

40/2010 B-16



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 011183

2728 - Date 22/10/2009
 No. 100
 Sold to Ramesh
 S/o. Mr. Narsing
 For whom wood & wood constructions

R. SRINIVAS
S.V.L.No.26/98, R.No.11/2007
CITY CIVIL COURT
SECUNDERABAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 6th day of January 2010 at SRO, Keesara, Ranga Reddy District by and between:

M/S. MODI & MODI CONSTRUCTIONS 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 39 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

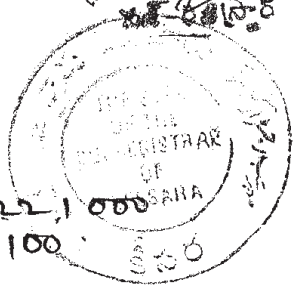
MR. DASU VENKATA NARAYANA RAO, SON OF MR. D. MADHAVA RAO
aged about 41 years, Occupation: Service, residing at C/o. Mr. P. Sai Kumar, Door No.
1-1-31/II/427, House. no. 427, Phase - II, Saket, Kapra, ECIL Post, Hyderabad - 500 042,
hereinafter referred to as the Buyer (which term shall mean and include his / her heirs,
legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

Partner

Page 1

1 వ పుస్తకము 2000వ సం॥...
 2 వ పుస్తకము 2000వ సం॥...
 3 వ పుస్తకము 2000వ సం॥...



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document.
 Registration No. SS1118 22/11/10

I. Stamp Duty:

- | | |
|---------------------------------|-----------|
| 1. In the shape of stamp papers | Rs. 100 |
| 2. In the shape of cash | Rs. 22110 |
| 3. In the shape of cash | Rs. |
| 4. In the shape of cash duty | Rs. |

II. Transfer Duty:

- | | |
|----------------------------|-----|
| 1. In the shape of challan | Rs. |
| 2. In the shape of cash | Rs. |

III. Registration fees:

- | | |
|----------------------------|----------|
| 1. In the shape of challan | Rs. 1000 |
| 2. In the shape of cash | Rs. |

IV. User Charges

- | | |
|----------------------------|---------|
| 1. In the shape of challan | Rs. 100 |
| 2. In the shape of cash | Rs. |

Total Rs. 23310

[Signature]
 SUB REGISTRAR
 KEESARA

WHEREAS:

- A) The Builder is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara 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 Acres)
1.	6095/2005	20.09.2005	134, 135 & 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

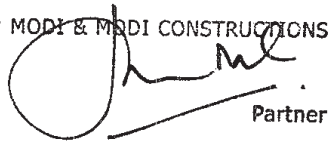
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

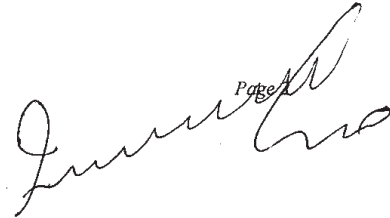
- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, S/o. Hanumath Rao
- Shri M. Pravarakya, S/o. Shri Kashinatham

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

- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became the owners of the Schedule Land. Former Owner at serial no. 'f' is the son of Former Owner at serial no. 'a'. Former Owner at serial no. 'g' is the son of Former Owner at serial no. 'b'. Vide proceeding of the Mandal Revenue Officer bearing no. B/1321/2004 dated 15.06.2004 the names of the former Owners at serial nos. a to e were mutated in the revenue records and patta passbooks/title books were issued to them. All the Former Owners have joined together for the execution of above referred sale deeds so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Builder herein.
- C) The Builder is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007. The proposed project of development is styled as 'NILGIRI HOMES'.

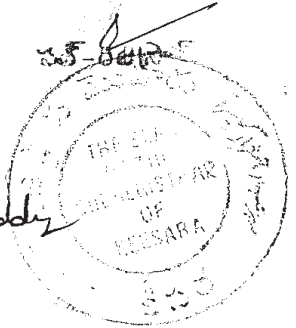
For MODI & MODI CONSTRUCTIONS


Partner


Page 1

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 వస్తావేజా మొత్తం కాగితముల సంఖ్య..... 14
 2
 ఈ కాగితము పరుస సంఖ్య.....

