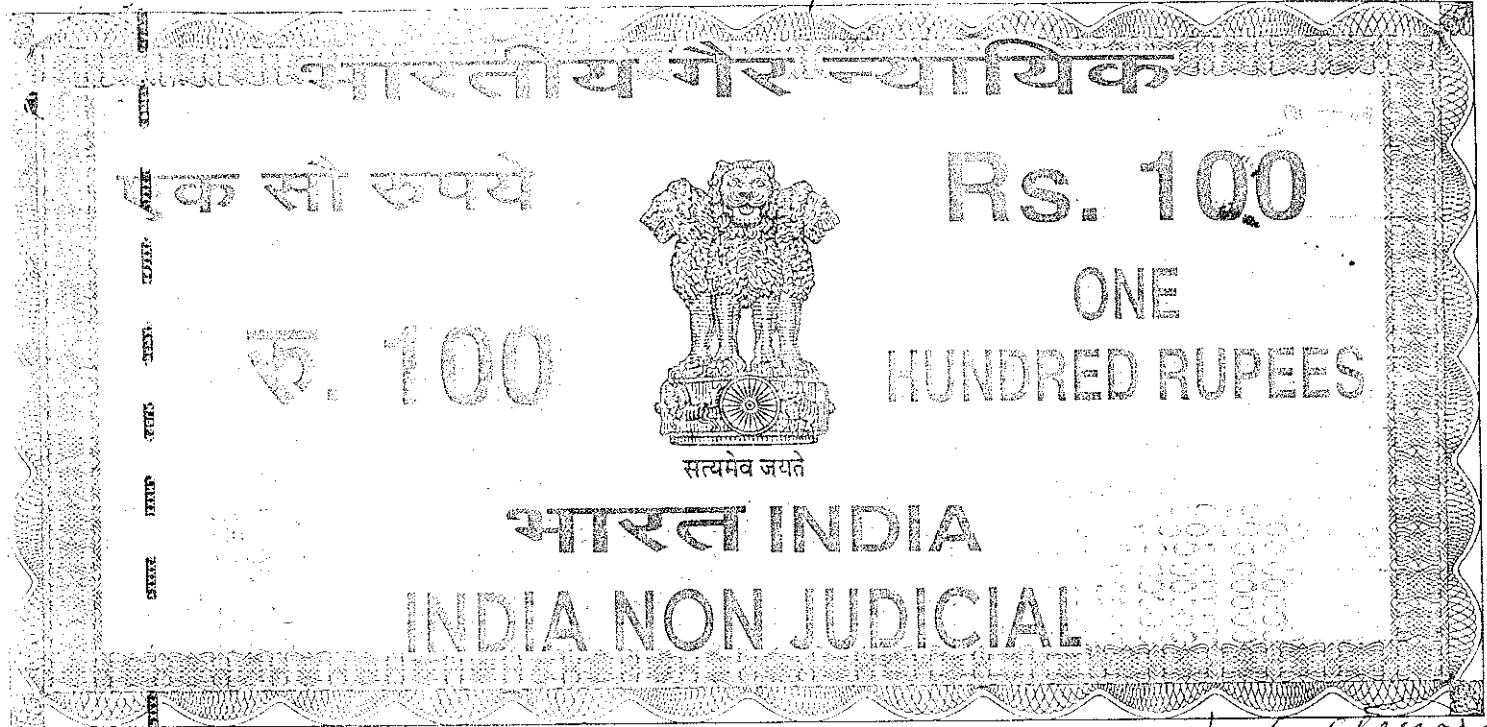


3547/08

SCANNED

50



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

1816 15/8/08 100/-
 G. Venkatesh
 A. Rao
 Modi and Modi Constructions

See

LEELA G CHINALG!
 STAMP VENDOR
 N 12/22/11
 5-4-76/A, Cellar, Sanigunj
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 23rd day of May 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, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

M.R. V. RAMAKRISHNAN, SON OF MR. G. VENKATASUBRAMANYAN aged about 36 years, residing at Flat No. 303-B, Sterling White Fields, White Fields, Kondapur, 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 MODI & MODI CONSTRUCTIONS

[Signature]
 Partner

1వ పుస్తకము పంపిన సంగతి..... 3547
 కస్తాబీబా మొత్తం నా గిరముల సంగతి..... 7
 ఈ కార్యము వరుస సరికట్ట..... 1

