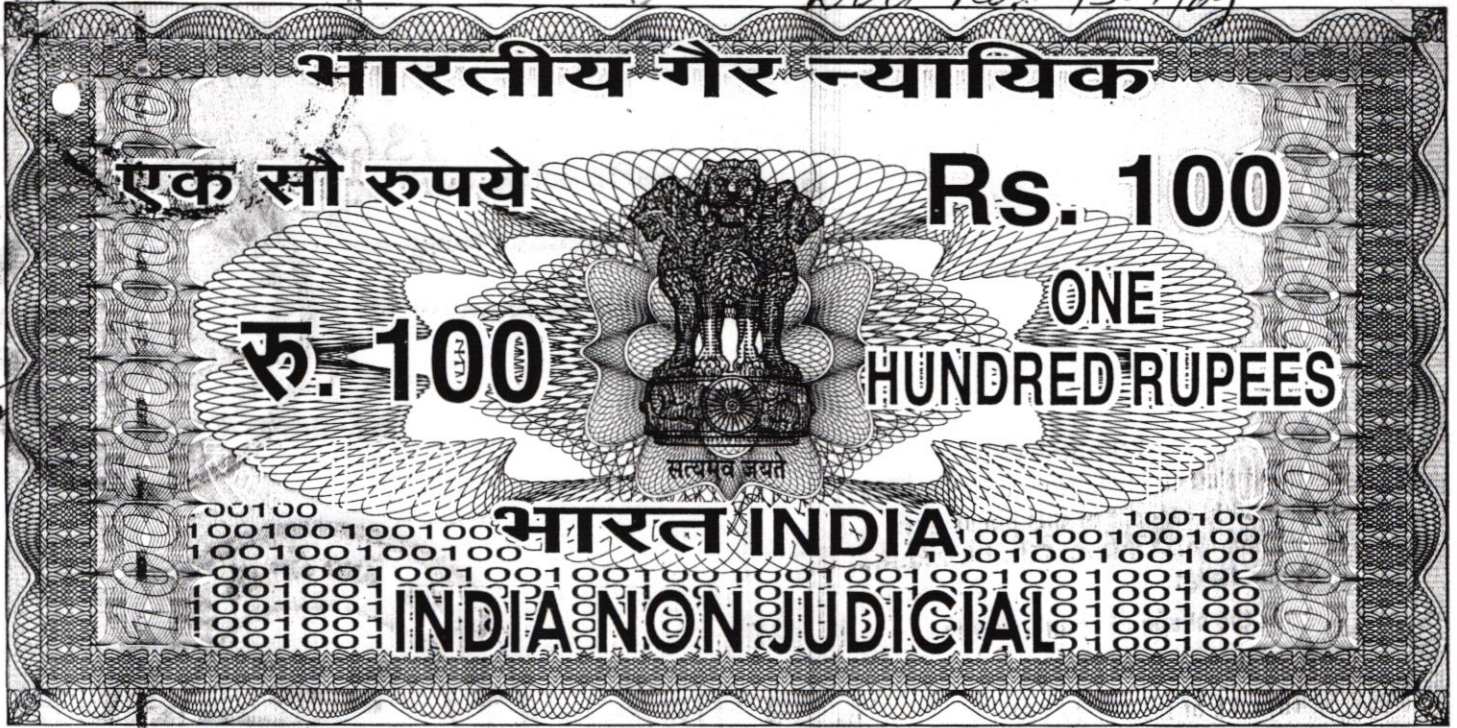


SCANNED

B-54 Deed no: 1364/09



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 147544

Date : 31-03-2009

Serial No : 7,698

Denomination : 100

Purchased By :

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

For Whom :

KADAKIA & MODI HOUSING  
SECBAD

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

AGREEMENT FOR CONSTRUCTION

This Agreement of construction is made and executed on this the <sup>th</sup> 29 day of JULY 2009 at SRO, Shamirpet, Ranga Reddy District by and between:

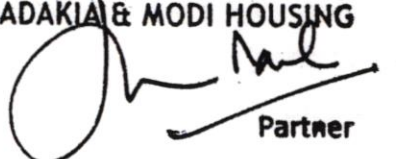
M/S. KADAKIA & MODI HOUSING, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

MR. C, JANARDHAN REDDY, SON OF MR. PAPI REDDY aged about 32 years, Occupation Service, residing at 101, Vijaya Residency, Street No. 10, Lane No. 3, Kartikeya Nagar, 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, assignees, etc).