2040 సం॥ ఇ.స.వి. నెల 7 వ తేది
 1931 వ.శ.శ. పి.సి. మాసం 17 వ తేది
 పంపు 2 పరియ్య 2 గంటల మధ్య
 కేసరం - రిజిస్ట్రారు అరీమల్
 కేసరం K. prabhakar Reddy
 రిజిస్ట్రారు ముఖ్య 1908 తేది నెట్ 32. ఎ. సు
 అరీమల్ - రిజిస్ట్రారు అరీమల్
 ముఖ్య 1000/..... రిజిస్ట్రారు
 రిజిస్ట్రారు



ఎడమ బొటన ప్రింట్
 రిజిస్ట్రారు
 K. Prabhakar Reddy S/o. K.P Reddy occ: Service
 R/o. S-4-18/13 & 4, 2nd floor, Bahamamangli
 M.G. Road, Sec Bad, through General Power
 Co. Attorney vide SPA No. 12/BE/10
 dt. 29.03.08. at SRO, Keesara, R.R.

Dasu Venkata Narayana Rao
 S/o. D. Madhava Rao, occ: Service -
 R/o. 1-1-21/8/427, H.No. 427, Phase-II, Saket
 Kapa, ECIL Post, Hyderabad - 042.

~~Handwritten signature~~

Venkatarama Reddy S/o. Anji Reddy occ: Servn
 R/o. 11-18/2, Ed No. 2, Green Hills colony

H.A

~~Handwritten signature~~

B. RAJ KUMAR S/o. MURUND RAO, occ: BUSIN
 R/o. AIWAL, SEC BAD

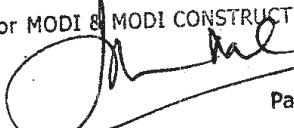
2040 సం॥ ఇ.స.వి. నెల 7 వ తేది
 1931 వ.శ.శ. పి.సి. మాసం 17 వ తేది కేసరం

- 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 house constructed thereon.
- E) The Buyer has purchased plot of land bearing plot no. 16 admeasuring 179 sq. yds. under a Sale Deed dated 06.01.2010 registered as document no. 38/10 in the Office of the S.R.O. Keesara, 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 house 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. 16 and also about the capacity, competence and ability of the Builder to construct the house thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Nilgiri Homes.
- G) The Buyer is desirous of having a house constructed for him by the Builder on plot of land bearing no. 16 as a part of the development project taken up by the Builder and the Builder is willing to undertake the said construction of the house.
- H) The Buyer as stated above had already purchased the plot of land bearing no. 16 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 06.01.2010 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 house and are desirous of recording the same into writing.

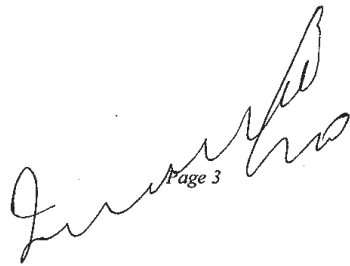
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall construct for the Buyer a Semi-deluxe, semi-detached house admeasuring 1971 sq. ft. of built-up area on plot of land bearing plot no. 16 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 22,21,000/- (Rupees Twenty Two Lakhs Twenty One Thousand Only).
2. The Buyer has already paid the builder an amount of Rs. 84,533/- (Rupees Eighty Four Thousand Five Hundred and Thirty Three Only) before entering into this agreement, which is admitted and acknowledged by the Builder.

For MODI & MODI CONSTRUCTIONS



Partner



Page 3

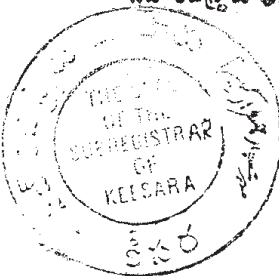
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 వస్త్రావేజు మొత్తం కొనితముల సంఖ్య..... 14.....
 2 వ కొనితము వస్తు సంఖ్య..... 3.....

