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12924

Serial No 125957



Dec  
16/12

SCANNED

ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BB 023274

S.No. 5581 Date 19/11/2012  
 Sold to Mahender  
 S/o. D/o. W/o. Mallesh  
 For Whom Mehta & Modi Homes.

G. Sudhakar

**T. SUDHAKAR**  
 LICENCED STAMP VENDOR  
 LIC No.15-01-007/2007  
 REN.No.15-01-026/2010  
 LIG-60 A.P.H.B. Colony,  
 Chevella, R. R. Dist.

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 19<sup>th</sup> day of December 2012 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 42 years, Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 62 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**

1. Mr. ARPAN JUDE PENKAR, SON OF Mr. JOSHUA JACOB PENKAR, aged about 39 years, Occupation: Service.
2. Mrs. MEENU GUPTA, WIFE OF Mr. ARPAN JUDE PENKAR aged about 33 years, both are residing at 6 # 52, BLK - 704, Street No. 71, Tampines, Singapore - 520 704., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES

*[Signature]*  
 Partner

*[Signature]*  
 Partner

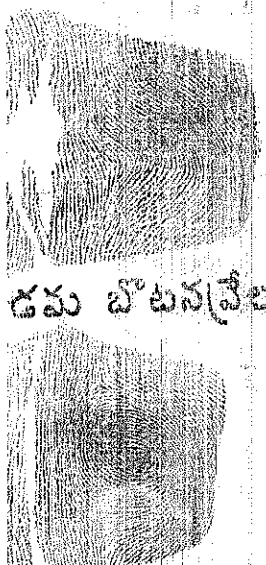
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2012 వ సంవత్సరం మొదటి నెల 19 న  
 1934 వ సంవత్సరం జులై 28 వ తేదీ

మధ్య ఉచ్చాటన పబ్లికేషన్ ఆఫీసులో  
 శ్రీ K. R. Reddy  
 రిజిస్ట్రేషన్ నంబరు 166/3KR/10, రేడ్ నెంబరు 2, గ్రీన్ హిల్స్  
 నమోదించబడిన (అదే) మరియు  
 వేలి మార్కెట్ నంబరు 10, వారు చేసే రుసుము  
 రకం: ..... 1.00.00

Receipt No 29734 dt. 18/12/2012  
 SBH, Hubsiguda Branch, Sec. Bad

ఎడమ బొటనవేలు

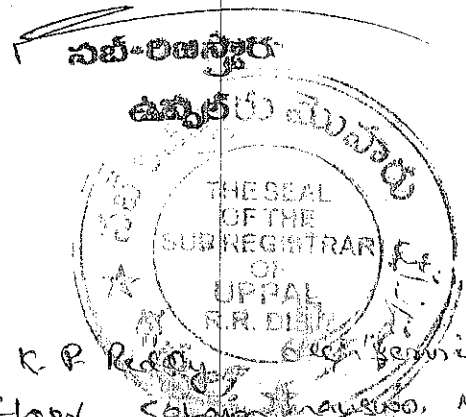


ఎడమ బొటనవేలు

11  
 [Signature]

పుస్తకం 201 ను దస్తావేజులు  
 దస్తావేజుల మొత్తము కాగితముల సంఖ్య 200  
 ఈ కాగితము వరుస సంఖ్య 1

125956



K. Prabhakar Reddy S/o. K. P. Reddy  
 R/o. # 5-4-187/344, Red Chow, Sec. Bad, through G.P.A. for presentation of doc.  
 vide G.P.A. no. 166/3KR/10, dt 3.09.10  
 at SRO, Uppal, R.R. Dist.

Mr. Aadash Joshua Penkar  
 S/o. Joshua Jacob Penkar  
 R/o. # 9-1-109/115, old no. 21/8, Prem nival,  
 S.D Road, Secbad (representative to buyers)

Ch. Venkat Ramana Reddy S/o. Late Aji Reddy  
 R/o. # 11-187/2, rd no. 2, Green Hills Colony, Und.

M. SRINIVAS S/o. LATE M. LINGAIAH  
 R/o. 2-11-365, WARASIGUDA, SECBAD

2012 వ సంవత్సరం మొదటి నెల 19 న  
 1934 వ సంవత్సరం జులై 28 వ తేదీ

[Signature]

**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(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.

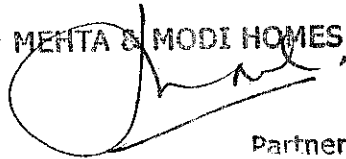
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- 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 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(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 / 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)'.

