

August 30, 2008



ICICI Home Finance

SOHAM SATISH MODI & GAURANAG MODI, MODI PROPERTIES & INVESTMENTS PVT LTD

PLOT NO:280,, ROADNO:25,

JUBLEEHILLS

HYDERABAD - 500034

Phone : 9246241114;

Dear Sir / Madam,

Sub: Offer letter for Loan facility vide Application no. 779-0219603
(Franchisee Code: DST 2)

Thank you for choosing ICICI Home Finance (ICICI HFC). We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a facility, the details of which are given below.

Type of Facility	Home Equity (HE) – (Residential -UP To 15% Higher LTV)
Facility Amount Sanctioned	Rs.4768000/-
Term of Facility	120 Months (10 years)
Type of Interest	Floating Rate of Interest
ICICI Home Prime Lending Rate (IHPLR)	16.25% as on date
Adjustable Interest Rate	IHPLR as publicly notified from time to time plus margin of 0.75% = 17% p.a.(16.25% +0.75%) or as applicable at the time of disbursement.
Number of Equated Monthly Instalments (EMIs)	120
Amount of each EMI (on Monthly rest)	Rs.82867/- (Payable monthly)
Administrative Charges (non-refundable)	Rs.26787/-, Rs.23840/- is towards Administrative Fees and Rs.2946.624/- is towards Service Tax and Education Cess thereon. (Rs. 1000/- collected, and the balance Rs 25786.624 to be collected on Disbursement)
Processing Fees (non-refundable)	Rs.26787/-, Rs.23840/- is towards Processing Fees and Rs.2946.624/- is towards Service Tax and Education Cess thereon.
Maximum Loan To Value Ratio	60 % of valuation of property
Security	As may be specified by ICICI HFC, from time to time at its sole discretion
Asset approved for Credit purposes :	PLOT NO:257,SYNO:291,BLOCKNO:-2,OLD CHERLA PALLY VILLAGE,GHATKESAR MANDAL,RR DIST HYDERABAD
Fees on Part Prepayment *	0% on amount prepaid.
Fees on Full & Final Prepayment *	2 % on amount prepaid and on all amounts tendered by the Borrower towards Prepayment of the Loan during the last one year from the date of final prepayment.
You have chosen to avail an optional Insurance	Not applicable

The aforesaid rate of interest would be valid for a period of 30 days from date of this sanction letter. subject to change in IHPLR.

Adjustable Interest Rate (AIR) means the IHPLR and the margin, if any, as specified by ICICI HFC shall be applied by ICICI HFC on the first of the month following the month of the year (as per the English calendar) in which IHPLR is changed. AIR would change based on changes in the IHPLR.

* All indirect taxes, duties and levies, including but not limited to interest tax, service tax, education cess, levied under the applicable laws as may be amended from time to time would be additionally charged.

From the date of first disbursement, you will be required to pay Pre-EMI interest (at the rate applicable to your facility) till the time your facility is fully disbursed, subsequent to which your EMI payments will begin.

The aforesaid sanction of the facility will be subject to

- Actual Facility amount advanced will depend on the term of the facility / type of property / legal / technical / valuation report on the property received by ICICI HFC.
- The Facility amount must be utilised for the purpose as indicated by the applicant in the loan application and the End Use of Funds letter and cannot be used for any other purpose.
- The property described above must be self-occupied.
- The property described above shall not be rented out / alienated / or possession thereof parted with by the applicant in any manner whatsoever either partly or wholly during the said tenure.
- The purpose for which the Facility has been sanctioned shall not be illegal / speculative / nefarious activities.
- The Facility may be recalled at any time if ICICI HFC in its discretion feels that the current market trends of the real estate market are prejudicial to the business interests of ICICI HFC.
- Legal & technical clearance/ verification of the property being financed.
- LEGAL,(2) BOARD RESOLUTION (3) PROPERTY IN THE NAME OF SOHAM SATISH MODI**
- Execution of Facility and other documents between you and ICICI HFC as per ICICI HFC's policy and format.
- Terms and conditions as mentioned overleaf.
- Approved sanction plans shall be submitted by the applicant/s to the satisfaction of ICICI HFC.

Your ICICI HFC Relationship Officer RAMNATHAN will assist you with all your requirements pertaining to the above Facility. You can reach him/ her on 9985306138. Please sign and return the acceptance copy of this letter to him/her at the address mentioned below:

ICICIBANK LTD
ICICI BANK TOWERS
2 ND FLOOR EAST WING,BEGUMPET
HYDERABAD - Metro
Andhra Pradesh


If required, you may also contact the ICICI HFC Branch Sales Manager RAMNATHAN on 9985306138 or call on 9849578000

Further, on final disbursement, the first applicant of this Facility will also benefit from a free personal accident insurance cover, to the extent of principal amount outstanding for the term of the loan as per the applicable conditions.

We look forward to a long lasting relationship with you.

Thanking you,
Yours sincerely,
For ICICI Home Finance Company Limited

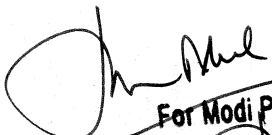
Name _____
Designation _____
I/We accept the above terms and conditions
1. Name: _____
Signature: _____
Place: _____
Date: _____


SANDEEP SHIVAM
Emp. No. 141786
Branch Credit Manager

2. Name: _____
Signature: _____
Place: _____
Date: _____

ICICI Home Finance Co. Ltd.

Regd. Office:
ICICI Bank Towers,
Bandra-Kurla Complex
Mumbai-400 051, India


For Modi Properties & Investments Pvt. Ltd.


