

ORIGINAL

7536 దస్తావేజులు పరిరక్షణ రుసుముల రజీదు

సం.

7536 ఎస్.ఎం.డి. & మోడీ కన్స్ట్రక్షన్

శ్రీమతి / శ్రీ. రెప్పి కె. ప్రభాకర రెడ్డి

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవద్దమని.

దస్తావేజు వర్గాలను	Val	24/2	f
దస్తావేజు విలువ	3800000	4/8	Rampy
స్థాంతు విలువ రూ.	100		
దస్తావేజు వెంటరు	2802/16	Val - 47500/-	
రిజిస్ట్రేషన్ రుసుము	19000	2538	
టోటు స్థాంతు (రి.కె.డి.)	1519000	8/8	
GHMC (T.D.)	100		
యూజర్ ఛార్జీలు	50000	1140000000	
అదనపు టీఎస్	1	1/8	
5 x			
మొత్తం	228000		

(అక్షరాల

సహాయులు మాత్రమే)

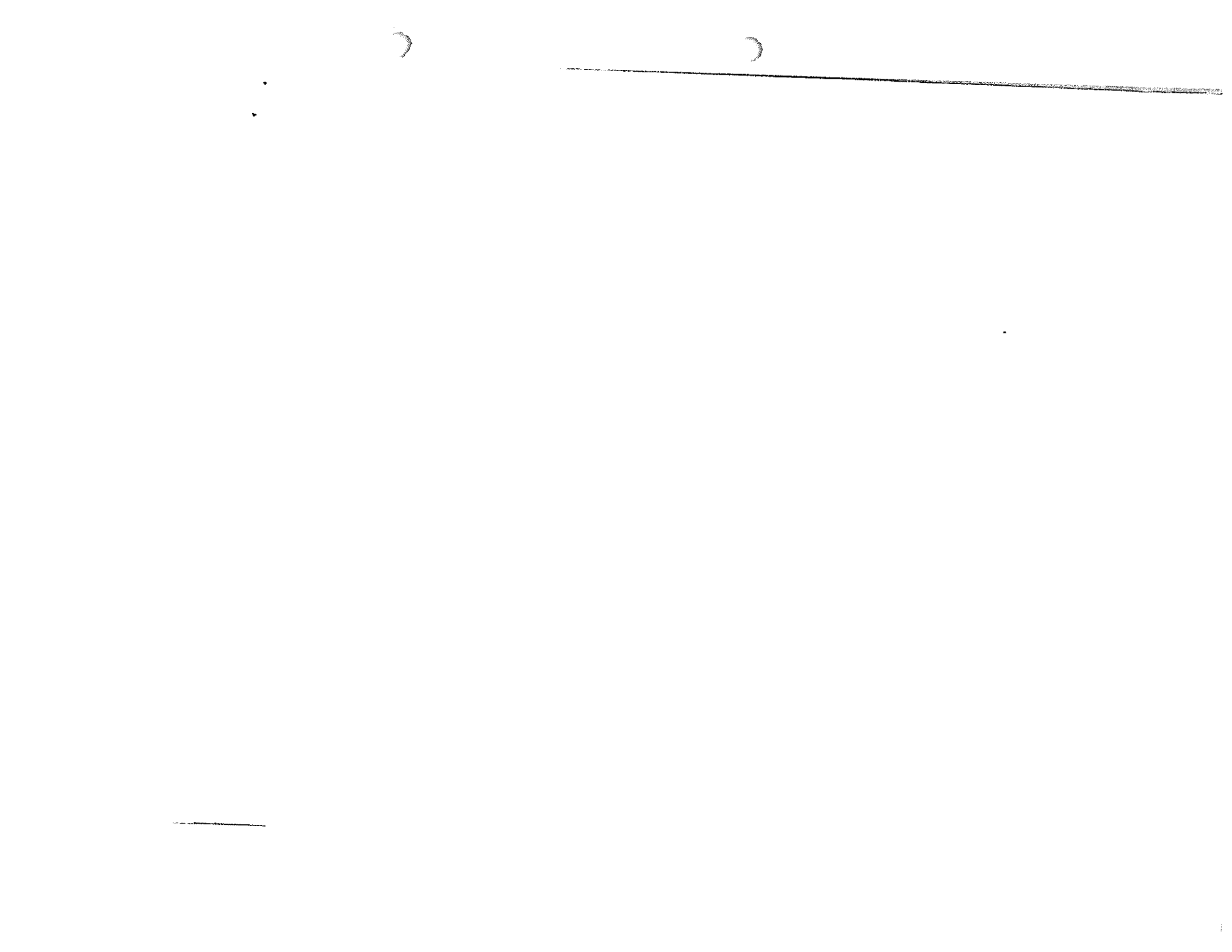
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12/8

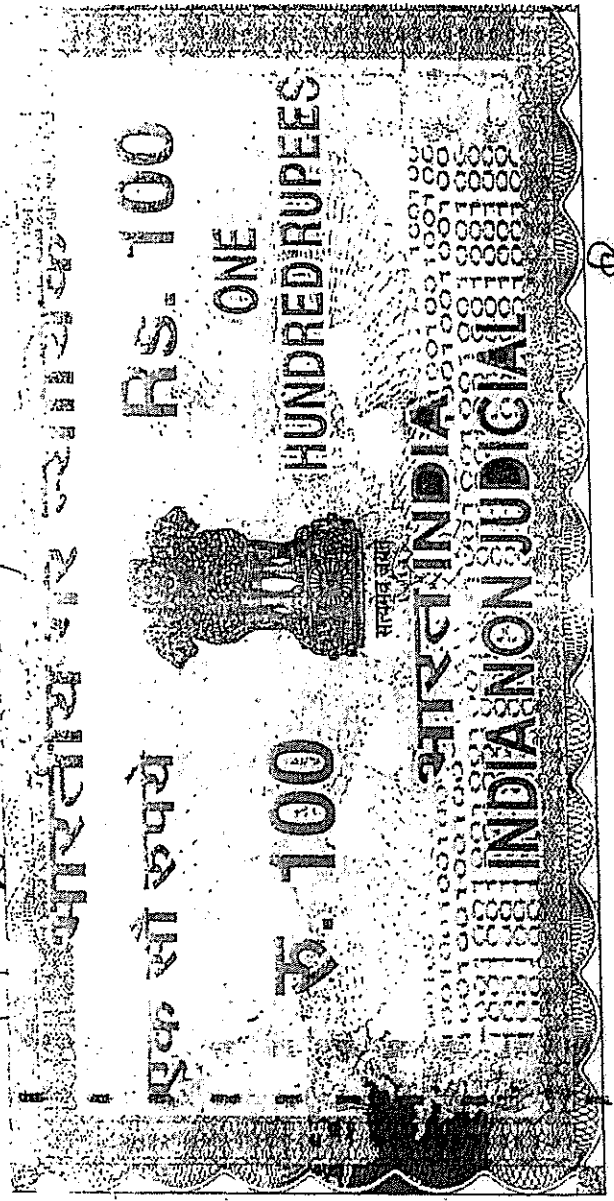
వానమ తేది

నాన్ రిజిస్ట్రేషన్

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 500/- will be levied. every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



33
3951 D.30.3802/2016



తెలంగాణ తేలంగా TELANGANA

A 046591

S.No. 198 Date: 24-02-2016

Sold to: RAMESH

S/o: NARSING RAO

For Whom: MODI & MODI CONSTRUCTIONS

CH. SHRAVANI
LICENSED STAMP VENDOR
LIC.No. 15-31-029/2013,
R.No. 15-31-027/2016
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

SALE DEED

This Deed is made and executed on this the 4th day of Aug 2016 at SRO, Kapra, Ranga Reddy District by:

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, Son of Late Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

Mrs. Anupama Paaka Wife of Mr. Y. Manohar, aged about 32 years, residing at H. No. D-3, T. S. Genco Colony, Old Palvancha, Khammam District - 507 154, 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 MODI & MODI CONSTRUCTIONS

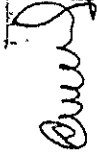
Partner

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 19000/- paid between the hours of 9 and 5 on the 12th day of AUG. 2016 by Sri Soham Modi

Execution admitted by [Details of all Executors/Claimants under Sec 32A]: Signature/Link Thumb Impression

Sl No	Code	Thumb Impression	Photo	Address
1	CL			ANUFAMA PAAKA W/O. Y. MANOHAR H.NO. D-3 T.S. GENCO CLY, OLD PALVANCHAKA KHAMMAN DIST
2	EX			GPA FOR PRESENTING DOCT K. PRABHAKAR REDDY S/O. K. PADMA REDDY 5-4-18/2/4 11 FLOOR. SOHAM MANSSION M.G. ROAD SEC BAD

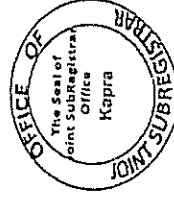
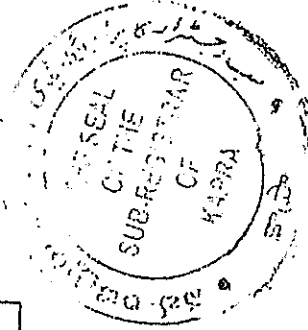
Sl No	Thumb Impression	Photo	Name & Address	Signature
1			D. KOMARAIAH H.NO. 6- 41, GHATKESAR, R.R. DIST.	
2			P. DAYADHEENAM H.NO. 10-A-35, SUPRABHAT TOWNSHIP KORREMULA, GH TESAR, R.R. DIST.	

Joint Sub Registrar
Kapra

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12th day of August, 2016

Signature of Joint Sub Registrar
Kapra



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WHEREAS:

- A) The Vendor 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 pattadar 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 Vendor herein.

- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.