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



Partner

ఎన్ఫోర్స్ 2012 నం|| పు.దస్తావజా నం..... 12595/2  
 దస్తావేజాల మొత్తము కాగితముల సంఖ్య..... 20  
 ఈ కాగితము వరుస సంఖ్య ..... 2

సబ్-రిజిస్ట్రార్  
 ఉప్పా

**ENDORSEMENT**

Certified that the following amounts have been paid in respect of the document by  
 Challan No. 72224 DL 18/12/12

- I Stamp Duty:
  - 1. In the Shape of Stamp Paper Rs. 100/-
  - 2. In the Shape of Challan (U/s 41 of I.S. Act. 1899) Rs. 138900/-
  - 3. In the Shape of Cash (U/s 41 of I.S. Act. 1899) Rs. \_\_\_\_\_
  - 4. Adjustment of Stamp Duty (U/s 16 of I.S. Act. 1899) if any Rs. \_\_\_\_\_
- II Transfer Duty:
  - 1. In the Shape of Challan Rs. \_\_\_\_\_
  - 2. In the Shape of Cash Rs. \_\_\_\_\_
- III Registration Fees:
  - 1. In the Shape of Challan Rs. 1000/-
  - 2. In the Shape of Cash Rs. \_\_\_\_\_
- IV User Charges:
  - 1. In the Shape of Challan Rs. 100/-
  - 2. In the Shape of Cash Rs. \_\_\_\_\_

TOTAL Rs: 140100/-

Sd/- Registrar  
 Uppa



- 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. 357 admeasuring 264 sq. yds. along with semi-finished construction having a total built-area of 1749 sq. ft., under a Sale Deed dated 19.12.2012 registered as document no. 12534/2012 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. 357 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. 357 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. 357 along with semi-finished construction having a total built-area of 1749 sq. ft. and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 19.12.2012 referred herein above are and shall be interdependent agreements.
- M) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the bungalow and are desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

1. The Builder shall construct for the Buyer a deluxe bungalow admeasuring 1749 sq. ft. of built-up area on plot of land bearing plot no. 357 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for an amount of Rs. 27,80,000/- (Rupees Twenty Seven Lakhs Eighty Thousand Only).
2. The Buyer already to the builder an amount of Rs.25,80,000/- (Rupees Twenty Four Five Lakhs Eighty Thousand Only) before entering this agreement which is admitted acknowledged by the builder.
3. The Buyer shall pay to the builder the balance amount Rs.2,00,000/- (Rupees Two Lakhs Only) on or before completion or at the time of possession of the said bungalow.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

డాక్యుమెంట్ నంబర్ 2012 సం॥ పు.దస్తావేజు నంబర్ 12595/2  
 దస్తావేజుల మొత్తము కాగితముల సంఖ్య 20  
 ఈ కాగితము వరుస సంఖ్య 3

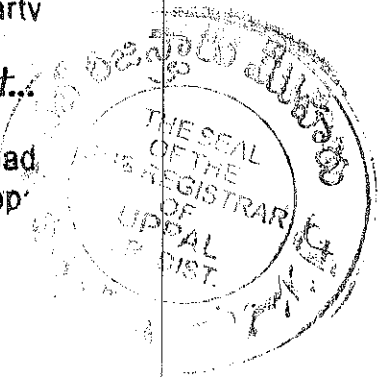
సబ్-రిజిస్ట్రార్  
 ఉప్పల

Endorsement Under Section 41 & 42 IS Act of 189.  
 Doct. No. 12595 of 2012 Dated 19/12/2012.  
 I hereby certify that the proper/deficit Stamp/duty of  
 Rs. 138900/- (Rupees One lakh thirty eight -  
 thousand nine hundred only)  
 has been levied in respect of this instrument document  
 from Sni/Smt. K.P. Reddy  
 on the basis of the agreed Market Value/  
 Consideration of Rs. 2,78,000/- being  
 higher than consideration/Agreed Market Value

S.R.O Uppal  
 Date 19/12/12  
 Registrar  
 and Collector U/S-41&42 as  
 on INDIAN STAMP Act

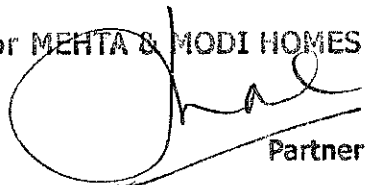
REGISTRATION ENDORSEMENT

An amount of Rs. 138900/- towards Stamp Duty  
 including Transfer Duty and Rs. 1000/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 29774  
 Dated 18/12/12 At SBH Hebsiguda Branch Sec'bad  
 SBH Hebsiguda A/c.52191012432 of SRO Uppal



4. 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.
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. 357 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.
10. The Builder agrees to deliver the Scheduled Property completed in all respects on or before 30<sup>th</sup> January 2012 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.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

