

867/09

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 360584

Date : 09-07-2008

Serial No : 27,638

Denomination : 100

Purchased By :

D. RAMESH
S/O D. SANKARAM
SECBAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MODI & MODI CONSTRUCTION'S
SECBAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 05 day of Feb, 2009 at Secunderabad by and between:

M/S. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

MRS. SHREYA MODY, WIFE OF MR. SAMIR MODY aged about 42 years, residing at Flat No. 402, Mangal Kunj, 4th Floor, A-wing, 2, Mount Pleasant Road, Mumbai-06, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

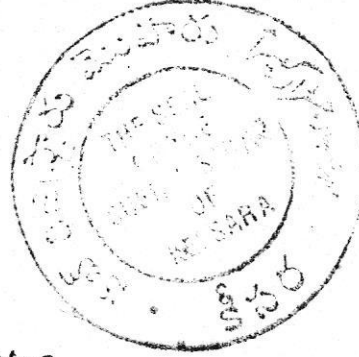
[Signature]
Partner

[Signature]

1. వస్తువుల విలువ 2007 వ సం॥ 862.....
 వస్తువుల విలువ కొలితముల సంఖ్య..... 13.....
 ఈ కొలితము వరుస సంఖ్య..... 1.....



సబ్-రిజిస్ట్రార్



ENDORSEMENT

Verified that the following amounts have

been paid in respect of this document:

By/for 916281..... Dt. 6/2/9

1. Stamp Duty:

1. in the shape of stamp papers Rs. 100

2. in the shape of challan (U/s. 41 of I.S. Act, 1999) Rs. 20040

3. in the shape of cash (U/s. 41 of I.S. Act, 1999) Rs.

4. adjustment of stamp duty U/s. 26 of I.S. Act 1999, if any Rs.

II. Transfer Duty:

1. in shape of challan Rs.

2. in the shape of cash Rs.

III. Registration fees:

1. in the shape of challan Rs. 1000

2. in the shape of cash Rs.

IV. User Charges

1. in the shape of challan Rs. 100

2. in the shape of cash Rs.

Total Rs. 21240

SUB REGISTRAR
KEESARA

WHEREAS:

- A) The Builder is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. 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 pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became the owners of the Schedule Land. Former Owner at serial no. 'f' is the son of Former Owner at serial no. 'a'. Former Owner at serial no. 'g' is the son of Former Owner at serial no. 'b'. Vide proceeding of the Mandal Revenue Officer bearing no. B/1321/2004 dated 15.06.2004 the names of the former Owners at serial nos. a to e were mutated in the revenue records and patta passbooks/title books were issued to them. All the Former Owners have joined together for the execution of above referred sale deeds so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Builder herein.
- C) The Builder is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007. The proposed project of development is styled as 'NILGIRI HOMES'.

For MODI & MODI CONSTRUCTIONS

Partner

1 వ పుస్తకము 2009 వ సం॥ నెం..... 867.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13.....

ఈ కాగితము వరుస సంఖ్య..... 2.....

2009 సం॥ 6 నెం..... 6..... వ తేది

1930 వ.శా.సం. మాసం 12 వ తేది

పేరు..... 2..... గెంతుల మద్య

కీలక పేరు - రిజిస్ట్రేయ అఫీసులో

కీ/సీ/సీ/సీ K. Prabhakar Reddy

కీ/సీ/సీ/సీ 1908 లోని సెక్షన్ 32.ఎ ను

తొలగించి సమర్పించవలసిన ఫోటోగ్రాఫులు

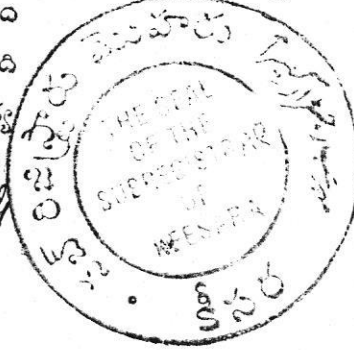
మరియు వేరిమొదలుతో నవా దాఖలు చేసి రుసుము

రూ॥ 1000..... లు చెల్లించినారు.