ఆంధ్ర ప్రదేశ్ రాష్ట్రం
 కేసరం జిల్లా

సబ్-రిజిస్ట్రార్



2008 నాంబు నెం 23 వ తేది
 1930 వ.శ.నం. మాసము 2 వ తేది
 పుస్తకము 2 పురియు 3 గింటల మద్య
 సబ్-రిజిస్ట్రారు ఆఫీసులో
 కస్తాబీబా K. Pradeep Reddy
 రిజిస్ట్రేషన్ నెంబరు 1008లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 పులియబెట్టడం ద్వారా సహా దాఖలు చేసి రుసుము
 టాం రు.లు చెల్లించినారు.

K. Pradeep

K. Pradeep s/o. K. P. Reddy occ: Service
 (0) 5-4-187/3 & 4, 2nd floor, Seham mansion,
 M. G. Road, Sec'bad, through attested GPA for
 presentation of documents, vide GPA No
 12/BK/2008, at SRO, Keesara, R.R Dist.



విరూపిణినాది

P. Pradeep

P. Pradeep s/o. P. Dharmaj occ: Service
 R/o. 1-10-263, new Bommaripally, Sec'bad

A. Lakshmi

A-Lakshmi KANTH s/o. A. JADHARMA occ: Service
 (0) 5-4-187/3 & 4, SEHAM MANSION, M.G. Road, Sec'bad

[Signature]

2008 నాంబు నెం 23 వ తేది సబ్-రిజిస్ట్రారు
 1930 వ.శ.నం. మాసము 2 వ తేది కేసరం

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135, 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- a. Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- b. Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- c. Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- d. Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- e. Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- f. Shri M. Pranavanadham, S/o. Hanumath Rao
- g. Shri M. Pravarakya, S/o. Shri Kashinatham

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became the owners of the Schedule Land. Former Owner at serial no. 'f' is the son of Former Owner at serial no. 'a'. Former Owner at serial no. 'g' is the son of Former Owner at serial no. 'b'. Vide proceeding of the Mandal Revenue Officer bearing no. B/1321/2004 dated 15.06.2004 the names of the former Owners at serial nos. a to e were mutated in the revenue records and patta passbooks/title books were issued to them. All the Former Owners have joined together for the execution of above referred sale deeds so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.

For MODI & MODI CONSTRUCTIONS



Partner

1 వుత్తరము 2008 నంబు 3542
 దస్తావేజు మొత్తము ఈ గాతమున సంఖ్య 9
 ఈ గాతముల వరుస సంఖ్య 2

సబ్-రిజిస్ట్రారు

ENFORCEMENT
 Certified that the following amounts have been paid in respect of this document

By Challan No. 789265 Dt. 22/1/08
 S.B.H. Keesara the basic of the m.v./ consideration of R.S. S. 34/000000

I. Stamp Duty	
1. in the shape of stamp papers	Rs. 100
2. in the shape of challan (u/s 41 of I.S. Act. 1899)	Rs. 21500
3. in the shape of cash (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.
II. Transfer Duty :	
1. in the 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.

22900

16 వుత్తరము 2008 నంబు (వా.శ 1930) నంబు 3542 మెంబరుగా రిజిస్టరు చేయబడినది. స్టాంపింగ్ సమిత్తం గుర్తింపు సంఖ్య 71530-13542/2008 ఇవ్వడమైనది.

2008 నంబు 22 నెం. 22 తేదీ
 సబ్-రిజిస్ట్రారు అధికారి

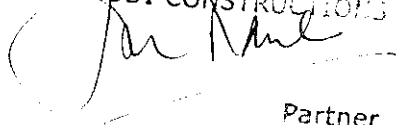


- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 50 admeasuring 240 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,40,000/- (Rupees Two Lakhs Forty 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:

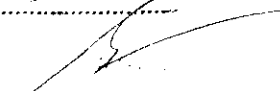
1. The Vendor do hereby convey, transfer and sell the Plot No. 50 admeasuring 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.2,40,000/- (Rupees Two Lakhs Forty 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 the 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. 22,800/- is paid by way of challan No. 789265, dated 23.5.08, drawn on SBH, Keesara, R. R. District.