For MODI & MODI CONSTRUCTIONS

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Partner

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Joint SubRegistrar Kapra



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan : u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS Act	
Stamp Duty	100	0	151900	0	0	152000
Transfer Duty	NA	0	57000	0	0	57000
Reg. Fee	NA	0	19000	0	0	19000
User Charges	NA	0	100	0	0	100
Total	100	0	228000	0	0	228100

Rs. 208900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19000/- towards Registration Fees on the chargeable value of Rs. 3600000/- was paid by the party through E-Challan/BC/Pay Order No .774WNW090816 dated .11-AUG-16 of .SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

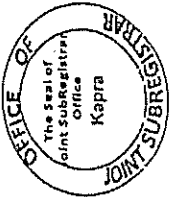
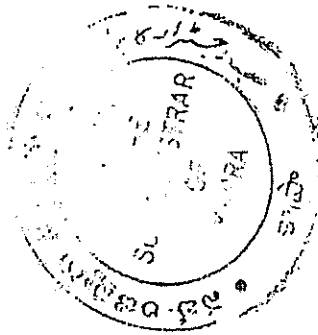
(1). AMOUNT PAID: Rs. 228000/-, DATE: 11-AUG-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO:001519306,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: MODI AND MODI CONSTRUCTIONS,CLAIMANT NAME: MRS. ANUPAMA PAKKA).

Signature of Registering Officer
Kapra

Date:
12th day of August,2016

1/8 పుస్తకము 3802/16 సం. / కా.క. 1828
పు. 3802/16 - ప్రభాకర రెడ్డి కేసులో
క్లరింగ్ విమర్శించి - 12/8/2016
3802/16 నా యంత్రమున
16/8/2016 నా 12 వ తేది

Signature of Registering Officer
Kapra



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- D) The Vendee is desirous of purchasing a plot of land bearing no. 85 admeasuring 117 sq. yds, along with construction having a total area of 1659 sft (built-up area 1461 sft + terrace area 56 sft + portico area 142 sft), hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs. 38,00,000/- (Rupees Thirty Eight Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

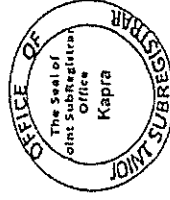
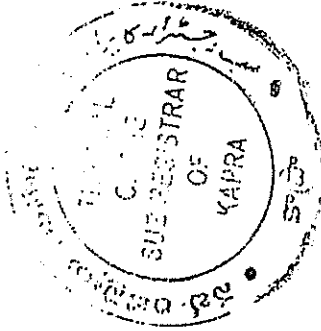
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 85 admeasuring 117 sq. yds, along with construction having a total area of 1659 sft (built-up area 1461 sft + terrace area 56 sft + portico area 142 sft), forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Property 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. 38,00,000/- (Rupees Thirty Eight Lakhs Only) loan availed from Axis Bank Ltd. Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Property 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 the Scheduled Property.
3. The Vendor further covenant that the Schedule Property 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 Property 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 Property, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property 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 Property 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 Property 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.

For MOBI & MODI CONSTRUCTIONS

Partner

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SCHEDULED PROPERTY

All that piece and parcel of land bearing plot no. 85 admeasuring about 117 sq. yds., along with construction having a total area of 1659 sft., (built-up area 1461 sft + terrace area 56 sft + porfco area 142 sft) in the project known as "Nilgiri Homes" 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 and bounded on:

North	Plot No. 86
South	Plot No. 84
East	30' wide road
West	Plot No. 77

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. *Duggu Lakshmi*
cell: - 9866968973

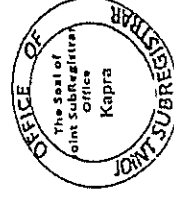
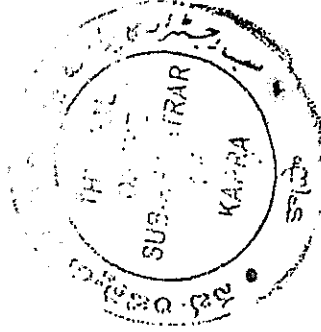
2. *Pratap*

FOR MODI & MODI CONSTRUCTIONS

[Signature]
Partner
(Soham Modi)
VENDOR

[Signature]
VENDEE

Bk-1, CS No 3951/2016 & Doct No 3802-18016
Joint SubRegistrar
Sheet 4 of 9
Kapra



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ANNEXTURE - I - A

1. Description of the Building : All that piece and parcel of land along with construction on plot no. 85 in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District
- (a) Nature of the roof : R. C. C. (Ground Floor + First Floor)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 117 sq. yds./

4. Built up area Particulars:

- a) Portico & Terrace Area : 198 sft
- b) In the Ground Floor : 601 sft
- c) In the First Floor : 640 sft
- d) Head Room + Servant + Toilet Area : 220 sft

Total Built up Area : 1659 sft

5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 38,00,000/-

For MODI & MODI CONSTRUCTIONS

Partner

Signature of the Executants

Date: 04.03.2016

C E R T I F I C A T E

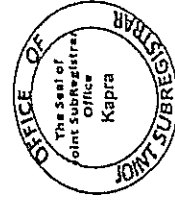
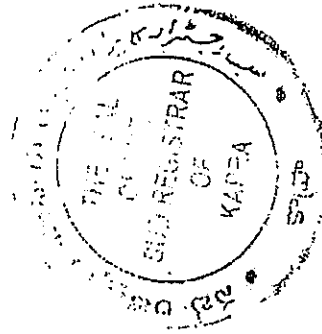
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 04.03.2016

For MODI & MODI CONSTRUCTIONS

Partner
Signature of the Executants

BK-1, CS No 3951/2016 & Doct No
3802+2016 Sheet 5 of 9
Joint Sub Registrar
Kapra



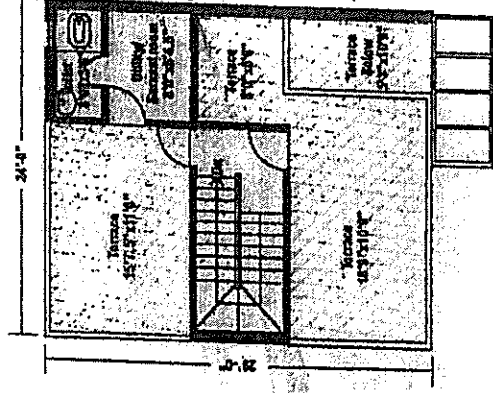
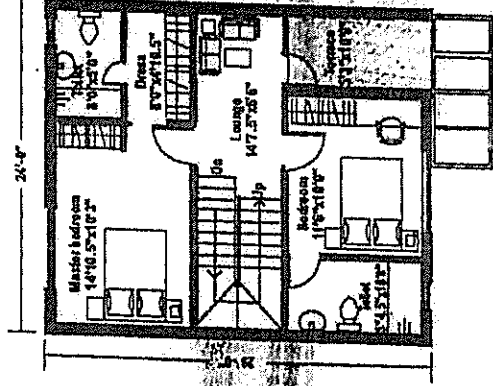
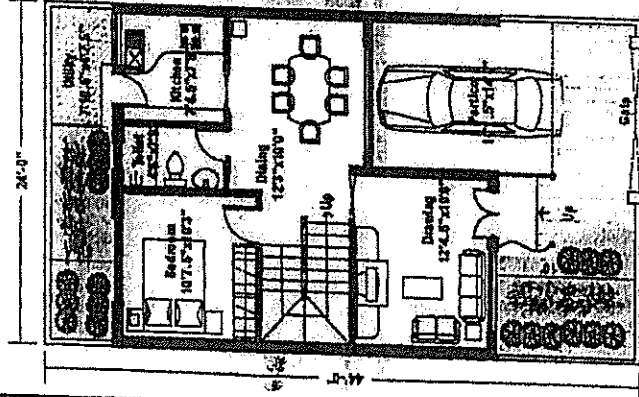
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REGISTRATION PLAN SHOWING BUNGALOW ON PLOT NO. 85, FORMING A PART**IN JERVEY NOS.** 128, 129, 132, 133, 134, 135 & 136 **Situated at**RAMPALLY VILLAGE, KEESARA **Mandal, R.R. Dist.****VENDOR:** M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

VENDEE: MRS. ANUPAMA PAKKA WIFE OF MR. Y. MANOHAR**REFERENCE:** 117 **SCALE:**  **INCL:**  **EXCL:** 

Built up Area: 1659 Sft.



FIRST FLOOR PLAN

TERRACE FLOOR PLAN

GROUND FLOOR AREA	601.00 SFT
FIRST FLOOR AREA	640.00 SFT
HEAD RM+SERVANT+TOILET AREA	220.00 SFT
TOTAL BUILT-UP AREA	1461.00 SFT
TERRACE AREA	142.SFT
PORCH AREA	56.SFT

WITNESSES:

- 
- 

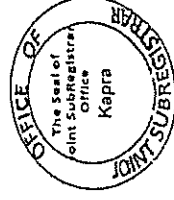
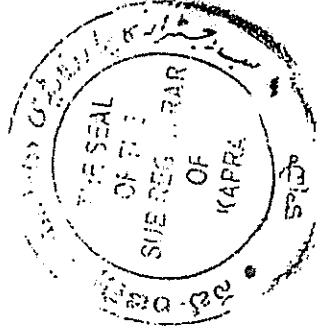
For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

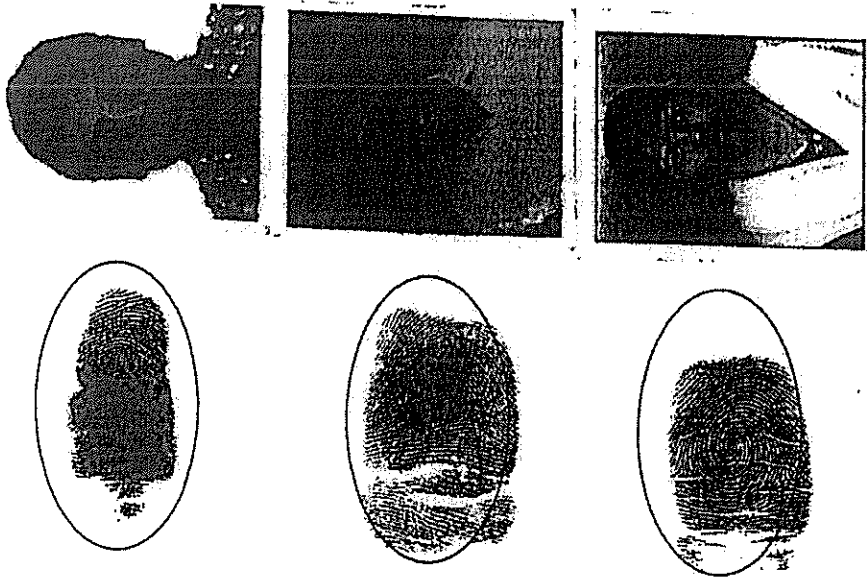
SIG. OF THE VENDEE

BK-1, CS No 3951/2016 & Doct No 3802-12016
Joint SubRegistrar
Sheet 6 of 9
Kapra



**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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VENDOR:

M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REPRESENTED BY ITS PARTNER
MR. SOHAM MODI
S/O. LATE SATISH MODI

GPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:

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.