Managing Director

• Andhra Pradesh 98495 78000 • Bangalore (080) 41131877 • Bhubaneshwar 1800 345 3499 • Chandigarh (0172) 5055700 • Chattisgarh 98932 08000 • Chennai (044) 42088000 • Coimbatore (0422) 4358000 • Cuttack 1800 345 3499 • Delhi (011) 41718000 • Delhi (Mobile) 98181 78000 • Darjeeling 1800 345 3499 • Goa 98904 78000 • Gujarat 98982 78000 • Guwahati 1800 345 3499 • Haryana 98961 78000 • Hyderabad (040) 23128000 • Indore (0731) 4022005 • Jamshedpur 1800 345 3499 • Karnataka 98455 78000 • Kerala 98954 78000 • Kochi (0484) 2384500 • Kolkata 98313 78000 • Lucknow (0522) 2294577 • Madhya Pradesh 98932 08000 • Maharashtra 98904 78000 • Mumbai (022) 28307777 • Patna 1800 345 3499 • Pune (020) 26103333 • Punjab 98155 58000 • Rajasthan 98292 22292 • Ranchi 1800 345 3499 • Siliguri 1800 345 3499 • Tamil Nadu 98944 78000 • UP East 1800 345 3499 • UP West 98973 08000 • Uttaranchal 98973 08000



ICICI Home Finance

Date: 05 SEP 2008

SOHAM SATISH MODI
PLOT NO 280, ROAD NO 254
JUBILEE HILLS
BANJARA HILLS-500034

Tel No : 9246241114

Application No. 7790219603
Loan Account No.(LAN) NHHYD00000746557

Dear Sir/Madam,

Welcome to the ever-growing family of ICICI Home Finance customers. The terms & conditions of the facility disbursed to you are as follows:

Type of Facility		LAP RES - UPTO 15% ADDL LTV + HFHE
Type of Interest		Floating Rate of Interest
Term of Facility		120
Facility Amount Sanctioned	(Rs.)	47,68,000.00
Current Disbursement Date		AUGUST 30, 2008
Current Disbursement Amount	(Rs.)	47,68,000.00
Total Disbursement Amount till date	(Rs.)	47,68,000.00
Deductions from current disbursement	(Rs.)	0.00
ICICI Home PLR(%)		16.25
Interest rate for this disbursement(%)		17.00
Interest Rate for cumulative disbursement(%)		17
Equated Monthly Installments(EMI) is calculated on		MONTHLY REST

Your EMIs will commence from the next month. For the balance days of the current month, you will be paying Pre-EMI interest which is simple interest at the rate applicable on the facility amount disbursed to you from the date of disbursal, until the end of the month.

The details of the payments to be made by you are given below:

Pre EMI for the month of AUGUST is Rs. 2,221.00 .
Pre EMI for the next month is Rs. 19,987.00 .

EMI is Rs. 82,867.00 beginning from the month of OCTOBER .

As mentioned in the Credit Facility Application Form, all the repayments of dues(Pre-EMI & EMI) will need to be paid by the due date. In case of Post Dated Cheques(PDCs), please ensure that you replenish the PDCs before the previous set is exhausted. Any delay in repayment of dues will attract additional interest @ 24%p.a. or as mentioned in Credit Facility Application Form. The PDCs need to be submitted to our nearest branch.

Further, we are pleased to inform that with the final disbursement of this facility, a Free Personal Accident Insurance cover to the first applicant of this facility, to the extent of Principal amount, is extended as per as the applicable conditions.

ICICI Home Finance Co. Ltd.

Regd. Office:
ICICI Bank Towers,
Bandra-Kurla Complex
Mumbai-400 051, India

• Andhra Pradesh 98495 78000 • Bangalore (080) 41131877 • Bhubaneswar 1800 345 3499 • Chandigarh (0172) 5055700 • Chattisgarh 98932 08000 • Chennai (044) 42088000 • Coimbatore (0422) 4358000 • Cuttack 1800 345 3499 • Delhi (011) 41718000 • Delhi (Mobile) 98181 78000 • Darjeeling 1800 345 3499 • Goa 98904 78000 • Gujarat 98982 78000 • Guwahati 1800 345 3499 • Haryana 98961 78000 • Hyderabad (040) 23128000 • Indore (0731) 4022005 • Jamshedpur 1800 345 3499 • Karnataka 98455 78000 • Kerala 98954 78000 • Kochi (0484) 2384500 • Kolkata 98313 78000 • Lucknow (0522) 2294577 • Madhya Pradesh 98932 08000 • Maharashtra 98904 78000 • Mumbai (022) 28307777 • Patna 1800 345 3499 • Pune (020) 26103333 • Punjab 98155 58000 • Rajasthan 98292 22292 • Ranchi 1800 345 3499 • Siliguri 1800 345 3499 • Tamil Nadu 98944 78000 • UP East 1800 345 3499 • UP West 98973 08000 • Uttaranchal 98973 08000



ICICI Home Finance

In case of any further clarifications, please feel free to contact our representative at our branch who would be glad to assist you.

Thanking you,
Yours faithfully,

For ICICI Home Finance Company Ltd.

P.S: All further communication to you would be at the above-mentioned address. In case of any change in your contact details, please intimate us at our call centre numbers mentioned below.

The address of your property offered as the security as per our records is:

PLOTNO.257, OLD CHERLAPALLY, (V),
KAPRA MPLTY,
GHATKESAR MANDAL
R R DIST, HYDERABAD-500062
E.C I L-500062
ANDHRA PRADESH

The other applicable charges to your loan are as under:

PDC Swap Charges	(Rs.)	500 *
Document Retrieval Charges	(Rs.)	500 *

* All indirect taxes, duties and levies, including but not limited to interest tax, service tax, education cess, levied under the applicable laws as may be amended from time to time would be additionally charged.

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27th February, 2009

To,

Mr. Soham Modi
 Managing Director
 Modi Properties & Investments Pvt. Ltd.,
 5-4-187/3&4, II Floor,
 M.G. Road, Secunderabad 500 003

Dear Mr. Soham Modi,

Sub: Investment Banking & Land Advisory Services

This has reference to the discussions we had at your office during our visit on 18th February 2009 and would like to thank you for the kind courtesy extended to us during the meetings. I would also like to extend our thanks to **Modi Properties & Investments Pvt. Ltd.**, for giving **ICICI Property Services** an opportunity to work with your esteemed group to service some of your requirements.

