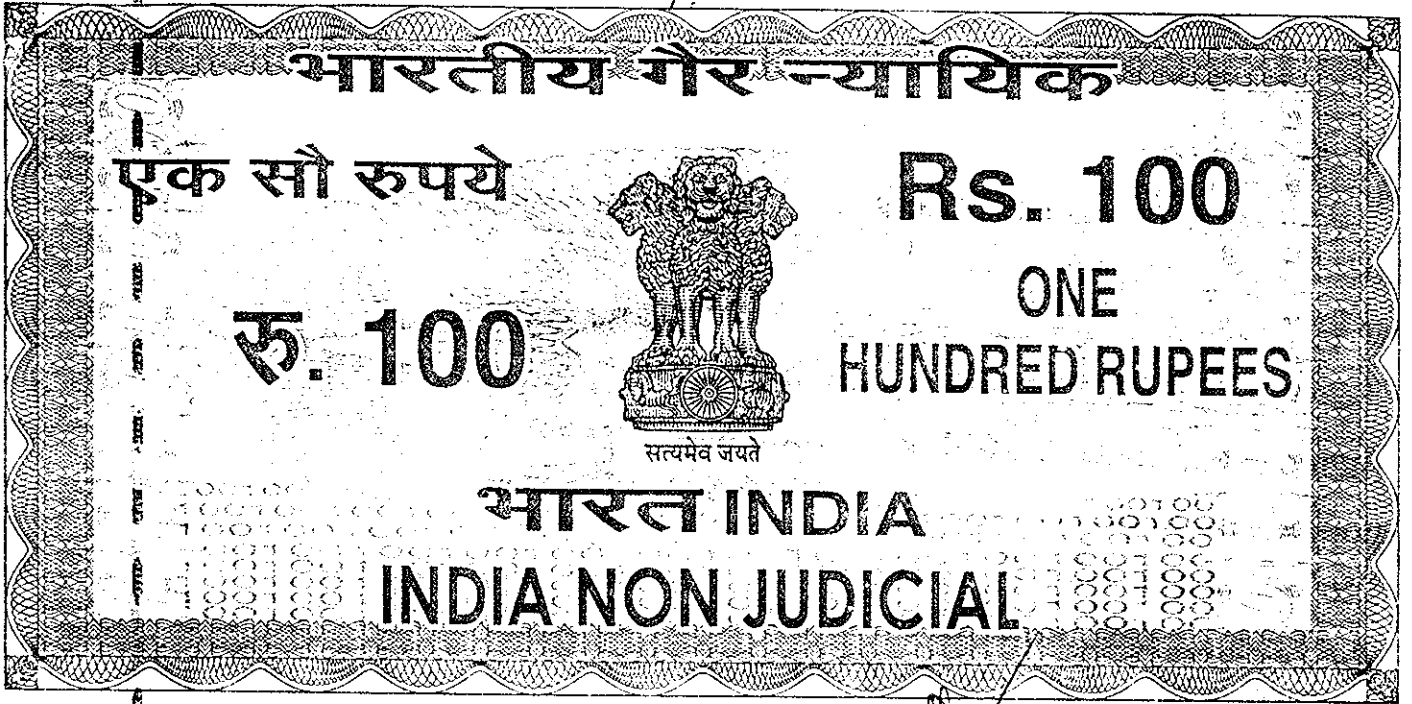


2357/08

SCANNED

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2528
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1396



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 219406

6.1.101 Date: 14/12/2007 100/-
 Rs
 Madhu
 S/o. D. S/o. Mallik
 For Whom M/s. Modi & Modi Constructions

K. Prinoas
 SVL No.26/98, R.No.11/2007
 City Civil Court
 SECUNDERABAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 29th day of March 2008 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 - 500 002 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

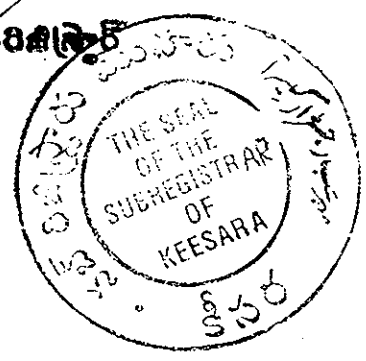
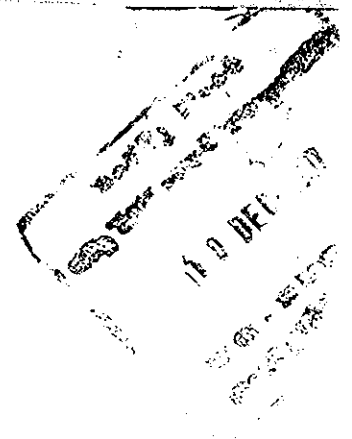
MR. PRAMOD GAJBE, SON OF MR. KRISHNA GAJBE aged about 33 years, residing at Flat No. 02, Krupa Deep Apartments, Kamala Nagar, ECIL Post, Hyderabad, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