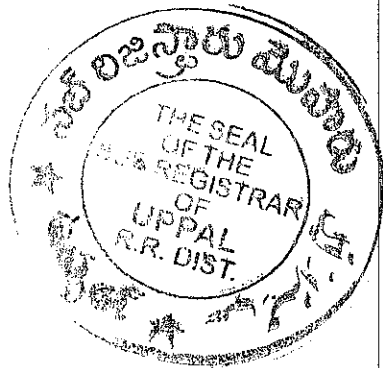
  
Partner

I F పుస్తకం 2012 సం॥ పు.ద.పు.వే.జె. సం॥ 12595/2  
 సాక్షి-వేజాల మొత్తము కాగితముల సంఖ్య 20  
 ఆ కాగితము వరుస సంఖ్య 4

నల్-రిజిస్ట్రార్  
 ఉప్పల్

1వ పుస్తకము సం॥ (కా.శ.)పు. 12595/2012  
 నెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు 12595-1-2012 ఇవ్వడమైనది  
 2012 సం॥ డిసెంబరు 19 తేదీ

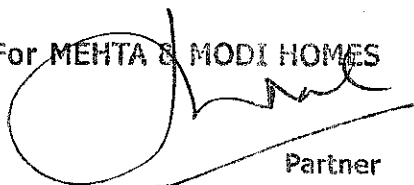
రిజిస్ట్రార్ అధికారి





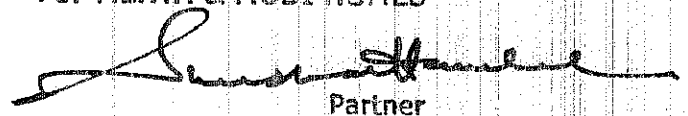
12. The Buyer upon taking possession of the bungalow shall own and possess the same absolutely and to the exclusion of the Builder and shall have no claims against the Builder on any account including any defect in the construction.
13. The Buyer upon receipt of the completion intimation from the Builder 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.
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.

For MEHTA & MODI HOMES



Partner

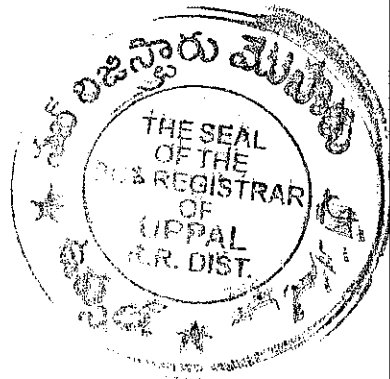
For MEHTA & MODI HOMES



Partner

వ పుస్తకం 2012 నంబు పు.దస్త్రవేదా నెంబు 12595/2  
దస్త్రవేదాల మొత్తము కాగితముల సంఖ్య 20  
ఈ కాగితము వరుస సంఖ్య 5

నాబ్-రిజిస్ట్రార్  
ఉప్పల్



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.
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.

For MEHTA & MODI HOMES

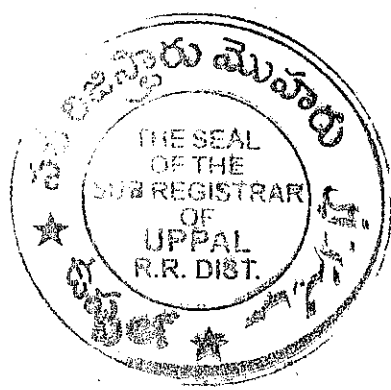
  
Partner

For MEHTA & MODI HOMES

  
Partner

అక్టోబరు 2012 నాటి పు.చిన్నాపాటి వే. 12595/2  
పస్తావేజాల మొత్తము కాగితముల సంఖ్య..... 20  
ఈ కాగితము వరుస సంఖ్య..... 6

సబ్-రిజిస్ట్రారు  
ఉప్పల్



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.
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. 1,40,000/- is paid by way of challan no. 29774, dated 18.12.2012, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

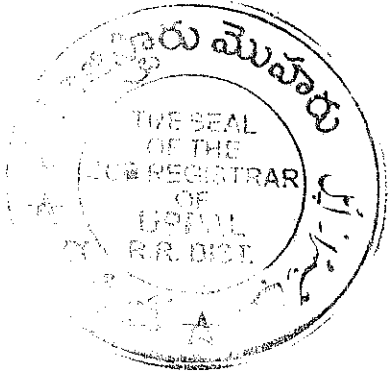
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ఈ కాగితము వరుస సంఖ్య .....