For KADAKIA & MODI HOUSING

Page 1

  
Partner



A-54.const.agr.

For KADAKIA & MODI HOUSING  
  
Partner



1వ పుస్తకము 2009వ సం॥ పు..... 1364  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితము వరుస సంఖ్య..... 1



సబ్-రజిస్ట్రార్

**ENDORSEMENT**

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

By challan No. 276276 Dt. 02/09/2009

**I. Stamp Duty:**

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

Rs 100/-  
Rs. 27,910/-  
Rs. \_\_\_\_\_  
Rs. \_\_\_\_\_



**II. Transfer Duty:**

- 1. in shape of challan
- 2. in the shape of cash

Rs. \_\_\_\_\_  
Rs. \_\_\_\_\_

**III. Registration fees:**

- 1. in the shape of challan
- 2. in the shape of cash

Rs. 1000/-  
Rs. \_\_\_\_\_

**IV. User Charges:**

- 1. in the shape of challan
- 2. In the shape of cash

Rs. 100/-  
Rs. \_\_\_\_\_

Total Rs. 29,110/-

*M. Lalitha*  
29/09  
SUB REGISTRAR  
SHAMIRPET

SHAMIRPET  
SUB REGISTRAR'S OFFICE  
SHAMIRPET

**WHEREAS:**

- A) The Builder is the absolute owner and possessor of the land admeasuring about 25,250 Sq.yds, forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Sq.yds.)
1.	12499/2006	30.08.2006	1139	5050 Sq.yds
2.	8096/2006	30.05.2006	1139	5050 Sq.yds
3.	8097/2006	30.05.2006	1139	5050 Sq.yds
4.	8098/2006	30.05.2006	1139	5050 Sq.yds
5.	11482/2006	10.08.2006	1139	5050 Sq.yds
<b>Total Extent of Land</b>				<b>25250 Sq.yds</b>

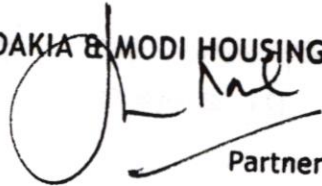
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- Smt. Immanni Sathyaveni W/o. Shri. Sheshagiri Rao
- Shri. Immanni Ravi Kiran S/o. Shri. Sheshagiri Rao
- Shri. Immanni Sathyanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- Smt. Immanni Seetha Mahalaxmi W/o. Shri. P. Ranjit

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Former Owners purchased the land from the pattedars of the land vide Sale Deed bearing No. 2674/89 dated 18.04.1989. Vide proceeding of the Mandal Revenue Officer bearing no. B/2190/1989 dated 02.06.1989 the names of the Former Owners were mutated in the revenue records and patta passbooks/title books were issued to them.
- C) The Builder is desirous of developing the Scheduled Land by constructing independent bungalows thereon and have obtained a permit for building construction from HUDA vide Permit No. 660/MP2/Plg/HUDA/07 dated 12/05/2007. The proposed project of development is styled as 'BLOOMDALE'.
- D) 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.

For KADAKIA & MODI HOUSING

  
Partner





2009 వ సం॥ సప్తంబరు 2 వ తేది  
 1931 వ కా.శ. భద్రపద్మానామ 11 వ తేది  
 పగలు 11 మరియు 12 గంటల మధ్య

కామిర్షియల్ సబ్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి Soham Modi

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను  
 అనుసరించి నమర్దించవలసిన ఫోటో గ్రాఫులు మరియు  
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము  
 రూ. 1000/- లు చెల్లించినారు.

ఛానీయల్స్ నట్లు ఒప్పుకొన్నది  
 ఎడమ ప్రొటన ప్రేలు

*(Handwritten signature)*

Soham Modi s/o. Sathish  
 R/o. 5-4-18/2 & 4,  
 M.G. Road, Sec 40.