సబ్-రెజిస్ట్రార్

An amount of Rs. 22,110 towards stamp duty
 including transfer, and Rs. 1000
 to be paid registration fee on the Market Value
 of Rs. 22,100 was paid by me
 at 7/11/2010 at SDH Kaesara Br Kaesara
 Sub-Registrar
 Kaesara

1 వ పుస్తకము 2010 సంఖ్య (స.శ. 1931) సంఖ్య
 40. పరిశీలనగా రిజిస్ట్రేషన్ చేయబడినది. స్టాంపు
 విలువ గుర్తించు నెంబరు 1530- 40 / 2010
 అమర్చబడినది.
 2010 సంఖ్య 2550 సంఖ్య 7 వ తది

సబ్-రెజిస్ట్రార్ అధికారి

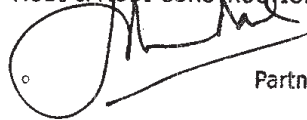


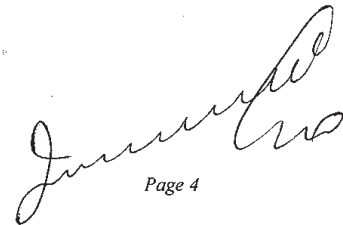
3. The Buyer shall pay to the Builder the balance consideration of Rs. 21,36,467/- (Rupees Twenty One Lakhs Thirty Six Thousand Four Hundred and Sixty Seven Only) in the following manner:

Installment	Amount	Due date for payment
I	Rs. 7,76,467/-	30.10.2009
II	Rs. 4,35,000/-	30.11.2009
III	Rs. 7,25,000/-	Balance amount of HL to be released on completion of flooring, windows, bathroom tiles & 1 st coat of paint.
IV	Rs. 2,00,000/-	On Completion

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 1 month from the due date.
5. In case the Scheduled House 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 House, notwithstanding the installments and due dates mentioned above.
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. 16 to the Builder for the purpose of construction of the house.
8. The Builder shall construct the house in accordance with the plans and designs and as per specifications annexed hereto as Annexure A & Annexure B respectively. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
9. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For MODI & MODI CONSTRUCTIONS


Partner


Page 4

1 వ పుస్తకము జిల్లాల పరిధి.....

దస్తావేజు గుర్తించుటకు సంఖ్య.....

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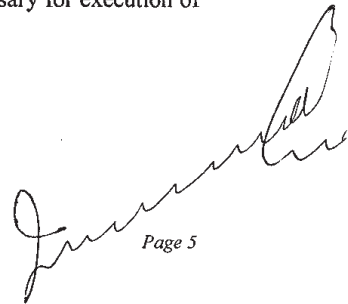
సబ్-రిజిస్ట్రార్



10. The Builder shall complete the construction of the house and handover possession of the same on or before 31st December 2010 with a further grace period of 6 months. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said house 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 house 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 house provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
12. The Buyer upon taking possession of the house 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 house.
14. The Buyer shall not be allowed to alter any portion of the house 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 2020 and all the houses in the project of Nilgiri Homes 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 house 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 Nilgiri Homes project.