12595/12

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7

నబ-రిజిస్ట్రార్  
ఉప్పల్



**SCHEDULED PROPERTY**

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.357 admeasuring about 264 sq. yds., 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 as Annexure B, bounded on:


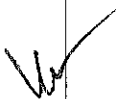
North	Open Land (Sy. No. 43,47,51,54 & 56)
South	Plot No. 358
East	30' wide road
West	Plot No. 356

**AND**

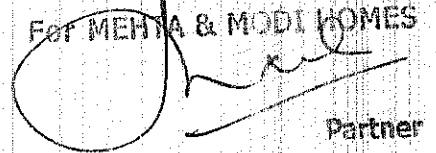
- b) ALL THAT DELUXE BUNGALOW admeasuring 1749 sq. ft. of built-up area to be constructed on the above said plot no. 357 as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B.

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

WITNESS:

1. 
2. 

For MEHTA & MODI HOMES

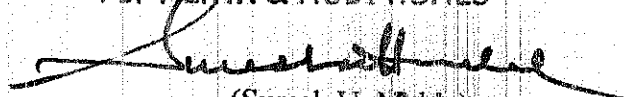


Partner

(Soham Modi)

BUILDER

For MEHTA & MODI HOMES

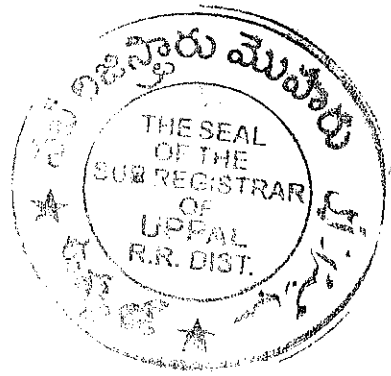


(Suresh U. Mehta)

BUILDER

అక్టోబరు 2012 నాటి పు.దస్త్రావళి నెం. 12595/2  
సప్తావేళాల మొత్తము కాగితముల సంఖ్య 20  
ఈ కాగితము వరుస సంఖ్య 8

సబ్-రిజిస్ట్రార్  
ఉప్పల్





ANNEXURE - A

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 & MODI HOMES



Partner

(SOHAM MODI)  
BUILDER

For MEHTA & MODI HOMES

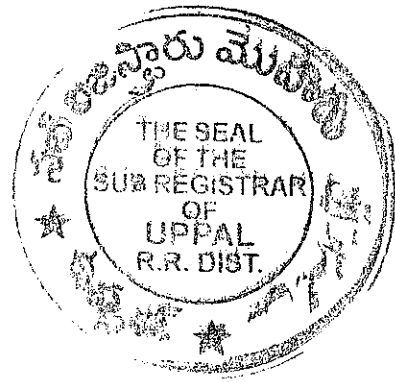


Partner

(SURESH U. MEHTA)  
BUILDER

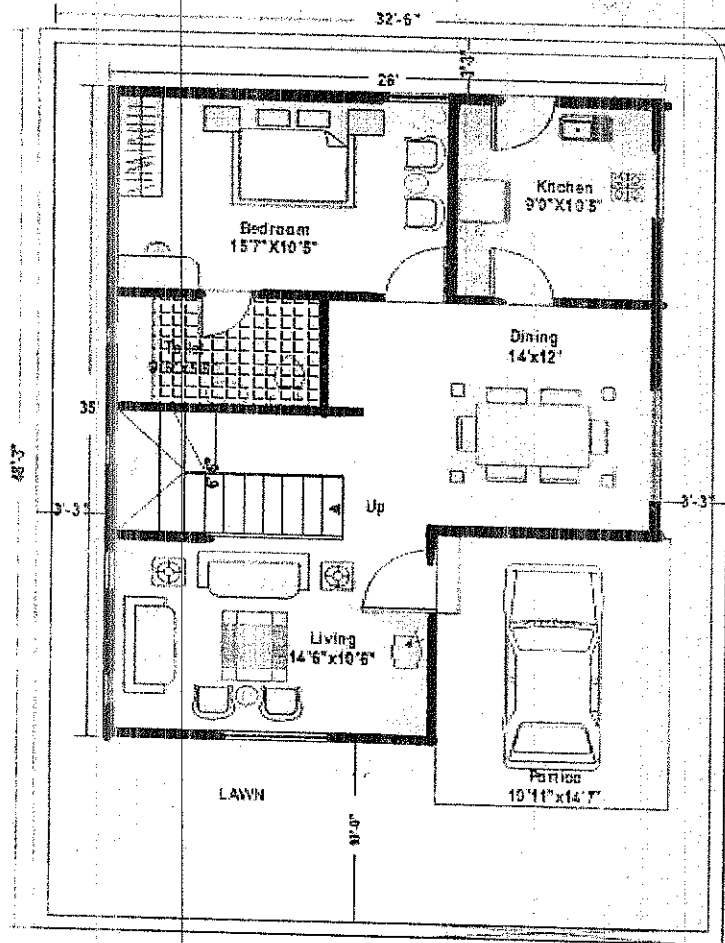
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పస్తావేజాల మొత్తము కాగితముల సంఖ్య..... 20  
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ఉమ్మడి

