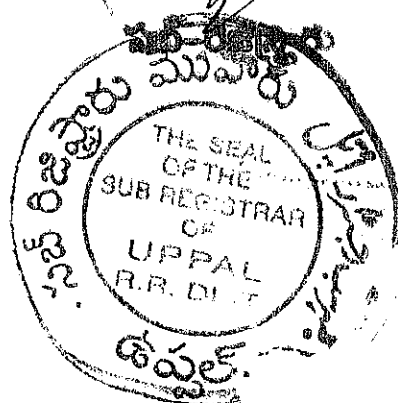
Certified that the following amounts have been paid in respect of this document:

1. Stamp Duty:	
1. in the shape of stamp papers	Rs. 2260/-
2. in the shape of challan (sec 41 of I.S.A)	Rs. 1000/-
3. in the shape of cash (sec 41 of I.S.A)	Rs. 1000/-
4. adjustment of stamp duty (sec 15 of I.S.A)	Rs. 1000/-
ii. Paper Charges:	
1. in the shape of challan	Rs. 1000/-
2. in the shape of cash	Rs. 1000/-
iii. User Charges:	
1. in the shape of challan	Rs. 1000/-
2. in the shape of cash	Rs. 1000/-
Sub-Registrar	Total: Rs. 2260/-



వస్తువు 2794 నంబరు  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 14 ఈ కాగితపు వరుస  
 సంఖ్య

2010 వ సం|| ఏప్రిల్...నెల...23...వ తేదీ  
 1932 వ.శ.శా.శ్రీశ్రీ...మాసము...3...వ తేదీ  
 పగలు...3...వ గంట...4...గంటల మధ్య  
 ఉప్పుల వరి-కొత్తయిలు  
 శ్రీ. K. Prabhakar Reddy  
 రిజిస్ట్రార్ కార్యదర్శి  
 అనుసరించి సమర్పించబడిన  
 స...ము కేలిముద్రలతో సహా దాఖలుచేసిన  
 దాసుము రూ...1000/- చెల్లించినారు



Receipt No. 640588 Dt. 22/11/08  
 R.H. Habsiguda Branch Secbad

Prabhakar

ద్రావిడులు కుక్కనట్లు బట్టాకొట్టడం  
 ఎడమ బ్రౌన్ నవ్వెలు



ఎడమ బ్రౌన్ నవ్వెలు



దావాపంచిసది.

Prabhakar

Prabhakar

Prabhakar

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-18713 & 4, 2nd Floor, Soham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/SPA for presentation  
 of documents, Vide GPA / SPA No. 69/2244/08  
 dated 19.4.08 registerer at SRO, Uppal  
 Ranga Reddy District.

S. Ramakumari

S. Ramakumari w/o. Suresh Kumar  
 Occ: BUSINNESS - R/o. 202, Satya Eshwar Margi  
 Karthikeya nagar, SE-10-7, Lane No.1, Nachari  
 Hydrabad.

Venkataraman Reddy S/o. Anji Reddy Occ: Secy  
 R/o. 11-187/2, Rd No.2, Green Hills Colony,  
 Secunderabad. Hydrabad.

B. RAJ KUMAR S/o. MURUND RAO Occ: SERVU  
 R/o. ALWAL SECBAQ.

2010 వ. సం|| ఏప్రిల్...నెల...23...వ తేదీ  
 (1932 వ.శా.శ్రీశ్రీ...మాసము...3...వ తేదీ.

Prabhakar

**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.

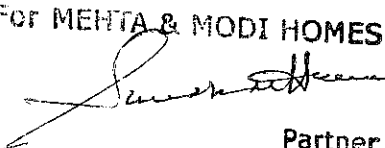
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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 Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh have executed a GPA in favour of the Developer bearing no. 68/IV/2008 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.