ప్రాసియూచరు ఒప్పుకొన్నది

విషయ బాటస నేలు

సబ్-రిజిస్ట్రార్



ఆధికారి

ఆధికారి

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
Secunderabad-03, through attested GPA/SPA for presentation
of documents, Vide GPA/SPA No. 12/12/2008,
dated 29.3.08 registerer at SRO
Ranga Reddy District.

నిరూపించినది

1 వ

Venkataramana Reddy S/o. Binji Reddy
occ. Service - R/o. 11-13/2, Green Hills colony
Saroornagar, Hyderabad.

2 వ

B. RAS KUMAR S/o. GURUNAD RAO
occ. BUSINESS - R/o. ALWAL, SEC 300,

2009 సం॥ 6 నెం..... 6..... వ తేది
1930 వ.శా.సం. మాసం 12 వ తేది

సబ్-రిజిస్ట్రార్
కీసర్

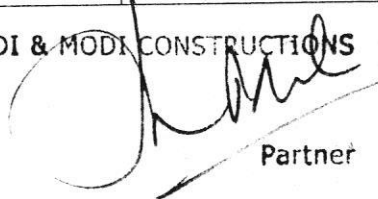
- D) The Builder in the scheme of the development project have planned that the prospective buyers will eventually become the absolute owner of the identifiable land (i.e., plot of land) together with the independent house constructed thereon.
- E) The Buyer has purchased plot of land bearing plot no. 94 admeasuring 117 sq. yds. under a Sale Deed dated 5.2.09 registered as document no. 865/09 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. 94 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. 94 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. 94 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 5.2.09 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 Row House admeasuring 1461 sq. ft. of built-up area on plot of land bearing plot no. 94 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 20,14,000/- (Rupees Twenty Lakhs Fourteen Thousand Only).
2. The Buyer has already paid to the Builder a sum of Rs. 39,000/- (Rupees Thirty Nine Thousand Only) and agrees to pay the balance amount of Rs. 19,75,000/- (Rupees Nineteen Lakhs Seventy Five Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	Rs. 7,85,000/-	22.09.2008
II	Rs. 4,50,000/-	On completion of footings
III	Rs. 7,40,000/-	Within 7 days of completion of construction

For MODI & MODI CONSTRUCTIONS


Partner

1 వ పుస్తకము నెంబర్ 90 సం॥పు..... 862
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13
 ఈ కాగితము వరుస సంఖ్య..... 3

సబ్-రిజిస్ట్రార్

PROFESSIONAL FEE Rs. 20040 towards stamp duty
 including transfer duty and Rs. 1000
 towards registration fee on the Market Value
 of Rs. 2014000 was paid by me
 Party through challan Receipt No. 916281
 dated 6/2/9 at SHH Keesara Br Keesara

Sub-Registrar
 Keesara

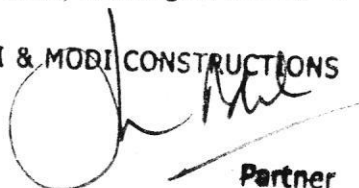
ఈ పుస్తకము నెంబర్ 90 సం॥ (1930) సం॥పు
 862 మొదటిగా రిజిస్టరు చేయబడినది. స్టాంపు
 రుసుము గుర్తింపు నెంబర్ 11530-1 862 /2009
 జమచేయబడినది.
 2009 సం॥ డి/బి 58-30..... 6 వ తేది

సబ్-రిజిస్ట్రారు ఆధికారి



3. 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.
4. 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.
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. 94 to the Builder for the purpose of construction of the house.
7. 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.
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 house and handover possession of the same on or before 1st July 2009 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.
10. 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.

For MODI & MODI CONSTRUCTIONS


Partner

Page 4



1 వ పుస్తకము 200 గ్రా సంగ్రహము.....862.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....13.....

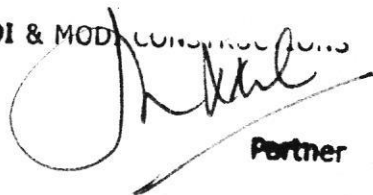
ఈ కాగితము వరుస సంఖ్య.....4.....