For MODI & MODI CONSTRUCTIONS


Partner

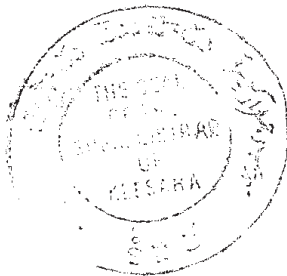

Page 5

అవతరణము జరిగిన సం॥..... 46

దస్తావేజు మొత్తం జాబితానుబంధ సంఖ్య..... 14

ఇలాగితము వర్తన సంఖ్య..... 5

పర-రిజిస్ట్రార్

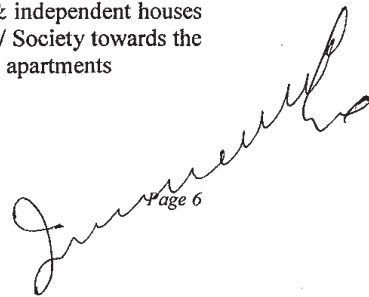


17. The Buyer shall not cut, maim, injure, tamper or damage any part of the structure of any part of the house nor shall the Buyer make any additions or alterations in the house without the written permission of the Builder and / or any other body that may be formed for the purposes of maintenance of the Nilgiri Homes 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 Nilgiri Homes 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 houses and provide necessary common amenities and facilities on the Scheduled Land that is required under the scheme of development of Nilgiri Homes 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 Nilgiri Homes shall be enjoyed jointly in common by the occupants, owners or the buyers of the respective houses 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 house 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 Nilgiri Homes 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 house, the association shall be entitled to disconnect and stop providing all or any services to the scheduled house including water, electricity, etc. The Buyer shall pay a sum of Rs. 40,000/- & 60,000/- for row houses & independent houses respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments

For MODI & MODI CONSTRUCTIONS



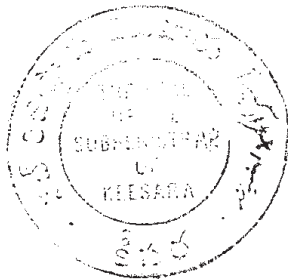
Partner



Page 6

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కాగితము చదువ సంఖ్య..... 6.....

8
నల్-రిజిస్ట్రార్



ANNEXURE - A

SPECIFICATIONS:

Item	Semi-Deluxe Villa	Deluxe Villa
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	Marble slabs in all rooms
Door frames	Sal wood	Teak wood
Doors	Main door -Panel and Other doors – Flush doors	Panel doors with branded hardware
Electrical	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum or UPVC open-able / sliding windows with grills	Powder coated aluminum or UPVC open-able windows with grills
Sanitary	Raasi / Johnson Pedder or similar make	Parryware / Hindware or similar make
C P fittings	Branded C P fittings	Branded ceramic disk quarter turn
Staircase railing	MS railing 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
Bathrooms	7' dado	7' dado with designer tiles
Water supply	24 hr water supply through community tank with 2,000 lts individual overhead tank in each villa. 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.
<u>Note:</u> 1. Choice of 2 colours for interiors, 2 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 MODI & MODI CONSTRUCTIONS

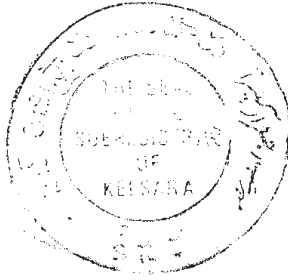
(SOHAM MODI)
VENDOR

Partner

VENDEE

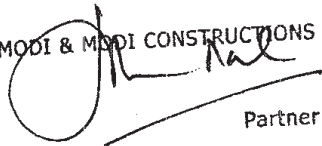
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నం-08స్టాంప్

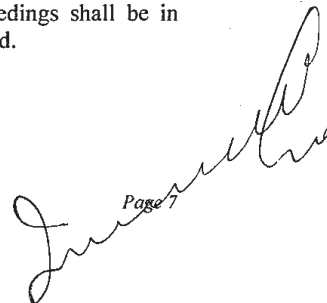


23. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the 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 house 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 house. 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 house 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 Nilgiri Homes. 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 house for any illegal, immoral, commercial & business purposes. (c) Use the house in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / buyers of Nilgiri Homes. (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 MODI & MODI CONSTRUCTIONS



Partner



Page 7

1 వ పుస్తకము 201406 నంబరు.....
దస్తావేజు తెలుగులో కాగితముల సంఖ్య.....
ఈ కాగితము వ్రాసిన సంఖ్య.....

హక్-రీసార్



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.
31. Stamp duty and Registration amount of Rs. 22,210/- is paid by way of challan No. 55118, dated 06.01.2010, drawn on SBH, Keesara Branch, Ranga Reddy District.

SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 16 admeasuring about 179 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

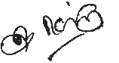
North	Plot No. 17
South	Plot No. 15
East	Plot No. 10
West	30' wide Road

AND

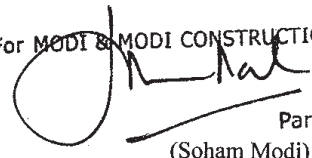
- b) ALL THAT SEMI DETACHED HOUSE admeasuring 1971 sft. of built-up area to be constructed on the above said plot no. 16 as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B.

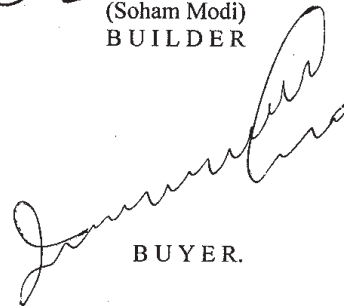
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


Partner
(Soham Modi)
BUILDER


BUYER.

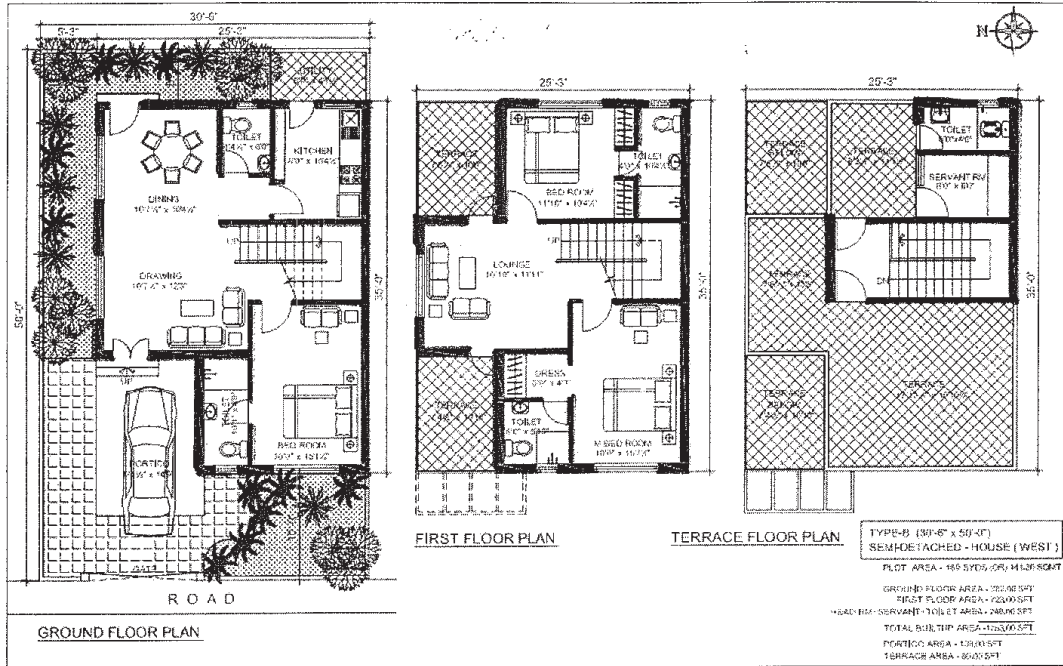
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దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 14.....
ఈ కాగితము వరుస సంఖ్య..... 8.....

పట్-రిజిస్ట్రే-5



ANNEXURE - B.

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 16 ADMEASURING
1971 SFT. OF BUILT-UP AREA.



For MODI & MODI CONSTRUCTIONS

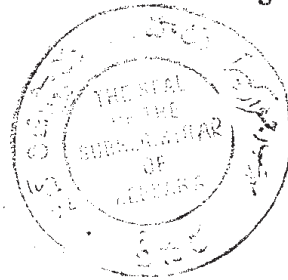
[Signature]
Partner

(SOHAM MODI)
VENDOR

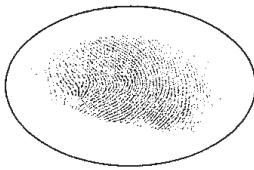
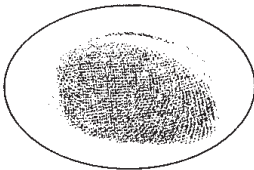
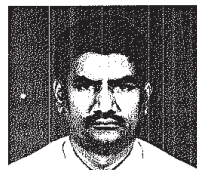
[Signature]
VENDEE