For MEHTA & MODI HOMES  
  
Partner

For MEHTA & MODI HOMES  
  
Partner

S. Ramakrishna

1వ పుస్తకం 2798/10  
 దస్తావేజుల వివాదం కారణముల  
 సంఖ్య... 14... కారితపు వరుస  
 సంఖ్య... 2...  
 ఎన్-ఆఫీసరు

Under Section 47 of Act II of 1908  
 No. 2798 of 2010 Dm 23/1/10

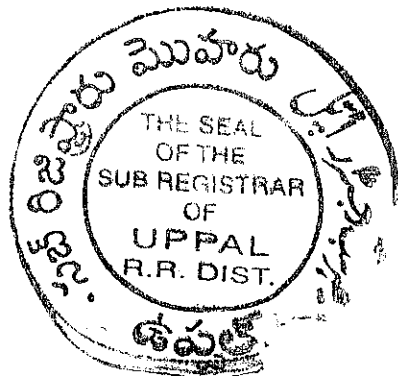
I hereby certify that the proper deficit  
 stamp duty of Rs. 22400/- Twenty two  
 thousand four hundred only  
 has been levied in respect of this instrument  
 from Sri. R. Prabhakar Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 225000/- being  
 higher than the consideration agreed Market  
 Value.

S. R. O. Uppal  
 23/1/10  
 Sub Registrar  
 and Collector U/S. 41 & 4  
 INDIAN STAMPS ACT

Registration Endorsement

An amount of Rs. 22400/- towards Stamp Duty  
 including Transfer duty and Rs. 1000/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 640588  
 Dated 22/1/10 at Sri. H. V. Subbarao Branch Section

S. R. O. Uppal  
 A/c No. 01000000000000000000  
 of S.R.O. Uppal

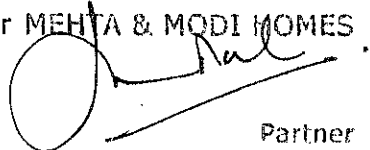


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.
- 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. 310 admeasuring 174 sq. yds. under a Sale Deed dated 19.04.2010 registered as document no. 2796/10 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. 310 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. 310 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. 310 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 19.04.2010 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.

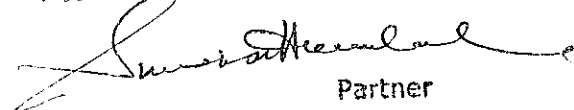
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall construct for the Buyer a semi-deluxe Bungalow admeasuring 1883 sft. of built-up area on plot of land bearing plot no. 310 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for an amount of Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty thousand Only).

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

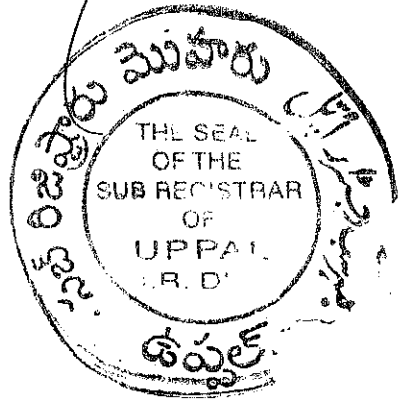
S. Ramesh Kumar

1. పుస్తకము 2781/10  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 14 ఈ కాగితపు వరుస  
 సంఖ్య 3

పబ్లిక్ రికార్డుస్

1. పుస్తకము సంఖ్య (సా.క) పు. 2781/10  
 తెలియగా తిజీస్థాన చేరుటచే స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు 2781/10 2010 జనవరి 23  
 2010 సంవత్సరం నెం. 23

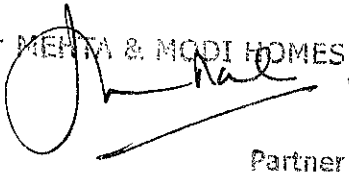
తిజీస్థాన అధికారి

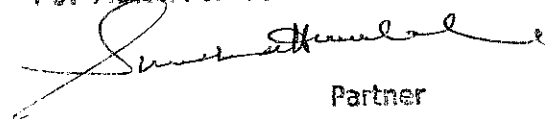


2. The Buyer already paid an amount of Rs. 1,00,000/- (Rupees One Lakh Only) before entering this agreement which is admitted and acknowledged by the builder.
3. The Builder at its own costs shall obtain necessary permissions from the concerned authorities for the construction of the bungalow for and 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.
4. The Buyer shall pay to the Builder the balance amount of Rs. 21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	7,25,000/-	02.01.2010
II	4,50,000/-	02.02.2010
III	7,50,000/-	On completion of flooring, bathroom tiles, doors, windows and 1 <sup>st</sup> coat of paint
IV	2,25,000/-	On Completion of the Bungalow

