

Cs. 3593 252

3607/08

Acq 3704



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

372 12/04/08
S. Venkatesh
S. A. Rao
S. A. Rao and Modi Homes

LEELA G CHIMALGI
STAMP VENDOR
No. 12/04/08
5-4-76/A, Udaya Rangam
SECUNDERABAD-500 003

AGREEMENT FOR CONSTRUCTION

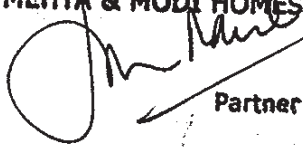
This Agreement for Construction is made and executed on this the 18th day of April 2008 at Secunderabad by and between:

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 38 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 57 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. PAVAN KUMAR MUTNURI, SON OF MR. RAMA CHANDRA RAO MUTNURI, aged about 28 years, residing at Flat No.103, H. No: 12-13-263, Saimitra Enclave, Street No. 2, Lane No. 9, Tarnaka, Secunderabad – 500 017., 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


Partner

For MEHTA & MODI HOMES

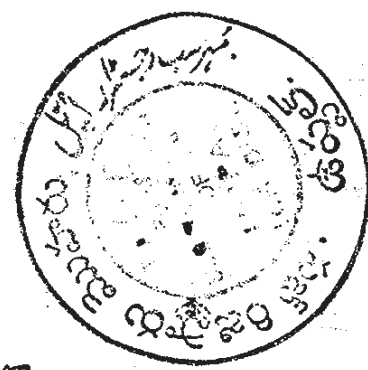

Partner

M. Pavan Kumar
Page 1

ENDORSEMENT	
Certified that the following amounts have been paid in respect of this document:	
I. Stamp Duty:	
1. In the shape of stamp papers	Rs. 100/-
2. In the shape of cash (U/s. 41 of I.S. Act, 1899)	Rs. 100/-
3. In the shape of cash (U/s. 41 of I.S. Act, 1899)	Rs. -
4. In the shape of cash (U/s. 16 of I.S. Act, 1899, if any)	Rs. -
II. Transfer Duty:	
1. In the shape of stamp papers	Rs. -
2. In the shape of cash	Rs. -
III. Registration fee:	
1. In the shape of stamp papers	Rs. 1000/-
2. In the shape of cash	Rs. -
IV. User Charge:	
1. In the shape of cash	Rs. 100/-
2. In the shape of cash	Rs. -
Sub-Registration	Rs. -
Total:	Rs. 2100/-

1 వ పుస్తకము 3603/08 సంగ్రహము
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య 14 ఈ కాగితపు వరుస
 సంఖ్య 1

సబ్-రిజిస్ట్రారు



1920- వ.శ.శా. పేజీ... మాసము... తేది
 పగలు... మరయు... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ పత్రము, 1908 లోని సెక్షన్ 32 వ-ను
 ఆనుసరించి సమర్పించబడినది
 మరియు పేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥ 1000/- చెల్లించినారు.

Receipt No. 216/1920 Dt. 16/12/1920
 H.M. Habsiguda Branch, Sec'bad
 హాబ్సిగూడ బ్రాంచ్, సెకండ్

దాఖలు చేసినట్లు ఒప్పుకొన్నది
 దాఖలు చేసినట్లు
 దాఖలు చేసినట్లు
 దాఖలు చేసినట్లు

శ్రీమతి K. Prabhakar Reddy
 5-1-187/364, 2nd floor, Soham mansion, M. G.
 Road, Sec'bad, through attested GPA for Presentation
 of documents, vide, Doc. No. 201/12/106 at 200,
 Upper, R.R. Office.

M. Parvan Kumar S/o. Ramachandra Rao. M.
 Office Service R/o. Flat NO. 103, H.No. 12-13-163,
 Sainikra Enclave, 84 No. 2, Lane No. 9, Tarnaka,
 Sec'bad - 07.

K. Sathya Vani w/o K. Ram Kiran occ: Housewife
 H.No. 10-535, East Vasantnagar Colony,
 Moulali - 500040

Girvan S/o. Venkateshwaru occ: Business
 R/o. 101, 5th cross, Nageswara Road, Hyderabad

1 K. Sathya Vani

2

200 రూ. సం॥... నెల... తేది
 1920 వ.శ.శా. పేజీ... మాసము... తేది

సబ్-రిజిస్ట్రారు

WHEREAS:

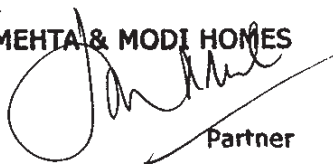
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule 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.

