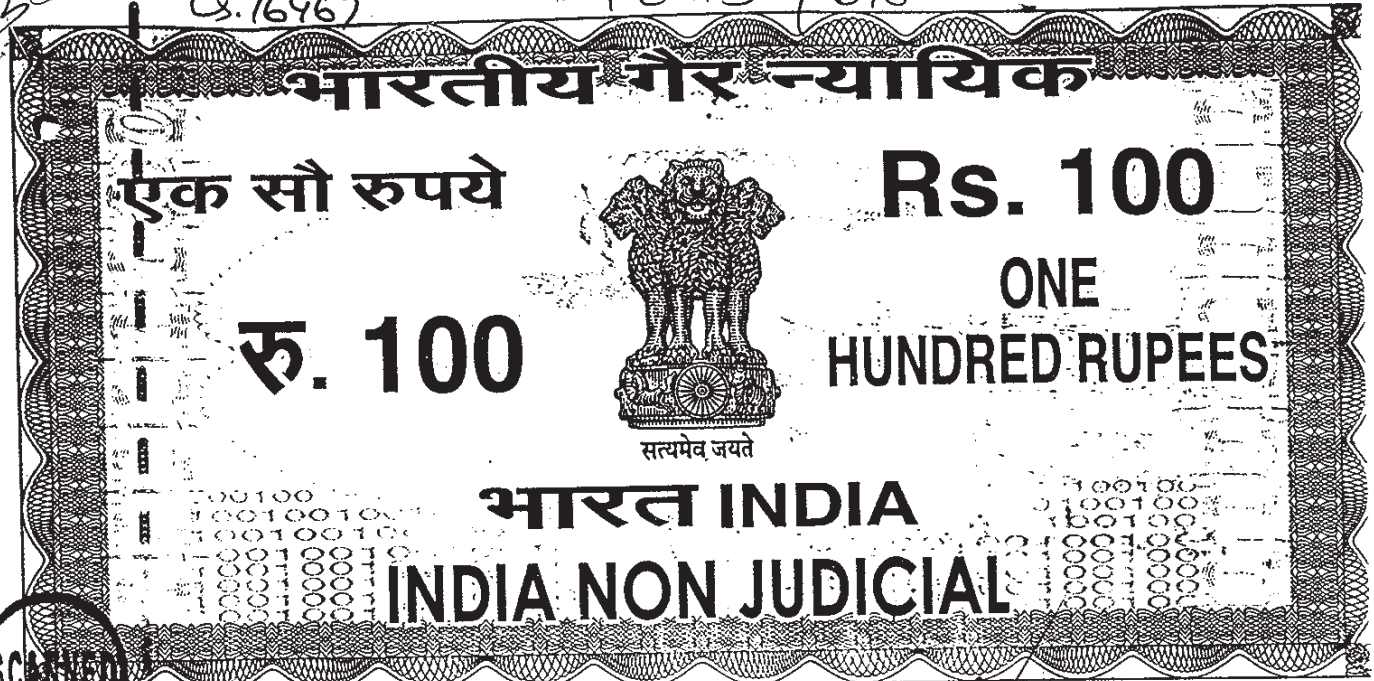


C. 16467

16435708



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 937237

S.No. 64122 Date 27/10/2006 Re. 100/-
 Name... R. Phani Kumar
 S/o. D/o. W/o. R. N. Mehta
 For Whom Mehta and Modi Homes

K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/2006
 City Civil Court,
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 4th day of November, 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

1. MR. KOMPILLA SRINIVAS, SON OF LATE MR. K. S. SASTRI, aged about 37 years,
 2. MRS. K. V. S. RATNA, WIFE OF MR. K. SRINIVAS, aged about 34 years,
- both are residing at 118, F Block, Sector 41, Noida – 201 301, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

