

15-110- (233)

GS No. 13503

DOCT. No. 13481/2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-3005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Stamp Duty

1. In the shape of stamp papers..... Rs. 100

2. In the shape of challan (u/s 41 of I.S. Act, 1899)..... Rs. 100

3. In the shape of cash (u/s 41 of I.S. Act, 1899)..... Rs. —

4. Adjustment of stamp duty u/s 16 of I.S. Act, 1899, if any..... Rs. —

Transfer Duty:

1. In the shape of challan..... Rs. —

2. In the shape of cash..... Rs. —

III. Registration:

1. In the shape of challan..... Rs. 1000

2. In the shape of cash..... Rs. —

IV. Other Charges:

1. In the shape of challan..... Rs. 95

2. In the shape of cash..... Rs. —

Sub-Registrar
Total: Rs. 2095

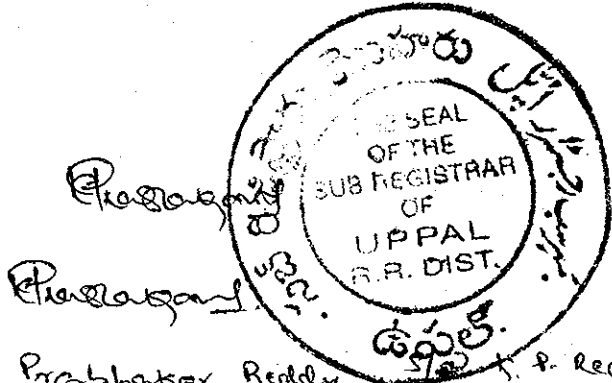
1 వ పుస్తకము. 134.11/స్కం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.... 16. ఈ కాగితపు వరుస!
సంఖ్య.....

సబ్-రిజిస్ట్రారు

192 వ.శ.శా. చదువు... 2.2 వ తేది
పగలు..... 1.2 మెరియు..... గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ C. Prabhakar Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥ 1000..... చెల్లించినారు.

Receipt No. 760823 Date 12/11/2016
R.R.H. Mahisiguda Branch, Sec'bad
కానీ అప్పటికి ఉప్పుకొన్నది
ఎడమ బ్రౌటనవ్రేలు



K. Prabhakar Reddy acc. Servant
at 5-4-187/344, 2nd floor, Boham mansion, m. G.
Road, Sec'bad, through attested GPa for Presentati
of documents, vide GPa No. 201/BK/06 at
SRO, Uppal, R.R. Dist.

ఎడమ బ్రౌటనవ్రేలు: Tenuja P. W/o. Prakash Thareni
R/o. 4-5-6, R.K. Estates, 4-2-79/80/A
Badi Chowdi, Hyderabad

ఎడమ బ్రౌటనవ్రేలు: Prakash Thareni
R/o. Late Govind Das, R/o. 4-5-6, R.K. Estates
R/o. 4-2-79/80/A, Badi Chowdi, Hyderabad

హాపించినది: 1. Prakash R/o KRISHNA acc. - Baines
HO Uppal R.R. Dist.

2. Kiran R/o Venkateshwar acc. - Baines
R/o. 16/1, 5th Stn App. Mahipal Road, Hyderabad
300.7 వ.సం॥..... ది.మొదలు... నెల. 2.2 వ తేది
192 వ.శా. చదువు... 2.2 వ తేది.
సబ్-రిజిస్ట్రారు

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH G. Padma Sree C 033171

G. PADMASREE

STAMP VENDOR L. No. 28/2007

5-103/2, Balaji Nagar Colony,

Nagarani (V) Keesara (M) R. R. Dist.