VENDEE:

MRS. ANUPAMA PAAKA
W/O. MR. Y. MANOHAR
R/O. H. NO. D-3
T S GENCO COLONY
OLD PALVANCHA
KHAMMAM DISTRICT - 507 154

SIGNATURE OF WITNESSES:

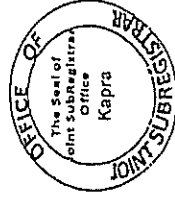
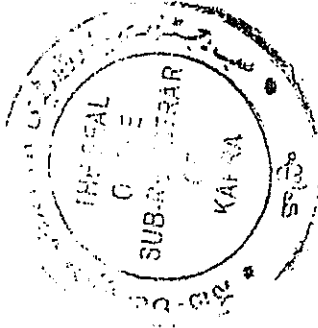
1.
2.

For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF THE VENDOR

SIGNATURE(S) OF THE VENDEE

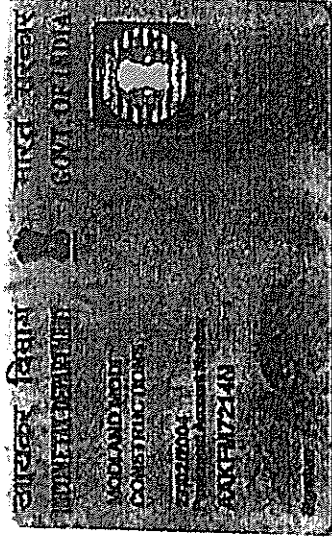
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Joint SubRegistrar
Kapra



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VENDOR:

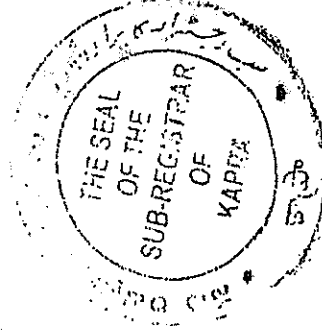


आयकर विभाग भारत सरकार
TAX DEPARTMENT GOVT. OF INDIA
PERMANENT ACCOUNT NUMBER
ABKPM5725H
Son of Mr. Father's Name
SATISH MANILAL MODI
Date of Birth DATE OF BIRTH
18-10-1989
Signature
For MODI MODI CONSTRUCTIONS
Partner



Handwritten signature

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Joint SubRegistrar Kapra





భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచిత సంఖ్య / Enrollment No. : 1190/55577/05682

01/07/2012

To
Daggula Komralah
దగ్గుల కొమరయ్య
S/O Daggula Gopal
6-41 plot no 100
suprabath town ship 2
ghalkesar mandal
Kachwanisingaram
Kachwanisingaram, Rangareddi
Andhra Pradesh - 501301



UF383380302IN

38338030



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8654 1114 0891

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

దగ్గుల కొమరయ్య
Daggula Komralah



జన్మన సంవత్సరం Year of Birth 1952
పురుషుడు / Male

8654 1114 0891

సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



చిరునామా:

S/O పాక దాల్వదీనం 10-2-35,
కర్నూలు, నల్గొండ జిల్లా,
కర్నూలు, కర్నూలు,
కర్నూలు, కర్నూలు,
కర్నూలు - 500088

Address:
S/O Paaka Dalvaheenam, 10A-35 P
1 wotkre-1, korremula, soprah
town ship, korremula, Korremul,
Rangareddy,
Telangana - 500088

7673 7915 8140

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పాక దాల్వదీనం

Paaka Dalvaheenam
పుట్టిన తేదీ/ DOB: 16/03/1952
పురుషుడు / MALE

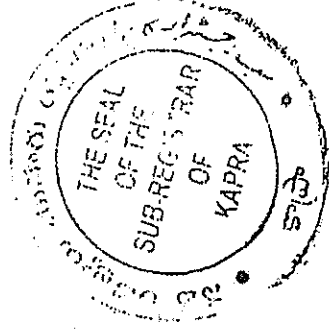


7673 7915 8140

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BK-1, CS No 3951/2016 & Doc No 3802-1/2016
Sheet 9 of 9
Joint SubRegistrar
Kapra

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

సం.

3527

Saham Metals Reproduct

క్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు వర్గానము	Sale	30/10	
దస్తావేజు విలువ	1500000		Rampally
స్థాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	1809/13		
రిజిస్ట్రేషన్ రుసుము	7500/-		
లోటు స్టాంపు(R.S.D.)	119900/-		
GHMC (T.D.)	- 100		
యూజర్ ఛార్జీలు			
అదనపు షీట్లు			
5 x	43734		
	28/2		
మొత్తం	127500/-		

(అక్షరాల By Elvelar

రూపాయలు మాత్రమే)

తేది

28/2

వాచసు తేది

Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

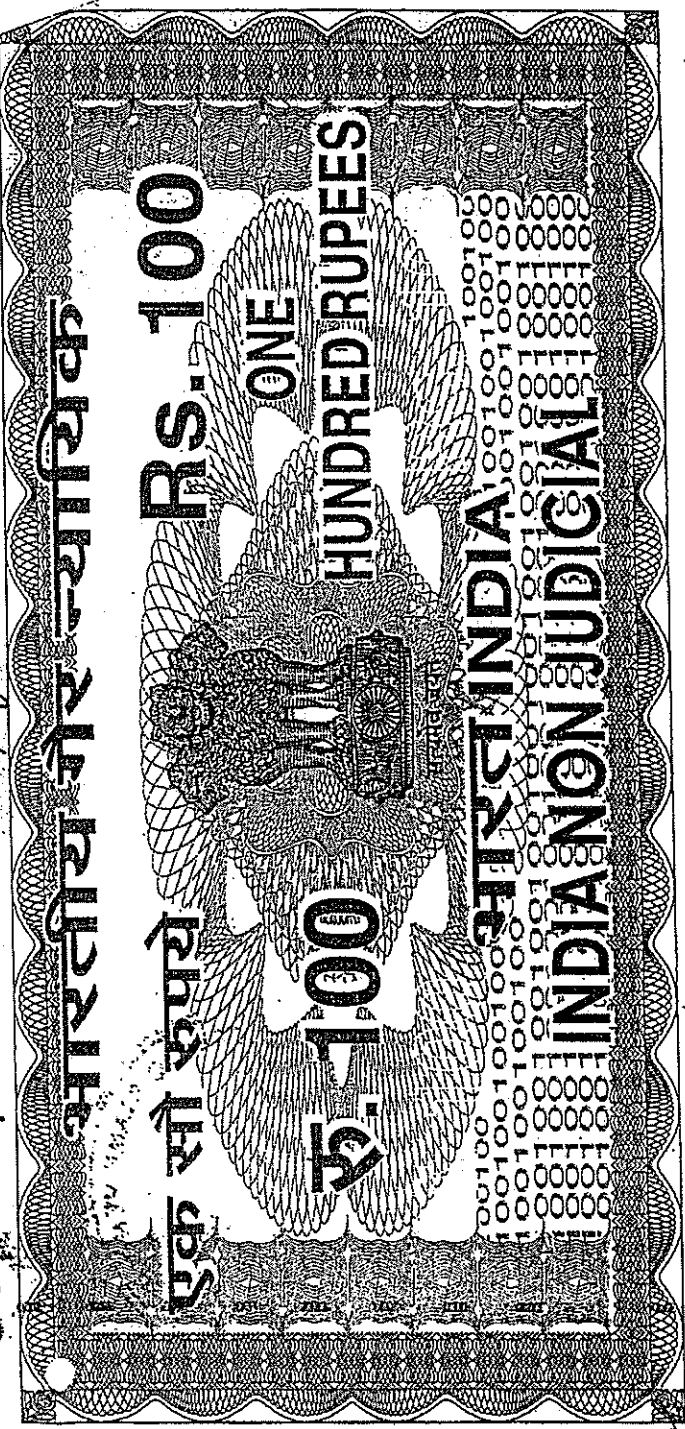
హాజరు చేసిన తేదీ



SCANNED

1809072013

43



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AY 933061

S.No. 14561 Dt.30-10-2012 Rs.100/-
Sold to : Sri. Ramesh S/o Narsing Rao, R/o Hyd.
For Whom: Modi & Modi Construction, Hyd

K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No, 16-02-08/2010
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

SALE DEED

This Deed is made and executed on this the 28th day of February 2013 at SRO, Keesara, Ranga Reddy District by:

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 43 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

Mr. K. P. SAI KUMAR, SON OF Mr. K. P. RAMANATHAN, aged about 30 years, Occupation: Service, residing at # Flat No. 108, Sri Sai Sadan Apartment, Opp: Kushaiguda Bus Depot, S. P. Nagar, Maula-ali, Hyderabad - 500 040., 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 MODI & MODI CONSTRUCTIONS

Partner

WHEREAS:

- A) The Vendor 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 pattadar 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 Vendor herein.