[Signature]
 Partner

[Signature]

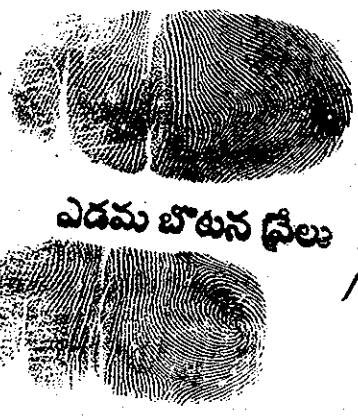
1. నా దాఖలు 2007 వ సం|| నెల... 2. 3. 5. 7.....
 దక్షిణాపాత మొత్తం కాగితముల సంఖ్య.....
 ఈ కాగితము వరుస సంఖ్య.....



1920 వ.శా.శ. చెక్కెన... మా సం... వ తేది
 పగలు... 2... మరియు... 3... గంటల మద్య
 కీసర సబ్-రిజిస్ట్రారు అఫీసులో
 శ్రీ/శ్రీమతి... Mr. Mohan Modi
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 35.ఎ ను
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు మరియు
 పేలివముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ!!..... 1000/-.....లు చెల్లించినారు
 వ్రాసియిచ్చినట్లు ఒప్పుకొన్నది

Handwritten signature: Mohan Modi

ఎడమ బొటన వ్రేలు *Handwritten signature: Mohan Modi* s/o. Satish Modi occ. Business
 R/o. 5-6-187/3 & 4, 2nd floor, Boham
 Mansion, M. G. Road, Sec'bad.



Handwritten signature: Kamal s/o. Krishna Raju occ. Service
 R/o. Flat No. 02, Krupa Deep 2pt
 Kamala Nagar, ECIL Post, Hyderabad.

నిరూపించినది
 1. *Handwritten signature: K. P. Reddy* s/o. K. P. Reddy occ. Service
 R/o. 2-3-64/10/15, Amberpet, Hyderabad.
 2. *Handwritten signature: Biren* s/o. Gama Chandrasaiah occ. Business
 R/o. 1-10-58, His colony, P. P. Mandal, Hyderabad.

2007 వ సం||... నెల... 2... వ తేది *Handwritten signature: J. J.*
 నబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 09th January 2008 for purchase of a house along with an identifiable plot of land (plot no. 56) in the project known as Nilgiri Homes, situated at Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District. As per the terms and conditions of the said agreement of sale, the Buyer has agreed to pay development charges on land to the Builder at the time of registration of the Sale Deed, along with the consideration mentioned in the sale deed.
- B) The Buyer has purchased plot of land bearing plot no. 56 admeasuring 240 sq. yds. under a Sale Deed dated 29.3.08, registered as document no. 2356/08, in the Office of the Sub-Registrar, Keesara, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall pay the development charges on land for the development of land by laying of roads, drainage lines, electrical lines, water lines, development of parks and other developments as per the rules of HUDA.
- C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the payment of development charges and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 20,60,000/- (Rupees Twenty Lakhs Sixty Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer shall pay to the Builder the above said amount for development charges of Rs. 20,60,000/- (Rupees Twenty Lakhs Sixty Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	4,40,000/-	29.01.2008
II	16,20,000/-	14.03.2008

3. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
4. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.

For MODI & MODI CONSTRUCTIONS


Partner



1 వ పుస్తకము నంబర్ 2357.....
 దస్తావేజు మొత్తము కాగితముల సంఖ్య.....7.....
 ఈ కాగితము వరుస సంఖ్య.....2.....