1వ పుస్తకము 2009 వ సం॥ పు. 1364  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 15  
 ఈ కాగితము వరుస సంఖ్య 2

*(Handwritten signature)*  
 సబ్-రిజిస్ట్రారు



ఎడమ ప్రొటన ప్రేలు



రూపించినది

*(Handwritten signature)*  
 Bhagavan Reddy s/o. Shivarom Reddy, o/c: Business  
 R/o. 101, Vijaya Residency, 87. No. 10,  
 Lane No. 3, Karthik Nagar, Nacham And.  
 SPA Holder - vide Dr. File no. 2868/E/2009,  
 Dt. 24/08/09 at District Registrar, Mousapur  
 R. E. Sec

1 *(Handwritten signature)* K. Prabhakar Reddy s/o. K.P. Reddy  
 o/c: Service R/o. 5-4-18/2 & 4, M.G. Road  
 Sec 40.

2 *(Handwritten signature)* B. RAJ KUMAR s/o. MUKUND RAJ  
 o/c: BUSINESS R/o. Alwal, Sec 40.

2009 వ సం॥ సప్తంబరు 2 వ తేది సబ్-రిజిస్ట్రారు  
*(Handwritten signature)* 24/9/09

1931 వ కా.శ. భద్రపద్మానామ 11 వ తేది కామిర్షియల్



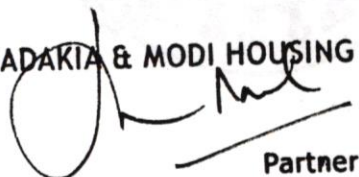
- E) The Buyer has purchased plot of land bearing plot no. 54 admeasuring 212 sq. yds. under a Sale Deed dated 2/09/09, registered as document no. 1362/09, in the Office of the S.R.O, Shamirpet, Ranga Reddy District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction and Agreement for Land Development Charges with the Builder for construction of a bungalow on the plot of the land.
- F) 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. 54 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 Bloomdale.
- G) The Buyer is desirous of having a bungalow constructed for him by the Builder on plot of land bearing no. 54 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.
- H) The Buyer as stated above had already purchased the plot of land bearing no. 54 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 2/09/09, referred herein above are and shall be interdependent agreements.
- I) 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:

- The Builder shall construct for the Buyer deluxe bungalow admeasuring 1847 sq. ft. of built-up area on plot of land bearing plot no. 54 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a amount of Rs. 28,01,000/-/- (Rupees Twenty Eight Lakhs One Thousand Only).
- The Buyer shall pay to the Builder the balance amount of Rs. 28,01,000/-/(Rupees Twenty Eight Lakhs One Thousand Only). in the following manner:

Installment	Amount	Due Date for payment
I	16,76,000/-	01.08.2009
II	9,25,000/-	Balance to be paid on completion of flooring, bathroom tiles, doors, windows & 1 <sup>st</sup> coat of painting
III	2,00,000/-	On Completion

- 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.

  
Partner



1వ పుస్తకము 2009వ సం॥ పు..... 1364  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 15  
 ఈ కాగితము వరుస సంఖ్య..... 3

*[Signature]*  
 సబ్-రిజిస్ట్రార్

An Amount of Rs. 29,910/- towards Stamp Duty including Transfer  
 Duty and Rs. 1000/- towards Registration Fee was paid by the party  
 through Challan Receipt Number 876296 Dated 2/9/09  
 at S.B.H. Bank Thumkurka Branch

*[Signature]* 2/9/09  
 Sub Registrar

1వ పుస్తకము 2009 సం॥ (కా.క. 1031) సం॥ పు  
 ..... 1364-  
 నిమిత్తం సుత్తింపు వెలవారు 1516-I-..... 1364.....-2009  
 ఇవ్వడమైనది.


2009 సం॥...వ తేది

*[Signature]* 2/9/09  
 సబ్-రిజిస్ట్రారు అధికారి





4. In case the Scheduled bungalow is completed before the scheduled date of completion / delivery mentioned below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in above. The Buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Builder as to completion of the Scheduled Bungalow, notwithstanding the installments and due dates mentioned above.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavor to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the plot of land bearing no. 54 to the Builder for the purpose of construction of the bungalow.
7. The Builder shall construct the bungalow in accordance with the plans and designs and as per specifications annexed hereto as Annexure A & Annexure B respectively. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
9. The Builder shall complete the construction of the bungalow and handover possession of the same on or before 1<sup>st</sup> July 2011 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.