పబ్-రిజిస్ట్రార్



11. 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.
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 house.
13. The Buyer shall not be allowed to alter any portion of the house that may change its external appearance without due authorization from the Builder and / or Association / Society In-charge of maintenance for an initial period ending upto 2020 and all the houses in the project of Nilgiri Homes shall have a similar elevation, color, scheme, compound wall, landscaping, trees etc. for which the Buyer shall not raise any obstructions / objections.
14. 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.
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 Nilgiri Homes project.
16. 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.
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 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.

For MODI & MODI CONSULTANTS


Partner

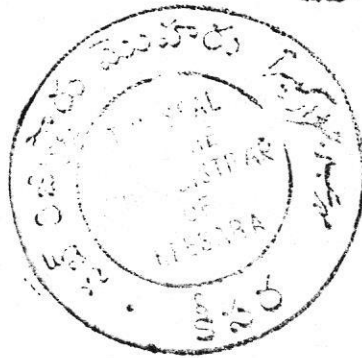


మొత్తము కిరీ 9 నుండి.....867...

వస్త్రావేజా మొత్తం కాగితముల సంఖ్య.....13...

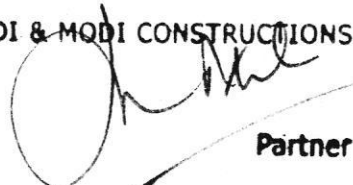
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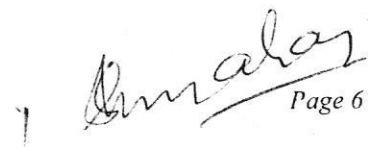
సర్-రిజిస్ట్రార్



18. 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.
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 house under this agreement, or the sale deed, and/or the agreement for Land development charges.
20. 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.
21. 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
22. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
23. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 10% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said 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.

For MODI & MODI CONSTRUCTIONS


Partner


Page 6

1వ పుస్తకము 209 గ్రామము.....8.67.....

2వ పుస్తకము 210 గ్రామము.....13.....

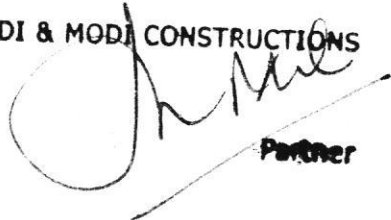
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పబ్-రిజిస్ట్రార్



24. The Buyer shall impose all the relevant conditions laid down in this agreement in respect of usage, maintenance, alterations, membership of the association / society etc. upon the transferee, tenant, occupier or user of the 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.
25. 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.
26. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
27. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
28. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
29. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
30. Stamp duty and Registration amount of Rs. 21,140/- is paid by way of challan No. 916281, dated 6.2.07, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS


Partner



1వ పుస్తకము 2009 వ సంవత్సరం 867

చిన్నవేళ మొత్తం కాగితముల సంఖ్య 13

ఈ కాగితము వరుస సంఖ్య 2

సబ్-రిజిస్ట్రార్



10/1/2010

SCHEDULED PLOT

A) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 94 admeasuring about 117 sq. yds. forming part of Sy. No. 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	Park
South	Plot No. 93
East	30' wide road
West	Plot No. 89

B) ALL THAT ROW HOUSE admeasuring 1461 sft. of built-up area to be constructed on the above said plot no. 94 as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B.

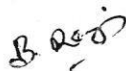
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

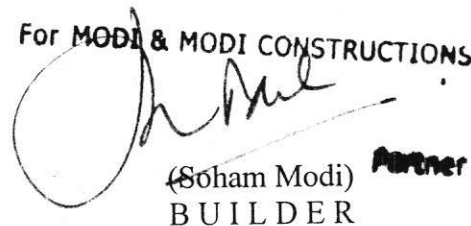
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2.

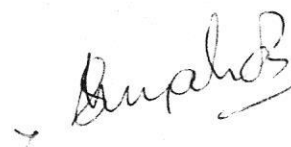


For MODI & MODI CONSTRUCTIONS



(Soham Modi)
BUILDER

Partner



BUYER

1. కృష్ణానది పరీవాహక ప్రాంతం..... 867.....
2. దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13.....
3. ఈ కాగితము వరుస సంఖ్య..... 8.....