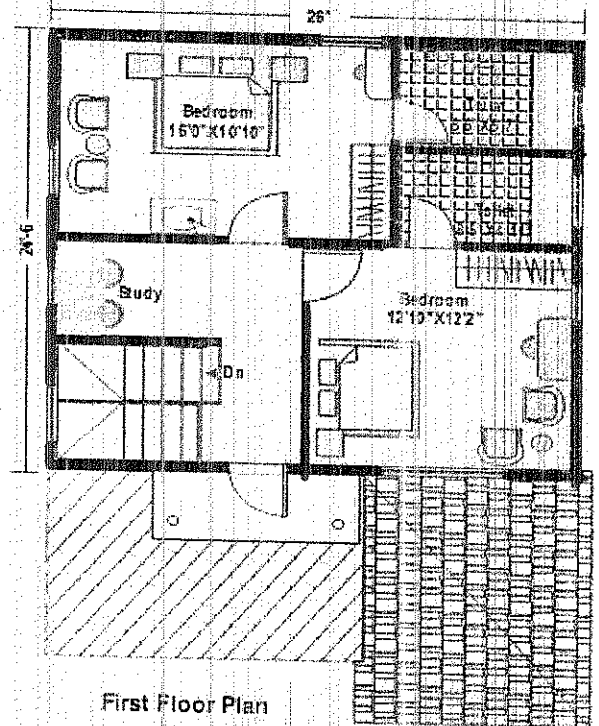


ANNEXURE - B

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 357 ADMEASURING 1749 SFT. OF BUILT-UP AREA.

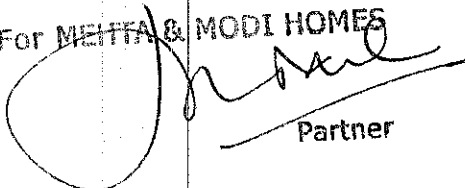


Ground Floor Plan



First Floor Plan

AREA STATEMENT	
Ground Floor	753.11
First floor	637.21
Porch area	153.11
Terrace area	160.11
<b>Total area</b>	<b>1743.54</b>

For MEHTA & MODI HOMES  
  
 Partner

(SOHAM MODI)  
 BUILDER

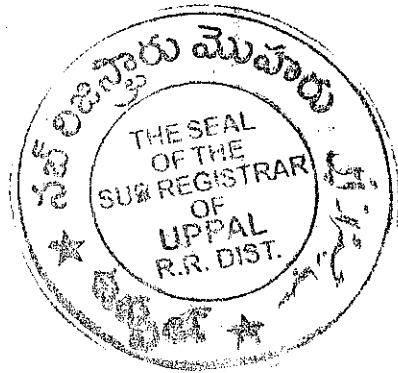
For MEHTA & MODI HOMES  
  
 Partner

(SURESH U. MEHTA)  
 BUILDER

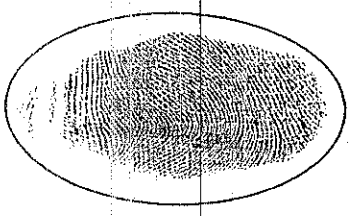

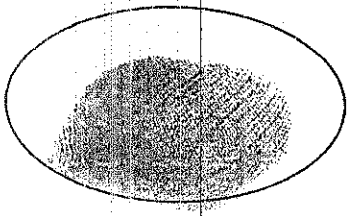
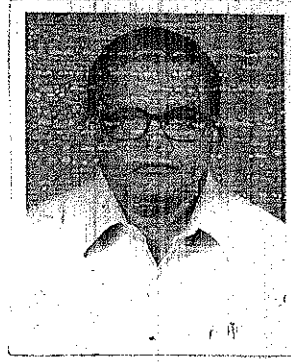
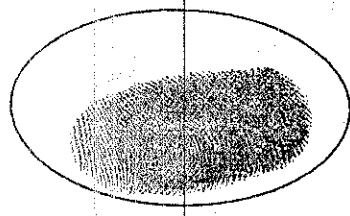
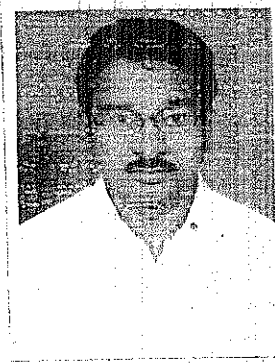
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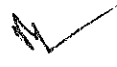
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ఉప్పల్

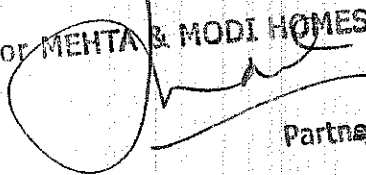



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>VENDOR:</b> 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 J. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003
			<b>GPA FOR PRESENTING DOCUMENTS,                      VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:</b> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1. 
2. 