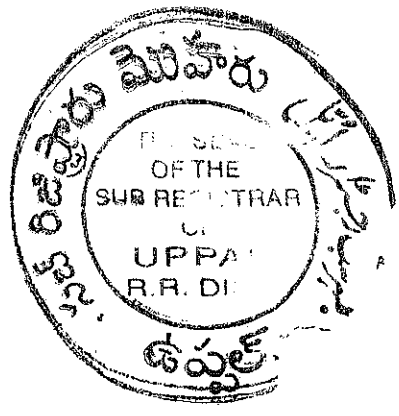
5. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
6. The Buyer at his discretion and cost may avail housing loan from 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.
7. The Buyer has handed over the vacant and peaceful possession of the plot of land bearing no. 310 to the Builder for the purpose of construction of the bungalow.
8. 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.
9. 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 MENTA & MODI HOMES  
  
 Partner

FOR MENTA & MODI HOMES  
 S. Ramakumari  
  
 Partner

1వ ప్రస్తుతము 2019/10 నెంబరు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్యను తెలుసుకోవడా కాగితపు వరుస  
సంఖ్య.....

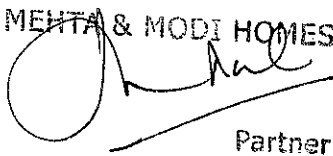
*(Handwritten signature)*  
పబ్లికేషన్



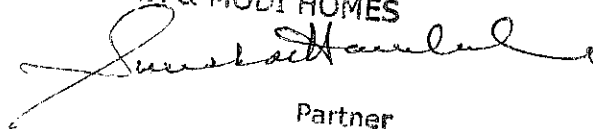


10. The Builder agrees to deliver the Scheduled Property completed in all respects on or before 1<sup>st</sup> July 2010 with a further grace period of 6 months. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said bungalow within 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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 MENTA & MODI HOMES

  
Partner

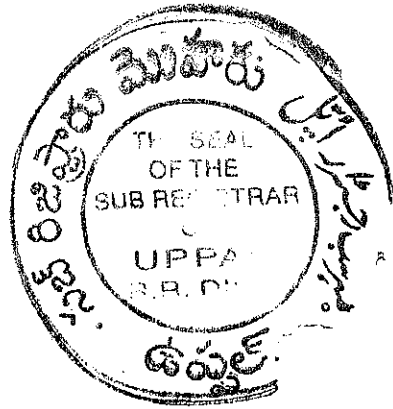
For MENTA & MODI HOMES

  
Partner

S. Ramakumari

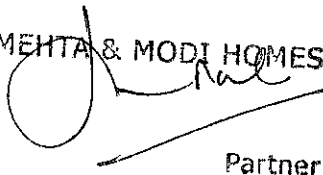
వ.పు.నె.ము.22.54/సం.110  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...14...ఈ కాగితపు వరుస  
సంఖ్య.....5.....

చ. రి. గా.

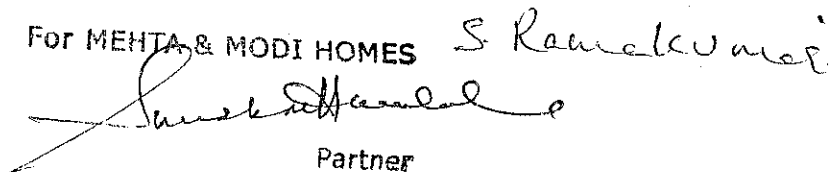


17. The Buyer shall not cut, maim, injure, tamper or damage any part of the structure of any part of the bungalow nor shall the Buyer make any additions or alterations in the bungalow without the written permission of the Builder and / or any other body that may be formed for the purposes of maintenance of the Silver Oak Bungalows Project.
18. 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.
19. 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.
20. 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.
21. 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.