Under S.R.O. Shatapur,

9340-20/11/2007 50/-
Name: G. Venkatesh
S/o. P. V. H. G. A. Rao
For Whom: Mehta and Modi Homes

WHEREAS:

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

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds
7.	2557/2004	01/03/2004	202 Sq. Yds
8.	2558/2004	01/03/2004	202 Sq. Yds
9.	2559/2004	01/03/2004	202 Sq. Yds
10.	2560/2004	01/03/2004	202 Sq. Yds
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

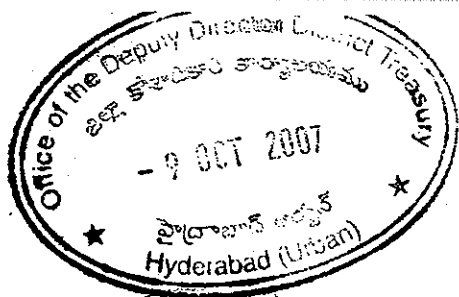
For Mehta and Modi Homes

For Mehta and Modi Homes

[Signature]

[Signature]

[Signature]
Prakash



1 వ పుస్తకము 13.6.11. సంగతి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...16...ఈ కాగితపు వరుస
సంఖ్య...2.....

పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 11 of 1897
No. 13481 of 2007 Date 13/12/07

I hereby certify that the proper deficit
stamp duty of Rs. 189.00 Eighteen Thousand
Nine Hundred Rupees only
has been levied in respect of this instrument
from Sri K. fresh water Kereley
on the basis of the agreed Market Value
consideration of Rs. 25,000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 13/12/07

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

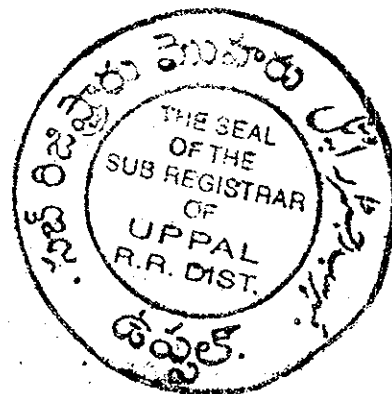
NOTE: D.S.D. Rs. 6000/-
Rs. 6000/-
agreed M. 250000/-
13/12/07

SUB-REGISTRAR

Registration Endorsement

An amount of Rs. 18,500 towards Stamp Duty
Including Transfer duty and Rs. 1000
towards Registration Fee was paid by the party
through Challan Receipt Number 76022
Dated 13/12/07 at SBI Habsiguda Branch Sec'bad

G.B.H. Habsiguda
A/c No. 01000050760
S.R.O. Uppal



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

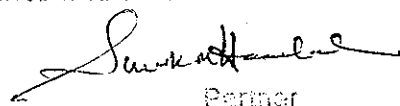
- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Builder is desirous of developing the Scheduled Land by constructing independent bungalows thereon and have obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15/02/2006. The proposed project of development is styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
- E) The Builder in the scheme of the development project have planned that the prospective buyers will eventually become the absolute owner of the identifiable land (i.e., plot of land) together with the independent bungalow constructed thereon.
- F) The Buyer has purchased plot of land bearing plot no. 233 admeasuring 272 sq. yds. under a Sale Deed dated 13.12.07 registered as document no. 13479/07 in the Office of the Sub-Registrar, Uppal. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction and Agreement for Development Charges with the Builder for construction of a bungalow on the plot of the land.
- G) The Buyer has inspected all the documents of the title of the Builder in respect of the Scheduled Land and the plot of land bearing plot no. 233 and also about the capacity, competence and ability of the Builder to construct the bungalow thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Silver Oak Bungalows.
- H) The Buyer is desirous of having a bungalow constructed for him by the Builder on plot of land bearing no. 233 as a part of the development project taken up by the Builder and the Builder is willing to undertake the said construction of the bungalow.
- I) The Buyer as stated above had already purchased the plot of land bearing no.233 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 13.12.07, referred herein above are and shall be interdependent agreements.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

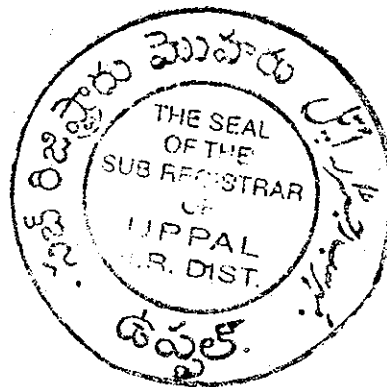
Tamra P.
Prakash
Shawen

1 వ పుస్తకము. 1348.1/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...1.6. ఈ కాగితపు వరుస
సంఖ్య.....3.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు.....1348.1/107
నింబరుగా రిజిస్ట్రారు కియ్యికి స్వీకరింపు నిమిత్తం
గుర్తింపు నెంబరు.....1348.1-20072వ్వడమ్మెన
2007 సం॥ డిసెంబరు 12.....తేదీ