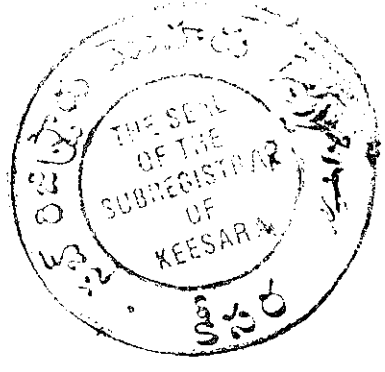
For MODI & MODI CONSTRUCTIONS



Partner

1 ప్రస్తావనము 2009 సం॥ ప్ర. 3547
రెజిస్ట్రేషన్ యొక్క మొత్తము రిజిస్ట్రేషన్ సంఖ్య 9
ఈ రిజిస్ట్రేషన్ వారు సంఖ్య 9


నల్-రెజిస్ట్రారు



SCHEDULED PLOT

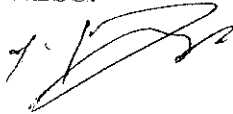
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 50 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132, 133, 134, 15 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 51
South	Plot No. 49
East	Plot No. 57
West	30' wide road

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:

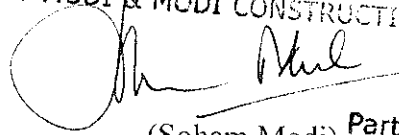
WITNESS:

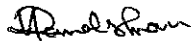
1.



2.



For MODI & MODI CONSTRUCTIONS

(Soham Modi) Partner
VENDOR

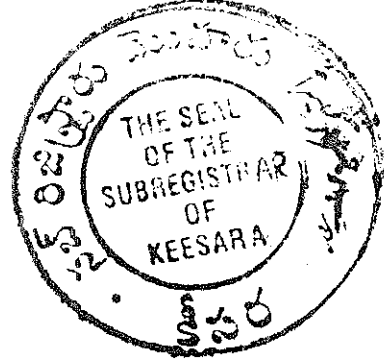

VENDEE

1 వుస్తకము సంఖ్య 3547

దస్తావేజు మొత్తము పొందబడినది సరితప్ప 7

ఈ కాగితముల వరుస సంఖ్య 4

నబ-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 50, FORMING A PART

SURVEY NO. 128, 129, 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE, KEESARA

Mandal, R.R. Dist.

VENDOR: M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS MANAGING PARTNER

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

BUYER: MR. V. RAMAKRISHNAN, SON OF MR. G. VENKATASUBRAMANYAN

REFERENCE:
AREA:

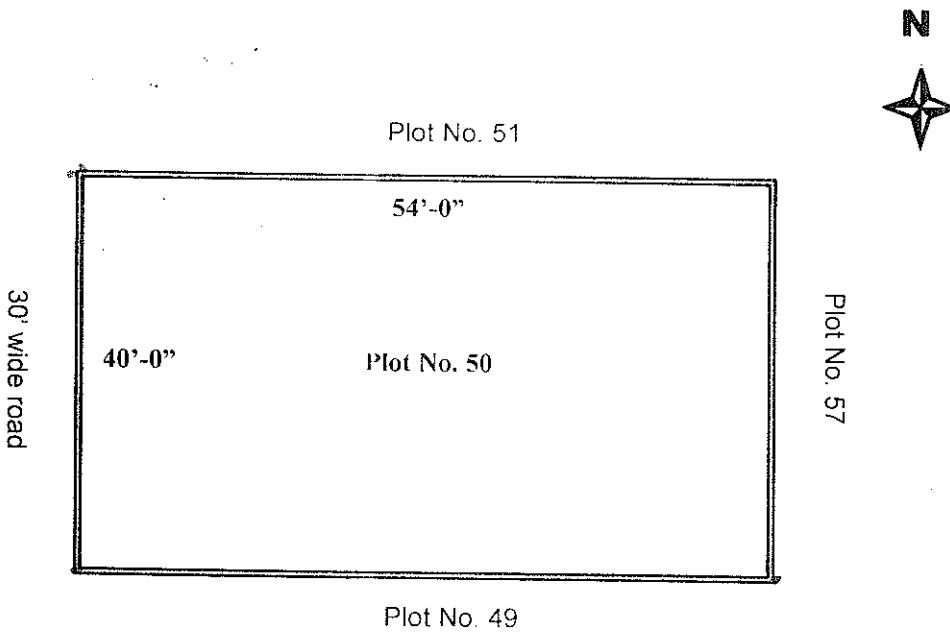
240

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner
SIG. OF THE VENDOR

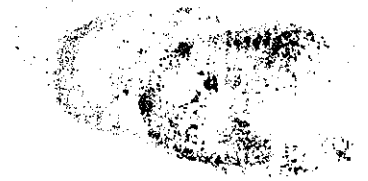
SIG. OF THE BUYER

1 ప్రస్తావనము 2008 సంఖ్య..... 2542

దస్తావనా మొత్తము రాగిరచనాల సంఖ్య..... 7

ఈ కాగితముల వరుస సంఖ్య..... 5

నభ-5జిస్ట్రారు



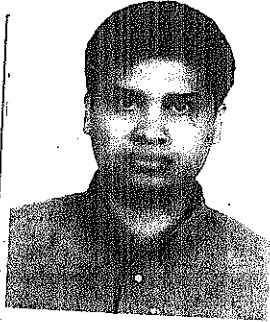
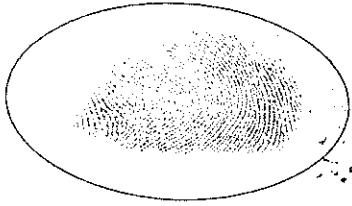
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

S.L.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

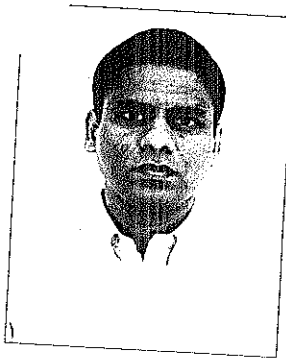
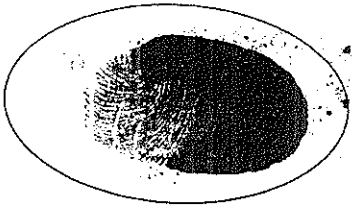
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

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.



PURCHASER:

MR. V. RAMAKRISHNAN
S/O. MR. G. VENKATASUBRAMANYAN
R/O. FLAT NO. 303-B
STERLING WHITE FIELDS
WHITE FIELDS
KONDAPUR
HYDERABAD.

SIGNATURE OF WITNESSES:

[Handwritten signatures of witnesses]

For MODI & MODI CONSTRUCTIONS

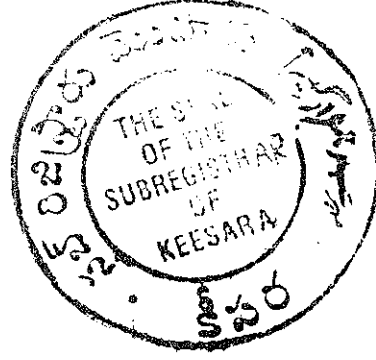
[Handwritten signature of partner]

SIGNATURE OF EXECUTANTS ^{Partner}

[Handwritten signature]

1 ప్రస్తావనము 2008 తేదీనకు 3542
దస్తావేజు మొత్తము వాగినవనిని సంఖ్య 9
ఈ తాగితముల వరుస సంఖ్య 6

నవ-రిజిస్ట్రారు

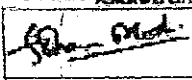


पारदर्शक लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPIN6725H

नाम / NAME
SOHANI SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1988

हस्ताक्षर / SIGNATURE



प्रमुख आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
DLDAP011193022002

प्रमाणिक जेडी ए
 K PRADIP JEDY K
 2-3-4/1/2/25
 JOISUM SIBDEN
 APBENK
 HYDERABAD

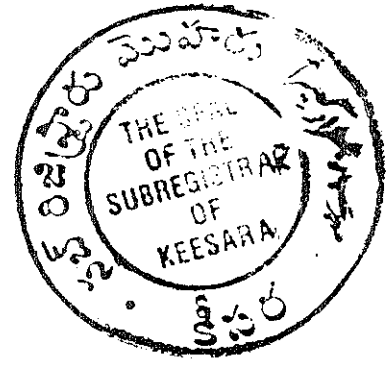
30-07-2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD-EE