సబ్-రిజిస్ట్రార్

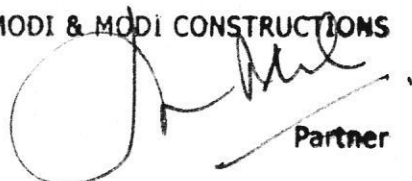


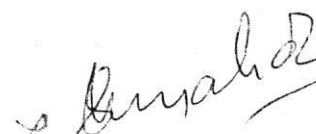
ANNEXURE – A

SPECIFICATIONS:

Item	Description
Structure	RCC
Walls	4"/6" solid cement blocks
External painting	Exterior emulsion
Internal painting	Smooth finish with OBD
Flooring	Marble slabs in all rooms
Door frames	Teak wood
Doors	Panel doors with branded hardware
Electrical	Copper wiring with modular switches
Windows	Powder coated aluminum /PVC open-able windows with grills
Sanitary	Parryware / Hindware or similar make
C P fittings	Branded ceramic disk quarter turn
Staircase railing	MS railing within wooden banister
Kitchen platform	Granite slab, 2 ft dado & SS sink
Plumbing	GI & PVC pipes
Bathrooms	7' dado with designer tiles
Water supply	24 hr water supply through community tank with 2,000 lts individual overhead tank in each bungalow. Separate drinking water connection in kitchen.

For MODI & MODI CONSTRUCTIONS


Partner
(SOHAM MODI)
B U I L D E R


BUYER

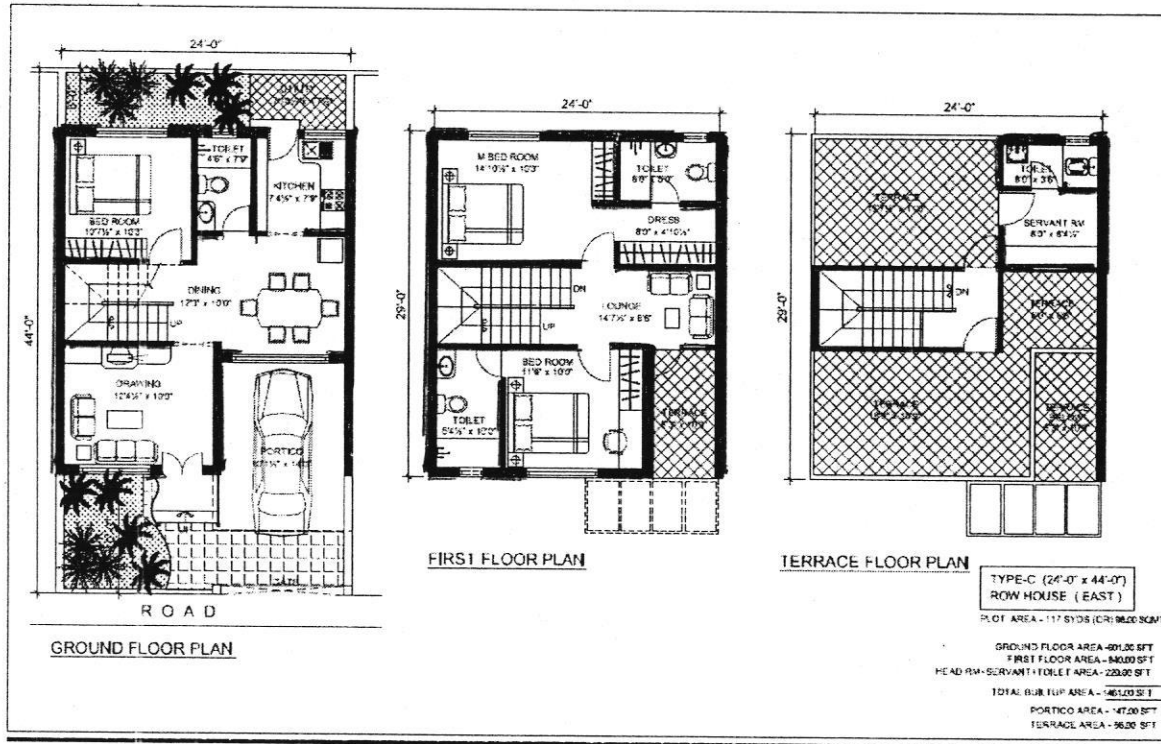
1 వ పుస్తకము 200 ప్ర సంగీపు.....862.....
దస్తావీజు మొత్తం కాగితముల సంఖ్య.....13.....
ఈ కాగితము వరుస సంఖ్య.....9.....