For MEHTA & MODI HOMES  


For MEHTA & MODI HOMES  
 Partner   
 Partner  
 SIGNATURE OF THE EXECUTANTS

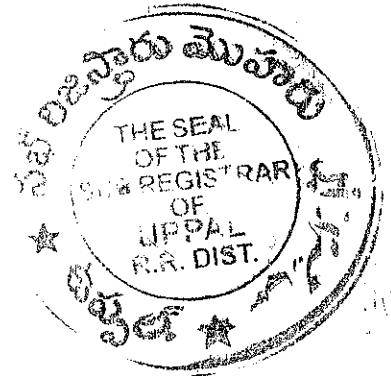
SIGNATURE(S) OF BUYER(S)

125956

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ఆఫీస్



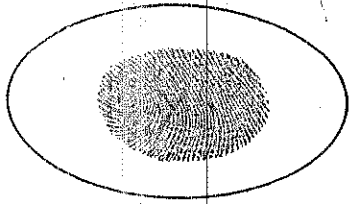
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REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

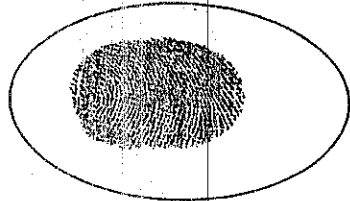
PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



**BUYERS:**

1. MR. ARPAN JUDE PENKAR  
S/O. MR. JOSHUA JACOB PENKAR  
R/O. 6 # 52, BLK - 704  
STREET NO. 71  
TAMPINES  
SINGAPORE - 520 704.



2. MRS. MEENU GUPTA  
W/O. MR. ARPAN JUDE PENKAR  
R/O. 6 # 52, BLK - 704  
STREET NO. 71  
TAMPINES  
SINGAPORE - 520 704.



**REPRESENTATIVE**

MR. AADESH JOSHUA PENKAR  
S/O. MR. JOSHUA JACOB PENKAR  
R/O. # 9-1-109/1/C  
OLD NO. 24/8  
PREM NIVAS  
S. D. ROAD  
SECUNDERABAD - 500 003.

**SIGNATURE OF WITNESSES:**

1.

2.

For MEHTA & MODI HOMES

For MEHTA & MODI HOMES  
  
Partner  
SIGNATURE OF THE EXECUTANTS  
Partner

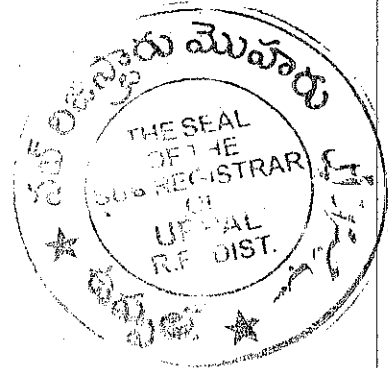
We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Aadesh Joshua Penkar, as we cannot appear personally before the Registering Officer in the Office of District Registrar, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

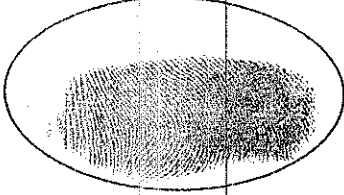
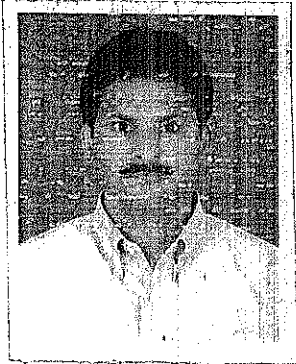


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ఈ కాగితము వరుస సంఖ్య 2

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ఉప్పల



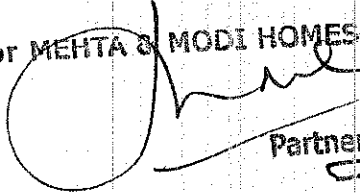



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REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>WITNESSES:</b></p> <p>1. MR. CH. VENKATA RAMANA REDDY S/O. LATE ANJI REDDY R/O. H. NO: - 11-187/2 ROAD NO. 2, GREENHILLS COLONY SAROORNAGAR HYDERABAD.</p>
			<p>2. MR. M. SRINIVAS S/O. LATE M. LINGAIAH R/O. H. NO: - 2-11-365 WARASIGUDA SECUNDERABAD</p>