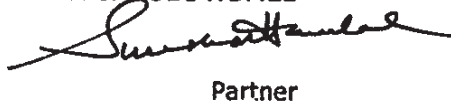
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- 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 Builder is desirous of developing the Scheduled Land by constructing independent bungalows thereon and have obtained 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)'.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner


Page 2

వ పుస్తకము 3602/08 నంబర్

దస్తావేజాల మొత్తం కాగితము

సంఖ్య 14 ఈ కాగితపు వరుస

సంఖ్య 2

పబ్-రిజిస్ట్రారు

Instrument Under Section 2 of Act No. 26 of 2008

No. 3603 of 2008 Date 18/4/08

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. K. Prabhakar Reddy on the basis of the agreed Market Value consideration of Rs. 1625000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

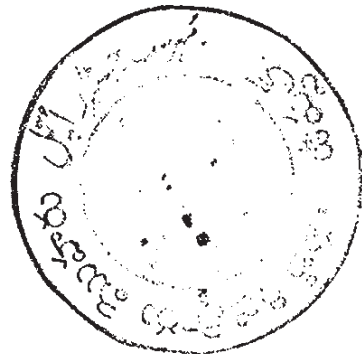
Sub Registrar
and Collector U/S. 41 & 4
INDIAN STAMP ACT

Dated 18/4/08

Registration Endorsement

An amount of Rs. 19900/- towards Stamp Duty including Transfer duty and Rs. 1000/- towards Registration Fee was paid by the party through Challan Receipt Number 764880 Dated 16/4/08 at SBI Habisiguda Branch, Sec'bad.

S. R. O. Habisiguda
A/c No. 01000050700
S.R.O. Uppal



- 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. 252, admeasuring 383 sq. yds. under a Sale Deed dated 18.04.2008 registered as document no. 364/08, 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.
- 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. 252 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. 252 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. 252 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 18.04.2008 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.

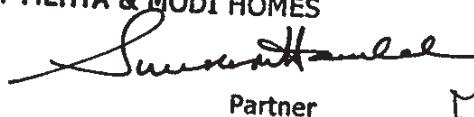
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall construct for the Buyer a deluxe Bungalow admeasuring 3000 sft. of built-up area on plot of land bearing plot no. 252 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 35,95,000/- (Rupees Thirty Five Lakhs Ninety Five Thousand Only).
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 has already paid an amount of Rs. 19,70,000/- (Rupees Nineteen Lakhs Seventy Thousand Only) before entering into this agreement and builder admitted and acknowledged the said receipt for said consideration.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

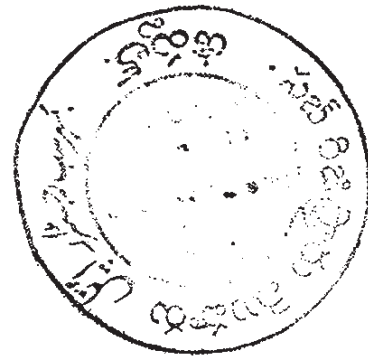

M. Parvankumar
Page 3

1 వ పుస్తకము 3603/08 సం॥ అ
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 సంఖ్య.....3.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పే. 603/08
 వింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు..పేర్లది..1-2008 ఇవ్వడమైన
 2009 సం॥ (మే 1 నెల..18).....ఈ

రిజిస్టరింగు అధికారి

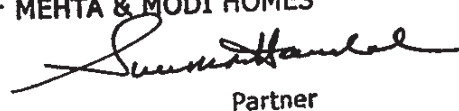


4. The Buyer shall pay the balance amount of Rs. 16,25,000/- (Rupees Sixteen Lakhs Twenty Five Thousand Only) on or before within 7 days on completion of construction of the bungalow.
5. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 3 months from the due date.
6. 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.
7. The Buyer has handed over the vacant and peaceful possession of the plot of land bearing no. 252 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 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.
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

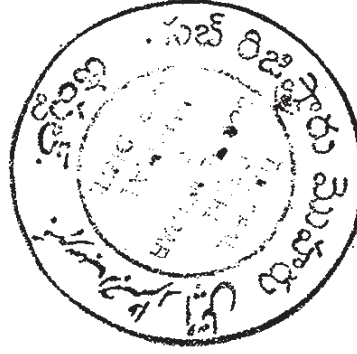
For MEHTA & MODI HOMES


Partner

M. Pavan Kumar
Page 4

1 వ పుస్తకము.....3603/08.....సంగ్రహ
దస్తావేజుల మొత్తం కాగితము
సంఖ్య.....14.....ఈ కాగితపు వరుస
సంఖ్య.....4.....