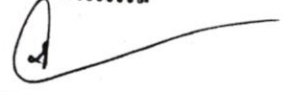
For KADAKIA & MODI HOUSING  
  
Partner



1వ పుస్తకము 2007వ సం॥ పు..... 1364

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితము వరుస సంఖ్య..... 4



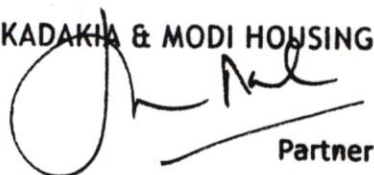
సబ్-రిజిస్ట్రారు





10. The Builder upon completion of construction of the bungalow shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the bungalow provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
11. The Builder has conveyed to the Buyer that different bungalows shall be completed at different times. It is not possible for the Builder to maintain each bungalow in a brand new condition for weeks or months and therefore minor works like final coat of paint, polish, installation of CP and sanitary ware, etc., may not be completed. Such works shall be completed only when the Buyer is ready to take possession and has cleared all his/her dues. These minor works shall be completed within 15 days of receipt of dues by the Builder. The Buyer has agreed to the same and shall not raise any objection in this regard.
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. The Buyer undertakes to give a list of complaints and corrections in writing to the Builder after payment of all dues and before taking possession of his/her bungalow. The Builder undertakes to rectify or make the corrections suggested by the Buyer within 15 days after clearing all dues.
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 2025 and all the bungalows in the project of Bloomdale shall have a similar elevation, color, scheme, compound wall, landscaping, trees etc. for which the Buyer shall not raise any objections / 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 Bloomdale project.

For KADAKIA & MODI HOUSING



Partner



1వ పుస్తకము 2009వ సం॥ పు..... 1364

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితము వరుస సంఖ్య..... 5



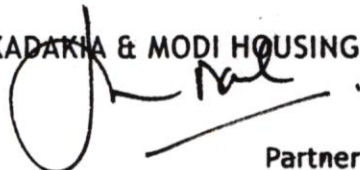
సబ్-రిజిస్ట్రారు





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 Bloomdale 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 Bloomdale 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 Bloomdale 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 Bloomdale 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 Land development charges.
21. 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.
22. That the Buyer shall become a member of the association / society which shall be formed to look after the maintenance of the Bloomdale Project and shall abide by its rules. Until the society / association is formed the Buyer 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. If the Buyer ever fails to pay maintenance charges for his/her bungalow, the association shall be entitled to disconnect and stop providing all or any services to the scheduled bungalow including water, electricity, etc. The Buyer shall pay a sum of Rs. 50,000/- by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed bungalow.

For KADAKIA & MODI HOUSING

  
Partner

1వ పుస్తకము 2009వ సం॥ పు..... 1364  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితము వరుస సంఖ్య..... 6

*(Handwritten Signature)*

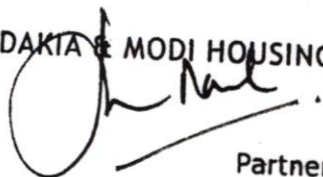
సబ్-రిజిస్ట్రార్





23. 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.
24. 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.
25. 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.
26. 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 Bloomdale. To achieve this objective the Buyer, inter-alia shall not 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 Bloomdale. (d) Store any explosives, combustible materials or any other materials prohibited under law.
27. 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.
28. 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.