For MODI & MODI CONSTRUCTIONS

 Partner

1 వృత్తము 2008 నంబర్ 3542
దస్తావేజు మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితముల వరుస సంఖ్య 7

సబ్-రజిస్ట్రారు



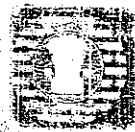
In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTRSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
या कार्ड कात वात या कएत मीवात कर्/वातः
अपगत वत सेवा कर्त, UTRSL
कत नः ३, सेक्टर ११, सी.डी.बी.एल.पुर्,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

V RAMAKRISHNAN
G VENKATASUBRAMANIAN
28/05/1971
Permanent Account Number
ADKPV9389G

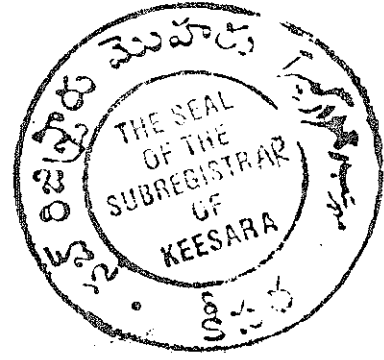


V Ramakrishnan
Signature

V Ramakrishnan

1 వస్తకము 2008 నెంబర్ 2547
దస్తావజ్జ మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితముల వరుస సంఖ్య 8



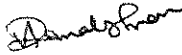
నవ-రిజిస్ట్రారు



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

C.S.No./Year: 4403/2008 of SRO: 1530(KESARA)

23/05/2008 14:58:19

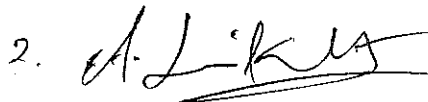
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) V.RAMAKRISHAN R/O.FLAT NO 303,STERLING WHITE FIELDS KONDAPUR HYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] MODI & MODI CONSTRUCTIONS OFFICE AT 5-4- 187/3&4,11 FLOOR SOHAM MANM.G.ROAD SECUNDERABAD	
3	Manual Enclosure	Manual Enclosure	(EX) MODI & MODI CONSTRUCTIONS OFFICE AT 5-4- 187/3&4 11 FLOOR SOHAM MANM.G.ROAD SECUNDERABAD	

Witness
Signatures

Operator
Signature

Subregistrar
Signature

1. 

2. 

1 ఫిబ్రవరి 2008 నుంచి 3542
దస్తావేజు మొత్తము వాసికముల సంఖ్య 9
ఈ వాసికముల పట్టికనుబట్టి 7

సచి-రెజిస్ట్రారు



3549/08

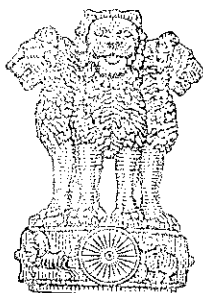
BSD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

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3817 15868 100
E Venkatesh
C.A. Rao
Modi and Modi Constructions

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LEELA O CHIMALG!
STAMP VENDOR
5-4-76/A, Leela Ranigunj
SECUNDERABAD-500 003

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 23rd day of May 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, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

MR. V. RAMAKRISHNAN, SON OF MR. G. VENKATASUBRAMANYAN aged about 36 years, residing at Flat No. 303-B, Sterling White Fields, White Fields, Kondapur, 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 వ పుస్తకము 2008 వ సం॥ పు... 3549
 కస్తా-పేజీ మొత్తం కాగితముల సంఖ్య... 14
 ఈ కాగితము కరమైనది.

నవ-రిజిస్ట్రార్

2008 సం॥ మే 23 వ తేదీ
 1930 వ.శ.శ.నం. కే॥ 2 వ తేదీ
 పేజీలు 1 మరియు 2 గుంటల మధ్య
 కె.పి. నవ - రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ కట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి నమోదించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ॥ 1000/- లు చెల్లించినాడు.



Prabhakar

ప్రాసెయిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన వ్రేలు



Prabhakar s/o. K. P. Reddy O.C. Service
 2nd Floor, Solam mansion,
 20) K.L-187/2 & 4, M.G. Road, Sec'bad, through attested GPA for
 Presentation of documents, vide GPA no: 10/BKIV/08
 at Sls, Keesara, R.R. Dist.