రిజిస్ట్రారు అధికారి



- J) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the bungalow and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall construct for the Buyer a deluxe Bungalow admeasuring 2098 sq. ft. of built-up area on plot of land bearing plot no. 233 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only).
2. The Builder at its own costs shall obtain necessary permissions from the concerned authorities for the construction of the bungalow for and on behalf of the Buyer and the parties hereto have agreed to do all that is necessary and execute all such documents, affidavits etc., that may be required for this purpose.
3. The Buyer shall pay to the Builder the above said consideration of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only). in the following manner:

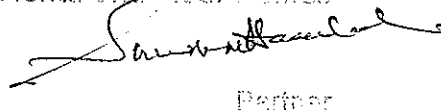
Installment	Amount (Rs.)	Due date of payment
I	5,25,000/-	Within 7 days of casting of 1 st slab
II	6,60,000/-	Within 7 days of casting of 2 nd slab
III	6,60,000/-	On completion of brick work & plastering
IV	6,55,000/-	Within 7 days of completion of construction

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. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the plot of land bearing no. 233 to the Builder for the purpose of construction of the bungalow.
7. The Builder shall construct the bungalow in accordance with the plans and designs and as per specifications annexed hereto as Annexure A & Annexure B respectively. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

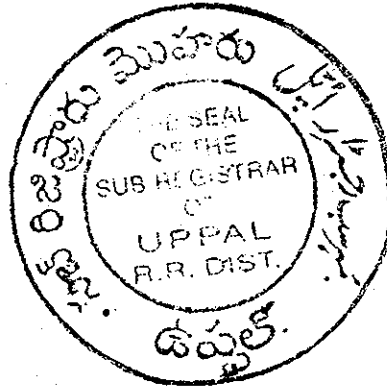

Partner

Tamara P.

Prayash
Sharma

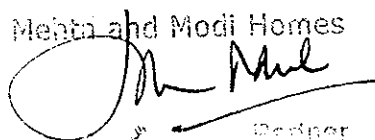
1 వ పుస్తకముకి 47. / 102
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సంఖ్య...! 6.. ఈ కాగితపు వరుస
సంఖ్య... 4.....

సబ్-రిజిస్ట్రారు



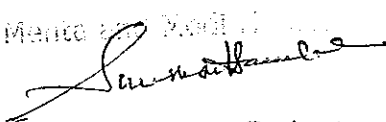
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
9. The Builder shall complete the construction of the bungalow and handover possession of the same within 12 months from the date of obtaining sanction from the local authorities for the construction of the bungalow, with a further grace period of 6 months. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said bungalow within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies or account of any other reasons which are beyond the control of the builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
10. The Builder upon completion of construction of the bungalow shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the bungalow provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
11. The Buyer upon taking possession of the bungalow shall own and possess the same absolutely and to the exclusion of the Builder and shall have no claims against the Builder on any account including any defect in the construction.
12. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said bungalow.
13. The Buyer shall not be allowed to alter any portion of the bungalow that may change its external appearance without due authorization from the Builder and / or Association / Society In-charge of maintenance for an initial period ending upto 2015 and all the bungalows in the project of Silver Oak Bungalows shall have a similar elevation, color, scheme, compound wall, landscaping, trees etc. for which the Buyer shall not raise any obstructions / objections.
14. The Builder shall deliver the possession of the completed bungalow together with the redelivery of the plot of land to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



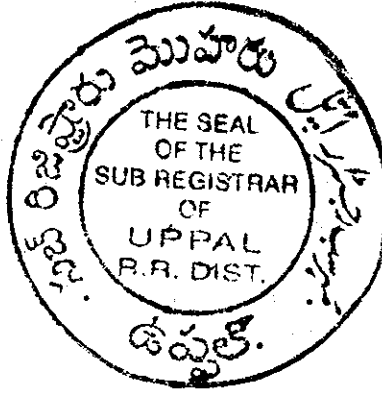
Partner

Tomu P.