For Mehta and Modi Homes

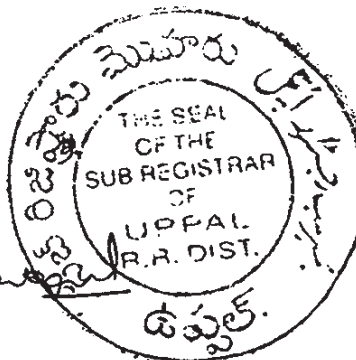
Page 1

[Signature]
 Partner

[Signature]
 Partner

సచి-రిజిస్ట్రారు

శ్రీ K. Prathankar Reddy
రిజిస్ట్రేషన్ నెంబర్, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించబడిన పాటోగ్రాఫులు
మరియు పేజీముద్రంతో కూడా దాఖలుచేసి
రుసుము రూ॥ 1635 చల్లించారు.
Receipt No. 107284 Dt. 4/11/96
SBH, Mahsiguda Branch, Sec'dad



Prasanna S/o. K. P. Reddy, occ: Seelice
c/o 5-N-187 / 1 & 4, 2nd Floor, Saham mansion
M.G. Road, Sec 13B, through attested GPA
for Presentation of Documents, vide doc no
201 / BK W / 06 at SRO, Uppal.

① U.S.N. Salma Son of Nankhathwale, Adocate
8-21/6 New Dhashtomer. Hqd. 60

② mm Rama Rao S/o Krishna Murthy Occ: Senior
R/o. 101, Sri Sai Apt. Nagole, Hyd.

2006వ.సం॥...మార్చి...నెల...వ తేది
1924వ.శా.సం॥...మార్చి...సం॥...వ తేది.

9/11/2020

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar 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	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds
7.	2557/2004	01/03/2004	202 Sq. Yds
8.	2558/2004	01/03/2004	202 Sq. Yds
9.	2559/2004	01/03/2004	202 Sq. Yds
10.	2560/2004	01/03/2004	202 Sq. Yds
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

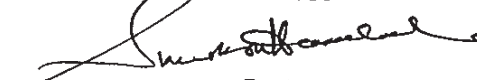
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

Page 2

1 వ పుస్తకము... 166 మె/సం|| పా
 దస్తావేజాల మొత్తం కాగితముం.
 సంఖ్య.... 166... ఈ కాగితపు వరుస
 సంఖ్య.... 2.....

పబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act 11 of 1898
 No. 16625 of 2006 Date 4/11/06

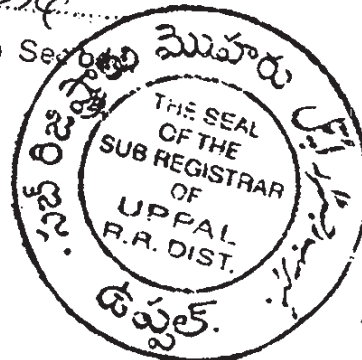
I hereby certify that the proper deficit
 stamp duty of Rs. 29230/- Rupees. Twenty nine thousand
 three hundred thirty only
 has been levied in respect of this instrument
 from Sri. K. P. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 22000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 4/11/06
 Sub Registrar
 and Collector U/S 11 & 44.
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 29230/- towards Stamp Duty
 including Transfer duty and Rs. 1625/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 107286
 Dated 4/11/06 at S.R.O. Habsiguda Branch Sec 44

S.B.H. Habsiguda
 A/c No. 0100005075
 of S.R.O. Uppal



- E) The Vendee is desirous of purchasing a plot of land bearing no. 235, admeasuring 327 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 3,27,000/- (Rupees Three Lakhs Twenty Seven Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

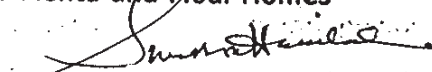
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 235, admeasuring 327 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 3,27,000/- (Rupees Three Lakhs Twenty Seven Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
7. Stamp duty and Registration amount of Rs. 31,060/- is paid by way of challan no. 107294, dated 04.11.06, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

