

6495/08

SCANNED



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ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH P 360585
 Date : 09-07-2008 Serial No : 27,639 Denomination : 100

Purchased By :
 D. RAMESH
 S/O D. SENKARAM
 SECBAD
 For Whom :
 MODI & MODI CONSTRUCTION'S
 SECBAD

[Signature]
 Sub Registrar
 Ex.Officio Stamp Vender
 G.S.O., CAIG Office, Hyd

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 11th day of August 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 - 500 003 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. RAMA KRISHNA RAO PONNANA, SON OF LATE SRI DALAPPANNA PONNANA aged about 32 years, residing at Chinna Street, Buditi (Post), Srikakulam Distrtict, 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]

ಪತ್ರಸಂಖ್ಯೆ: 2007 ಸಂಖ್ಯೆ 6425
 ದಿ. 30 ಜೂನ್ 2007 ರಂದು 9
 ಕೆ. ಕೆ. ಸಿ. ಸಂಖ್ಯೆ:

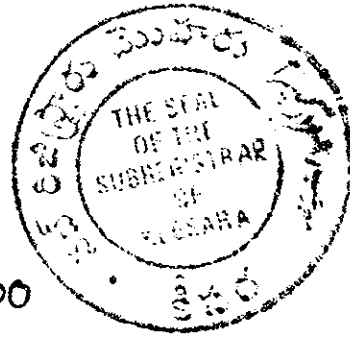


ಸಹ-ರಜಿಸ್ಟ್ರಾರ್
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ENDORSEMENT

We certify that the following amounts have
 been paid in respect of this document:

6. Challan No. 751860 Dt. 21.08/08
 I. Stamp Duty: 228000



- 1. in the shape of stamp papers Rs. 100
- 2. in the shape of challan
(u/s. 41 of I.S. Act 1999) Rs. 22200
- 3. in the shape of cash
(u/s. 41 of I.S. Act 1999) Rs.
- 4. adjustment of stamp duty
(u/s. 16 of I.S. Act 1999, if any) Rs.
- II. Transfer fee:
 - 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. 23400


 SUB REGISTRAR
 KEESARA

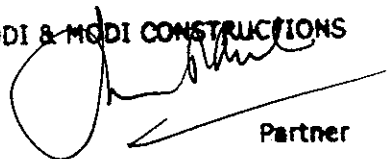
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 16th April 2008 for purchase of a house along with an identifiable plot of land (plot no. 57) 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. 57 admeasuring 240 sq. yds. under a Sale Deed dated ~~11.08.08~~ registered as document no. 6424/08 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. 22,30,000/- (Rupees Twenty Two Lakhs Thirty 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 has already paid an amount of Rs. 22,30,000/- (Rupees Twenty Two Lakhs Thirty Thousand Only) before entering into this agreement, which is admitting and acknowledged by the builder.
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 200 వ సంచిక.....6.42.5.....
 వస్తావేళ మొత్తం కాగితముల సంఖ్య...9.....
 ఈ కాగితము వర్ణము సంఖ్య.....2.....

సబ్-రెజిస్ట్రార్

కాగితములు 11 వ తది
 వస్తావేళ (75) మొత్తం 20 వ తది
 పేజీలు 12 పేజీలు 1 నమూనా మచ్చ
 పేజీల సంఖ్య - అక్షరాల సంఖ్య
 ప్రకటనకు K. Prabhakar Reddy
 రిజిస్ట్రార్ ఆఫీసు నెంబర్ 1908 వ సం
 అనుకూలించి నమోదు చేయవలసివ
 మూలము చేయవలసివలెనని కోరుతున్నాను
 మొ. 1000 / - లు చెల్లించారు.



Prabhakar (K. Prabhakar Reddy)
 S/o. K. R. Reddy occ: Service no) 5-4-187/3&4
 1st floor, Sakam mansion, M.G. Road, Sec'bad
 Through attested GA by Presentation of Documents
 vide GA NO. 10/31/108 of
 SRO, Keesara, K.R. Dist



Rama Krishna Rao Ponnana G/o. Late Dalappa P
 occ: Service - R/o. Chinna Street, Budith (P.O.)
 Sri Kalabur District.