Prayash
Sharma

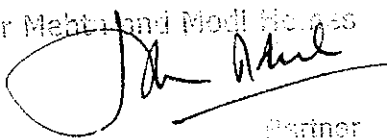
1 వ పుస్తకము/గి.గి.సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..../6...ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



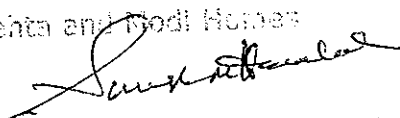
15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Silver Oak Bungalows project.
16. The Buyer shall not cut, maim, injure, tamper or damage any part of the structure of any part of the bungalow nor shall the Buyer make any additions or alterations in the bungalow without the written permission of the Builder and / or any other body that may be formed for the purposes of maintenance of the Silver Oak Bungalows Project.
17. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Silver Oak Bungalows project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
18. The builder shall have the right to construct other bungalows and provide necessary common amenities and facilities on the Scheduled Land that is required under the scheme of development of Silver Oak Bungalows and the Buyer shall not make any objection or interruption nor make any claims to the proposed constructions etc. It is further, hereby specifically declared that roads, passages, drainage, water pipelines, sewerage connections, electric cables, transformer room, recreational facilities, gardens etc. which are for the common enjoyment of the occupants of Silver Oak Bungalows shall be enjoyed jointly in common by the occupants, owners or the buyers of the respective bungalows without any hindrance or objection of any kind whatsoever.
19. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, and/or the agreement for development charges.
20. The Buyer shall become a member of the association / society that has been formed / will be formed for the purposes of the maintenance of the Silver Oak Bungalows Project and shall abide by its rules framed from time to time. The Buyer shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association. The Buyer undertakes to pay regularly the subscription and also his contribution of the expenses as the society / association intimates him from time to time. Until the society / association is formed the Vendee shall pay to the Builder such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers etc., as may be determined by the Builder.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



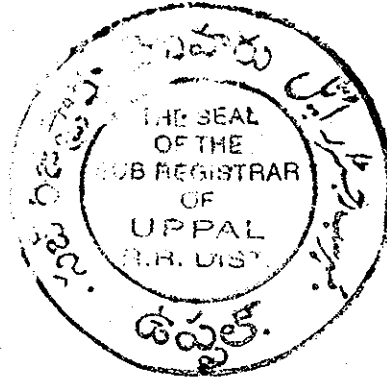
Partner

Tanuja P.

Prakash
Shankar

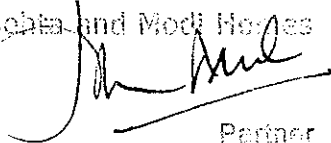
1 వ పుస్తకము. 2. 4. 51 / స్థానం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 16... ఈ కాగితపు వరుస
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సబ్-రజిస్ట్రారు



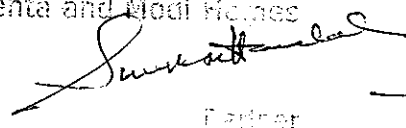
21. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the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

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



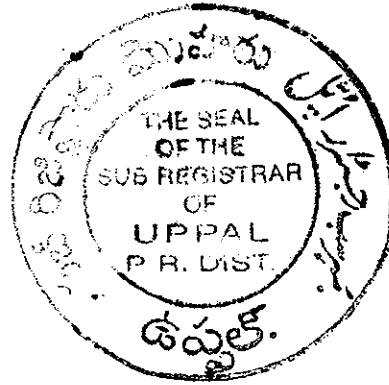
Partner

Tamara P.

Prakash
Sharma

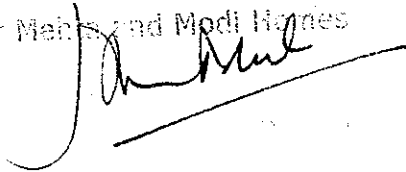
1 వ పుస్తకము/365/సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...16...ఈ కాగితపు వరుస
సంఖ్య...9.....