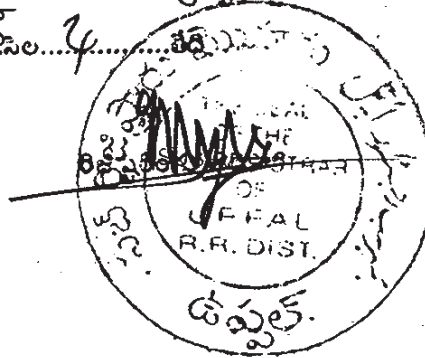
For Mehta and Modi Homes


Partner

1 వ పుస్తకము. 16435/సం|| పు
దస్తావేజుల పెంపు కాగితముల
సంఖ్య... 6... ఈ కారణపు వరుస
సంఖ్య... 3.....

పబ్ - రిజిస్ట్రార్

1 వ పుస్తకము సం|| (కా.క) పు 16435/164
నింబరుగా రిజిస్ట్రారు కేయబడి స్థానింగు నిమిత్తం
గుర్తింపు నింబరు... 16435... 1-200 క్రమమున
200 సం|| వ. 16435... 4.....



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 235, admeasuring about 327 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North
South
East
West

Compound wall
Plot No. 236
40' wide road
Plot No. 242

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

WITNESS:

1. V. S. R. Swamy

2. 

For Mehta and Modi Homes


Partner

(Soham Modi)

For Mehta and Modi Homes

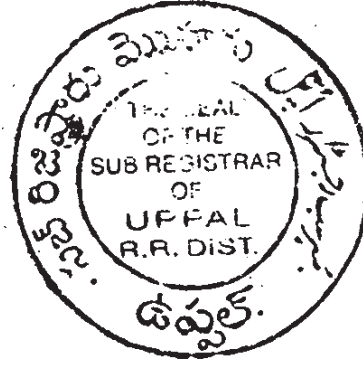

Partner
(Suresh U Mehta)
VENDOR


VENDEE



1 వ పుస్తకము. 1643/సంఖ్య
06
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....6...ఈ కాగితపు వరుస
సంఖ్య.....4.....

పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 235, FORMING A PART

IN SURVEY NO. 291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: MR. SOHAM MODI, SON OF SRI SATISH MODI

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

BUYER: 1. MR. KOMPPELLA SRINIVAS, SON OF LATE MR. K. S. SASTRI

2. MRS. K. V. S. RATNA, WIFE OF MR. K. SRINIVAS

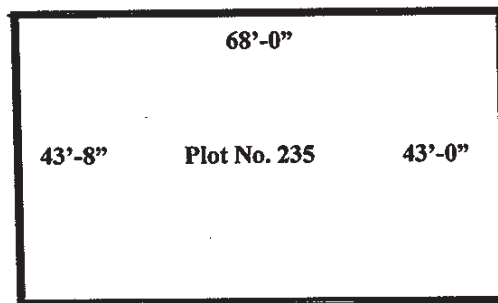
REFERENCE: AREA: 327

SCALE: SQ. YDS.

INCL: SQ. MTRS.

EXCL:

Plot No. 242



For Mehta and Modi Homes

For Mehta and Modi Homes

WITNESSES:

[Signature]
Partner

[Signature]
Partner

SIG. OF THE VENDOR

1. K. S. N. S. S. S. S.

2. *[Signature]*

[Signature]

SIG. OF THE BUYER

[Signature]

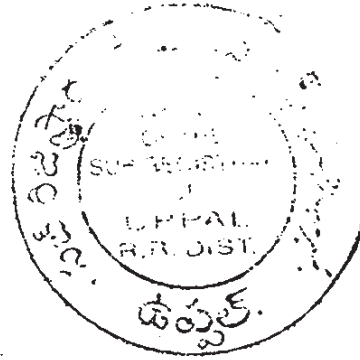
1 వ పుస్తకము. (6435/సంఖ్య)

