

2354/08

SCANNED

3/4 3/4



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 376180

Sl. No. 1167
 Date 29/12/2007
 Sold to G. Venkatesh
 S/o. G. A. Rao
 For whom Mrs. Modi & Modi

(Signature)
K. SATISH KUMAR
 S.V.L. No:13/2000, R. No: 26/2006
 6-2-30 PREMAVATHIPET (V)
 NAGAR (M), R.R. DIST.

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 - 500 003 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

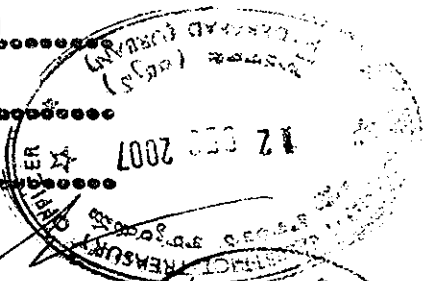
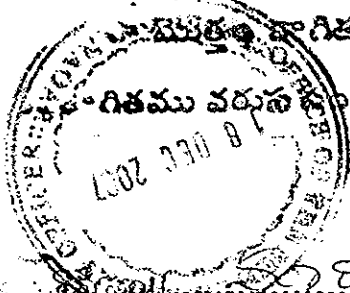
MRS. U. K. PADMA LATHA, WIFE OF MR. C. S. PHANI RAJA RAO aged about 34 years, residing at Flat No. 302, Kranthi's Anjali Towers, Near Flora Café, Maruthi Nagar, Moulali post, Hyderabad - 500 040, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

(Signature)
 Partner

(Signature)
 Page 1

2007 వ సం॥... 2354



సబ్-రిజిస్ట్రారు

1930 వ.శా.శ.నం... నెల..2.. వ తేది
వ గలు..2.. మరియు... గంటల మద్య

శ్రీ/శ్రీమతి..... M. Soham Modi.....

రిజిస్ట్రేషన్ చట్టము 1956 లోని సెక్షన్ 32.ఎ ను
అనుసరించి సమర్పించిన పోస్ట్ గ్రాఫులు మరియు
దరఖాస్తుద్రులతో సహా దాఖలు చేసి రుసుము
రూ॥...../.....లు చెల్లించినారు

M. Mul

భారతీయ చిన్నట్లు ఒప్పుకొన్నది
అక్షర బొటన ప్రేలు

M. Mul

S/o. Satish Modi, occ. Business
Flr. 5-4-187/3 & 4, 2nd Floor, 80 Lam
Mansion, M.G. Road, Sec'bad.



అక్షర బొటన ప్రేలు

U.K. Padmalatha

U.K. Padmalatha w/o. C.S. Phani Raja &
occ. Service flr No. 302, Kranthi's
Ajajali Towers, Near Flora Gate, Maruthi
Nager, Moulali Post, Hyderabad - 040.



నిరూపించినది

1 *[Signature]*

S/o K.P. Reddy occ. Service
2-3-64/10/24, Amberpet, Hyderabad.

2 *[Signature]*

Kiran S/o. Ramachandrababu occ. Business
40. 1-10-54, HR Colony, Moulali, Hyderabad

[Signature]

2007 వ సం॥... నెల..2.. వ తేది సబ్-రిజిస్ట్రారు

1930 వ. శా.శ.నం... వ తేది కీసర

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 25th February 2008 for purchase of a house along with an identifiable plot of land (plot no. 73) 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. 73 admeasuring 170 sq. yds. under a Sale Deed dated 29.3.08 registered as document no. 2353/08, 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.

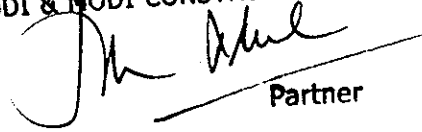
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

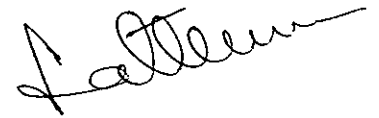
1. The Buyer has agreed to pay in advance a sum of Rs. 17,15,000/- (Rupees Seventeen Lakhs Fifteen Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer shall pay to the Builder the above said amount for development charges of Rs. 17,15,000/- (Rupees Seventeen Lakhs Fifteen Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	4,28,000/-	10.03.2008
II	12,87,000/-	25.04.2008

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 CONSTRUCTION


Partner



రిజిస్ట్రేషన్ ఫీ 2354
 దస్తావేజు మొత్తము లాగితముల సంఖ్య 7
 ఈ లాగితము వదున సంఖ్య 2