సబ్-రిజిస్ట్రారు

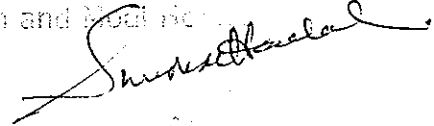


26. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
27. Wherever the Buyer is a female, the expressions 'He, Him, Himself; His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
28. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
29. Stamp duty and Registration amount of Rs. 19,995/- is paid by way of challan No. 760623, dated 13.12.07, drawn on SBH, Habsiguda Branch, Hyderabad.

For Mehra and Modi Hones



For Mehra and Modi Hones

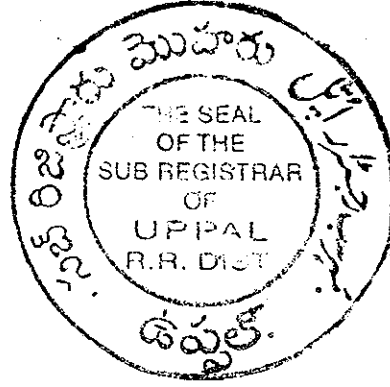


Tamara P.

Prakash
Hones

1 వ పుస్తకము 234.11/...సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...16...ఈ కాగితపు వరుస
సంఖ్య...నీ.....

పబ్-రిజిస్ట్రారు



SCHEDULED PLOT

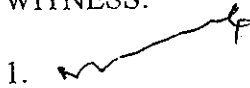
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 233 admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 234
South	Plot No. 232
East	Plot No. 222
West	40' wide road

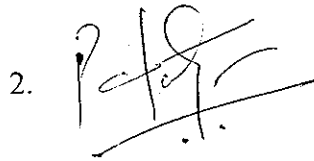
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

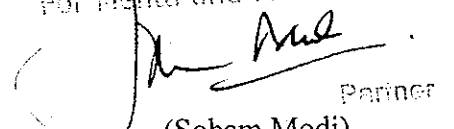
1.



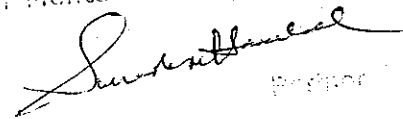
2.



For Mehta and Modi Homes


Partner
(Soham Modi)
BUILDER

For Mehta and Modi Homes

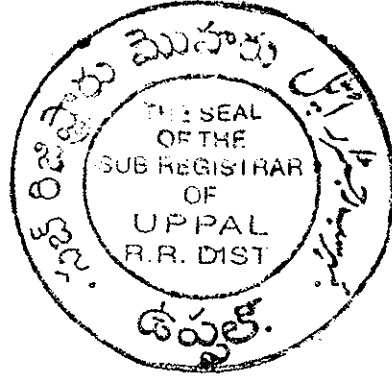

Partner
(Suresh U. Mehta)
BUILDER

Prakash
Shaveru

TEJAS P.
BUYER.

1 వ పుస్తకము. 1 కే. 1 / సం. 1
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.... 16.. ఈ కాగితపు వరుస
సంఖ్య..... 9.....

సబ్-రజిస్ట్రారు



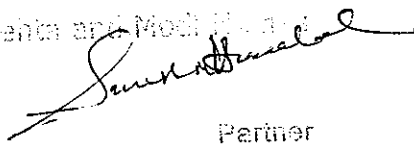
ANNEXURE -- A

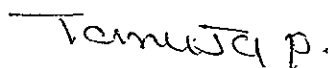
SPECIFICATIONS:

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

For Mehta and Modi Builders

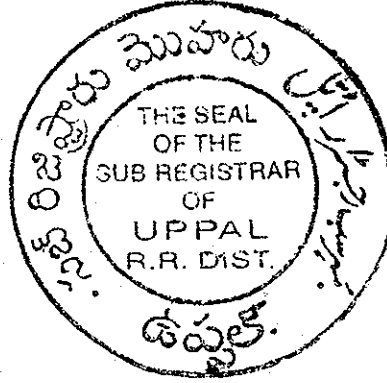
(Soham Modi)
BUILDER

For Mehta and Modi Builders

Partner
(Suresh U. Mehta)
BUILDER

Prakash Shaver

BUYER

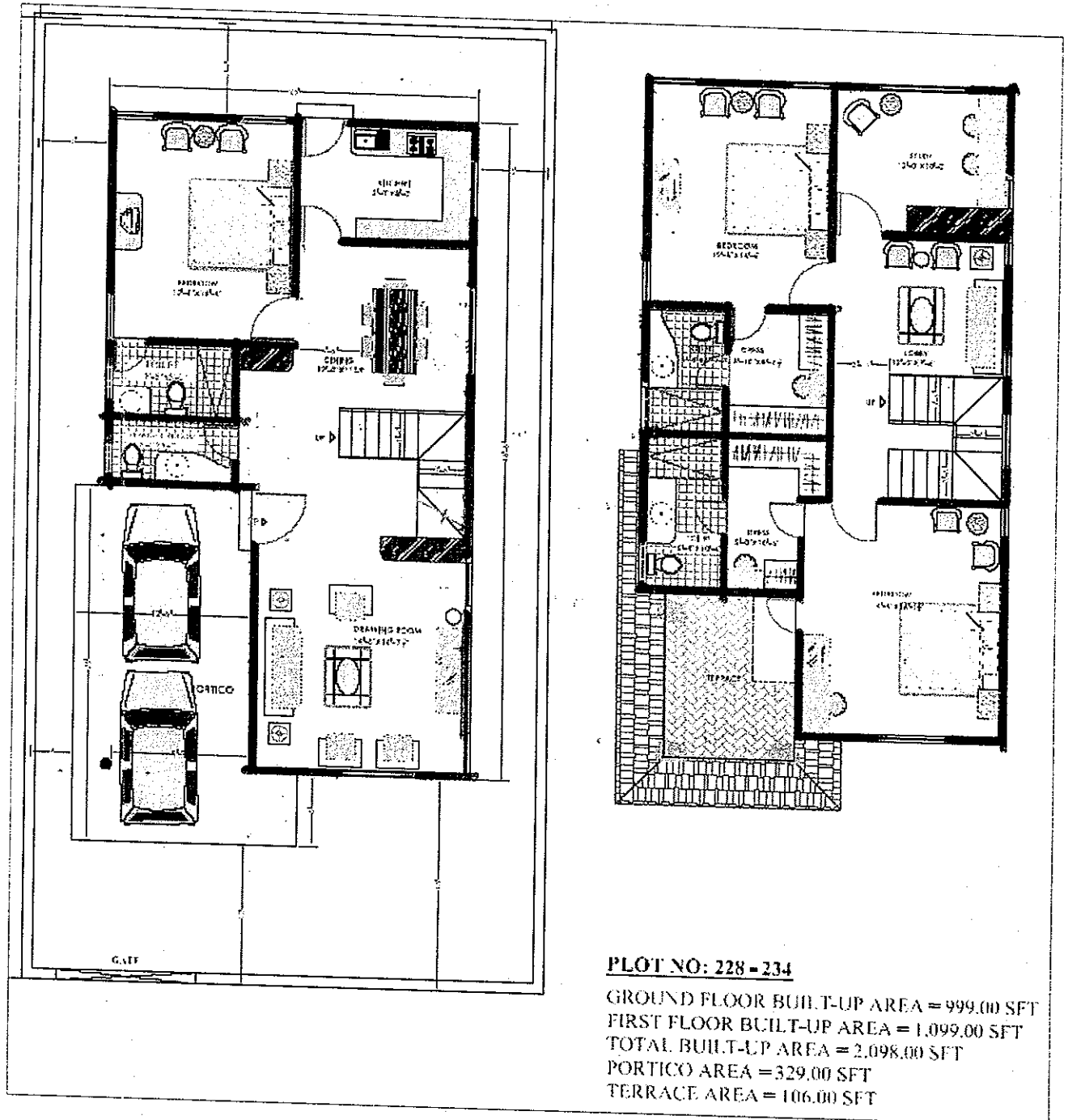
1 వ పుస్తకము/349/..సంగ్రా
దస్తావేజాల మొత్తం కాగితము
సంఖ్య....16..ఈ కాగితపు వరుస
సంఖ్య....10.....

పబ్-రిజిస్ట్రారు



ANNEXURE - B

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 233 ADMEASURING 2098 SFT. OF BUILT-UP AREA.