దస్తావేజుల నెలకొని కాగితముల

సంఖ్య..... 6 ఈ కాగితపు వరుస

సంఖ్య..... 5


సర్-రిజిస్ట్రార్



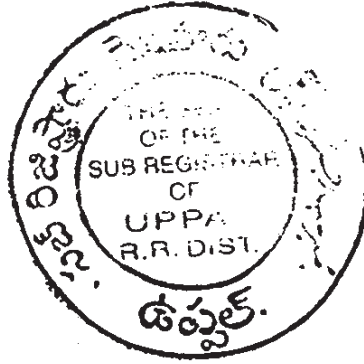
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

SIGNATURE OF THE EXECUTANTS

Retro 1 hinnar

1 వ పుస్తకము. 16/12/06
దస్తావేజాల నమోదు కాగితముల
సంఖ్య.....6... ఈ కాగితపు వరుస
సంఖ్య.....6.....

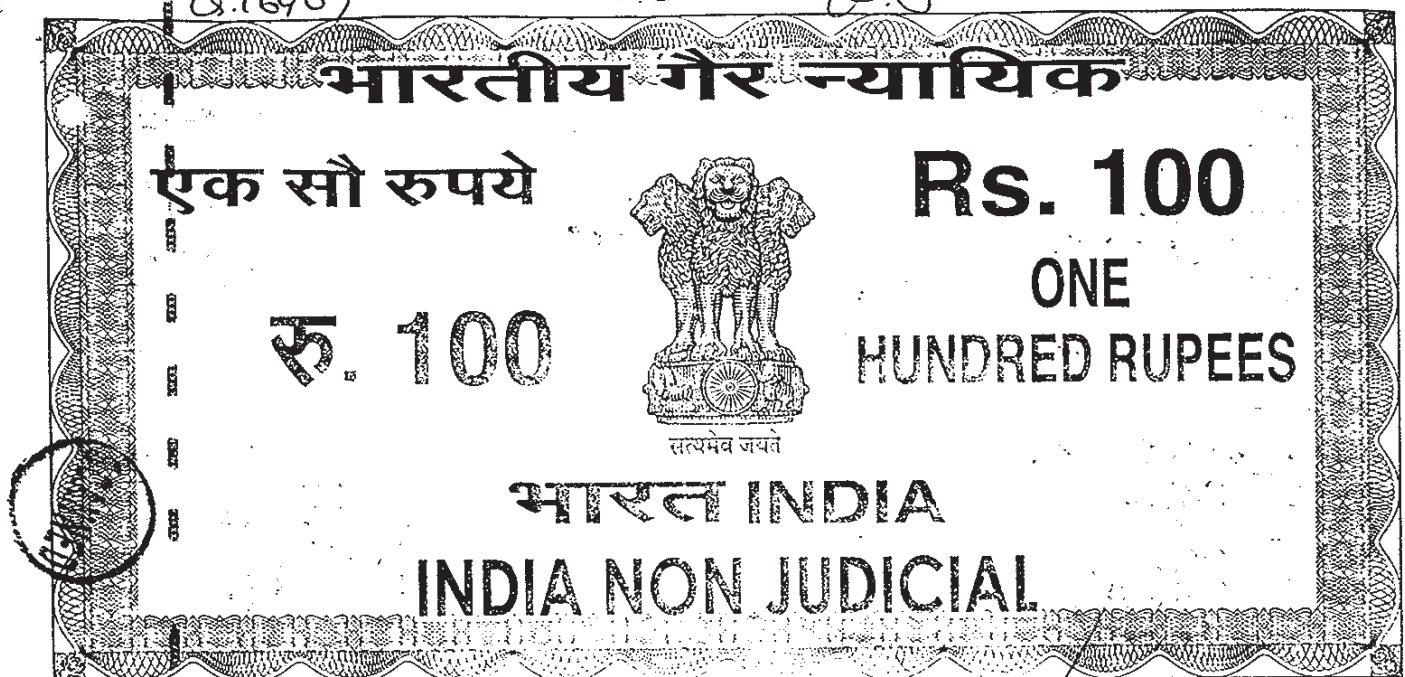
పద్-రిజిస్ట్రార్.