1 P. Chandra (Alias P. Joga Rao)
 S/o. P. DALAPPA
 H. No: 2-3-64/10/25
 Jailwal Gardens, Amberpet, HYD-13.

2 Rama Rao G/o. Krishna Rao occ: Business
 R/o. 1-54, Krishnanagar, Meerpeta, Mandal., Hyd

[Handwritten signature]

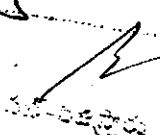
2608 పుస్తకము 11 వ తది
 1930 వ.స.క.సం. (75) మొత్తం 20 వ తది

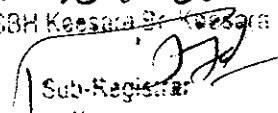
5. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the house under this agreement, or the sale deed, and/or 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. 23,300/- is paid by way of challan No.751860, dated 07.08.2008, drawn on SBH, Keesara Branch, Rangareddy District.

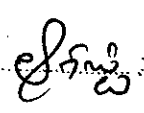
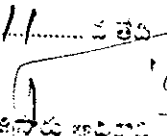
For MODI & MODI CONSTRUCTIONS . . .


Partner



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An amount of Rs. 22200 towards stamp duty
 including transfer duty and Rs. 1000
 towards registration fee on the Market Value
 of Rs. 2230000 was paid by me
 Party through challan Receipt No. 751860
 dated 7/08/08 at SBH Keesara by Keesara

 Sub-Registrar
 Keesara

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SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 57 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:

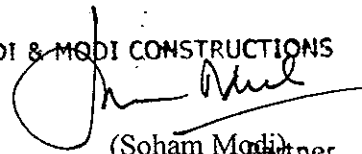
North	Plot No. 58
South	Plot No. 56
East	30' wide road
West	Plot No. 50

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:

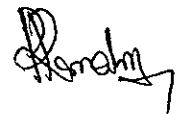
1. *P. Charan*
2. *[Signature]*

For MODI & MODI CONSTRUCTIONS




(Soham Modi) Partner
BUILDER

BUYER.



ವ್ಯಕ್ತಿಯ 200 - ರೂ. 6425
ದತ್ತಿ ನೀಡಿದ ದಾಖಲೆ ಸಂಖ್ಯೆ 9
6. ಕಾನೂನು ವಿರುದ್ಧ 4


35-632/00



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

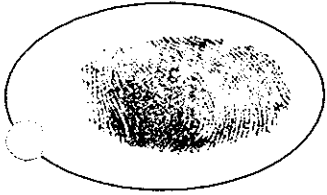
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUILDER:

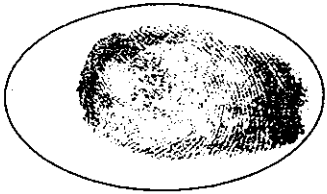
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

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:

MR. RAMA KRISHNA RAO PONNANA
S/O. LATE SRI DALAPPANNA PONNANA
R/O. CHINNA STREET,
BUDITI (POST),
SRIKAKULAM DISRTICT

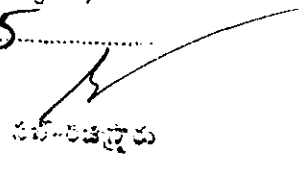
SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF EXECUTANTS

ಇಲ್ಲಿಂದ 2024 ರೂ ೨ 6425
ದತ್ತದೇ ದಿಲ್ಲಿನ ಸರ್ಕಾರಿ ಸಂಸ್ಥೆ 9
ಅ ಕಾರ್ಯದ ಸಂಖ್ಯೆ 5


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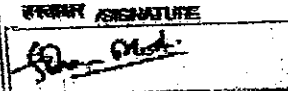


PERMANENT ACCOUNT NUMBER
ABMP16725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
10-10-1989

SIGNATURE


Class Commissioner of Income-tax, Andhra Pradesh

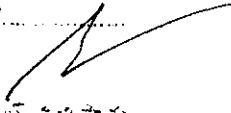
ANDHRA PRADESH
 DRIVING LICENCE
DLBAP011193022002