For KADAKIA & MODI HOUSING



Partner



1వ పుస్తకము 2009వ సం॥ పు..... 1364

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితము వరుస సంఖ్య..... 7

9

సబ్-రిజిస్ట్రారు





29. 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.
30. 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 PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 54 admeasuring about 212 sq. yds, in the project known as Bloomdale forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed hereto (as Annexure I), bounded on:

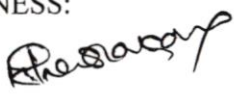
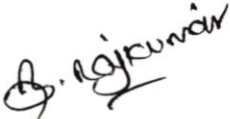
North	Plot No. 53
South	Plot No. 55
East	30' wide road
West	Neighbour's Land

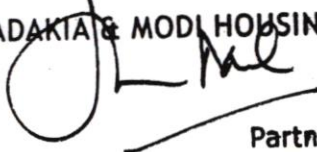
AND

- b) ALL THAT DELUXE BUNGALOW admeasuring ~~1847~~ sft. of built-up area to be constructed on the above said plot no. 54 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:

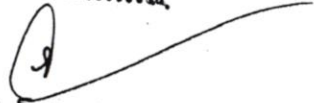
WITNESS:

1. 
2. 

For KADAKIA & MODI HOUSING  
  
 Partner  
 (Soham Modi)  
 BUILDER

  
 BUYER

1వ పుస్తకము 2009వ సం॥ పు..... 1364  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితము వరుస సంఖ్య..... 8

  
సబ్-రిజిస్ట్రారు





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
Flooring	Ceramic tiles	Choice of vitrified tiles or Marble 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 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 within MS banister	MS railing within 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. Provision for solar heater.
Bathrooms	7' dado	7' dado with designer tiles & bathtub in master bedroom.
Water supply	24 hr water supply through community tank with 2,000 lts. individual overhead tank in each bungalow. Separate drinking water connection in kitchen.	24 hr 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. Changes 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.

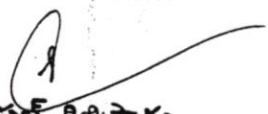
For KADAKIA & MODI HOUSING

(SOHAM MODI)  
VENDOR

Partner

VENDEE

1వ పుస్తకము 2009వ సం॥ పు..... 1364  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితము వరుస సంఖ్య..... 9