✓
పబ్-రిజిస్ట్రారు



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

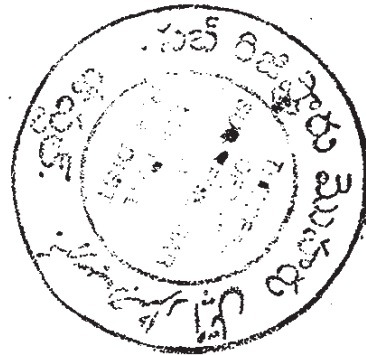


Partner

M. Parvath Kumar

1 వ పుస్తకము 3603/08 సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....14...ఈ కాగితపు వరుస
సంఖ్య.....క.....

పబ్లికేషన్స్



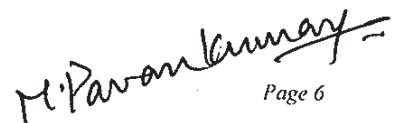
19. The builder shall have the right to construct other bungalows and provide necessary common amenities and facilities on the Scheduled Land that is required under the scheme of development of Silver Oak Bungalows and the Buyer shall not make any objection or interruption nor make any claims to the 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


Page 6

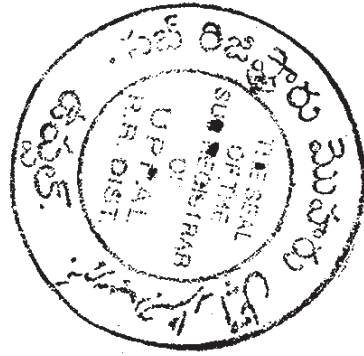
1 వ పుస్తకము.....3603/08.....సంగ్రహ

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....14.....ఈ కాగితపు వరుస

సంఖ్య.....6.....

✓
సబ్-రిజిస్ట్రారు



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. 21,000/- is paid by way of challan no. 764820, dated 18.04.2008, drawn on SBH, Habsiguda, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner


M. Parav Kumar

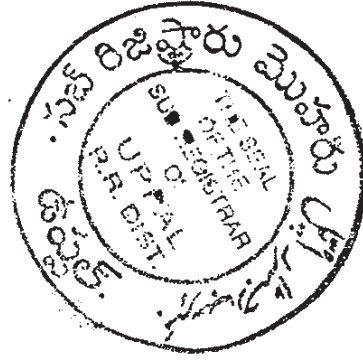
1 వ పుస్తకము 36 లెక్క/08

దస్తావేజాల మొత్తం కాగితము

సంఖ్య.....14...ఈ కాగితపు వరుస

సంఖ్య.....7.....

పబ్-రిజిస్ట్రారు



SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 252, admeasuring about 383 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	40' wide road
South	100' wide road
East	Plot No. 253
West	Plot No. 251

- b) ALL THAT DELUXE BUNGALOW admeasuring 3000 sft. of built-up area to be constructed on the above said plot no. 252 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. K. Lathya Vari

2. 

For MEHTA & MODI HOMES

Partner
BUILDER

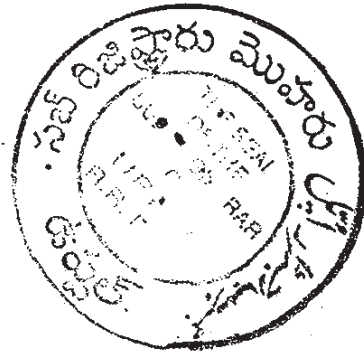
For MEHTA & MODI HOMES

Partner
BUILDER

M. Pavan Kumar
BUYER.

1 వ పుస్తకము 3603/08 సంగమ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...../4...ఈ కాగితపు వరుస
సంఖ్య.....81.....