సబ్-రిజిస్ట్రార్



ANNEXURE – B

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 94 ADMEASURING
1461 SFT. OF BUILT-UP AREA.



For MODI & MODI CONSTRUCTIONS

(Signature)
Partner

(SOHAM MODI)
BUILDER

(Signature)

BUYER

1 వ పుస్తకము 2001 వ సం॥..... 867.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13.....

ఈ కాగితము వరుస సంఖ్య..... 10.....

సబ్-రిజిస్ట్రార్



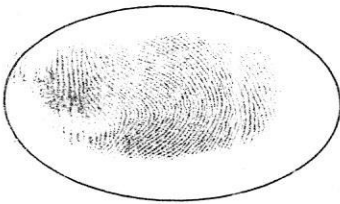
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

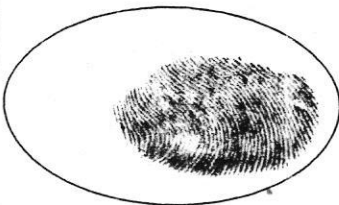
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



BUILDER:

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



SPA 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:

MRS. SHREYA MODY
W/O MR. SAMIR MODY
R/O. FLAT NO. 402,
MANGAL KUNJ,
4TH FLOOR, A-WING, 2,
MOUNT PLESENT ROAD,
MUMBAI-06

REPRESENTATIVE:

MR. LAXMIKANTH
R/O. 5-4-187/3 & 4
M. G. ROAD,
SEC-BAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. Laxmikanth, as I / We cannot appear personally before the Registering Officer in the Office of Sub-
Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

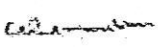
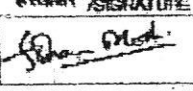
1 వ పుస్తకము 2009 వ సం॥పు.....862.....

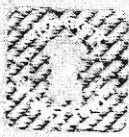
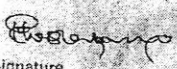
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....13.....

ఈ కాగితము వరుస సంఖ్య.....1/.....

సబ్-రిజిస్ట్రార్



स्थायी लेखा संख्या	PERMANENT ACCOUNT NUMBER	
	ABMPN6725H	
नाम / NAME	SOHAN SATESH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1989	
हस्ताक्षर / SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		10052008
15/01/1974		
Permanent Account Number AWSPP8104E		
 Signature		

వ పుస్తకము 2009 వ సం॥ను..... 867

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13

ఈ కాగితము వరుస సంఖ్య..... 12



Samir

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADNPM6365J



नाम /NAME

SHREYA SAMIR MODY

पिता का नाम /FATHER'S NAME

PRAMODCHANDRA MODY

जन्म तिथि /DATE OF BIRTH

18-05-1966

हस्ताक्षर /SIGNATURE

Shreya

Pr Singh

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

1. వివాదము 2004వ సం॥.....162.....
దస్తావేజు మొత్తం కొగితముల సంఖ్య.....13.....
ఈ కొగితము వరుస సంఖ్య.....13.....

సబ్-రిజిస్ట్రార్



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्यूटर केन्द्र),
सी-13, प्रत्यक्षकर भवन,
बान्द्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.

దస్తావేజులు మరియు రుసుముల రశీదు

నెం..

3252/3

గృహ నిర్మాణ, Construction, Rep by

94

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

Salem mode

దస్తావేజు స్వభావము	Scale	Development agreement	CA		
దస్తావేజు విలువ	117,000	13,67,000	20,14,000		
స్థాంపు విలువ రూ.	100	100	100		
దస్తావేజు నెంబరు	868/08	869/09	870/09		CL/9/09
రిజిస్ట్రేషన్ రుసుము	585	1000	1000	①	916277
లోటు స్థాంపు(D.S.D.)	10430	13590	20040	②	916284
GHMC (T.D.)	100	100	100	③	916282
యూజర్ ఛార్జీలు				or	6/4/09
అదనపు షీట్లు					
5 x					
మొత్తం	11,115	14,690	21,140		

(అక్షరాల) Nil

తేది 6/02/09

రూపాయలు మాత్రమే)

చాపసు తేది

సబ్ రిజిస్ట్రారు

If 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.