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES  
  
Partner

For MEHTA & MODI HOMES  
  
Partner

SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

12595/2

దస్తావేజాల మొత్తము కాగితముల సంఖ్య... 20

ఈ కాగితము పరుస సంఖ్య... 13

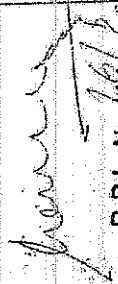
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ఉప్పల



VENDOR:

Family Members Details				
S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/02/81	25

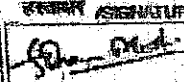
  
 D.P.L. No. 114  
 BHARAT SCOUTS & GUIDES  
 BHARAT SCOUTS & GUIDES, SEC. BAD  
 16/02/2006  
 16/02/2006  
 16/02/2006

PERMANENT ACCOUNT NUMBER  
**ABE1P165725H**

TAXPAYER'S NAME  
**SONAM SATISH MODI**


FATHER'S NAME  
**SATISH MANLAL MODI**


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

SIGNATURE  


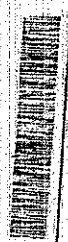
Chief Commissioner of Income Tax, Andhra Pradesh

*Prabha*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PRABHAKAR REDDY K  
 PADMA REDDY KANDI  
 15/01/1974  
 Permanent Account Number  
**AWSP00104E**  
 Signature  


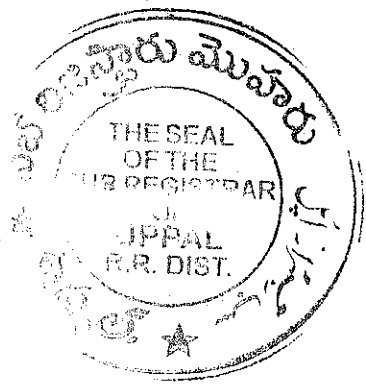
भारत सरकार  
 GOVT. OF INDIA  


**HOUSEHOLD CARD**  
 Card No : PAV18388500916  
 F.I. Slip No : 615  
 Name of Head of Household : Asha Suresh  
 Date of Birth : 15/12/1944  
 Age : 55  
 Occupation : Own Business  
 No. & House No. : 2-577  
 Locality : KAMSTER ROAD  
 Ward : D.V. COLONY  
 Circle : 2  
 District : Hyderabad  
 Annual Income (Rs.) : 150,000  
 LPG Consumer (Y/N) : (N/A)  
 JG Consumer (Y/N) : (N/A)  
 JG Consumer (Y/N) : (N/A)  
 JG Dealer Name (Y/N) : (N/A)



12595/2  
... వ ఎన్వయ 2012 నిం...  
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సబ్-రజిస్ట్రార్  
ఉప్పల్



BUYER



भारत गणराज्य REPUBLIC OF INDIA



F 8249336

PENKAR  
ARPAN JUDE

व्यक्ति

M

10.8.1973

AJMER RAJASTHAN  
SINGAPORE

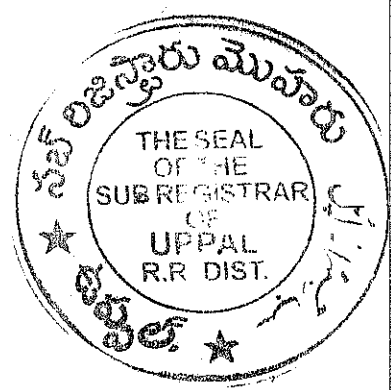
18.9.2006

17.9.2016

*[Handwritten signature]*

వ పుస్తకం 2012 నామ సంవత్సరమునకు 12595/2  
దస్తావేజాల మొత్తము కాగితముల సంఖ్య 20  
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సబ్-రిజిస్ట్రార్  
ఉప్పల



JOSHUA JACOB PENKAR

VENIETA RUPTENA PENKAR

MEENU GUPTA

2ND FLOOR, 31/B EAST MARREDPALLY  
SECUNDERABAD A.P. INDIA

A 21317E9

8.10.96

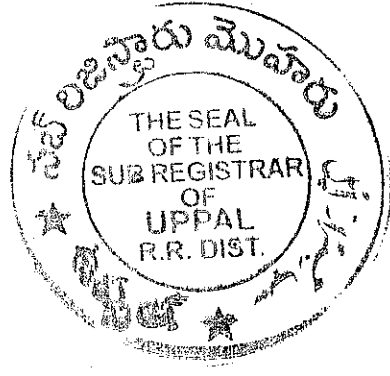
HYDERABAD

P 0399906

వచ్చినది 2012 నవంబరు 20న  
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ఉప్పల్