For Mehta and Modi Homes

(Signature)
 Partner
 (Soham Modi)
 BUILDER

For Mehta and Modi Homes

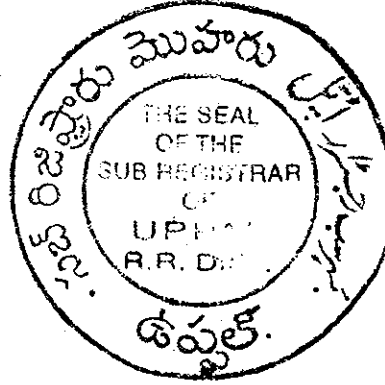
(Signature)
 Partner
 (Suresh U. Mehta)
 BUILDER

(Signature)

Tamara P.
 BUYER

1 వ పుస్తకము. (36451) / సంగ్రా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....16. ఈ కాగితపు వరుస
సంఖ్య.....11.....

పబ్-రిజిస్ట్రారు



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

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

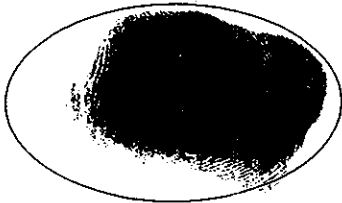


BUILDER:

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

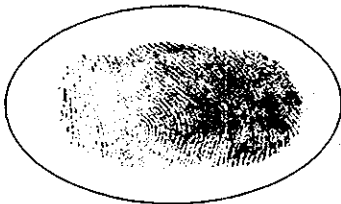
1. MR. SOHAM MODI
S/O. MR. SATISH MODI

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



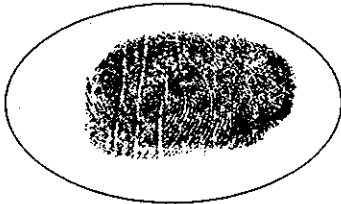
GPA FOR PRESENTING DOCUMENTS:

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

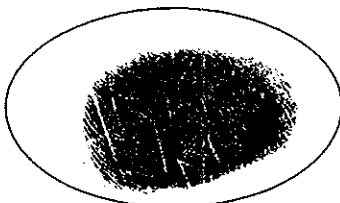


BUYER:

1. MRS. TANUJA P. JHAVERI
W/O. MR. PRAKASH JHAVERI
R/O. 4-5-6, R. K. ESTATES
4-2-79/80/A, BADICHOWDI
HYDERABAD - 195.



2. MR. PRAKASH JHAVERI
S/O. LATE MR. GOVIND DAS
R/O. 4-5-6, R. K. ESTATES
4-2-79/80/A, BADICHOWDI
HYDERABAD - 195.



SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

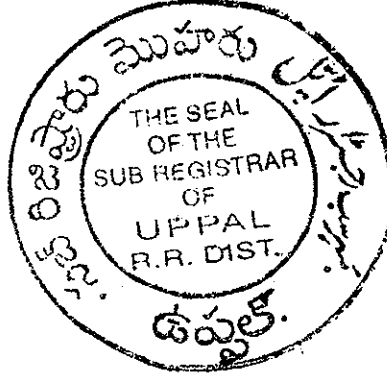
For Mehta and Modi Homes

SIGNATURE OF THE EXECUTANTS

Tanuja P. Prakash Jhaveri

1 వ పుస్తకము. 264/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....16. ఈ కాగితపు వరుస
సంఖ్య.....12.....

సబ్-రజిస్ట్రారు



Licencing Authority,
ETA-HYDERABAD-ET

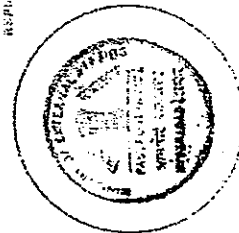


इसके द्वारा, भारत सरकार के प्राचीन के मांग पर, उन तब से विस्थापित
इस बात से साक्षात् है, यह प्रमाण है अथवा की जाती है कि ये वास्तविक ही किया गया है-
आजारी से अनर्थ में, और उन्हें पर एक ही सूची लगाया और सुधा प्राप्त करे
हिसकी यह आवश्यकता को ।

THESE ARE TO REMOVED AND RECORDED IN THE NAME OF THE PRESIDENT OF THE HERALD OF INDIA ALL THOSE WITHIN IT MAY CONCERN TO ALLOW THE HERALD TO PASS FREELY WITHOUT LET OR HINDERANCE, AND TO APPOINT HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

आर्य समाज के गुरुजी के अंग्रेजी में दिनांक पर
 IN COLOR OF THE PRESENT AT THE
 OFFICE OF THE

पृथ. ला. ला.
अधीक्षक/Secretary
मासपोर्ट कार्यालय, नैदराबाद.
Export Office, Hyderabad.