- C) The Vendor 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.

For MODI & MODI CONSTRUCTIONS

Partner

చ. అర్జీదము 20/3 వ నంబర్.....K.09.....

దస్తావేజు మొత్తం తాజీదానం. నంబర్.....12.....

ఈ కారితము తరహా తుల్యం.....2.....

4023 నంబర్.....ఫైలింగ్ నం.....28.....

1924 వ.స. తేదీ.....9..... వ తేదీ

పదలు.....12..... గంటల మధ్య

కీసర్ నంబర్ - రిజిస్ట్రేషన్ అఫీసులో

క్రీ/క్రిమి.....K. Prabhakar Reddy

రిజిస్ట్రేషన్ తర్వాత 1980లోని సెక్షన్ 32.ఎ ను

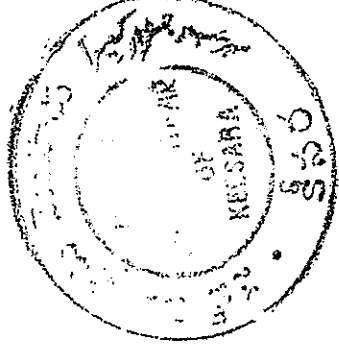
అనుసరించి నమోదించవలసిన ఫోటోగ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము

రూ॥.....7.500/-.....లు చెల్లించినాడు

వాసియిచ్చిగట్ల బప్పులొప్పది

ఎడమ వొకటన చేతు



K. Prabhakar Reddy S/o. K.P. Reddy,
Occ. Service. 10/17 S.V. (B) / 3 & 4, Budalur,
Sobhan mansion, M. G. Road, Sec 2nd, through
Gla for presentation of documents, vide G.P.A. no.
12/14K/08. Dt. 05-03-08 at SRO, Karsara,
R.L. Dargah.

నిరూపించినది

K. P. Ramanaathan S/o R. Raman Kuttu Nair

Plot. No. 108. Sai Sai Sada's Apartment. S.P. Nagar
Moulali Hy. bad.

P. Kumari O/o Kumaran Nair
Flat No. 108, Sri Sai Sada's Apartment,
S.P. Nagar, Moulali Ali, Hyderabad.

(2)

2013 నంబర్.....ఫైలింగ్ నం.....28..... వ తేదీ సబ్-రిజిస్ట్రేషన్

4024 వ.స. నం. రిజిస్ట్రేషన్..... మానము.....9..... వ తేదీ కీసర్

- 45
- D) The Vendee is desirous of purchasing a plot of land bearing no. 74, admeasuring 117 sq. yds. along with semi-finished construction having a total area of 1659 sq. yds. hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs 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.74, admeasuring 117 sq. yds., along with semi-finished construction having a total area of 1659 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Property 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.15,00,000/- (Rupees Fifteen Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - a. Rs. 12,00,000/- (Rupees Twelve Lakhs Only) paid by way of cheque No.013054, dated 31.01.2013, drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
 - b. Rs.3,00,000/- (Rupees Three Lakhs Only) (Part Payment) paid by way of pay order no. 023349, dated 11.02.2013 drawn on ICICI Bank
2. The Vendor hereby covenant that Scheduled Property 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 the Scheduled Property.
3. The Vendor further covenant that the Schedule Property 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 Property 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 Property, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property 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 Property unto and in favour of the Vendee in the concerned departments.

For MODI & MODI CONSTRUCTIONS

Partner

పునరుద్ధారణ పాత్ర నంబర్ 1809.....
 పన్నుదేహా నమోదనం ఖాతాదేహాల పంఖ్య 12.....
 ఈ కు గిడము తరహా పంఖ్య 3.....

[Signature]
 సబ్-రిజిస్ట్రార్

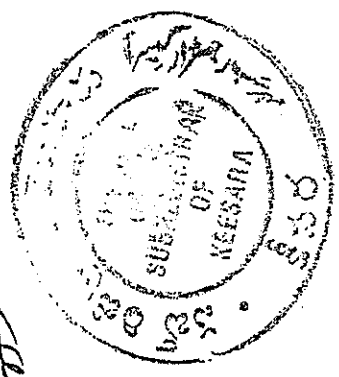
Rs. 1199 towards stamp duty including T.D
 under section 41 of the I.S. Act 1809.
 Rs. 7500 / towards Registration fee on the
 chargeable value of Rs. 1500000 were paid by
 the party through Bank. 437-34 vide
 challan/DD/B/C/Pay order No. 28/2/13 date.

[Signature]
 Sub-Registrar
 Collector U/S 41 of I.S. Act

T పైపన్ను 2013 నంబర్ (హా.క.ప.క.ప.) నంబర్
 1809. పంఖ్యగా రిజిస్ట్రేషన్ చేయబడినది. స్టాంప్
 నమోదనం/గుర్తింపు నంబర్ 1509.1809.2013
 కప్పబడినది.

2013లో షే.ఎ.వ.కె. 28 వ తేది.

T. Narayanaiah
 సబ్-రిజిస్ట్రారు, కడప



46

6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property 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.1,27,500/- is paid by way of challan no. 43734, dated 28.02.2013, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF BUNGALOW ON Plot No. 74 admeasuring about 117 sq. yds., along with semi-finished construction having a total area of 1659 sq. ft., in the project known as "Nilgiri Homes" 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. 75
South	30' wide road
East	Plot No. 82
West	30' wide road

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:

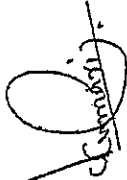
WITNESS:

1. 

Partner

For MODI'S MODI CONSTRUCTIONS

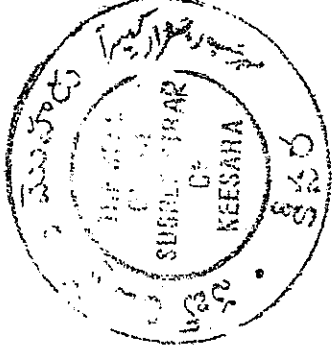
(Soham Modi)
VENDOR

2. 

VENDEE

పుస్తకము జరిగి వ సంఖ్య.....1809.....
కచ్చేరిలో మొత్తం పాఠశాలల సంఖ్య.....12.....
ఈ పాఠశాలల సంఖ్య.....4.....


ఎస్.వి.ఎస్.



47

ANNEXTURE-1-A

1. Description of the Building

ALL THAT PIECE AND PARCEL OF BUNGALOW along with semi-finished construction on Plot No. 74 in the project known as 'NILGIRI HOMES' forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District

- (a) Nature of the roof : R. C. C.
- (b) Type of Structure : Framed Structure
- 2. Age of the Building : Under Construction
- 3. Total Extent of Site : 117 sq. yds.

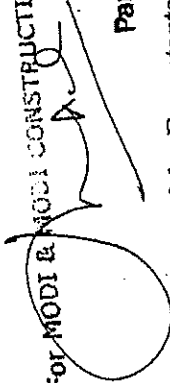
4. Built up area Particulars:

- a) Portico & Terrace Area : 198 Sft
- b) In the Ground Floor : 599 Sft
- c) In the First Floor : 639 Sft
- d) Head Rm+Servant+Toilet Area : 223 Sft

Total Built up Area : 1659 Sft

- 5. Annual Rental Value :
- 6. Municipal Taxes per Annum :
- 7. Executant's Estimate of the MV of the Building :

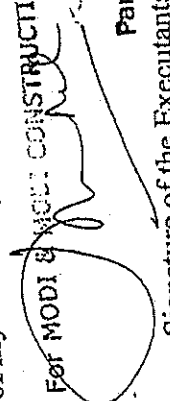
Rs. 15,00,000/-

For MODI & MODI CONSTRUCTIONS

 Partner
 Signature of the Executants

Date: 28.02.2013

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For MODI & MODI CONSTRUCTIONS

 Partner
 Signature of the Executants

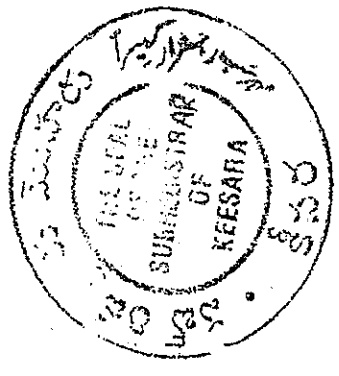
Date: 28.02.2013

... 1809

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48

REGISTRATION PLAN SHOWING PLOT NO. 74, FORMING A PART

Situated at

IN SURT Y NOS. 128, 129, 132, 133, 134, 135 & 136

Mandal, R.R. Dist.

RAMPALLY VILLAGE,

KEESARA

VENDOR: M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MR. K. P. SAI KUMAR, SON OF MR. K. P. RAMANATHAN



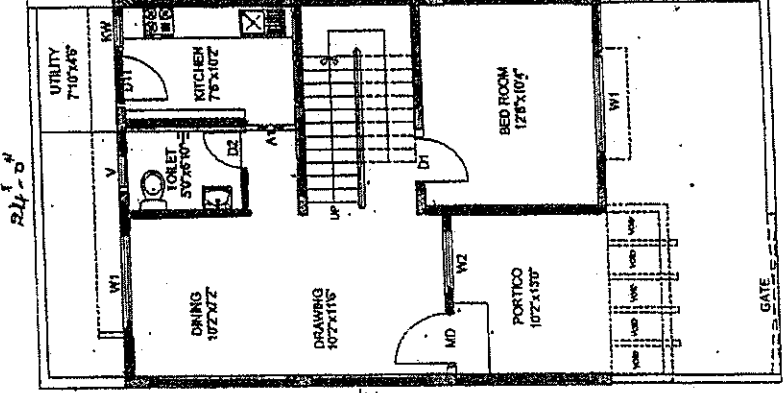
EXCL:



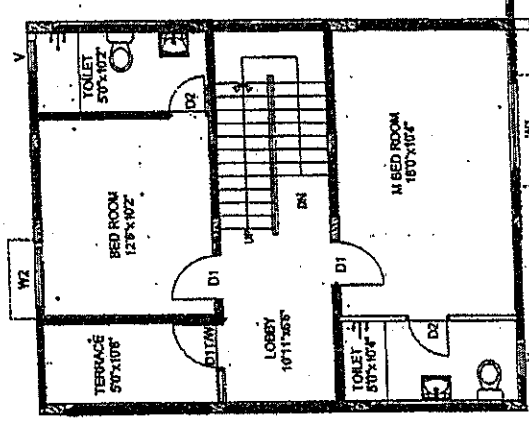
INCL:
SQ. MTRS.