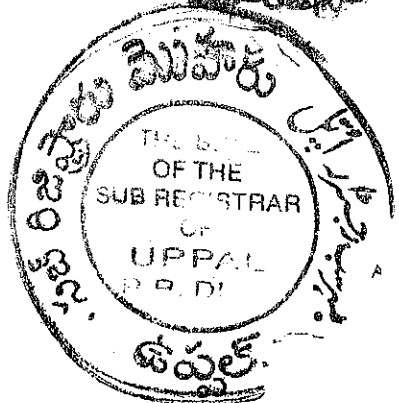
For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

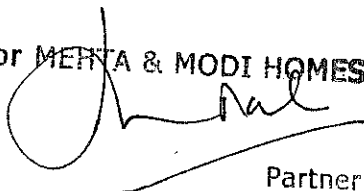
  
Partner

పుస్తకము 2788/సంఖ్య  
10  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...14...ఈ కాగితపు వరుస  
సంఖ్య...6.....

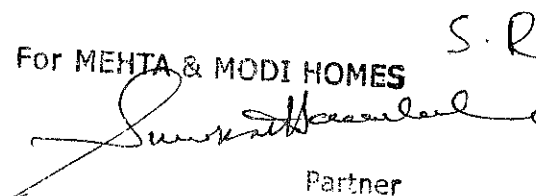


22. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
23. 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.
24. 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.
25. 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.
26. 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 & MODI HOMES

  
Partner

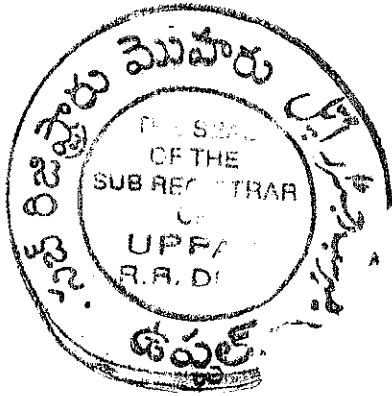
For MEHTA & MODI HOMES

  
Partner

S. Ramakumari

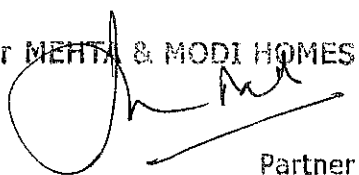
సంఖ్య 2798/సంఖ్య  
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సంఖ్య 14 ఈ కాగితపు పరుస  
సంఖ్య 7

  
పబ్-రిజిస్ట్రార్



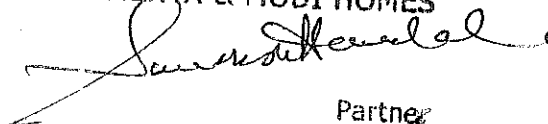
27. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
28. 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.
29. 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.
30. Stamp duty and Registration amount of Rs. 23,500/- is paid by way of challan No. 640588, dated 22.4.10, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES

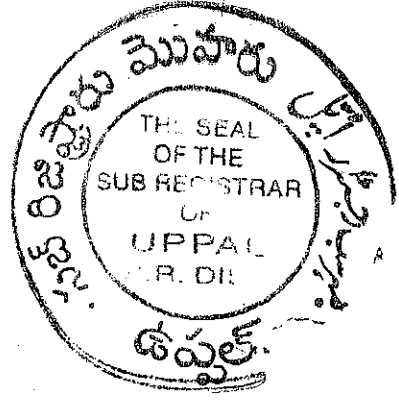


Partner

S. Ramesh Kumar

వ. పుస్తకము 4952/సంఖ్య  
10  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 1/10 ఈ కాగితపు తరుగ  
పంఖ్య 8

పంఖ్య 8





SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 310 admeasuring about 174 sq. yds. 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 hereto as Annexure I, bounded on:

North	Land belongs to Vendor
South	Plot No. 311
East	Commercial Complex
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. 310 as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B.