We take this opportunity to introduce ICICI Property Services Group, division of ICICI Home Finance Company Limited, a 100% subsidiary of ICICI Group, offering fee based real estate advisory and transaction services.

ICICI HFC is the first financial institution in the country to have launched integrated fee based real estate services and has dedicated resources in Bangalore, Calcutta, Chandigarh, Hyderabad, Delhi, Mumbai, Pune, Indore, Nagpur, Chennai and Kochi, in addition to the availability of the ICICI Group infrastructure all across the country.

The service is positioned to provide complete real estate solutions on debt and equity syndication. The focus is to bring transparency and credibility to the real estate transaction and build long-term relationships.

The services are customized to meet a client's specific requirements and include the following:

1. Investment Banking & Land Advisory Services
2. Research and Advisory Services
3. Hospitality Services
4. Retail & Leisure Services
5. Commercial & IT Agency Services

In addition to the above-mentioned services, ICICI PSG has in-house expertise to structure deals as per the requirement of the clients. Our major clients include Developers, Financial Institutions including all ICICI group companies, Government and Semi-Government Institutions, large Indian business houses, multinational corporations and Foreign Funds.

ICICI Home Finance Co. Ltd.

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ICICI Home Finance

We have been given to understand that, in view of the changing economic sentiments in India, boom in the Indian real estate industry and entry of various foreign companies, venture funds and MNC's in India, is open to develop a strategic partnership along with ICICI PSG, to leverage on its' core capabilities.

ICICI PSG would like to offer Property Advisory Services, through this Agreement, which include sourcing and evaluating of potential development projects in India; based on certain investment criteria of **Modi Properties & Investments Pvt. Ltd.**, as mentioned above, in consideration of certain fees as payable by **Modi Properties & Investments Pvt. Ltd.**, to ICICI PSG, as per the provisions of this Agreement.

ICICI PSG has a team of professionals with a diversified experience from Real Estate, Financial sectors; and may decide to outsource services of professional advisers as the case may be. Furthermore, it may also decide to appoint agents and professional advisers to assist it depending upon any specific requirements.

ICICI PSG offers services covering marketing, agency and sales services on mutually agreeable basis. We would like to offer our services with the following understanding:

Scope of Work:

1. Source investment proposals complying with investment philosophy of **Modi Properties & Investments Pvt. Ltd.**,
2. Assist **Modi Properties & Investments Pvt. Ltd.**, to identify and shortlist prospective joint venture partners willing to invest and co-develop individual projects with **Modi Properties & Investments Pvt. Ltd.**, or any other group companies under its umbrella.
3. Assist **Modi Properties & Investments Pvt. Ltd.**, to evaluate the projects on their objectives and merits by carrying out required site visits and arranging inspections for clients to these sites and meetings with developers.
4. Assist **Modi Properties & Investments Pvt. Ltd.**, to enter into formal agreements & Memorandum of Understanding with developers/land owners based on draft agreement prepared by **Modi Properties & Investments Pvt. Ltd.**, legal and structuring team.

ICICI-PSG acknowledges that **Modi Properties & Investments Pvt. Ltd.**, shall be under no obligation to accept or enter into any agreement or arrangement in respect of any Development Projects sourced/offered by ICICI PSG Group.

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ICICI Home Finance

Fees

In consideration for our services, it is hereby agreed that we shall be paid:

A flat fee payable to ICICI HFC would be **Rs.20 Lakhs** (Twenty Lakhs Rupess) on the signing agreement with JDA / JV between the Developer and **Modi Properties & Investments Pvt. Ltd.**,

Payment Terms

As per agreed mutual terms by **Modi Properties & Investments Pvt. Ltd.**, and ICICI HFC

Apart from the above a service tax of **10.30%** or as applicable would be payable to ICICI HFC

Confidentiality

Each party shall take reasonable care to maintain confidentiality of the terms of this Agreement and all information received or obtained in connection with or as a result of, including without limitation, negotiation, preparation, execution, performance or implementation, which relates to a Development Project or the other party or any agent or subcontractor acting on its behalf. Neither party shall use such information for any purpose other than to perform its obligations under this Agreement.

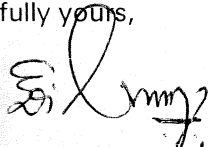
Integrity

ICICI PSG Group should act with highest standards of integrity and should at all times act *bona fide* and in the interest of **Modi Properties & Investments Pvt. Ltd.**,

We look forward for our appointment for the services mentioned above.

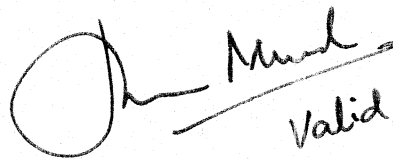
Thanking you

Faithfully yours,



Dileep Kumar.G 28/02/09
 Manager – Investment Banking & Land Advisory
 For ICICI PROPERTY SERVICE GROUP
 (A DIVISION OF ICICI HOME FINANCE COMPANY)

I / We confirm the above



SOHAM MODI
 (Authorized Signatory)

Valid for a period of 3 months.

ICICI Home Finance Co. Ltd.