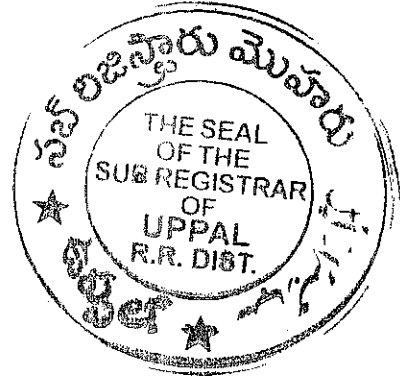






1 వ పాఠశాల కలెక్షనరుని ద్వారా  
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సబ్-రిజిస్ట్రార్  
ఉప్పల్



From: Printed name of the sender or name of the sender's organization  
ARVIND KUMAR GUPTA

To: Printed name of the recipient  
MANJU GUPTA

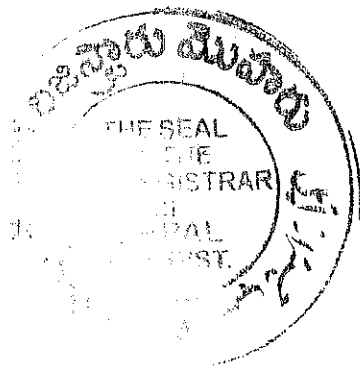
Printed address of the recipient  
DR. RAM NIVAS COMPLEX  
CIVIL LINES, NEAR ARYA SAMAJ,  
BIJNOR, UTTAR PRADESH INDIA

Printed postal code and place of issue  
B1387158 18/01/2000 BAREILLY

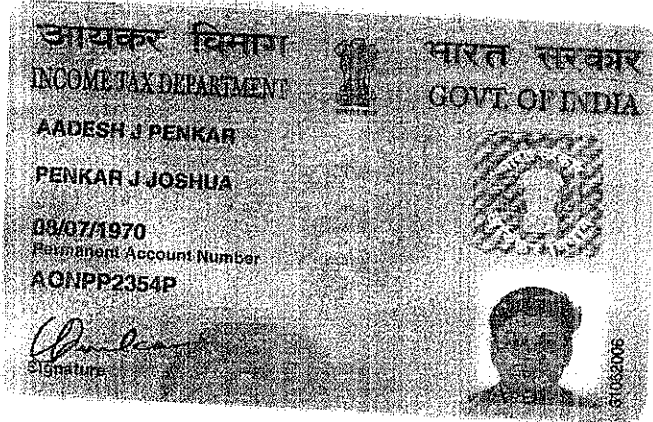
Printed return address  
SGPA02236609 OLD PPT CLD AND RETURNED

వ ఖచ్చకం 2012 సం॥ ఖ.దస్తావజా నం. 125957  
దస్తావేజాల మొత్తము కాగితముల సంఖ్య 20  
ఈ కాగితము పరుస సంఖ్య 18

సబ్-రజిస్ట్రార్  
ఉప్పల్



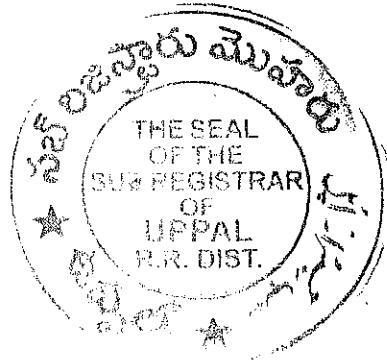
Representative :



*Aadesh J. Penkar*

1 వ ఎన్నికల 2012 నుండి పు.ల.సంఖ్య 12595/2  
రెజిస్ట్రేషన్ మొత్తము కారితముల సంఖ్య 20  
ఈ కారితము పరుస సంఖ్య 19

సబ్ రిజిస్ట్రార్  
ఉప్పల్



WITNESS:

समाजिक विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

Y RAMANA REDDY CHEERUKA

ANJI REDDY CHEERUKA

05/03/1972

PERMANENT ACCOUNT IDENTIFICATION

AHNPC8363Q

*Y. Ramana Reddy*  
SIGNATURE

INDIAN UNION DRIVING LICENCE

ANDHRA PRADESH

Number: DLFAP010413402001

Name: SRINIVAS M

S/D/W of: M LINGAIAH

Address: 12-11-364/6

WARSIGUDA

SECUNDERABAD

PIN

DOB: 06-06-1971

*Y. Ramana Reddy*  
Signature

DL of Issue: 08-10-2001

Andhra Licensing Authority  
Secunderabad

12595  
వ పుస్తకం 2012 నంబు పు.దస్తావజులు అం.....  
చస్తావేజుల మొత్తము లాగిషముల సంఖ్య..... 20  
ఈ లాగిషము వరుస సంఖ్య..... 20

పబ్-రిజిస్ట్రార్  
ఉప్పల్