REFERENCE:
AREA: 117 SQ. YDS.

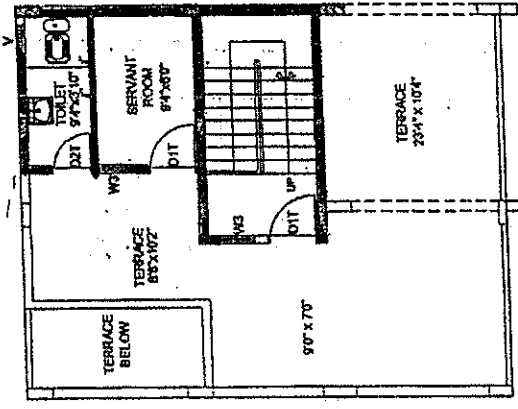
TOTAL BUILT UP AREA : 1659 Sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

BOUNDARIES:

NORTH : PLOT NO. 75
SOUTH : 30' WIDE ROAD
EAST : PLOT NO. 82
WEST : 30' WIDE ROAD

WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

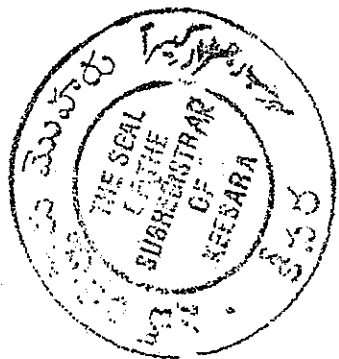
SIG. OF THE VENDOR

SIG. OF THE BUYER

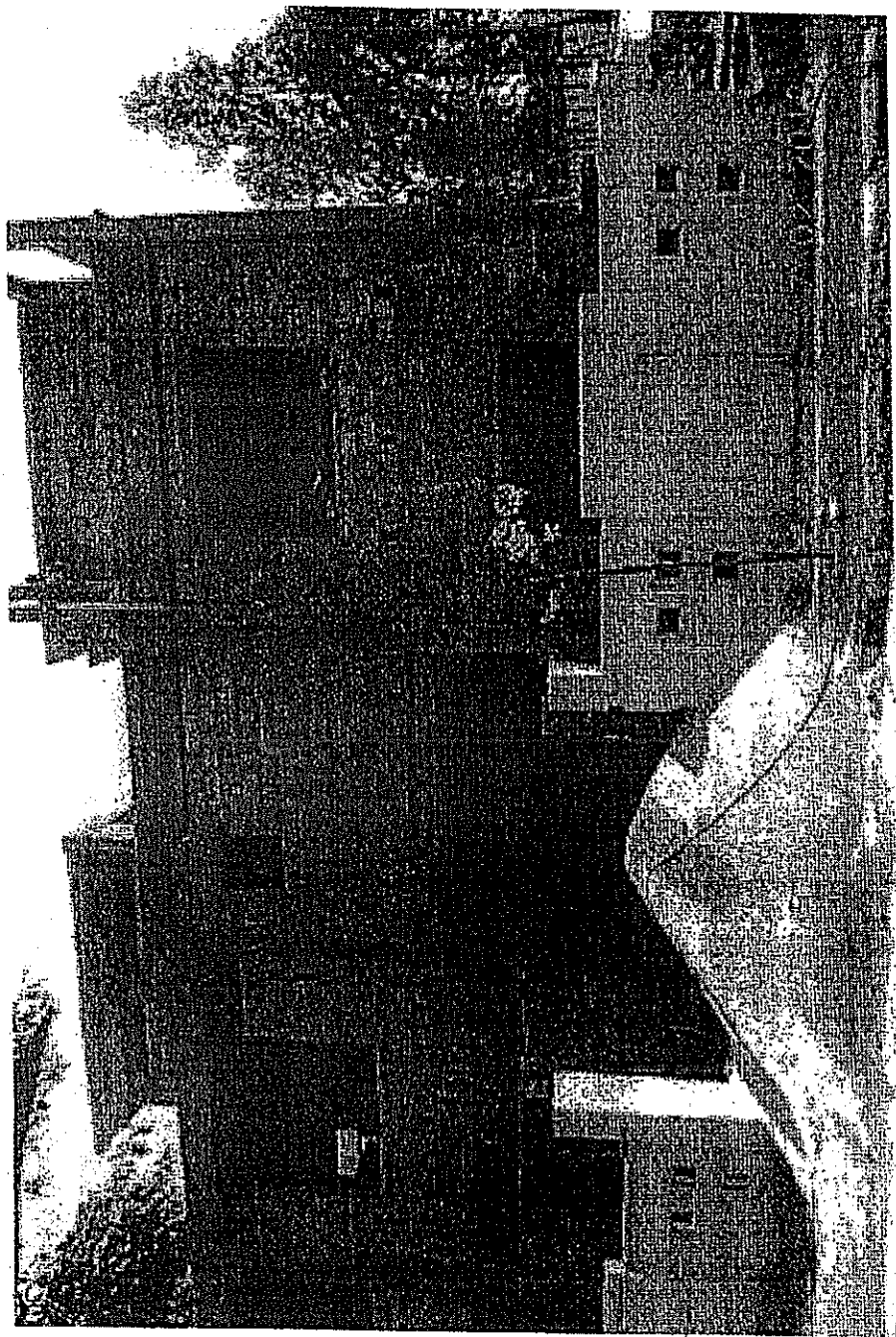
12

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11-83-50



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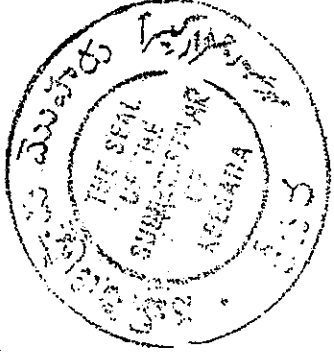
..... 1809

10-

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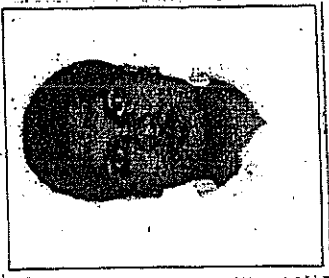
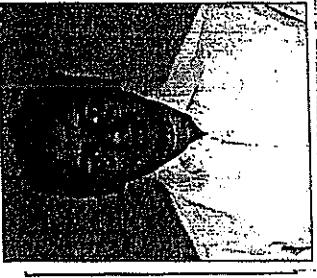
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</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>SPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC.NO. 12/IV/2008, Dt. 05.03.2008</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.
			<u>BUYER:</u> MR. K. P. SAI KUMAR S/O. MR. K. P. RAMANATHAN R/O. # FLAT NO. 108 SRI SAI SADAN APARTMENT OPP: KUSHAIGUDA BUS DEPOT S. P. NAGAR, MAULA-ALI HYDERABAD - 500 040.

SIGNATURE OF WITNESSES:

1. 

2. 

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

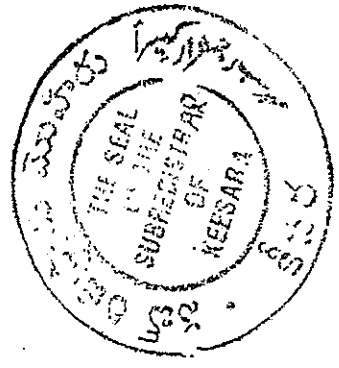
SIGNATURE OF BUYER

..... 1809

..... 12

..... 8


.....



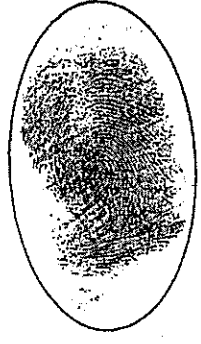
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



WITNESSES:

1. MR. K. P. RAMANATHAN
S/O. MR. RAMAN KUTTY NAR
R/O: # 108, SRI SAI SADAN APTS,
S. P. NAGAR,
MOULALI, HYDERABAD.



2. MRS. P. KUMARI
D/O. MR. KUMARAN NAIR
R/O: # 108, SRI SAI SADAN APTS
S. P. NAGAR
MOULALI, HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

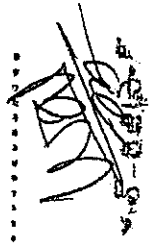
For MODI & MODI CONSTRUCTIONS

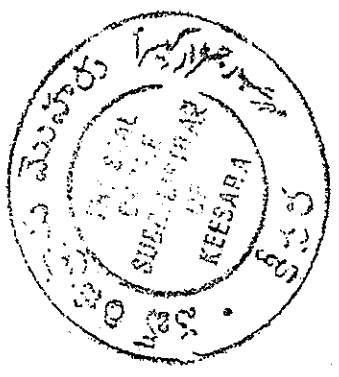
Partner

SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

ಸಂಖ್ಯೆ: 1809.....
 ಸಂಖ್ಯೆ: 12.....
 ಸಂಖ್ಯೆ: 9.....