Regd. Office:
 ICICI Bank Towers,
 Bandra-Kurla Complex
 Mumbai-400 051, India

• Andhra Pradesh 98495 78000 • Bangalore (080) 41131877 • Bhubaneswar 1800 345 3499 • Chandigarh (0172) 5055700 • Chattisgarh 98932 08000 • Chennai (044) 42088000 • Coimbatore (0422) 4358000 • Cuttack 1800 345 3499 • Delhi (011) 41718000 • Delhi (Mobile) 98181 78000 • Darjeeling 1800 345 3499 • Goa 98904 78000 • Gujarat 98982 78000 • Guwahati 1800 345 3499 • Haryana 98961 78000 • Hyderabad (040) 23128000 • Indore (0731) 4022005 • Jamshedpur 1800 345 3499 • Karnataka 98455 78000 • Kerala 98954 78000 • Kochi (0484) 2384500 • Kolkata 98313 78000 • Lucknow (0522) 2294577 • Madhya Pradesh 98932 08000 • Maharashtra 98904 78000 • Mumbai (022) 28307777 • Patna 1800 345 3499 • Pune (020) 26103333 • Punjab 98155 58000 • Rajasthan 98292 22292 • Ranchi 1800 345 3499 • Siliguri 1800 345 3499 • Tamil Nadu 98944 78000 • UP East 1800 345 3499 • UP West 98973 08000 • Uttaranchal 98973 08000

January 01, 2009

Dear Sir/Madam,

The rate of interest on your Home Loan NHHYD00000746557 revised

ICICI Group has emerged over the years as the preferred financial service provider of home loans. Thank you for associating yourself with us. We value your relationship with ICICI Group.

We are pleased to inform you that the benchmark reference rate ICICI Home Prime Lending Rate (IHPLR) of ICICI Home Finance Company Ltd floating interest rate home loans has reduced by 0.50% p.a from 16.25% to 15.75% with effect from January 2009.

The revised rate of interest applicable on your loan is 16.5% p.a. Consequently, we have reduced your EMI from Rs.82867 to Rs.81102 . The outstanding tenure of your loan is 117 months.

If you have any queries or need any clarification, please call us at our Customer Care, or visit any of our loan servicing branches.

Looking forward to your co-operation.

Sincerely,

Sd/-
Authorized signatory

This is a Computer generated Letter, not requiring signature.

A/C PAYEE

Valid for One Month from the date of issue

DATE **30/08/2008**

PAY **** **MODI PROPERTIES & INVESTMENTS PVT LTD, A/C NO: ******
0042000001120, HDFC BANK

OR ORDER

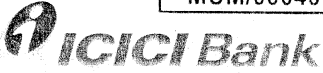
RUPEES **Forty-Seven Lac Sixty Eight Thousand Only**

Rs. ** 4,768,000.00 ** 

C.A. A/c No.


ANWB
MUM/000405067050

For ICICI HFC Ltd - Disbursement Ac

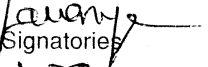


ICICI Bank **MMHYD00000746557**
MUMBAI Branch
Free Press House, **100466** man Point,
MUMBAI - 400021.

SOHAM SATISH MODI


N.V. SURESH
I Bank: 140833

Authorised Signatories


(14779)

C1 Payable at par at all branches of ICICI Bank Limited in India.

RTGS / NEFT / IFSC Code : ICIC0000004

⑈ 100466 ⑈ 400229002⑈ 067050 ⑈ 29

ANCI PAYEE

DATE 30/08/2008

Valid for One Month from the date of issue

PAY ***** MODI PROPERTIES & INVESTMENTS PVT LTD, A/C NO: *****
00420000001120, HDFC BANK

OR ORDER

Rs. ** 4,768,000.00 **



RUPEES Forty-Seven Lac Sixty Eight Thousand Only

For ICICI HFC Ltd - Disbursement Ac

C.A. A/c No. ANWB
MUM/000405067050



ICICI Bank MUMBAI Branch SOHAM SATISH MODI

Free Press House 100466 man Point,
MUMBAI - 400021.
RTGS / NEFT / IFSC Code : ICIC00000004

Signature of Authorised Signatory
N.P.P.

⑈ 100466⑈ 400229002⑈ 067050⑈ 29

Handwritten notes: "Payee's name", "Date 30/08/08", "Signature of Payee"

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 2863

శ్రీమతి / శ్రీ Soham Modi

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale Deed			
దస్తావేజు విలువ	928000			2/7
స్టాంపు విలువ రూ.	100			2/9
దస్తావేజు నెంబరు	823572 8316/8			2/8
రిజిస్ట్రేషన్ రుసుము	4640			
లోటు స్టాంపు(D.S.D.)	64860			Cher Legally
GHMC (T.D.)	100		T.P.T. 18560	
యూజర్ ఛార్జీలు				
అదనపు షీట్లు	69600			
5 x				
మొత్తం విలువ	823572	9	2/9	

(అక్షరాల)

తేది 08/09/08
వాపసు తేది _____

రూపాయలు మాత్రమే)
[Signature]
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.

8361

DOCT NO 8316/08



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 362014

Date : 28-07-2008 Serial No : 30,689 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SEC'BAD

For Whom :

MEHTA & MODI HOMES
SEC'BAD.

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

SALE DEED

This Sale Deed is made and executed on this the 28th day of September 2008 at Secunderabad and between:

M/S MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

MR. SOHAM MODI, SON OF SHRI SATISH MODI, aged about 38 years, residing at Plot no. 280, Road No. 35, Jubilee Hills, Hyderabad, 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 Mehta and Modi Homes
[Signature]
Partner

For Mehta and Modi Homes
[Signature]
Partner


ENDORSEMENT	
Certified that the following amounts have been paid in respect of this document:	
I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (s/s. 41 of I.S. Act, 1899).....	Rs. 64860/-
3. in the shape of cash (s/s. 41 of I.S. Act, 1899).....	Rs. —
4. adjustment of stamp duty s/s. 16 of I.S. Act, 1899, if any.....	Rs. —
II. Transfer Duty:	
1. in the shape of challan.....	Rs. 8560/-
2. in the shape of cash.....	Rs. —
III. Registration fee:	
1. in the shape of challan.....	Rs. 4640/-
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. 160000/-	



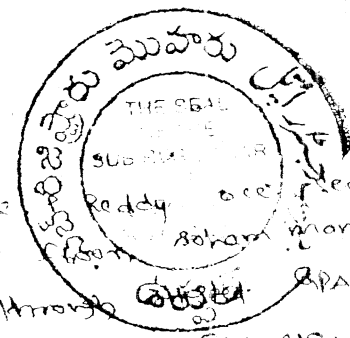
అమ్మ - వ.సం|| సెయిన్ డివిజన్ వల... 2...
 1929 - వ.శ.శా. హైకోర్టు మాసము... 11... తేది
 పగలు... 11... మరణము... 12... గంటల మధ్య
 శివుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

K. Prabhakar Reddy
 స్టాంప్ డ్యూటీ, 1808 లోని సెక్షన్ 32 ఎ-కు
 అనుసరించి చెల్లించబడిన పాబ్లికేషన్లు
 వారము పేరిట మొత్తం సహ దాఖలు చేసి
 రు. 4640/- చెల్లించారు.