भारत गणराज्य REPUBLIC OF INDIA



IND B 2791005

मोड 1

SOHAM SATISH @ So: PMK

INDIAN MALE 1945

1. Name (Last, First, Middle)
2. Date of Birth
3. Place of Birth
4. Sex
5. Race
6. Religion
7. Education
8. Occupation
9. Marital Status
10. Number of Children
11. Date of Marriage
12. Date of Divorce
13. Date of Death
14. Cause of Death
15. Burial Place
16. Date of Burial
17. Name of Burial Place
18. Name of Burial Place
19. Name of Burial Place
20. Name of Burial Place

प्राप्त स्थान का स्थान / Place of Issue

मारी जाने की तिथि (Date of Issue) समाप्ति की तिथि (Date of Expiry)

9-10-2000 8-10-2010

For Mehta and Modi Homes

[Signature]
Partner

Figure 1

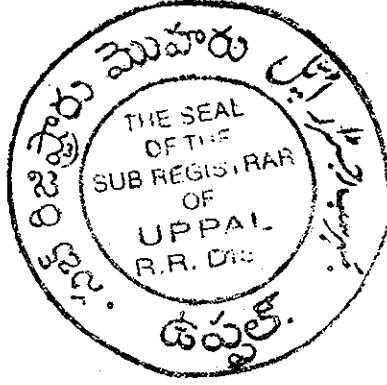
For Mehta and Modi Horses

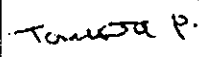
za and Medi Homes
Sara H. H. H.
F. H. H. H.

Results

1 వ పుస్తకము. 134. 135. / సంగ్రా
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.... 16.. ఈ కాగితపు వరుస
సంఖ్య.... 13.....

సబ్-రెజిస్ట్రారు



स्थायी लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	ADUPJ1122F	
नाम /NAME	TANUJA PRAKASH JHAVERI	
पिता का नाम /FATHER'S NAME	RAM NARAYAN KHADAYTA	
जन्म तिथि /DATE OF BIRTH	10-12-1968	
हस्ताक्षर /SIGNATURE		
		मुख्य आयकर आयुक्त, बाराक प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

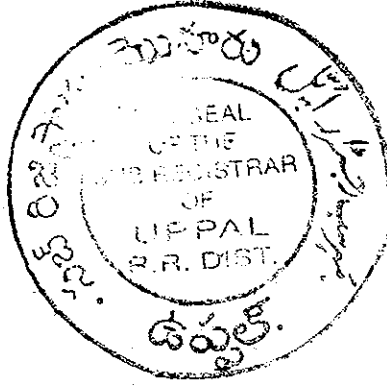
Tanuja P.

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

1 వ పుస్తకము! 3491/... సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 16.. ఈ కాగితపు వరుస
సంఖ్య... 14.....

సబ్-రెజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAKASH JHAVERI

GOVINDDAS

14/08/1964

Permanent Account Number

AINPJ0983G

Prakash Jhaвери

Signature



Prakash Jhaвери

In case this card is lost / found, kindly inform / return to
Income Tax P.N. Services Unit, UTITSL,
Plot No. 3, Sector H1, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने / पाये जाने पर कृपया सूचित करें/ लौटाएं :

आयकर पैन सं. : AINPJ0983G, प्लॉट नं. 3, सेक्टर H1, CBD बेलपुर,

नवी मुंबई - 400 614.

1 వ పుస్తకము. 13.4.11. సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.... 1.6. ఈ కాగితపు వరుస
సంఖ్య.... 15....

సబ్-రెజిస్ట్రారు