6.16469

16437/06

16867



ఆంధ్రప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

B 937236

6412
 S.No. Date 29/10/2006
 Name ... R. Phani Kumar
 S/o. Mr. D.N. Murthy
 For Whom Mehta and Modi Homes

K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/200
 City Civil Court,
 SECUNDERABAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 4th day of November, 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 36 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MR. KOMPILLA SRINIVAS, SON OF LATE MR. K. S. SASTRI, aged about 37 years,
 2. MRS. K. V. S. RATNA, WIFE OF MR. K. SRINIVAS, aged about 34 years,
 both are residing at 118, F Block, Sector 41, Noida – 201 301, 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 and Modi Homes

 Partner

For Mehta and Modi Homes

 Partner

Ratna

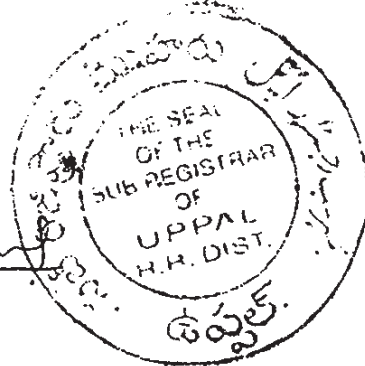
ప. పుస్తకము. 11.5.37/సం॥
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....9...ఈ కాగితపు వరుస
 సంఖ్య.....1.....

2006- వ సం॥ నవంబరు నెల 4...తది
 1926 వ.శ.శా. 19...మాసము 13...తది
 పగలు 2...ముదియు 3...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ R. (సహకార కేంద్రం)
 రిజిస్ట్రేషన్ నెంబరు 32 ఎ-ను
 అనుసరించి నమోదైన పోల్ గ్రాఫులు
 మరియు పీరియడ్ లతో సహా దాఖలు చేసి
 రుసుము రూ॥ 1.000/- చెల్లించినారు.

Receipt No. 107293 Dt. 4/11/06 vide
 SBH, Habsiguda Branch, Sec 3ad



దాఖలు చేసినట్లు ఒప్పుకొన్నట్లు
 ఎడమ ప్రతిపదాలు

S/o. K. P. Reddy occ. Service
 c/o S-4-187/3 & 4, 2nd Floor, Saham mansion
 M.G. Road, Sec 3ad, through attested G.P.A
 for Presentation of Documents, vide Doc. no.
 201/BK 106 dt 18.06.06 at SRO, Uppal.

K. Munvan

S/o. Late K. S. Sastri, occ. Service
 R/o 118, F Block, Sector VI, Noida - 201 30

Rath

S/o. Komalla Srinivasa Rao, 118, F Block
 Sector VI, Noida - 201 30

హాపించినది.

1) V.S. R. Srinivas Sankar Venkateswara Murthy

2-2116 New Bellary road, 11-16-06

2) [Signature]

Rama Rao S/o. K. Srinivas Murthy occ. Service
 R/o. Her no. 101, 5th St. App. Nagar, Sec 3ad

2006 వ. సం॥ నవంబరు నెల 4...తది

1926 వ. శా.శ. 19...మాసము 13...తది

[Signature]

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar 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	Extent of Land
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3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds.
7.	2557/2004	01/03/2004	202 Sq. Yds.
8.	2558/2004	01/03/2004	202 Sq. Yds.
9.	2559/2004	01/03/2004	202 Sq. Yds.
10.	2560/2004	01/03/2004	202 Sq. Yds.
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

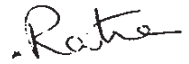
- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of sale cum General Power of Attorney holder Sri Kasula Shankar Goud.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner



16437/06

9. 4. 5. 1906

2

2

Endorsement Under Section 42 of Act II of 186

No. 16437 of 2006 Dated 4/11/06

I hereby certify that the proper deficit
stamp duty of Rs. 19900/- Rupees nineteen thousand
Nine hundred only
has been levied in respect of this instrument
from Sri. Prabhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 25000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 4/11/06

Sub Registrar

and Collector of S. 41 & 4
INDIAN STAMP ACT

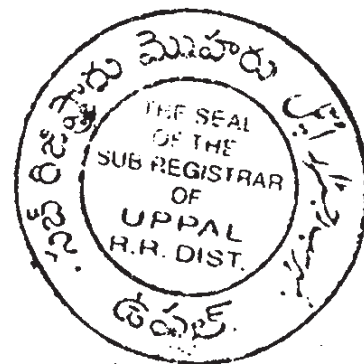
Registration Endorsement

An amount of Rs. 19900/- towards Stamp Duty
including Transfer duty and Rs. 000/-
towards Registration Fee was paid by the party
through Challan Number 107293
Dated 4/11/06 at Sub Registrar's Branch Secbad

S.B.H. Habsiguda

A/c No. 010000507

of S.R.O. Uppal.



- D) The Builder is desirous of developing the Scheduled Land by constructing independent bungalows thereon and have obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006. The proposed project of development is styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
- E) 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.
- F) The Buyer has purchased plot of land bearing plot no. 235, admeasuring 327 sq. yds. under a Sale Deed dated 04.11.2006 registered as document no. 16435 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. *admeasuring 327 sq. yds. in sy. no. 29, (p). no. compound with, (C) Plot No. 236 (E) 40 Road (W) Plot No. 20 situated at Block No. 2, Cherupally R.R Dist. Old Village*
- G) 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. 235 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.
- H) The Buyer is desirous of having a bungalow constructed for him by the Builder on plot of land bearing no. 235 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.
- I) The Buyer as stated above had already purchased the plot of land bearing no. 235 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 04.11.06 referred herein above are and shall be interdependent agreements.
- J) 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.

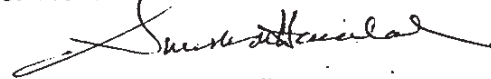
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall construct for the Buyer a deluxe bungalow admeasuring 2528 sq. ft. of built-up area on plot of land bearing plot no. 235, as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 27,51,500/- (Rupees Twenty Seven Lakhs, Fifteen One Thousand Five Hundred Only).

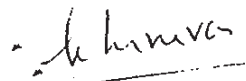
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

Page 3

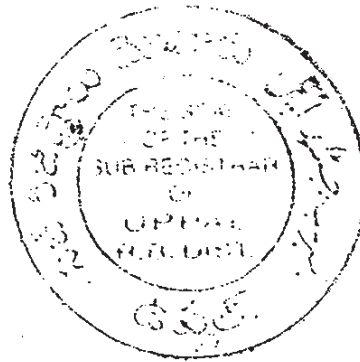

Ratna

1 వ పుస్తకము. 1643/06 సంగతి
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య.....9....ఈ కాగితపు చదువ
 సంఖ్య.....3

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సంగతి (కా.1) పు. 1643/06
 నిబంధనగా రిజిస్ట్రారు చేయబడి స్థానికుని నిమిత్తం
 గుర్తింపు నిబంధన 1643/06.....1-2006 ఇవ్వడమైన
 2006 సం॥ గవర్నమెంట్. నెం. 4.....శీర్షిక

రిజిస్ట్రార్



2. 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.
3. The Buyer shall pay to the Builder the above said consideration of Rs. 27,51,500/- in the following manner:

Sl. No.	Due date for Payment	Amount(Rs.)
I	8 th November 2006	10,31,500/-
II	15% of HL to be released on completion of footings	6,45,000/-
III	Balance within 7 days of completion of construction	10,75,000/-

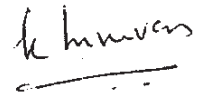
4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 3 months from the due date.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour 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. 235 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