సబ్-రిజిస్ట్రారు



ANNEXURE - A

SPECIFICATIONS:

Item	Deluxe Bungalow
Structure	RCC
Walls	4"/6" solid cement blocks
External painting	Exterior emulsion
Internal painting	Luppam finish with OBD
Roof	Sloping with country tiles
Flooring - Drawing & Dinning	Marble slabs
Flooring - Bedrooms	Marbles tiles
Door frames	Teak wood
Doors	All doors-moulded
Electrical	Copper wiring with modular switches
Windows	Powder coated aluminum openable windows with grills
Bathroom	Designer ceramic tiles with 7' dado
Sanitary	Parryware or similar make
C P fittings	Parryware or similar make
Staircase railing	MS railing within wooden rails
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, tiles dado, SS sink
Plumbing	GI & PVC pipes
Lofts	Lofts in each bedroom & kitchen

For MEHTA & MODI HOMES


Partner
(Soham Modi)
BUILDER

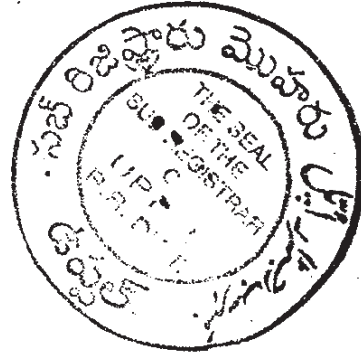
For MEHTA & MODI HOMES


Partner
(Suresh U. Mehta)
BUILDER


BUYER

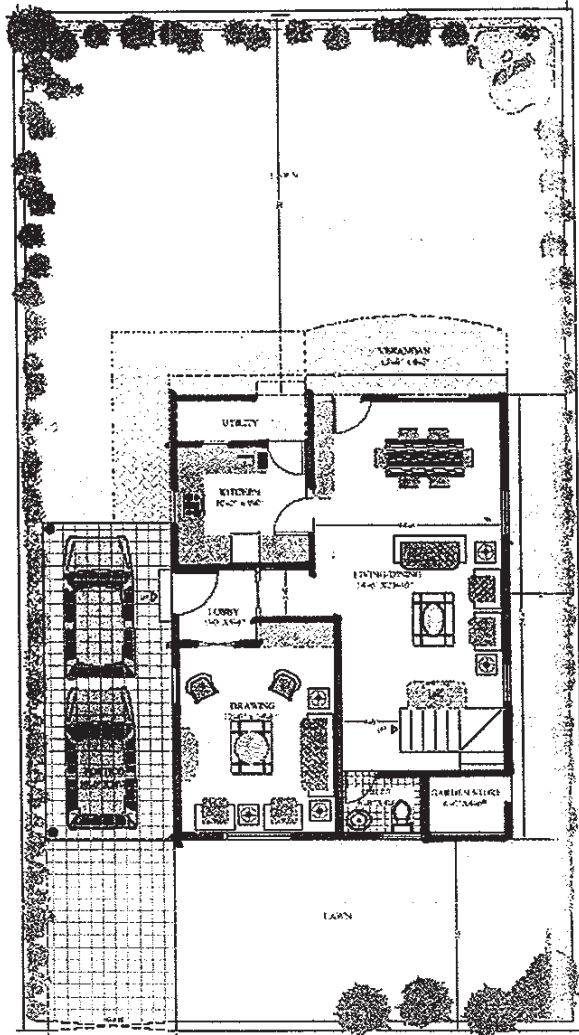
1 వ పుస్తకము 3603/08 సంగ్రా
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సంఖ్య.....14.....ఈ కాగితపు వరుస
సంఖ్య.....9.....