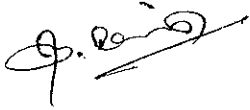
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.



2.

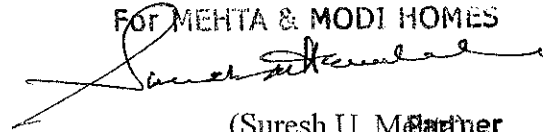


For MEHTA & MODI HOMES



(Soham Modi) Partner  
BUILDER

For MEHTA & MODI HOMES



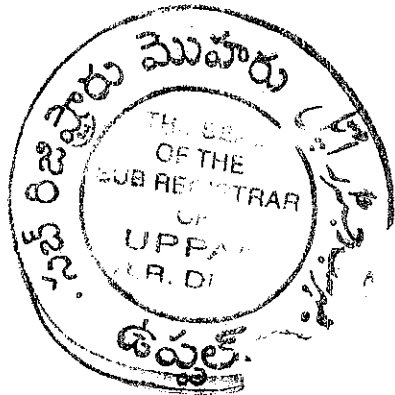
(Suresh U. Modi) Partner  
BUILDER

S. Ramakumari

BUYER.

అనుబంధము 2792 సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 110 ఈ కాగితపు వరుస  
సంఖ్య 9

సబ్ రిజిస్ట్రార్




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.

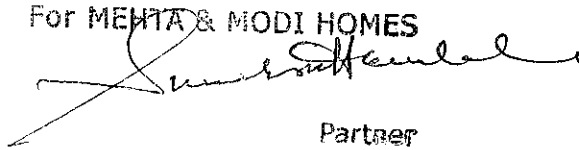
For MEHTA & MODI HOMES



Partner

(SOHAM MODI)  
BUILDER

For MEHTA & MODI HOMES




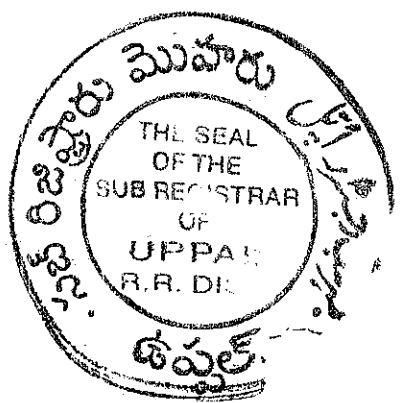
Partner

(SURESH U. MEHTA)  
BUILDER

S. Ramakumari  
BUYER

వ పుస్తకము...నంబు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...ఈ కాగితపు వరుస  
సంఖ్య...10