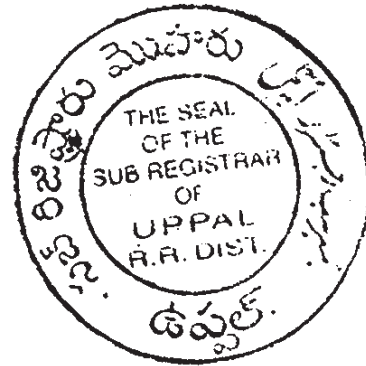

Partner





1 వ పుస్తకము. 16432/50172
దస్తవేజుల నుండి క సేదముల
సంఖ్య. 9 తా. దాఖలు చేయబడిన
తేదీ. 9

2



9. The Builder shall complete the construction of the bungalow and handover possession of the same within 12 months from the date of obtaining sanction from the local authorities for the construction of the bungalow, 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.
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 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.
12. 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.
13. 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.
14. 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.
15. 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 Mehta and Modi Homes


Partner

For Mehta and Modi Homes

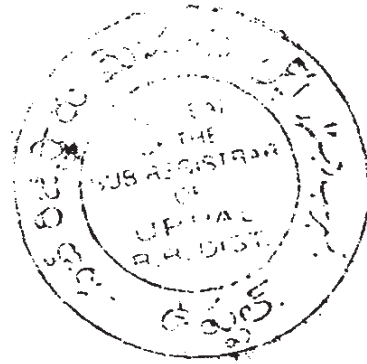

Partner

Page 5



1 వ పుస్తకము! 6457/స్కం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వయస్
పంఖ్య.....

సబ్-రిజిస్ట్రార్.



16. 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.
17. 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.
18. 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.
19. 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.
20. The Buyer shall become a member of the association / society that has been formed / will be formed for the purposes of the maintenance of the Silver Oak Bungalows Project and shall abide by its rules framed from time to time. The Buyer shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association. The Buyer undertakes to pay regularly the subscription and also his contribution of the expenses as the society / association intimates him from time to time. Until the society / association is formed the Vendee shall pay to the Builder such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers etc., as may be determined by the Builder.

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Partner

For Mehta and Modi Homes


Partner

Page 6


Ratna

1. నంబరు 16937/2018

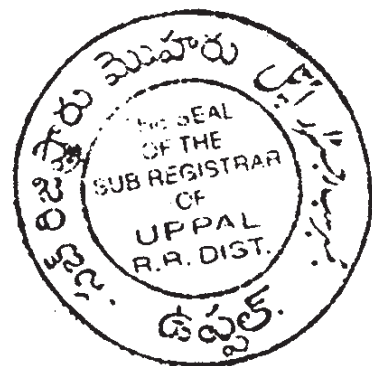
2. తేదీ 2018

3. పేజీ 9

4. పేజీ 6

5. 

6. తేదీ 2018



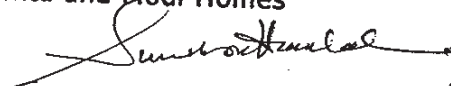
21. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
22. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 10% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said bungalow to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
23. The Buyer shall impose all the relevant conditions laid down in this agreement in respect of usage, maintenance, alterations, membership of the association / society etc. upon the transferee, tenant, occupier or user of the bungalow. However, even if such conditions are not laid down expressly by the Buyer or if laid down are inconsistent with the conditions laid down under this agreement, such agreements made by the Buyer shall be subject to terms and conditions contained under this agreement and such inconsistent terms and conditions laid down by the Buyer shall be deemed to be void. Further, such transferee / tenant / occupier etc., shall be bound by the terms and conditions contained under this agreement.
24. That the Buyer or any person through him shall keep and maintain the bungalow in a decent and civilized manner. The Buyer shall further endeavor and assist in good up-keeping and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / buyers of the Silver Oak Bungalow. To achieve this objective the Buyer, inter-alia shall not (a) Throw dirt, rubbish etc. in any open place, compounds roads etc. no meant for the same. (b) Use the bungalow for any illegal, immoral, commercial & business purposes. (c) Use the bungalow in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / buyers of Silver Oak Bungalows. (d) Store any explosives, combustible materials or any other materials prohibited under law.
25. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.