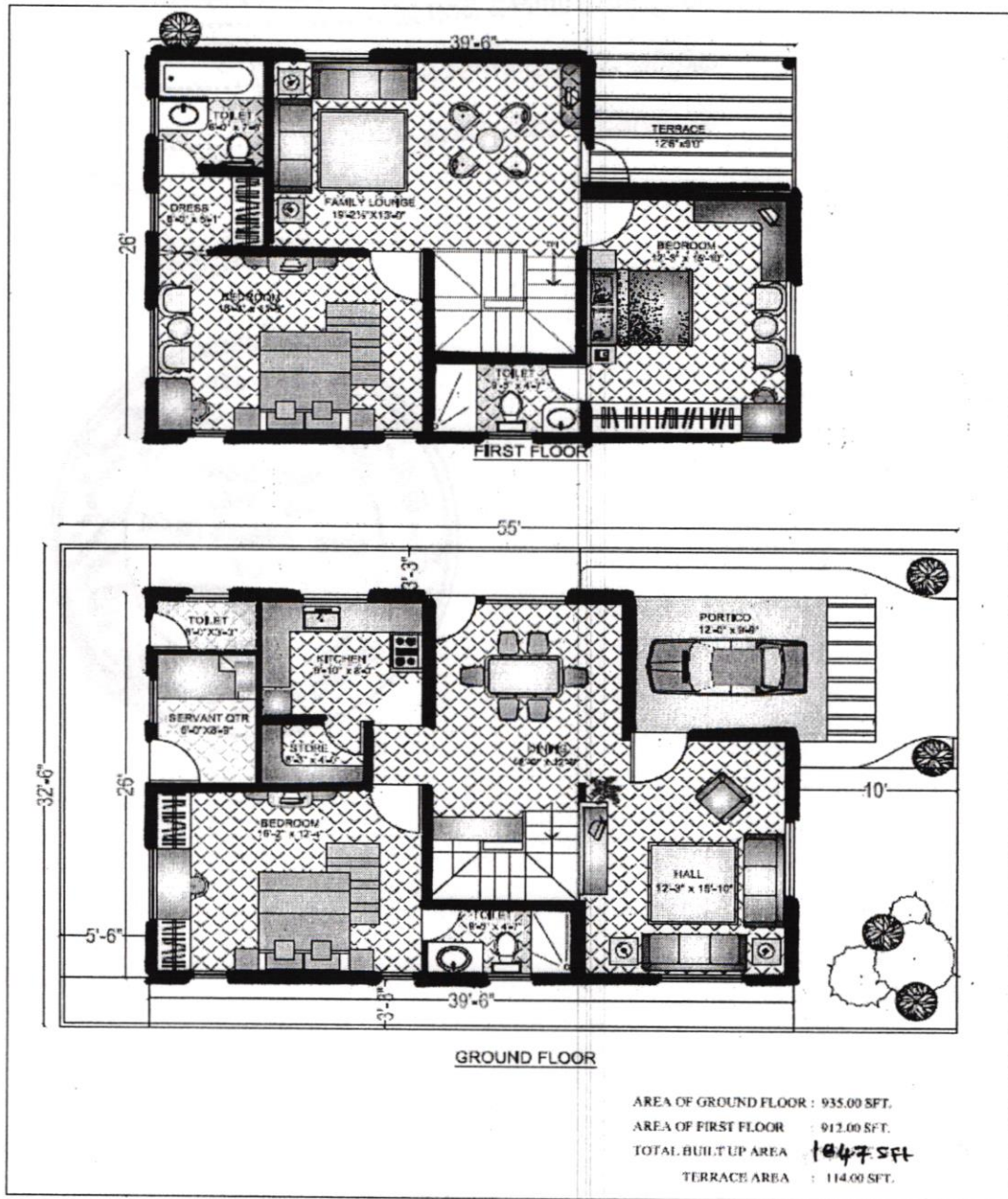
  
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ANNEXURE - 8

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 54 ADMEASURING  
1847 SFT. OF BUILT-UP AREA.



For KADAKIA & MODI HOUSING

*(Handwritten Signature)*

(SOHAM MODI)  
VENDOR

Partner

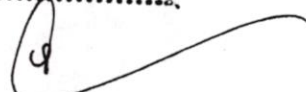
*(Handwritten Signature)*

VENDEE

1వ పుస్తకము 2009వ సం॥ పు..... 1364

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితము వరుస సంఖ్య..... 10

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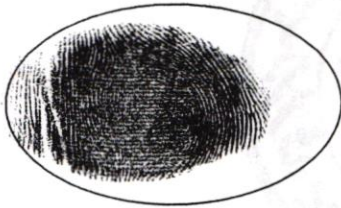
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	--	--



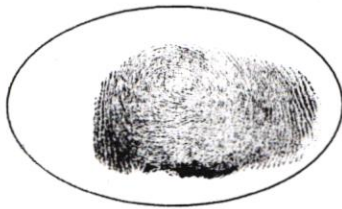
**BUILDER:**  
**M/s. KADAKIA & MODI HOUSING**  
 HAVING ITS OFFICE AT 5-4-187/3 & 4  
 III FLOOR, SOHAM MANSION  
 M. G. RAOD, SECUNDERABAD  
 REP. BY ITS PARTNER  
 MR. SOHAM MODI  
 S/O. MR. SATISH MODI

For KADAKIA & MODI HOUSING  
  
 Partner



**BUYER:-**


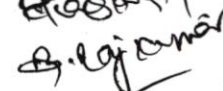
MR. JANARDHAN REDDY . C.  
 S/O. MR. PAPI REDDY  
 R/O. 101, VIJAYA RESIDENCY,  
 STREET NO. 10, LANE NO. 3,  
 KARTIKEYA NAGAR,  
 NACHARAM,  
 HYDERABAD.



**ATTORNEY/UM REPRESENTATIVE:**

MR. BHAGVAN REDDY  
 S/O. MR. SHIVA RAM REDDY  
 101, VIJAYA RESIDENCY,  
 STREET NO. 10, LANE NO. 3,  
 KARTIKEYA NAGAR, NACHARAM,  
 HYDERABAD - 500 076.

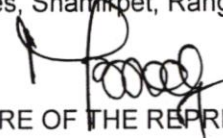
SIGNATURE OF WITNESSES:


1. 
2. 