పబ్-రిజిస్ట్రారు

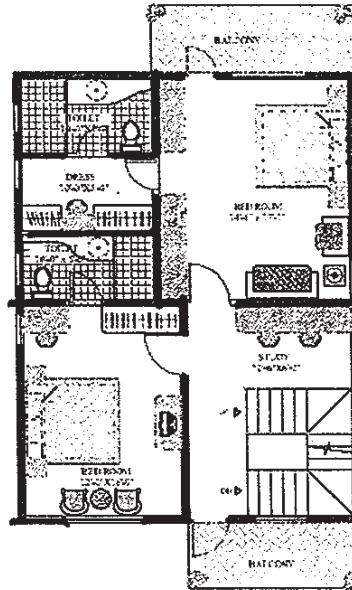


ANNEXURE - B

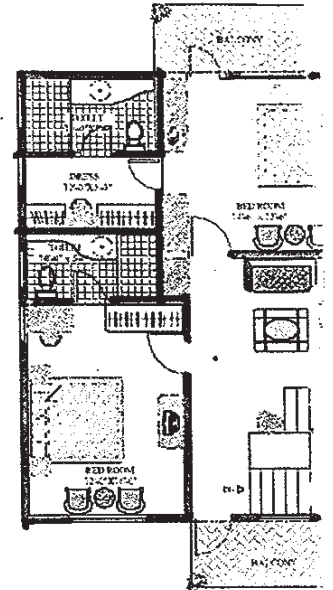
PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 252 ADMEASURING
3000 SFT. OF BUILT-UP AREA.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT

GROUND FLOOR BUILT UP AREA = 900.00 SFT
FIRST FLOOR BUILT UP AREA = 1050.00 SFT
SECOND FLOOR BUILT UP AREA = 1050.00 SFT
TOTAL BUILT UP AREA = 3000.00 SFT
PORTICO AREA = 216.00 SFT

For MEHTA & MODI HOMES

(Signature)
Partner

(Soham Modi)
BUILDER

For MEHTA & MODI HOMES

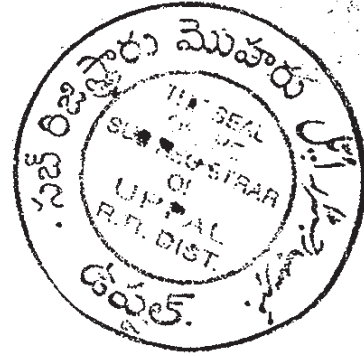
(Signature)
Partner

(Suresh U. Mehta)
BUILDER

M. Pavan Kumar
BUYER

1 వ పుస్తకము 3603/08 సంగ్రహము
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 14 ఈ కాగితపు వరుస
సంఖ్య 10

సబ్-రిజిస్ట్రారు



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

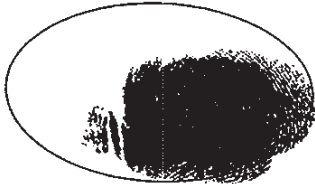
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



BUILDER:

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

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

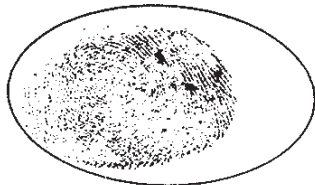


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS:

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



BUYER:

MR. PAVAN KUMAR MUTNURI
S/O. MR. RAMA CHANDRA RAO MUTNURI
R/O. FLAT NO.103
H. NO: 12-13-263, SAIMITRA ENCLAVE
STREET NO. 2, LANE NO. 9
TARNAKA
SECUNDERABAD - 500 017.

SIGNATURE OF WITNESSES:

1. K. Lathya Vari
2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

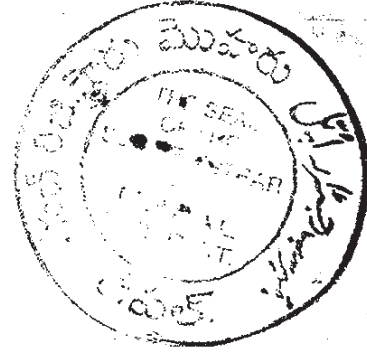
Partner

SIGNATURE OF EXECUTANTS

M. Pavan Kumar

1 వ పుస్తకము.....3603/08.....సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
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సంఖ్య.....11.....

సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या / **PERMANENT ACCOUNT NUMBER**
ABMPM6725H

नाम / **NAME**
SONAM SATISH MODI

पिता का नाम / **FATHER'S NAME**
SATISH MAHLAL MODI

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

हस्ताक्षर / **SIGNATURE**


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

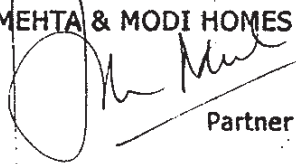
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ANDHRA PRADESH

DRIVING LICENCE
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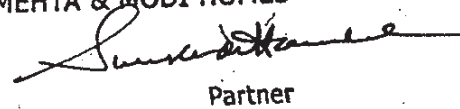
PRABHAKAR REDDY K
K PRABH REDDY
2-3-44/10024
JATSON GARDEN
HYDERABAD