For Mehta and Modi Homes

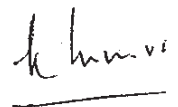


Partner

For Mehta and Medi Homes



Partner

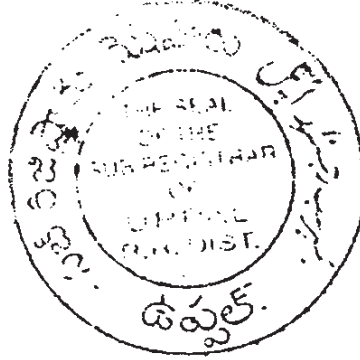


Page 7



1 వ పుస్తకము. 1663/2. సంగా
దశా... కారితమురి
పంక్తి 9 ... నితపు వరుస
పంక్తి 7

సచ-రిజిస్ట్రార్



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

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:

For Mehta and Modi Homes

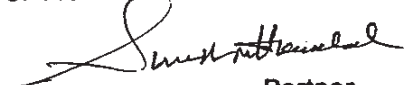
WITNESS:

1. V. S. S. S. S.


Partner
(Soham Modi)

For Mehta and Modi Homes

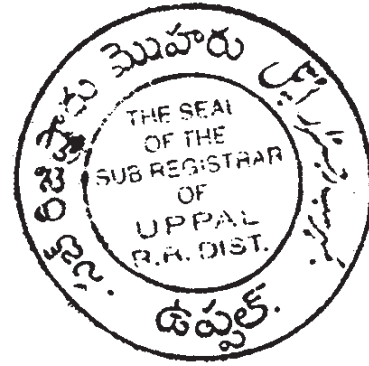
2. 


Partner
(Suresh U. Mehta)
BUILDER


BUYER


1 వ పుస్తకము 6432/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9.....6 కాగితపు ఎటువ
పంఖ్య 8.....

పబ్-రిజిస్ట్రార్



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

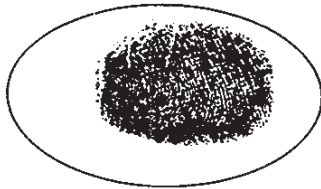
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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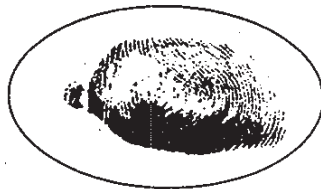
BUILDER:

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

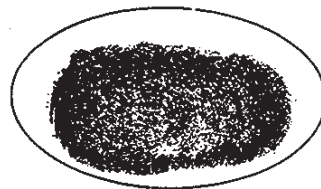


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



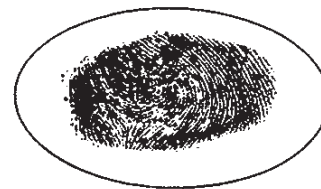
GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR.K. PADMA REDDY
5-4187/3 & 4, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.



BUYER :

1. MR. KOMPPELLA SRINIVAS
S/O. LATE MR. K. S. SASTRI
R/O. 118, F BLOCK
SECTOR 41
NOIDA - 201 301.



2. MRS. K. V. S. RATNA
W/O. MR. KOMPPELLA SRINIVAS
R/O. 118, F BLOCK
SECTOR 41
NOIDA - 201 301

SIGNATURE OF WITNESSES:

1. *(Signature)*

2. *(Signature)*

Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

(Signature)

1 వ పుస్తకము. 16437/సంఖ్య
దస్తావేజుల మొత్తం కాగితము
సంఖ్య.....9.....ఈ కాగితపు వరుస
పంఖ్య.....9.....


పబ్-రిజిస్ట్రార్