For KADAKIA & MODI HOUSING

  
 SIGNATURE OF EXECUTIVE PARTNER


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

  
 SIGNATURE OF THE REPRESENTATIVE

  
 SIGNATURE(S) OF BUYER(S)



1వ పుస్తకము 2009వ సం॥ పు..... 1364  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితము వరుస సంఖ్య..... 11

  
సబ్-రిజిస్ట్రారు



प्राई लेख संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE  
*Sohan Modi*

मुख्य आयुक्त, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

For KADAKIA & MODI HOUSING  
*[Signature]*  
Partner

1వ పుస్తకము 2009 వ సం॥ పు..... 1364

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ఈ కాగితము వరుస సంఖ్య..... 13

  
సబ్-రిజిస్ట్రార





M BHAGAVAT  
SHIVARAM REDD  
1968  
Account Number  
A 17145D  
Signature



*Handwritten signature*



1వ పుస్తకము 2009వ సం॥ పు..... 1364  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితము వరుస సంఖ్య..... 14

సబ్-రిజిస్ట్రారకి









**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: **1383/2009** of SRO: **1516(SHAMIRPET)**

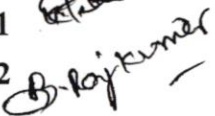
Presentant Name(Capacity): **SOHAM MODI(OT)**

Report Date: 02/09/2009 15:45:16

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) C.JANARDHAN REDDY 101,VIJAYA RESIDENCY,STREET NO.10,LANE NO.3,KARTIKEYA NAGAR,NACHARAM,HYD (SPA HOLDER)	
2			KADAPPA & MODI HOUSING (EX) REP BY ITS MANAGING PARTNER:SOHAM MODI 5-4-187/3 & 4,II FLOOR,SOHAMMANSION,M.G.ROAD,SEC	

Identified by  Photos and TIs

Witness 1  captured by me

Witness 2

 2/9/09  
Capture of Photos and TIs

done in my presence

1వ పుస్తకము 2007 వ సం॥ పు..... 1364

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితము వరుస సంఖ్య..... 15



సబ్-డిజిస్ట్రార్-













**REGISTRATION AND STAMPS DEPARTMENT/ರಜಿಸ್ಟ್ರಾರ್ ಮತ್ತು ಸ್ಟಾಂಪು ವಿಭಾಗ**  
**CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ಆಸ್ತಿ ಮೇಲೆ ಆವೃತ್ತಿ ಭರ ದೃಢೀಕರಣ ಪತ್ರ**



SRO/ ಸ.ರ.ಸ. SHAMIRPET

Sr/Smt JANARDHAN REDDY  
 VILL/COL : SHAMIRPET

SURVEY : 1139

Application No/ ಅನ್ವಯ ಸಂಖ್ಯೆ : 5554

Date/ ತೆರಿಗೆ : 11-09-2009

Page/ ಪುಟ : 3 / 4

DATE & TIME of Application of EC: 11-09-2009 00:00:00

S.R.O. SHAMIRPET for 15

DATE & TIME of Generation of EC: 11-09-2009 16:24:10

01-05-1995

10-09-2009

I hereby certify that a search has been made in Book I and in the indexes relating thereto for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

ನಂ. 15 ನವೆಂಬರ್ 15 ಶ್ರವಣಮುಖ್ಯ ಮಂಡಿಯ ಅರಬರಾಜ್ ನಂಬರಿಂದಿನ ಇನ್ವೆಸ್ಟ್ ಮೆಂಟ್ ಆಕ್ಟ್ ನಿಯಮಿತಿಯಿಂದ ಆವೃತ್ತಿ ಭರ ದೃಢೀಕರಣ ಪತ್ರವನ್ನು ಹೊಂದಿರುವುದು ಕೆಳಕಂಡಂತೆ.