నబ్-రిజిస్ట్రారు

ENDORSEMENT

That the following amounts have been paid in respect of this document:
 Doc No. 2357 of 2008
 Stamp Duty: S. S. H. Keesara

- 1. in the shape of stamp papers Rs. 100
- 2. in the shape of stamp (u/s. 41 of I.S. Act 1899) Rs. 19.90
- 3. in the shape of stamp (u/s. 41 of I.S. Act 1899) Rs.
- 4. adjustment of stamp duty u/s. 16 of I.S. Act 1899, if any Rs.
- Transfer Duty:**
- 1. in shape of challan Rs.
- 2. in the shape of cash Rs.
- 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. 1,100

SUB REGISTRAR
KEESARA

1 వ పుస్తకము 2008 సం॥ (కా.శ.1899) నంబర్
 2357 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1580-I-2357.....2008
 ఇవ్వడమైనది
 2008 సం॥ మార్చి నెల 29 వ తేదీ

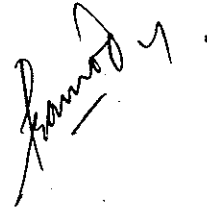
నబ్-రిజిస్ట్రారు అధికారి



5. 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 construction.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. 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.
8. 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.
9. Stamp duty and Registration amount of Rs. 21,000/- is paid by way of challan No. 706978, dated 29.03.08, drawn on SBH, Keesara, Hyderabad. R.C. Dist.

For MODI & MODI CONSTRUCTIONS

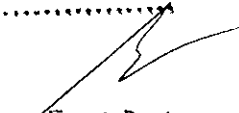

Partner

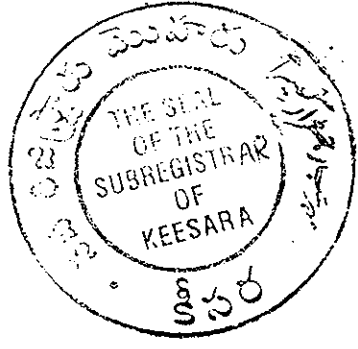


క్రమం సంఖ్య.....2.357.....

దస్తవేజుల సంఖ్య.....7.....

ఈ ప్రతిపాదనల సంఖ్య.....3.....


సబ్-రిజిస్ట్రారు



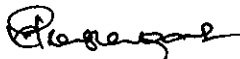
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 56 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

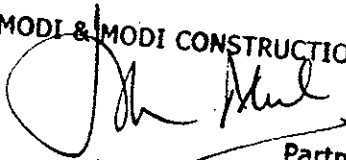
North	Plot No. 57
South	Plot No. 55
East	30' wide road
West	Plot No. 49

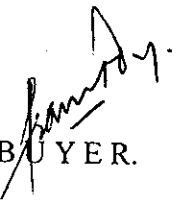
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For MODI & MODI CONSTRUCTIONS

(Soham Modi) Partner
BUILDER


BUYER.

1. క్ర. సం. 2008 వ సం. 12.....2. 12.7.....
దస్తావేజు మొత్తము తాగితముల సంఖ్య.....7.....
ఈ హాజీరును వదున సంఖ్య.....4.....

నబ్-రిజిస్ట్రారు



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

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

M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNER

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



BUYER:

MR. PRAMOD GAJBE
S/O. MR. KRISHNA GAJBE
R/O. FLAT NO. 02
KRUPA DEEP APARTMENTS
KAMALA NAGAR
ECIL POST
HYDERABAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

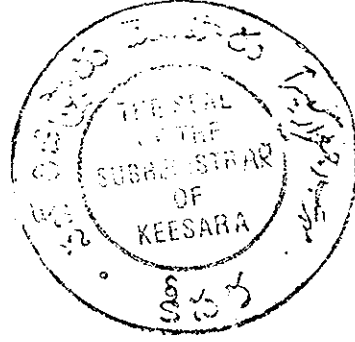
For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE EXECUTANTS

1. కర్షణము వినియోగమునకు 2357.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య 7.....
ఈ కాగితము వరుస సంఖ్య 5.....

సబ్-రిజిస్ట్రారు

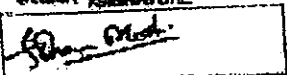


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAM SATISH MODI

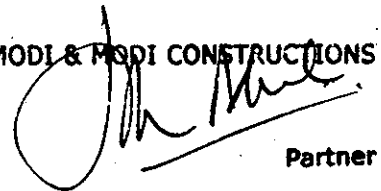
पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


मुख्य आयुक्त / Chief Commissioner of Income-tax, Andhra Pradesh

For MODI & MODI CONSTRUCTIONS



Partner

1 కర్ణాటక నిర్మాణ సంస్థ..... 2357.....

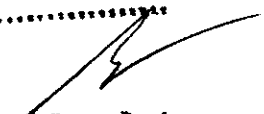
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 7.....

ఈ కాగితము వదుల సంఖ్య..... 6.....

హబ్-రిజిస్ట్రారు



1. బండ్లకడియ వాల్డె వ సం|| ఫా.....2357.....
2. దస్తావేజు మొత్తము లాగితముల సంఖ్య.....7.....
3. తాగితము వరుస సంఖ్య.....7.....


వల్-రిజిస్ట్రారు