[Signature]
 సబ్-రిజిస్ట్రారు

THE FOLLOWING AMOUNTS HAVE
 IN RESPECT OF THIS DOCUMENT:

1. in the shape of stamp papers Rs. 100
 2. in the shape of challan (u/s. 41 of Act 1929) Rs. 17010
 3. in the shape of cash (u/s. 41 of Act 1929) Rs.
 4. adjustment of stamp duty u/s. 16 of Act 1929, if any Rs.
 II. Transfer Duty:
 1. in shape of challan Rs.
 2. in the shape of cash Rs.
 III. Registration fees:
 1. in the shape of challan Rs. 1200
 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. 18250

[Signature]
 SUB REGISTRAR
 KEESARA


2008 సం|| (కా.క.1929) సం||
 2354 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1580-I-2354-2008
 ఇవ్వడమైనది
 2008 సం|| మార్చి నెల 29 వ తేదీ

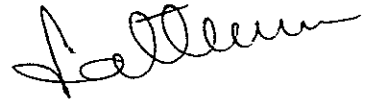
[Signature]
 సబ్-రిజిస్ట్రారు అధికారి



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. 18,150/- is paid by way of challan No. 70698, dated 29.03.08, drawn on SBH, Keesar Bz, Hyderabad, R. E. Dist.

For MODI & MODI CONSTRUCTIONS


Partner



1వ స్తంభము సంఖ్య నంబు..... 2354

దస్తావేజు వెలుక్తము కాగితముల సంఖ్య..... 37

ఈ కాగితము వరుస సంఖ్య..... ..

పబ్-రిజిస్ట్రారు



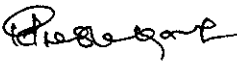

SCHEDULED PLOT

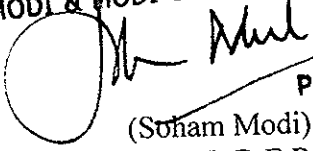
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 73 admeasuring about 170 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

North	Park
South	Plot No. 72
East	30' wide road
West	Plot No. 66

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

Partner
(Soham Modi)
BUILDER


BUYER.

విద్యుత్తుగా గోల్డీ గోడలకు చెల్లించినది ౨౫





దస్త్రావేదిక విద్యుత్తును బాగించుటకు సంఖ్య ౨

ఈ కాగితము వరుస సంఖ్య ౪

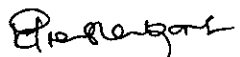

పబ్-రిజిస్ట్రారు



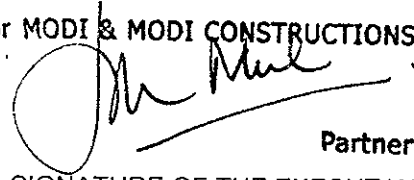
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>BUILDER:</u></p> <p>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</p> <p>MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><u>BUYER:</u></p> <p>MRS. U. K. PADMA LATHA W/O. MR. C. S. PHANI RAJA RAO R/O. FLAT NO. 302 KRANTHI'S ANJALI TOWERS NEAR FLORA CAFÉ MARUTHI NAGAR, MOULALI POST HYDERABAD - 500 040.</p>

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS



Partner

SIGNATURE OF THE EXECUTANTS



1 పుస్తకము నంబరు..... 2354

దస్తావేజు మొదలైనది తారీఖున సంఖ్య..... 7

ఈ కాగితము వరుస సంఖ్య..... 5

సబ్-రిజిస్ట్రారు



प्राथमिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMP16725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
Sonam Modi

मुख्य आयकर अधिकारी, बिहार राज्य
Chief Commissioner of Income-tax, Assam Pradesh

For MODI & MODI CONSTRUCTIONS

M. Modi
Partner

ఇవ్వబడినది 2354

దస్తావేజులు

ఈ కారితము వరుస సంఖ్య 6

పట్-దిజిస్ట్రారు





Infosys

Latha

U K PADMA LATHA

Emp No : 78458

Contact Tel No : 040-27421373

Blood Group : B +VE

Allergic To :

Shan

Authorised Signatory

INFOSYS TECHNOLOGIES LTD
210, Manikonda Village, Lingampally
Rangareddy dist, Hyderabad-500 019
Tel : 91-40-2300 5222, Fax : 91-40-2300 5223

Latha

1వ స్తంభము పేరికముల సంఖ్య..... 2954.....

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

ఈ కాగితము వరుస సంఖ్య..... 67.....

పబ్-రిజిస్ట్రారు