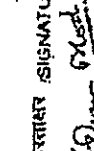

 15-03-20



MODI & MODI CONSTRUCTIONS
Partner

Partner

YENDOR:


 PERMANENT ACCOUNT NUMBER
ABMPM6725H
 YOUR NAME
SOHAM SATISH MODI
 FATHER'S NAME
SATISH MANILAL MODI
 DATE OF BIRTH (IF BIRTH
18-10-1969
 YOUR SIGNATURE

 Chief Commissioner of Income-tax, Andhra Pradesh

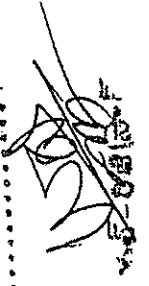
आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT OF INDIA
PRABHAKAR REDDYK	
PADMA REDDYKANDI	
15/05/1974	
88 Main Road, 2nd Unit, Numbur	
AWSPD8104E	
Signature	

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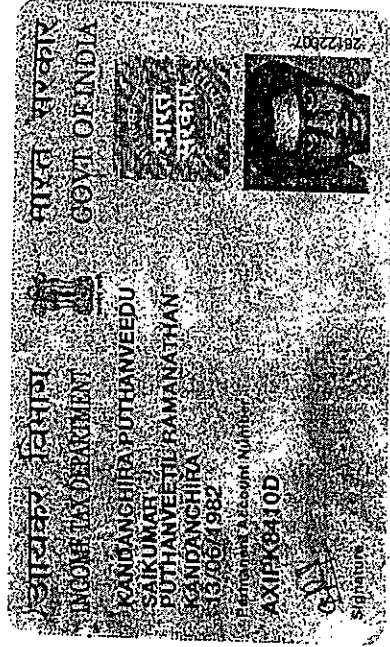
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Buyer:



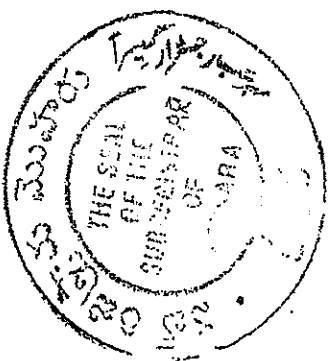
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W m r e t e l :

भारत सरकार / PERMANENT ACCOUNT NUMBER
AISP K1205F

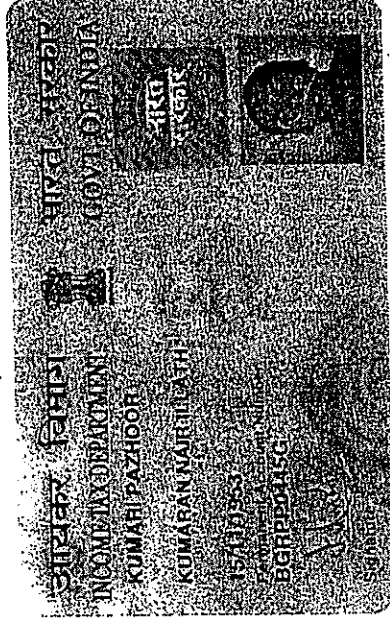
नाम / NAME
PUTHANVELTAL RAMANADHAN
KANDANCHIRA

पिता का नाम / FATHER'S NAME
RAMAN KUTTY NAIR RAGAV

जन्म तिथि / DATE OF BIRTH
12-12-1950

हस्ताक्षर / SIGNATURE

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



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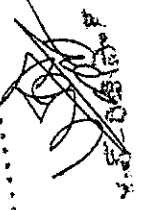
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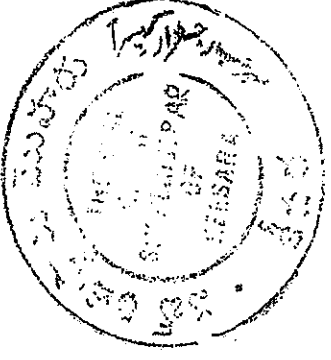
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12.....

దస్తావేజు మొత్తం కొనుగోలు పంపిణీ

ఈ కారితము పరిశోధనా





WHEREAS:

- A) The Builder is the absolute owner and possessor of the land admeasuring about Ac.6-28 Gts. forming part of Sy. No. 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.

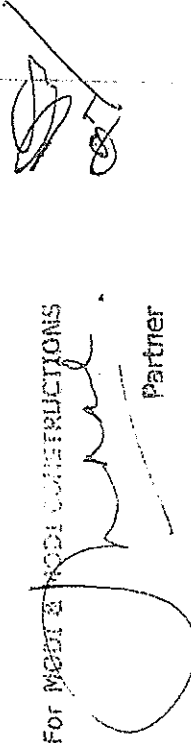
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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 pattadar 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'.
- 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.

For MODI & MODI CONSTRUCTIONS


Partner

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- E) The Buyer has purchased plot of land bearing plot no. 74, admeasuring 117 sq. yds., along with semi-finished construction having a total area of 1659 sft., under a Sale Deed dated 28.02.2013 registered as document no. 1803 / 2013 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. 74 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. 74 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.74 along with semi-finished construction having a total area of 1659 sft., and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 28.02.2013 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 deluxe House admeasuring 1659 sq. ft., of built-up area on plot of land bearing plot no. 74 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs.28,05,000/- (Rupees Twenty Eight Lakhs Five Thousand Only).
2. The Buyer has already paid an amount of Rs.7,65,000/- (Rupees Seven Lakhs Sixty Five Thousand Only) before entering this agreement which is admitted and acknowledged by the Builder.
3. The Buyer shall pay to the Builder the balance amount of Rs. 20,40,000/- (Rupees Twenty Lakhs and Forty Thousand Only) in the following manner:

Installment	Amount	Due date for payment
I	Rs. 11,90,000/-	07.01.2013
II	Rs. 6,50,000/-	On completion of flooring, windows, bathroom tiles & 1st coat of paint.
III	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.

For MOBI & MOBI CONSTRUCTIONS

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. 74 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.
10. The Builder shall complete the construction of the house and handover possession of the same on or before 31.07.2013, 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.

FOR MODY & MODY CONSTRUCTIONS

Partner

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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 objections / 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.
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.

For MODI & MODI CONSTRUCTIONS

Partner

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

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.

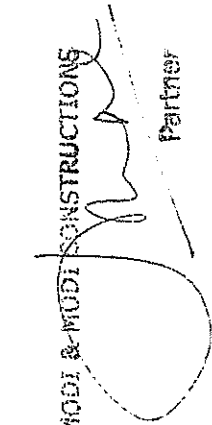
24. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit 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.

FOR MODI & MODI CONSTRUCTIONS



Partner



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.
29. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself' These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
30. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 74, admeasuring about 117 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. 75
South	30' wide road
East	Plot No. 82
West	30' wide road

AND

- b) ALL THAT DELUXE HOUSE admeasuring 1659 sft. of built-up area to be constructed on the above said plot no. 74 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.

FOR MODI & MODI CONSTRUCTIONS

Partner
(Soham Modi)
BUILDER

2.

BUYER.

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.

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.

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- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 74, admeasuring about 117 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. 75
South	30' wide road
East	Plot No. 82
West	30' wide road

AND

- b) ALL THAT SEMI-DELUXE HOUSE admeasuring 1659 sq. ft. of built-up area to be constructed on the above said plot no. 74 as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B.

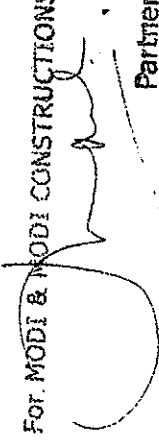
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

FOR MODI & MODI CONSTRUCTIONS


(Soham Modi)
BUILDER

Partner


BUYER.

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.

Note:

- Choice of 2 colours for interiors, 2 combinations of bathroom tiles & sanitary fittings shall be provided.
- Changes to external appearance and colors shall not be permitted.
- Fixing of grills to the main door or balconies shall not be permitted.
- Change of doors or door frames shall not be permitted
- Changes in walls, door positions or other structural changes shall not be permitted.
- Only select alterations shall be permitted at extra cost.
- Specifications / plans subject to change without prior notice.

For MODI & MODI CONSTRUCTIONS



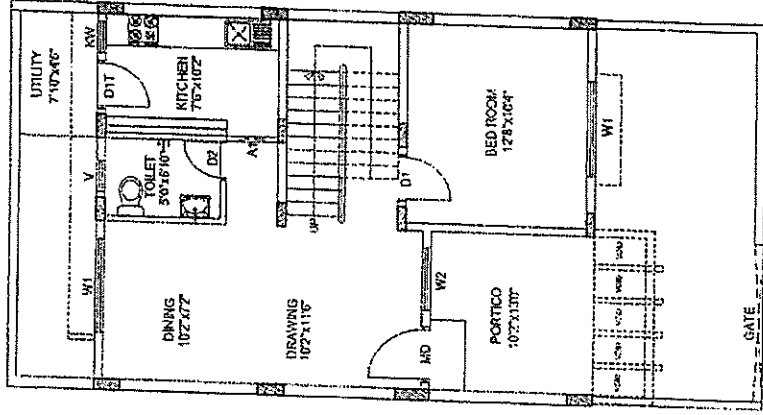
Partner

(SOHAM MODI)

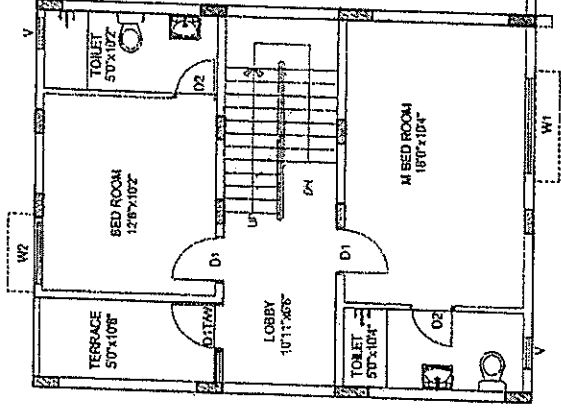


ANNEXURE - B

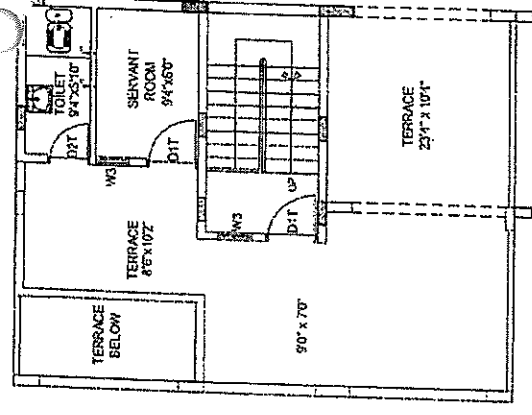
PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 74 ADMEASURING 1659 SFT. OF BUILT-UP AREA.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