30/07/2002 **DUPLICATE** **Licensing Authority**
RTA-HYDERABAD-02

For MEHTA & MODI HOMES

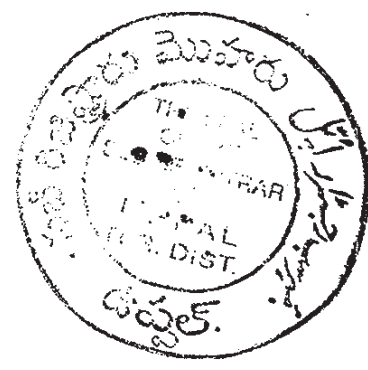

Partner

For MEHTA & MODI HOMES


Partner

1 వ పుస్తకము 3603/08 నంగు
దస్తావేజుల మొత్తం కాగితము
సంఖ్య...14..ఈ కాగితపు వరుస
సంఖ్య...12

పబ్-రిజిస్ట్రారు





इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से मिलता इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे वाइस को विना शर्त-शर्त, आज़ादी से अने-अने दें, और उसे हर तरह की ऐसी सहायता और सुसुसः प्रदान करें जिसकी उसे आवश्यकता हो ।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY BE CONSIDERED TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



P.S. SASIKUMAR
CONSUL (CPV)
CONSULATE GENERAL OF
NEW YORK

भारत गणराज्य REPUBLIC OF INDIA



टाईप /Type	राष्ट्रीय कोड /Country Code	पासपोर्ट नं. /Passport No.
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P IND

G 6009,299

MUTNERY

દિયે અયે નામ / Given Names

~~PAVAN KUMAR~~

लिंग / Sex

जन्मतिथि /Date of Birth

INDIAN

M

~~18/01/1979~~

जन्म स्थान /Place of Birth

MACHILIPATNAM AP

जारी करने का स्थान /Place of Issue

NEW YORK

जारी करने की तिथि /Date of Issue *समाप्ति की तिथि /Date of Expiry

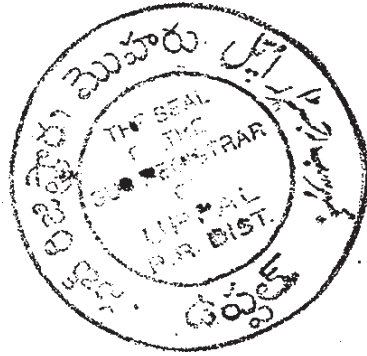
08/02/2008

07/02/2018

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1 వ పుస్తకము.....3603/08 నంబు
దస్తావేజుల మొత్తం కాగితము
సంఖ్య.....14 ఈ కాగితపు వరుస
సంఖ్య.....13

సబ్-రిజిస్ట్రారు ✓



धनार्थक

किसी भी देश में वापस आने के लिए या किसी भी देश में जाने के लिए निम्नलिखित बातें ध्यान में रखनी होंगी।

नियम

यदि आप अपने देश में वापस आने के लिए या किसी भी देश में जाने के लिए निम्नलिखित बातें ध्यान में रखनी होंगी।

यदि आप अपने देश में वापस आने के लिए या किसी भी देश में जाने के लिए निम्नलिखित बातें ध्यान में रखनी होंगी।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

M. Pavan Kumar

पिता का नाम/कानूनी अभिलेखक /Name of Father/Legal Guardian
MUTNURI RAMACHANDRA RAO

माता का नाम /Name of Mother
MUTNURI GAYATHRI

पति या पत्नी का नाम /Name of Spouse

पता /Address
FLAT NO 103 SAI MITRA ENCLAVE

12 12 263 LANE 9 STREET 2 TARNAKA

SECUNDERABAD AP 500017 INDIA

पुराने पासपोर्ट का नं. और इसके जारी होने का स्थान एवं तिथि /Old Passport No. with date and Place of issue
A5396596 14/05/1998 PO HYDERABAD

फाइल नं. /File No.
USANG0265908

1 వ పుస్తకము 3603/08 సంగ్రహ
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.....14. ఈ కాగితపు వరుస
సంఖ్య.....14....

పబ్-రిజిస్ట్రారు