Receipt No. 823527 Dt. 2/9/07 via
 SH Habsiguda Branch, Sec'bad

వాసయ్యునట్లు ఒప్పుకోవడం
 ఎడమ ప్రాంతం నేల

 గమనించినది.

8316 / సంఖ్య
 మొదటివారి మొత్తం కారితముల
 మొత్తం ఈ కారితపు వరుస
 సబ్-రిజిస్ట్రారు



K. Prabhakar Reddy & Co.
 5-4-187/3 & 4,
 M. G. Road, Sec'bad
 Presentation of documents, vide G.A. No. 201/10/106
 Dt. 26.08.06 at SRO, Uppal, R.E. Dist.

Commissioner H.O. Nayana Rao O.R. Service
 R/O 1-2-168/A, Kanadiguda, Sec'bad.

Venkat Ramana Reddy & Co. - Anji Reddy O.R. Service
 R/O 11-187/2, Green Hills Colony, Saranagani, Hyderabad

వ.సం|| సెయిన్ డివిజన్ వల... 2... తేది
 1929 - వ.శ.శా. హైకోర్టు మాసము... 11... తేది

సబ్-రిజిస్ట్రారు

WHEREAS:

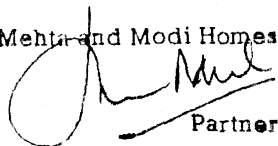
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule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

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds
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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 1/2 Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 1/2 Gts.

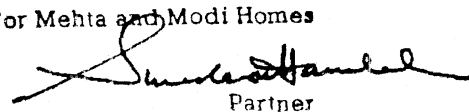
All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

పంపిణీ నంబర్ 316/68
 హస్తావళి మొత్తం కాగితము
 పంపు...కి...ఈ కాగితపు వరుస
 నెంబర్...

పాస్-రిటెన్

Instrument Under Section 42 of Act II of 1956
 No. 316 of 2008 Date 2/9/08

I hereby certify that the proper deficit
 stamp duty of Rs. 8342/- Rupees Eight thousand
 four hundred and twenty only
 has been levied in respect of this instrument
 from Sri. C. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 92800/- being
 higher than the consideration agreed Market
 Value.

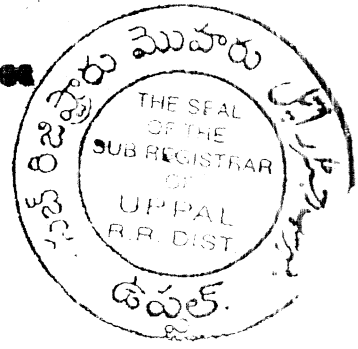
S. R.O. Uppal
 [Signature]

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

Registration Endorsement

An amount of Rs. 8342/- towards Stamp Duty
 Including Transfer duty and Rs. 640/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 823527
 Dated 2/9/08 at SBI Habisiguda Branch Sec'bad.

S.B.M. Habisiguda
 A/c No. 01000050788
 S. R. O. Uppal

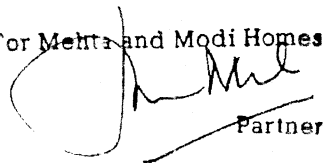


- E) The Vendee is desirous of purchasing a plot of land bearing no. 257, admeasuring 371 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 9,28,000/- (Rupees Nine Lakhs Twenty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

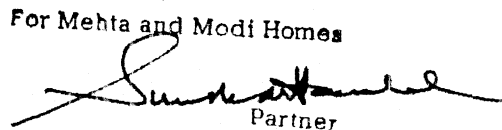
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 257, admeasuring 371 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is herein after referred to as the Scheduled Plot 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. 9,28,000/- (Rupees Nine Lakhs Twenty Eight Thousand Only) and the Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot 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 Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot 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 Plot 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 Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot 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 Plot 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 Plot 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. 88,160/- is paid by way of challan no. 823572, dated 2.07.08, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 257 (referred to as plot no. 57 in the HUDA approved plan), admeasuring about 371 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	40' wide road
South	100' wide road
East	Plot No. 258 (referred to as plot no. 58 in the HUDA approved plan)
West	Plot No. 256 (referred to as plot no. 56 in the HUDA approved plan)

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:

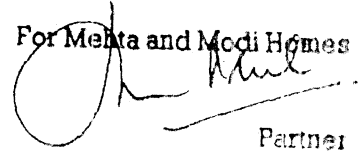
1.



2.



For Mehta and Modi Homes

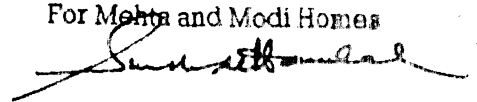


Partner

(Soham Modi)

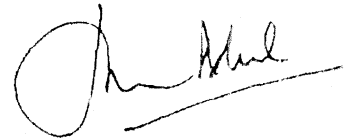
VENDOR

For Mehta and Modi Homes



(Suresh U Mel) Partner

VENDOR



VENDEE

REGISTRATION PLAN SHOWING PLOT NO. 257 (Referred to as plot no. 57 in the HUDA Approved Plan)

IN SURVEY NO. 291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

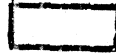
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. SOHAM MODI, SON OF SRI SATISH MODI

REFERENCE:
AREA: 371

SCALE:
SQ. YDS.