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 10
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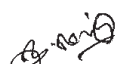
మే-08/స్టాంప్



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

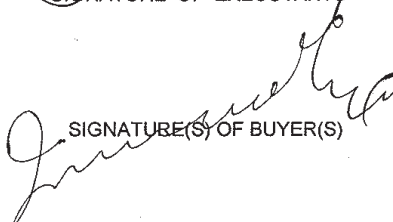
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>BUILDER:</u> M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:</u> 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.
			<u>BUYER:</u> MR. DASU VENKATA NARAYANA RAO S/O. MR. D. MADHAVA RAO R/O. DOOR NO. 1-1-31/II/427 HOUSE NO. 427, PHASE – II SAKET, KAPRA ECIL POST HYDERABAD – 500 042.

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


 Partner
 SIGNATURE OF EXECUTANTS

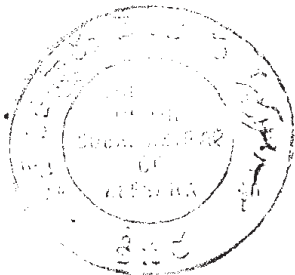

 SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 204 ర సంగ్రహము..... 40

2 వ పుస్తకము 205 ర సంగ్రహము..... 14

3 వ పుస్తకము 206 ర సంగ్రహము..... 11

మొత్తము.....



14

12

8/11/08



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AEAPD5714J
नाम / NAME	VENKATA NARAYANA RAO DASU
पिता का नाम / FATHER'S NAME	MADHAVA RAO DASU
जन्म तिथि / DATE OF BIRTH	17-08-1968
हस्ताक्षर / SIGNATURE	(PRADYOT K. MISHRA)
आयकर आयुक्त (कंप्यूटर फोन्ड) Commissioner of Income-tax (Computer Operations)	

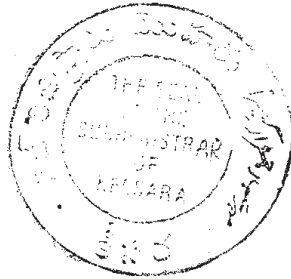
Pradyot K. Mishra

इस कार्ड को खो / मिला जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कंप्यूटर फोन्ड),
पूर्वी खण्ड-II, तल संख्या-3,
विवेकानन्द मार्ग,
रामकृष्ण पुरम, नई दिल्ली-110066.

In case this card is lost/found, kindly inform/return to the issuing authority :
Commissioner of Income-tax (Computer Operations),
Level III, East Block II,
Vivekananda Marg, R.K.Puram,
New Delhi - 110066.

వ పుస్తకము నిలిపివేసిన సంఖ్య..... 40.....
వస్తావేళా మొత్తం కాగితముల సంఖ్య..... 14.....
కాగితము వ్రాసిన సంఖ్య..... 13.....

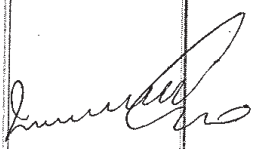
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Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000042/2010 of SRO: 1530(KEESARA)

07/01/2010 14:20:41

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) DASU VENKATA NARAYANA RAO R/O. 1-1-31/II/427, H.NO 427, SAKET,ECIL POST, HYD-BAD.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI O/O. 5-4- 187/3 & 4, II FLOOR, SOHAMMANSION, M.G. ROAD, SEC- BAD.	

Witness
Signatures



Operator
Signature



Subregistrar
Signature



1 వ పుస్తకము జరిగింప సంఖ్య..... 40

దస్తావేజు ముక్తం కాగితముల సంఖ్య..... 14

ఈ కాగితము వరుస సంఖ్య..... 14

సర్-రిజిస్ట్రార్