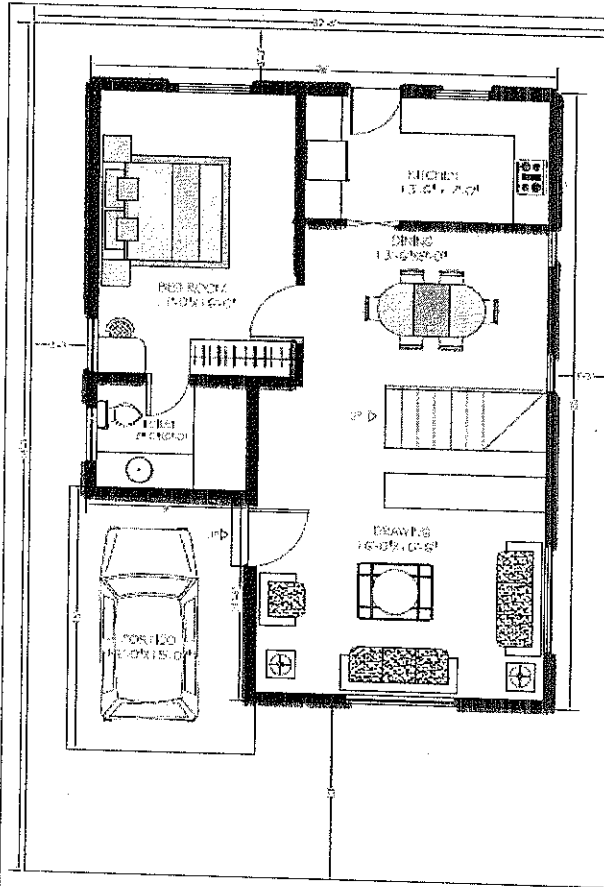
  
పబ్-రిజిస్ట్రార్



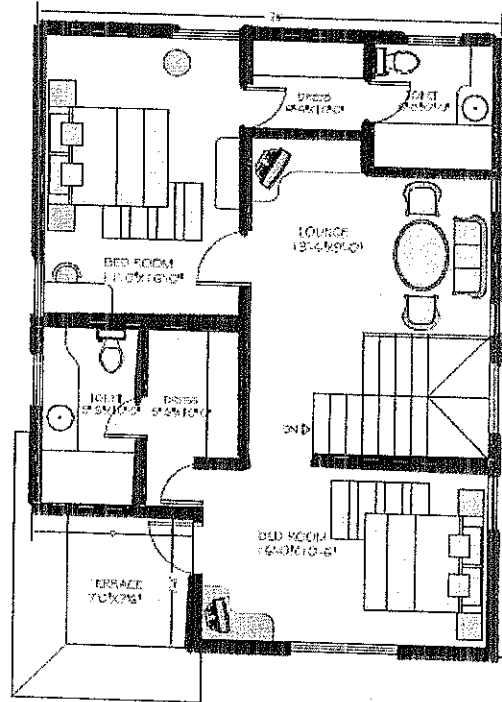
ANNEXURE - B

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 310 ADMEASURING 1883 SFT. OF BUILT-UP AREA.

N ←



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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


---

 1650 SFT

PORTICO AREA = 180 SFT  
 TERRACE AREA = 53 SFT  
 1883 SFT

For MEHTA & MODI HOMES

*(Signature)*  
 Partner

(SOHAM MODI)  
 VENDOR

For MEHTA & MODI HOMES

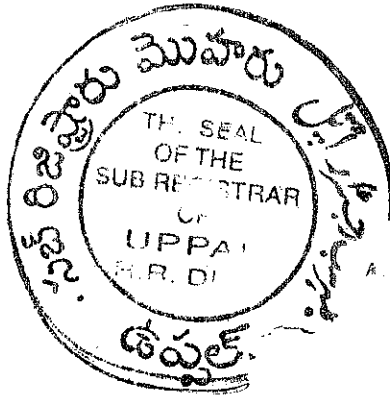
*(Signature)*  
 Partner

(SURESH U. MEHTA)  
 VENDOR

*S. Ramakumari*  
 VENDEE

వ పుస్తకము 2791/సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 14 ఈ కాగితపు వరుస  
సంఖ్య 17

పట్టణము



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

SL. NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

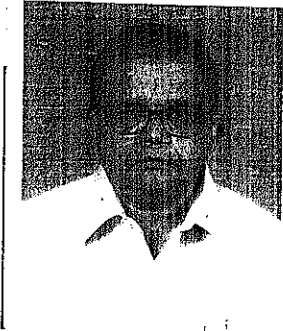
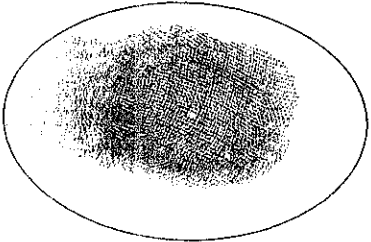
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



**BUILDER:**

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

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

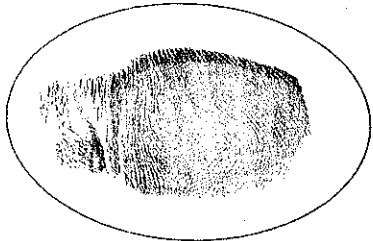


2. MR. SURESH U. MEHTA  
S/O. LATE UTTAMLAL MEHTA  
(O). 5-4-187/3 & 4, III FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.