FOR MODI & MODI CONSTRUCTIONS

(SOHAM MODI)
V BUILDER
Partner

BUYER

Annexure - III

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K. C. RAMDAS B.E., FIE, FIV
CONSULTING ENGINEER
 REGISTERED & APPROVED VALUER
 Chartered Engineer (India)
 Panel Valuer for Banks
 Fellow Institution of Valuers
 Fellow Institution of Engineers
 Life Member : Indian Concrete Institute
 Professional Engineer (India)
 Patron Member : Builders Association of India
 Registered Valuer, Income Tax Department
 Reg.No. of C.C.I.T.-CAT 1/231/95-98

G-4, Ground Floor,
 Ashraya Apartments,
 12-7-274, Mettuguda,
 SECUNDERABAD - 500 017.
 Phone : (O) 27820442, 27832898
 (R) 27802178
 Mobile : 98490 43471
 Fax : 27823194.
 E-mail : kcramdass@yahoo.co.in

COMPLETION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

M/s Modi & Modi Constructions, requested me for Completion Report of the Residential Building Situated in 'NILGIRI HOMES', located in Sy.Nos.128, 129, 132, 133, 134, 135 & 136, Situated at Rampally Village, Keesara Mandal, Hyderabad.

I visited the site along with their representative on 17/01/2011 and collected all the information required for submitting the completion report.

S.No.	Villa No. & Type	Plot Area	Built-up Area		
			Ground Floor	First Floor	Head Rm + Servant Toilet Area
1	Villa No.73 Type - G	170 sq.yds.	799 sq.ft.	628 sq.ft.	267 sq.ft.

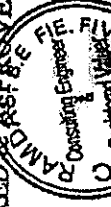
The Construction is completed in all respects as per the specifications furnished in the Brochure and as per Sanction accorded under Group Housing Scheme vide File No.6092/MP2/PLG/HUDA/2007 & Permit No.35/MP2/HUDA/07, dt. 16-11-2007 issued by the Vice-Chairman, HUDA & Permit No.655, dt.17/12/2007 issued by the Executive Officer & Sarpanch, Grampanchayat Rampally, Keesara Mandal, Ranga Reddy District.

All infrastructural facilities like BT Roads, Laying Kerbstones, Electrical & Street lighting and Under Ground Drainage works, Borewell, Overhead tank and Under Ground Water lines are completed.

Date : 19/01/2011
 Place: Secunderabad.

K.C.Ramdass

(K.C.RAMDAS)
 REGISTERED & APPROVED VALUER.



K. C. RAMDAS B.E., FIE, FV
CONSULTING ENGINEER
REGISTERED & APPROVED VALUER

Chartered Engineer (India)
 Panel Valuer for Banks
 Fellow Institution of Valuers
 Life Member : Indian Concrete Institute
 Professional Engineer (India)
 Patron Member : Builders Association of India
 Registered Valuer, Income Tax Department
 Reg.No. of C.C.I.T. -CAT 1/231/85-86

G-4, Ground Floor,
 Ashraya Apartments,
 12-7-274, Mettuguda,
 SECUNDERABAD - 500 017.
 Phone : (O) 27820442, 27832898
 (R) 27802178
 Mobile : 98490 43471
 Fax : 27823194
 E-mail : kcramdass@yahoo.co.in

COMPLETION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

M/s.Modi & Modi Constructions, requested me for Completion Report of the Residential Building Situated in 'NILGIRI HOMES', located in Sy.Nos.128, 129, 132, 133, 134, 135 & 136, Situated at Rampally Village, Keesara Mandal, Hyderabad.

I visited the site along with their representative on 17/01/2011 and collected all the information required for submitting the completion report.

S.No.	Villa No. & Type	Plot Area	Built-up Area		
			Ground Floor	First Floor	Head Rm + Servant Toilet Area
1	Villa No.72 Type - G	170 sq.yds.	799 sq.ft.	628 sq.ft.	267 sq.ft.

The Construction is completed in all respects as per the specifications furnished in the Brochure and as per Sanction accorded under Group Housing Scheme vide File No.6092/MP2/PLG/HUDA/2007 & Permit No.35/MP2/HUDA/07, dt. 16-11-2007 issued by the Vice-Chairman, HUDA & Permit No.655, dt.17/12/2007 issued by the Executive Officer & Sarpanch, Granpanchayat Rampally, Keesara Mandal, Ranga Reddy District.

All infrastructural facilities like BT Roads, Laying Kerbstones, Electrical & Street lighting and Under Ground Drainage works, Borewell, Overhead tank and Under Ground Water lines are completed.

Date : 19/01/2011
 Place: Secunderabad.

KCRamDas
 (KCRAMDAS)
 REGISTERED & APPROVED VALUER.



K. C. RAMDAS B.E., FIE, FIV

CONSULTING ENGINEER

REGISTERED & APPROVED VALUER

Chartered Engineer (India)

Panel Valuer for Banks

Fellow Institution of Valuers

Fellow Institution of Engineers

Life Member : Indian Concrete Institute

Professional Engineer (India)

Patron Member : Builders Association of India

Registered Valuer, Income Tax Department

Reg.No. of C.C.I.T. -CAT 1234/95-98

G-4, Ground Floor,
Ashraya Apartments,
12-7-274, Mettuguda,
SECUNDERABAD - 500 017.
Phone : (O) 27820442, 27832698
(R) 27802178
Mobile : 98490 43471
Fax : 27823194
E-mail : koramdas@yahoo.co.in

COMPLETION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

M/s.Modi & Modi Constructions, requested me for Completion Report of the Residential Building Situated in 'NILGIRI HOMES', located in Sy.No.128, 129, 132, 133, 134, 135 &136, Situated at Rampally Village, Keosara Mandal, Hyderabad.

I visited the site along with their representative on 17/01/2011 and collected all the information required for submitting the completion report.

S.No.	Villa No. & Type	Plat Area	Built-up Area	
			Ground Floor	First Floor
1	Villa No.56 Type - E	240 sq.yda.	1023 sq.ft.	806 sq.ft.

The Construction is completed in all respects as per the specifications furnished in the Brochure and as per Sanction accorded under Group Housing Scheme vide File No.6092/MP2/FLGH/UDA/2007 & Permit No.35/MP2/HUDA/07, dt. 16-11-2007 issued by the Vice-Chairman, HUDA & Permit No.655, dt.17/12/2007 issued by the Executive Officer & Sarpanch, Gramprachayat Rampally, Keosara Mandal, Ranga Reddy District.

All infrastructural facilities like BT Roads, Laying Karstonses, Electrical & Street lighting and Under Ground Drainage works, Borewell, Overhead tank and Under Ground Water lines are completed.

Date : 19/01/2011

Place: Secunderabad.

K. C. Ramdas
(K.C.RAMDAS)

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(R) 27802178
Mobile : 98490 43471
Fax : 27823184
E-mail : koraimdas@yahoo.co.in

COMPLETION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

M/s. Modi & Modi Constructions, requested me for Completion Report of the Residential Building Situated in 'NILGIRI HOMES', located in Sy.No.128, 129, 132, 133, 134, 135 & 136, Situated at Rampally Village, Keesara Mandal, Hyderabad

I visited the site along with their representative on 17/01/20110 and collected all the information required for submitting the completion report.

S.No.	Villa No. & Type	Plot Area	Built-up Area	
			Ground Floor	First Floor
1	Villa No.55 Type - E	240 sq.yds.	1023 sq.ft.	806 sq.ft.

The Construction is completed in all respects as per the specifications furnished in the Brochure and as per Sanction accorded under Group Housing Scheme vide File No.6092/MFP2/PLG/HUDA/2007 & Permit No.35/MFP2/HUDA/07, dt. 16-11-2007 issued by the Vice-Chairman, HUDA & Permit No.655, dt.17/12/2007 issued by the Executive Officer & Sarpanch, Grampanchayat Rampally, Keesara Mandal, Ranga Reddy District.

All infrastructural facilities like BT Roads, Laying Kerbstones, Electrical & Street lighting and Under Ground Drainage works, Borewell, Overhead tank and Under Ground Water lines are completed.

Date : 19/01/2011
Place: Secunderabad

Koraimdas
(K.C. RAMDAS)

REGISTERED & APPROVED VALUER.



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Fax : 27823184.
E-mail : kcramdass@yahoo.co.in

COMPLETION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

M/s.Modi & Modi Constructions, requested me for Completion Report of the Residential Building Situated in 'NULGURI HOMES', located in Sy.No.128, 129, 132, 133, 134, 135 & 136, Situated at Rampally Village, Keesara Mandal, Hyderabad.

I visited the site along with their representative on 17/01/2011 and collected all the information required for submitting the completion report.

S.No.	Villa No. & Type	Plot Area	Built-up Area	
			Ground Floor	First Floor
1	Villa No.50 Type - F	240 sq.yds.	973 sq.ft.	973 sq.ft.

The Construction is completed in all respects as per the specifications furnished in the Brochure and as per Sanction accorded under Group Housing Scheme vide File No.6092/MP2/PLG/HUDA/2007 & Permit No.33/MP2/HUDA/07, dt. 16-11-2007 issued by the Vice-Chairman, HUDA & Permit No.655, dt.17/12/2007 issued by the Executive Officer & Sarpanch, Grampanchayat Rampally, Keesara Mandal, Raigsa Reddy District.