PRADHAN, HEMU K
 K PRADHAN, HEMU
 2-3-04/10024
 JALSA, GANDHI
 HYDERABAD

30-07-2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD-02

ಎಸ್.ಎಂ. 2002 ನಂ. 6425
ವಿಧಾನ ಸಭೆಯ ಸದಸ್ಯರ ವಿವರಗಳು 9
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इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अनुरोध की जाती है कि वे शरहक को बिना रोक-टोक, आबादी से आने-जाने दें, और उन्हें हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

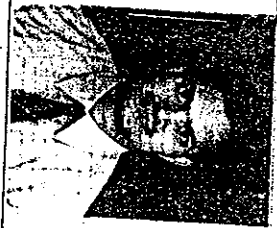
THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



Saifullah Khan
Attache (Visa)
Embassy of India
STOCKHOLM

भारत गणराज्य REPUBLIC OF INDIA



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Country/Juno IND
Country Code IND
Passport No. E 5045060

ORD
PANNANA

Family Name / Given Names
RAMAKRISHNA RAO
Nationality INDIAN
Date of Birth 03-06-1975

Place of Birth BUDDITHI, A.P.

Place of Issue E/I, STOCKHOLM
Date of Issue 10-03-2005
Date of Expiry 09-03-2015

(F)

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.
PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.
LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE, ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

CAUTION
INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

REGISTRATION
भारत गणराज्य के नागरिकों को भारत के विदेश में रहते हुए अपने स्थान का पता देना आवश्यक है।
भारत गणराज्य के नागरिकों को भारत के विदेश में रहते हुए अपने स्थान का पता देना आवश्यक है।
भारत गणराज्य के नागरिकों को भारत के विदेश में रहते हुए अपने स्थान का पता देना आवश्यक है।

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Name of Father/Legal Guardian
LATE PANNANA DALAPPANA
Name of Mother
PANNANA ANNAPURNA
Name of Spouse

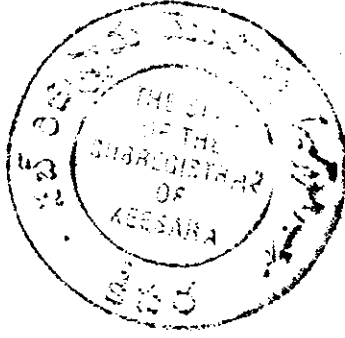
Address
1) CHINNA STREET, BUDDITHI,
SRIKAKULAM-538427. 2) TORNGATAN 69,

34331, ÄLMHULT, SWEDEN.
V-403043/11-10-1995/HYDERABAD.

S.No: 53/05 of 10-03-2005.

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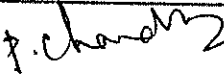
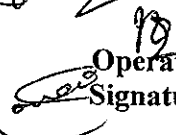


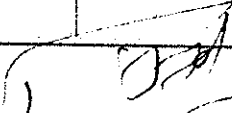
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 007325/2008 of SRO: 1530(KESARA)

11/08/2008 13:18:26

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) RAMA KRISHNA RAO PONNANA CHINNA STREET BUDITI (POST) SRIKAKULAMDIST	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.MODI & MODI CONSTRUCTIONS 5-4-187/3 & 4 II ND FLOOR SOHAM MANSION M.G.ROAD SEC-BAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S.MODI & MODI CONSTRUCTIONS 5-4-187/3 & 4 II ND FLOOR M.G.ROAD SEC-BAD	


 Witness Signatures

 Operator Signature


 Subregistrar Signature

ದೃಢೀಕರಣ 2006 ನಂ: 6425

ವಸ್ತು ವಿಳಾಸ: ಕೊಪ್ಪಳ ಜಿಲ್ಲಾ ಕಾನೂನು ಇಲಾಖೆ

ಈ ಕಾನೂನು ವಿಳಾಸ ನಂ: 8

ಪ್ರತಿ-ಇಲಾಖೆ



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLFAP011187512003



JOGA RAJ
P. DALA APPANNA
2-3-64/18/25
AMBERPET
HYDERABAD



01/07/2003

Licensing Authority
RTA-HYDERABAD-E2

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>318942/03</u>		
<u>Non-Transport</u>	LMV,MCWG	30/06/2023
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	DLFAP011187512003	
<u>Original LA.</u>	RTA, HYDERABAD EAST	
<u>DOB</u>	01/07/1981	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	01/07/2003	

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2008