**GPA FOR PRESENTING DOCUMENTS  
VIDE DOC.NO. 69/BKIV/2008, Dt. 19.04.2008:**

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.



**BUYER:**

MRS. S. RAMA KUMARI  
W/O. MR. SURESH KUMAR  
R/O. FLAT NO. 202  
SATYA ESHWAR MANSION  
KARTIKEYA NAGAR, STREET NO.7  
LANE NO. 1, NACHARAM  
HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

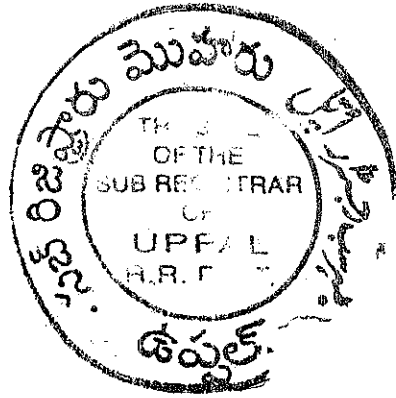
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

ప పుస్తకము 229 క్ సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 14 ఈ కాగితపు వరువ  
సంఖ్య 12

పట్-రిజిస్ట్రార్





D.P.L. No. 114  
BHARAT SCOUTS & GUIDES - II  
BHARAT SCOUTS & GUIDES - SEC'Y AD

16/02/2006  
16/02/2006

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	13/12/81	25

Family Members Details

PERMANENT ACCOUNT NUMBER  
AIDRPHG725H

नाम NAME  
**SOHAN SATEH MODI**

पिता का नाम FATHER'S NAME  
**SATEH MAHLAL MODI**

जन्म तिथि DATE OF BIRTH  
**18-10-1989**

हस्ताक्षर SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSP8104E

Signature

10042006

HOUSEHOLD CARD

Card No : PAP165891300816

Category : B1

Series of Head of Household : Maha. Suresh

Parent's name : Suresh

Parent's name : Ushara

Registration Date of Birth : 15/12/1948

Sex : M

Occupation : Govt. Business

Module/House No. : 2-3-577

Street : MINISTER ROAD

Colony : D V COLONY

Ward : 2

Circle : Circle VIII

Area/Thiruv : Srinivasa / Hyderabad

Annual Income (Rs.) : 190,000

LPG Consumer No. (1) : NEA0350(Single)

LPG Dealer Name (1) : Narra Enterprises, NCC

LPG Consumer No. (2) :

LPG Dealer Name (2) :

For MEHTA & MODI HOMES

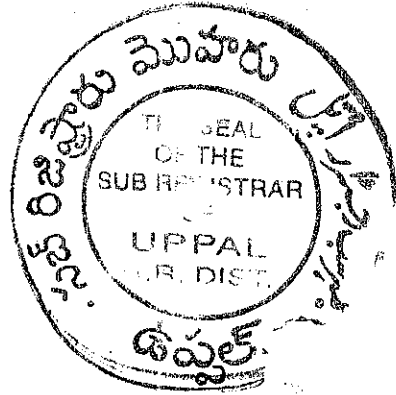
*Prabha*  
Partner

For MEHTA & MODI HOMES

*Suresh Mahlal*  
Partner

1వ పుస్తకము 279 క/సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
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సంఖ్య 13

సబ్ రిజిస్ట్రార్



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAMAKUMARI SARIKONDA

RANGRAJU SARIKONDA

21/09/1963

Permanent Account Number

BBCPS0362R



02082005

*SRK*

Signature

S. Ramakumari

వ పుస్తకము 2795/సంఖ్య  
దస్తావేజుల మొత్తం కాగితములు  
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సంఖ్య 14

చి-రిజిస్ట్రార్