All infrastructural facilities like BT Roads, Laying Karbstones, Electrical & Street lighting and Under Ground Drainage works, Bore well, Overhead tank and Under Ground Water lines are completed.

Date : 19/01/2011

Place: Secunderabad.

K. C. Ramdas
(K.C.RAMDAS)
REGISTERED & APPROVED VALUER



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 E-mail : kcramdass@yahoo.co.in

COMPLETION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

M/s.Modi & Modi Constructions, requested me for Completion Report of the Homes named 'NILGIRI HOMES', located in Sy.Nos.128, 129, 132, 133, 134, 135 &136, Situated at Rampally, Keeravaram, Hyderabad

I visited the site along with their representative on 17/01/2011 and collected all the information requested for submitting the completion report.

S.No.	Town House No. & Type	Plot Area	Built-up Area		
			Ground Floor	First Floor	Head Rm + Servant Toilet Area
1	Town House No.35 Type - C	117 sq.yds.	601 sq.ft.	647 sq.ft.	219 sq.ft.

The Construction is completed in all respects as per the specifications furnished in the Brochure and as per Sanction accorded under Group Housing Scheme vide File No.6092/MP2/PLG/HUDA/2007 & Permit No.35/MP2/HUDA/7, dt. 16-11-2007 issued by the Vice-Chairman, HUDA & Permit No.655, dt.17/12/2007 issued by the Executive Officer & Sarpanch, Grampanchayat Rampally, Keeravaram Mandal, Ranga Reddy District.

All infrastructural facilities like BT Roads, Laying Karbostones, Electrical & Street lighting and Under Ground Drainage works, Borowell, Overhead tank and Under Ground Water lines are completed.

Date : 19/01/2011
 Place: Secunderabad.

K.C. Ramdas
 (K.C.RAMDAS)
 REGISTERED & APPROVED VALUER.



63

K. C. RAMDAS
B.E., FIE, FIV

**CONSULTING ENGINEER
REGISTERED & APPROVED VALUER**

Chartered Engineer (India)
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E-mail : kcramdas@yahoo.co.in

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M/s.Modi & Modi Constructions, requested me for Completion Report of the Residential Building Situated in "NILGIRI HOMES", located in Sy.No.128, 129, 132, 133, 134, 135 & 136, Situated at Rampally Village, Keesara Mandal, Hyderabad

I visited the site along with their representative on 17/01/2011 and collected all the information required for submitting the completion report.

S.No.	Villa No. & Type	Plot Area	Built-up Area		
			Ground Floor	First Floor	Head Rm + Servant Toilet Area
1	Villa No.16 Type - H	179 sq.yds.	782 sq.ft.	723 sq.ft.	248 sq.ft.

The Construction is completed in all respects as per the specifications furnished in the Brochure and as per Sanction accorded under Group Housing Scheme vide File No.6092/MP2/PLG/HUDA/2007 & Permit No.33/MP2/HUDA/07, dt. 16-11-2007 issued by the Vice-Chairman, HUDA & Permit No.655, dt.17/12/2007 issued by the Executive Officer & Sarpanch, Grampanchayat Rampally, Keesara Mandal, Ranga Reddy District.

All infrastructural facilities like BT Roads, Laying Kerbstones, Electrical & Street Lighting and Under Ground Drainage works, Bore well, Overhead tank and Under Ground Water lines are completed.

Date : 19/01/2011
Place: Secunderabad.

KCRamDas

(K.C.RAMDAS)
REGISTERED & APPROVED VALUER.



Date : 12/10/2010

Place: Secunderabad.

K. C. RAMDAS B.E., FIE, FIV
CONSULTING ENGINEER
REGISTERED & APPROVED VALUER

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(R) 27802178
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E-mail : koramdas@yahoo.co.in

COMPLETION CERTIFICATE

M/s.Modi & Modi Constructions, requested me for Completion Report of the Residential Building Situated in "NII GRI HOMES", in Sy.No.128, 129, 132, 133, 134, 135 & 136, Situated at Rampally Village, Keesara Mandal, Hyderabad

I visited the site along with their representative on 09/10/2010 and collected all the information required for submitting the completion report.

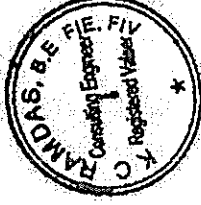
S.No.	Town House No. & Type	Plot Area	Built-up Area		
			Ground Floor	First Floor	Head Rm + Servant Toilet Area
1	Town House No.94 Type A	117 sq.yds.	601 sq.ft.	640 sq.ft.	220 sq.ft.

The Construction is completed in all respects as per the specifications furnished in the Brochure and as per Sanction accorded under Group Housing Scheme vide File No.6092/MP2/PT.G/UDA/2007 & Permit No.35/MP2/UDA/07, dt 16-11-2007 issued by the Vice-Chairman, UDA & Permit No.655, dt.17/12/2007 issued by the Executive Officer & Sarpanch, Grampanchayat Rampally, Keesara Mandal, Ranga Reddy District

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Date : 12/10/2010
Place: Secunderabad.

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I visited the site along with their representative on 09/10/2010 and collected all the information required for submitting the completion report.

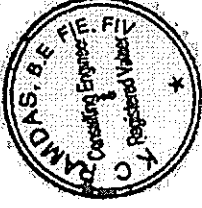
S.No.	Town House No. & Type	Plot Area	Built-up Area		
			Ground Floor	First Floor	Head Rm + Servant Toilet Area
1	Town House No.81 Type B	117 sq.yds.	599 sq.ft.	639 sq.ft.	223 sq.ft.

The Construction is completed in all respects as per the specifications furnished in the Brochure and as per Sanction accorded under Group Housing Scheme vide File No.6092/MP2/PT.G/HUDA/2007 & Permit No.35/MP2/HUDA/07, dt. 16-11-2007 issued by the Vice-Chairman, HUDA & Permit No.655, dt.17/12/2007 issued by the Executive Officer & Sarpanch, Grampanchayat Rampally, Keerasa Mandal, Ranga Reddy District.

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Date : 12/10/2010
Place: Secunderabad.

K.C. Ramdas
(K.C.RAMDAS)
REGISTERED & APPROVED VALUER



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COMPLETION CERTIFICATE

M/s. Modi & Modi Constructions, requested me for Completion Report of the Residential Building Situated in 'NILGIRI HOMES', in Sy.No.128, 129, 132, 133, 134, 135 & 136, Situated at Rampally Village, Keasara Mandal, Hyderabad.

I visited the site along with their representative on 09/10/2010 and collected all the information required for submitting the completion report.

S.No.	Town House No. & Type	Plot Area	Built-up Area		
			Ground Floor	First Floor	Head Rm + Servant Toilet Area
1	Town House No.82 Type A	117 sq.yds.	601 sq.ft.	640 sq.ft.	220 sq.ft.

The Construction is completed in all respects as per the specifications furnished in the Brochure and as per Sanction accorded under Group Housing Scheme vide File No.6092/MP2/P1.G/HUDA/2007 & Permit No.35/MP2/HUDA/07, dt. 16-11-2007 issued by the Vice-Chairman, HUDA & Permit No.655, dt.17/12/2007 issued by the Executive Officer & Sarpanch, Grampanchayat Rampally, Keasara Mandal, Ranga Reddy District.

All infrastructural facilities like BT Roads, Laying Kerbstones, Electrical & Street lighting and Under Ground Drainage works, Borewell, Overhead tank and Under Ground Water lines are completed.

K.C. Ramdas

Annexure - VIII

65

Milgiri Homes

(Owned & Developed by Modi & Modi Constructions)

Sy. No. 128, 129, 132-136,

Rampally, Keesara Mandal,

Hyderabad.

Phone: +91-40-64530888

Marketed by:



MODI

PROPERTIES &

INVESTMENTS PVT. LTD.

5-4-187/3 & 4, II floor, M. C

Secunderabad - 500 003.

Phone : +91-40-66335551

Fax : +91-40-27544058

Email : info@modiproperty

BOOKING FORM

Name of Purchaser:	ANUPAMA PAAKA		
Name of father/spouse:	Y. MANOHAR	Age	33
Address:	H.NO. D-3, ISGENCO COLONY,		
	OLD PALVANCHAI,		
	DIST: KHAMMAM - 507154		
Occupation:	GOVT. Employee		
Phone	Office	Home	9491837641
	Mobile	Email	984-2103846746
Plot No.	85	Plot Area	117 Sq. yds.
			Built-up Area 1657
Total Sale Consideration:	Rs. 38,00,000		
(in words)	Rupees. THIRTY EIGHT LAKHS ONLY		
Type of House	☐ Detached Bungalow ☐ Semi Detached Bungalow ☒ Row House		
Payment Terms	Booking Amount	Rs. 25,000/-	Receipt no. & date: 1763
Installment No.	Due Date	Amount	
1.	28.5.2016	RS. 2,00,000	
2.	28.6.2016	RS. 5,70,000	
3.	28.7.2016	RS. 10,50,000	
4.	WITHIN 7 DAYS COMPLETING FLOORING, RS. 17,54		
5.	BATHROOM, TILES, DOORS, WINDOWS		
6.	8% GST COST OF PLAIN		
7.			
8.	ON COMPLETION		
9.	RS. 2,00,000		
10.			
Payment Scheme	☒ Housing Loan ☐ Installment Scheme		
Remarks	REGISTRATION VAT, STAMP DUTY EXTRA		
	PPT No.	264 A	

I HEREBY DECLARE THAT I HAVE GONE THROUGH AND UNDERSTOOD THE TERMS AND CONDITIONS MENTIONED OVERLEAF AND SHALL ABIDE BY THE SAME

28.05.2016

Date:

HYDERABAD

Place:

Signature of Purchaser

For Modi Properties & Investments Pvt. Ltd.