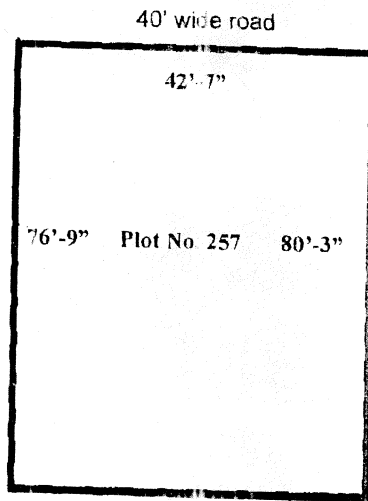
INCL:
SQ. MTRS.



EXCL:



PLOT NO. 256
(Referred to as plot no. 56 in the HUDA approved plan)



PLOT NO. 258
(Referred to as plot no. 58 in the HUDA approved plan)



WITNESSES:

1.

2.

For Mehta and Modi Homes

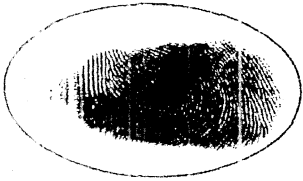
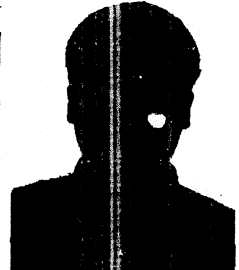
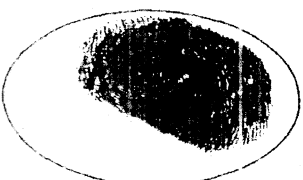
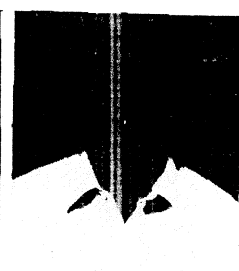
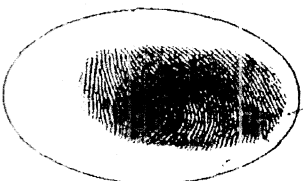
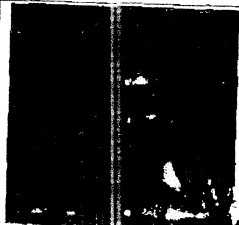

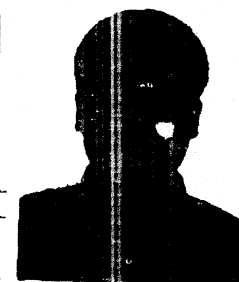


Partner

For Mehta and Modi Homes

Partner
SIG. OF THE VENDOR

SIGN. OF THE BUYER

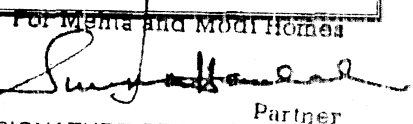
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl. NO	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, 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.
			<u>GPA FOR PRESENTING DOCUMENTS:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.
			<u>PURCHASER:</u> MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 35 JUBILEE HILLS HYDERABAD.
			<u>REPRESENTATIVE:</u> MR. G. PRADEEP KUMAR S/o. MR. G. DHANARAJ P/o. 1-10-263 NEW BOWNEPALLY SEC-3A3

SIGNATURE OF WITNESSES:

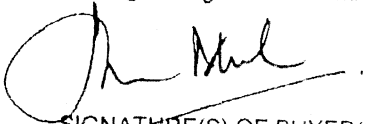
- 
- 


 Modu Homes
 Partner


 For Mehta and Modi Homes
 Partner
 SIGNATURE OF EXECUTANTS

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. G. Pradeep Kumar, as I / We cannot appear personally before the Registering Officer in the Office
 Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


 SIGNATURE OF THE REPRESENTATIVE


 SIGNATURE(S) OF BUYER(S)

Family Members Details

No.	Name	Relation	Married for B. No.	Age
1	Kusum	Wife		55
2	Pran	Son		15

D.P.L. No. 114
BHARAT SCOUTS & GUIDES
BANGALORE
10/05/2018
#0825 11 11 11

PERMANENT ACCOUNT NUMBER

ABRMPN6725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MAHAJAI MODI

जन्म तिथि / DATE OF BIRTH
15-10-1989

हस्ताक्षर / SIGNATURE
Sonam Modi

मुख्य निदेशक / प्रमुख अधिकारी
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E

हस्ताक्षर / SIGNATURE
Prabha Reddy

19/08/2018

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 362013

Date : 28-07-2008

Serial No : 10,688

Denomination : 100

Purchased By :

S. VENKATESH

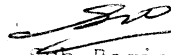
S/O A. RAO

SEC'DAD.

For Whom :

MEHTA & MODI HOMES

SEC'DAD.


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

AGREEMENT FOR CONSTRUCTION

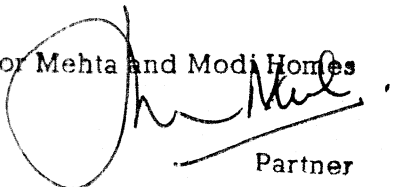
This Agreement for Construction is made and executed on this the ___ day of September 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 58 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

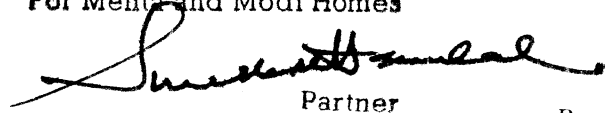
AND

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For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

Page 1

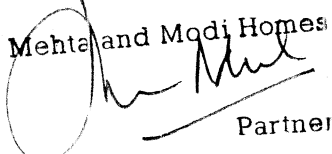
WHEREAS:

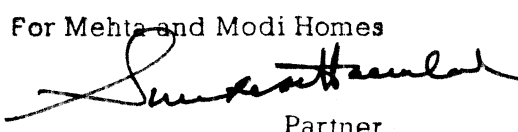
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12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

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

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Builder is desirous of developing the Scheduled Land by constructing independent bungalows thereon and have obtained 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)'.