Sl.No. ಸಂಖ್ಯೆ (1)	(a) Description of Property ಆಸ್ತಿ ವಿವರಗಳು (2)	Date of (E)xecution (Registration) ದಸ್ತಾವೇಶ ದಾಖಲಾದ ತೆರಿಗೆ ದಿನಾಂಕ (3)	(b) Nature & Value of Document ದಸ್ತಾವೇಶ ವಿವರ ಮತ್ತು ಮೌಲ್ಯ (4)	Names of Parties / ಪಕ್ಷಿ ವಿವರಗಳು Executors (EX) and Claimants (CI) (ಪಕ್ಷಿ ಇವರು ಮತ್ತು ಪಕ್ಷಿ ದಾರರು) (5) (6)	Ref. to Document Entry ದಸ್ತಾವೇಶ ಪರಿಚಯ	
					Vol.No/Page No. ಪುಟ/ಪುಟ	Document No./Year ದಸ್ತಾವೇಶ ನಂ./ವರ್ಷ
6	VILL./COL: SHAMIRPET HOUSE-SITE AREA W-B: 0-0 SURVEY: 1139 PLOT: HOUSE: 0 5050 SQ.Yds EXTENT: BOUNDRIES: (N): LAND BELONGING TO VENDORS (S) LAND BELONGING TO VENDORS (E): SY.NO. 1078 & 1138 (W): SY.NO. 1183, 1187, 1188 & 1140	(R) 30-05-2006 (P) 30-05-2006 (E) 30-05-2006	0101 Sale Mkt. Value:Rs. 1540250 Cons. Value:Rs 2100000	PRASAD 4 (EX) IMMANNI SEETHA MAHALAXMI 5 (EX) IMMANNI VENKAT RAO	0/0 CD Volume 173 OF SRO	8097 2006 OF SRO SHAMIRPET 1
7	VILL./COL: SHAMIRPET HOUSE-SITE AREA W-B: 0-0 SURVEY: 1139 PLOT: HOUSE: 0 5050 SQ.Yds EXTENT: BOUNDRIES: (N): LAND BELONGING TO VENDORS (S) 40 FT WIDE ROAD & SY. NO. 1050 & 1077 (E): SY.NO. 1078 & 1138 (W): SY.NO. 1183, 1187, 1188 & 1140	(R) 30-05-2006 (P) 30-05-2006 (E) 30-05-2006	0101 Sale Mkt. Value:Rs. 1540250 Cons. Value:Rs 2100000	1 (CL) M/S. KADAKIA & MODI HOUSING 1 (EX) IMMANNI SATHYAVENTI 2 (CL) Rep. by: - SOHAM MODI 2 (EX) IMMANNI RAVI KIRAN 3 (EX) IMMANNI SATHYANARAYANA KRISHNA PRASAD 4 (EX) IMMANNI SEETHA MAHALAXMI 5 (EX) IMMANNI VENKAT RAO	0/0 CD Volume 1/3 OF SRO	8096 2006 OF SRO SHAMIRPET 1

also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found  
 ಈ ಆವೃತ್ತಿ ನಂಬರಿಂದಿರುವುದು ಅನ್ವಯ ಮಂಡಿಯ ಅರಬರಾಜ್ ನಂಬರಿಂದಿನ ಇನ್ವೆಸ್ಟ್ ಮೆಂಟ್ ಆಕ್ಟ್ ನಿಯಮಿತಿಯಿಂದ ಆವೃತ್ತಿ ಭರ ದೃಢೀಕರಣ ಪತ್ರವನ್ನು ಹೊಂದಿರುವುದು ಕೆಳಕಂಡಂತೆ.

Search made and certificate prepared by/ ದೃಢೀಕರಣ ಪತ್ರವನ್ನು ತಯಾರಿಸಿದವರು: **RAJU INKARAO**  
 Received Rs. 100 +20 towards EC-Fee against Cash Receipt No. 73C  
 ನವೆಂಬರ್ 15 ಶ್ರವಣಮುಖ್ಯ ಮಂಡಿಯ ಅರಬರಾಜ್ ನಂಬರಿಂದಿನ ಇನ್ವೆಸ್ಟ್ ಮೆಂಟ್ ಆಕ್ಟ್ ನಿಯಮಿತಿಯಿಂದ ಆವೃತ್ತಿ ಭರ ದೃಢೀಕರಣ ಪತ್ರವನ್ನು ಹೊಂದಿರುವುದು ಕೆಳಕಂಡಂತೆ.

OFFICE SEAL & DATE  
 11/9/09  
 Signature of Registering Officer