Received all above 3 original Docs.

14/02/09.

(Mehesh - 3080)



SRO/2.8.58

Sri/Smt KESARA
శ్రీ/శ్రీమతి WILLIAM ALFRED

Certificate No/ పుష్పదరా పత్రము సంఖ్య :

Application No/ ధరఖాస్తు సంఖ్య :

Date/ પેડી :

Page/ పుట :

having applied to me for a certificate giving particulars of registered ⁰²⁵acts and encumbrances if any, in respect of under mentioned property. ¹

ఈ దివానుపరచారించిన ఆర్డరు నిరసించి ఏమాత్రం రిజిస్ట్రారు కారణముతో కావచ్చు దురదృష్టముగా తెలియజేయు ప్రామాణ్యములపై దురదృష్టము వేరైన కేసులు.

VILL. COL. : NAGAHAM/ SURVEY : 176. APARTMENT : PARAMOUNT RESIDENCY FLAT : 107 EXHIBIT : 34.76 SQ. YD.
 BUILT : 530 SFT. NORTH - OPEN TO SKY SOUTH - FLAT NO. 108 BDRM. OPEN TO SKY WEST - 6' WIDE CORRIDOR & OPEN TO SKY

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for DATE OF SEARCH NAME OF APPLICANT OR DATE OF APPLICATION OR NAME OF APPLICANT for acts and encumbrances affecting the said property, and that on such search the following

DATE & TIME OF OBSERVATION OF EC: 02-02-2009 11:29:03
ICES appear.

01-02-2009

పం. నుండి పం
ప్రస్తుతని ఇందుమూలముగా నేను ధృవీకరించుచున్నాను.

సం. అవకాశం 1వ ప్రాప్తమయి మరియు అందుకు సంబంధించిన ఇన్ఫర్మేషన్లో సదుపాయం కోసం సంబంధించిన రాష్ట్ర ప్రభుత్వం వెబ్సైటు మీదుకు ఈ క్రింద సూచించిన అధికారి ప్రభుత్వం అనుమతి

Sl.No. వరుస సంఖ్య (1)	(a) Description of Property ఆస్తి వివరములు (2)	Date of (E)xecution (F)ile Registration రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్తావేజు ప్రకారం మరియు విలువ (4)	Names of Parties / పార్టీల పేర్లు మరియు Executants (Ex) and Claimants (Cl) (వాసి ఇష్టించిన వారు ప్రకటించిన వారు) (5) (6)	Ref. to Document Entry దస్తావేజు కు సంబంధించిన	
					Vol.No./Page No. వాల్యూం/పుట (7) (8)	Document No./Year దస్తావేజు నెం./సం. (9) (10)
			NIL - EC			

THE SEAL
OF THE
SUBREGISTRAR
OF
KARAR

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found to exist since the date of the said certificate.

Search made and certificate prepared by/ భవీషణ పాఠశాల రెవెన్యూ పేసెస్ కారు

Office _____

Office of the Sub-Treasurer
RECEIVED Rs. 100

+20 towards EC-Fee against Cash Receipt No 212107

Sattesh Varigonda certificate examined by: Date: 01/06/2023

RISK

OFFICE SEAL & DATE / 70 JUN 26 1968 700-301-3P

Signature of Registering Officer

உயிர்ப்பாடு, மயூர் பூங்கொண்டம்



Page/ పేజీ: 1 / 2

DATE & TIME of Application of EC:	DATE & TIME of Generation of EC:
12-02-2009 00:00:00	12-02-2009 13:34:38

సం. నుండి
ప్రస్తుతని ఇందుమూలముగా

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found.

Received Rs. 100 +20 Towards EC-Fee against Cashl Receiptl No. 1/100

OFFICE SEAL & DATE/ కార్యాలయము మొహరు/ వేది

Signature of Registering Officer/