For Mehta and Modi Homes

 Partner

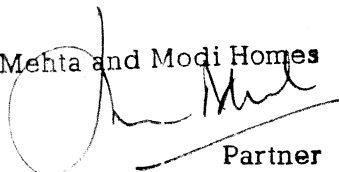
For Mehta and Modi Homes

 Partner

- 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. 257 admeasuring 371 sq. yds. under a Sale Deed dated 02.09.2008 registered as document no. _____ 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. 257 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. 257 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. 257 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 02.09.2008 referred herein above are and shall be interdependent agreements.
- J) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the bungalow and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

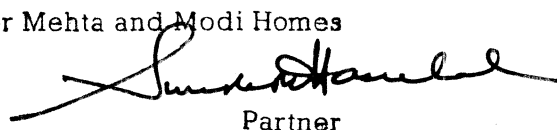
1. The Builder shall construct for the Buyer a deluxe Bungalow admeasuring 3000 sq. ft. of built-up area on plot of land bearing plot no. 257 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 50,72,000/- (Rupees Fifty Lakhs Seventy Two Thousand Only).
2. The Builder at its own costs shall obtain necessary permissions from the concerned authorities for the construction of the bungalow for and on behalf of the Buyer and the parties hereto have agreed to do all that is necessary and execute all such documents, affidavits etc., that may be required for this purpose.

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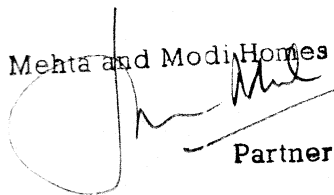
For Mehta and Modi Homes



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3. The Buyer has already paid an amount of Rs. 50,72,000/- (Rupees Fifty Lakhs Seventy Two Thousand Only) before entering into this agreement and the Builder admitted and acknowledged the receipt for said consideration.
4. 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.
5. The Buyer has handed over the vacant and peaceful possession of the plot of land bearing no. 257 to the Builder for the purpose of construction of the bungalow.
6. 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.
7. 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.
8. 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.

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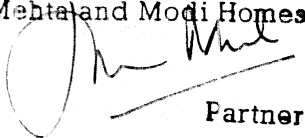

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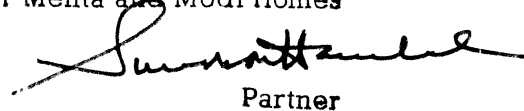

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9. The Builder upon completion of construction of the bungalow shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the bungalow provided however, that the Buyer shall 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.

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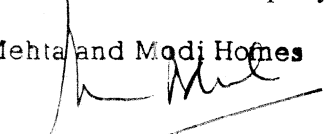

Partner

For Mehta and Modi Homes


Partner

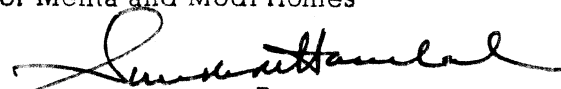
16. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Silver Oak Bungalows project or cause any inconvenience or obstructions whatsoever. However, the claim 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.
17. 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.
18. 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.
19. 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.
20. 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.

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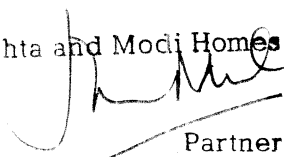
For Mehta and Modi Homes



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21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

27. 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. 257 (referred to as plot no. 57 in the HUDA approved plan), admeasuring about 371 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	40' wide road
South	100' wide road
East	Plot No. 258 (referred to as plot no. 58 in the HUDA approved plan)
West	Plot No. 256 (referred to as plot no. 56 in the HUDA approved plan)

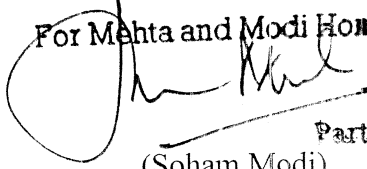
AND

- B) ALL THAT DELUXE BUNGALOW admeasuring 3000 sq. ft. of built-up area to be constructed on the above said plot no. 257 (referred to as plot no. 57 in the HUDA approved plan) as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B.

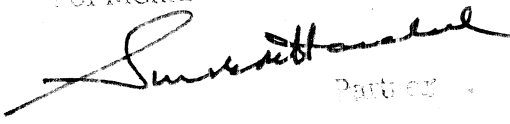
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.

For Mehta and Modi Homes

Partner
(Soham Modi)
BUILDER

2.

For Mehta and Modi Homes

Partner
(Suresh U. Mehta)
BUILDER

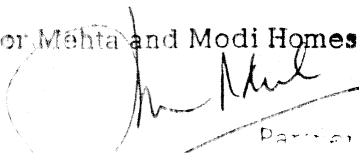

BUYER.

ANNEXURE – A

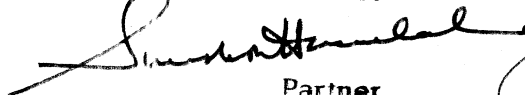
SPECIFICATIONS:

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 Homes


Partner
(Soham Modi)
BUILDER

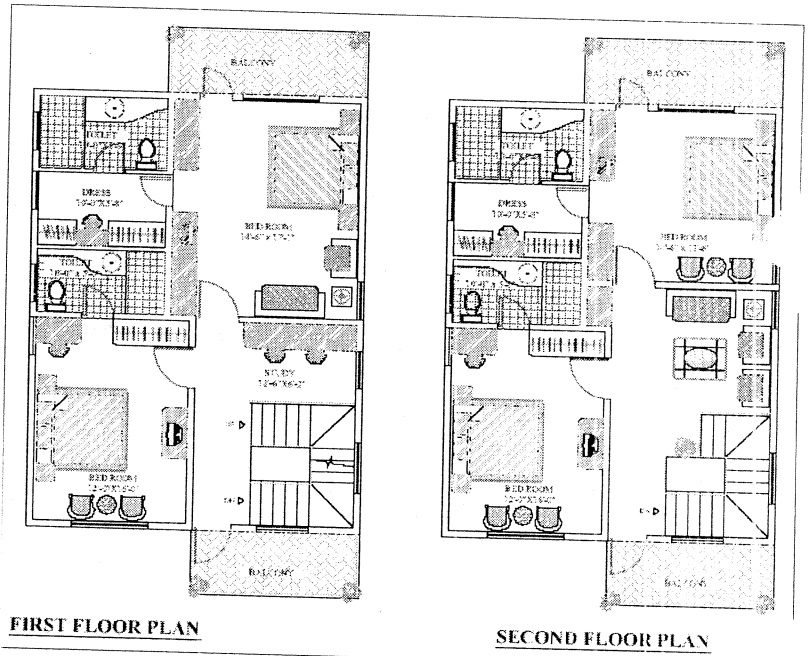
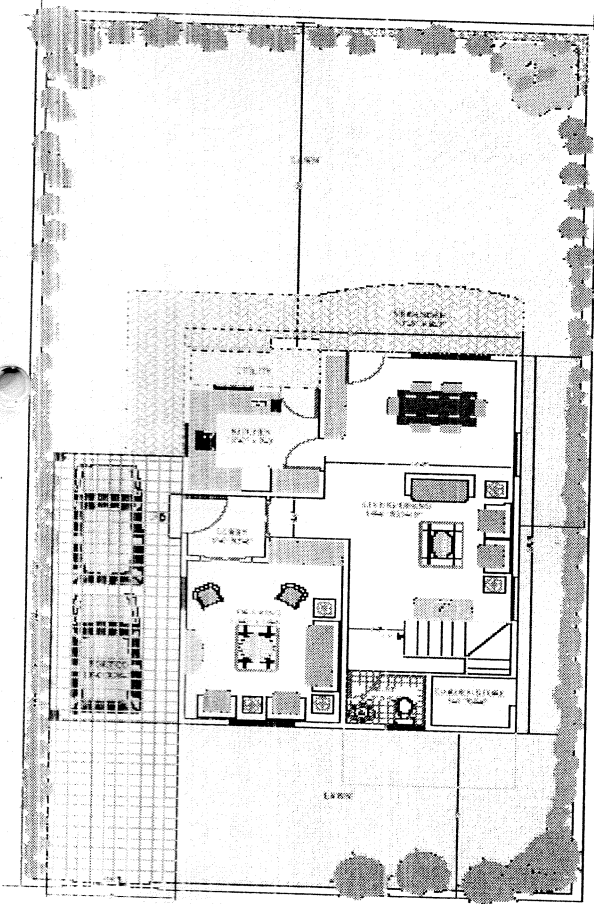
For Mehta and Modi Homes


Partner
(Suresh U. Mehta)
BUILDER


BUYER

ANNEXURE - B

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 257 (REFERRED TO AS PLOT NO. 57 IN THE HUDA APPROVED PLAN) ADMEASURING 3000 SFT. OF BUILT-UP AREA.



GROUND FLOOR BUILT UP AREA = 900.00 SFT
FIRST FLOOR BUILT UP AREA = 1050.00 SFT
SECOND FLOOR BUILT UP AREA = 1050.00 SFT
TOTAL BUILT UP AREA = 3000.00 SFT
PORTICO AREA = 246.00 SFT

For Mehta and Modi Homes

Partner

(Soham Modi)
BUILDER


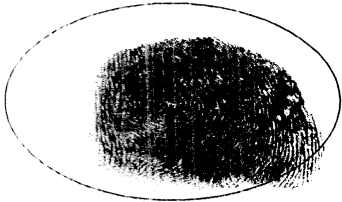
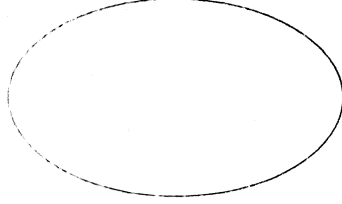
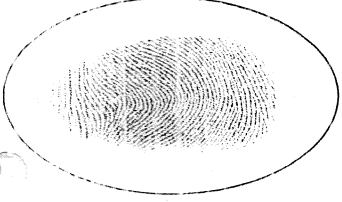
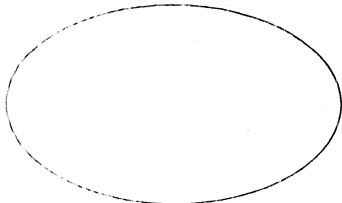
For Mehta and Modi Homes

Partner

(Suresh U. Mehta)
BUILDER

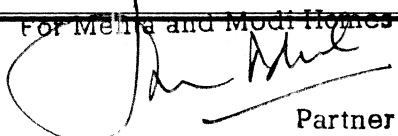
BUYER

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

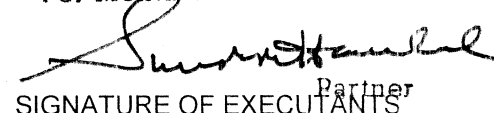
S. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
		PHOTO BLACK & WHITE	<p>BUILDER:</p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p> <p>GPA FOR PRESENTING DOCUMENTS:</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p> <p>PURCHASER:</p> <p>MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 35 JUBILEE HILLS HYDERABAD.</p> <p>REPRESENTATIVE:</p>
		PHOTO BLACK & WHITE	
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		PHOTO BLACK & WHITE	
		PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES:

- 1.
- 2.

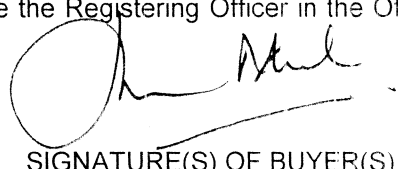
For Mehta and Modi Homes

Partner

For Mehta and Modi Homes


Partner
SIGNATURE OF EXECUTANTS

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. _____, as I / We cannot appear personally before the Registering Officer in the Office of
Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)