ఎడమ బొటన వ్రేలు Venkatesh

V. Ramakrishnan S/o. G. Venkatasubramanyan
 21) 303-B, Sterling White Fields, White
 Fields, Kondapur, Hyderabad.

పూరించినది

P. Pradyots s/o. P. Dhanraj O.C. Service
 22) K.L-1-10-263, New Boverypally, Sec'bad.

A. Lakshmi Kontha s/o. A. Subrahmanya O.C. Service
 23) 5-4-187/304, Solam mansion, M.G. Road, Sec'bad.

Handwritten signature

2008 సం॥ పు మే 23 వ తేదీ నవ-రిజిస్ట్రారు
 1930 వ.శ.శ.నం. కే॥ 2 వ తేదీ కట్ట

WHEREAS:

- A) The Builder is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135, 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, S/o. Hanumath Rao
- Shri M. Pravarakya, S/o. Shri Kashinatham

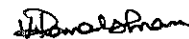
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became the owners of the Schedule Land. Former Owner at serial no. 'f' is the son of Former Owner at serial no. 'a'. Former Owner at serial no. 'g' is the son of Former Owner at serial no. 'b'. Vide proceeding of the Mandal Revenue Officer bearing no. B/1321/2004 dated 15.06.2004 the names of the former Owners at serial nos. a to e were mutated in the revenue records and patta passbooks/title books were issued to them. All the Former Owners have joined together for the execution of above referred sale deeds so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Builder herein.

For MODI & MODI CONSTRUCTERS



Partner



వస్తువల 2008 నంబర్ 2549
 దస్తావేజు మొత్తము కారితముల సంఖ్య 14
 ఈ కారితముల దరవ సంఖ్య

(Signature)
 వద్-రిజిస్ట్రారు

ENDORSEMENT
 Certified that the following amounts have been paid in respect of this document
 By Chellan No. 2549 Dt. 22/5/08
 S.R.H. Keesara, the basis of the m.v. 480,000 consideration of R.S. S.R.H. Keesara

I. Stamp Duty	
1. in the shape of stamp papers	Rs. 100
2. in the shape of challan (w/s 41 of U.S. Act. 1899)	Rs. 24700
3. in the shape of cash (w/s 41 of U.S. Act. 1899)	Rs.
4. adjustment of stamp duty (w/s 41 of U.S. Act. 1899, if any)	Rs.
II. T. Charges	
1. in the shape of Chellan	Rs.
2. in the shape of cash	Rs.
III. Registrar's Charges	
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 25960	

ఈ వస్తువల 2008 సంఖ్య (వ.శా 1930) నంబర్ 2549 మొత్తముగా రిజిస్ట్రారు చేయబడినది. స్టాంపు సంఖ్య 14. మొత్తం రుస్తుల దరవ 11530-2549/2008 కింద ఉన్నది.
 2008 నంబర్ 2549 నం 22 తేదీ

(Signature)

(Signature)
 వద్-రిజిస్ట్రారు అధికారి

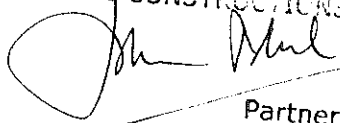


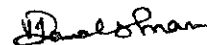
- C) The Builder is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007. The proposed project of development is styled as 'NILGIRI HOMES'.
- D) The Builder in the scheme of the development project have planned that the prospective buyers will eventually become the absolute owner of the identifiable land (i.e., plot of land) together with the independent house constructed thereon.
- E) The Buyer has purchased plot of land bearing plot no. 50 admeasuring 240 sq. yds. under a Sale Deed dated 23.5.08 registered as document no. 3547/08 in the Office of the S.R.O. Keesara, Ranga Reddy District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction and Agreement for Land Development Charges with the Builder for construction of a house on the plot of the land.
- F) The Buyer has inspected all the documents of the title of the Builder in respect of the Scheduled Land and the plot of land bearing plot no. 50 and also about the capacity, competence and ability of the Builder to construct the house thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Nilgiri Homes.
- G) The Buyer is desirous of having a house constructed for him by the Builder on plot of land bearing no. 50 as a part of the development project taken up by the Builder and the Builder is willing to undertake the said construction of the house.
- H) The Buyer as stated above had already purchased the plot of land bearing no. 50 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 23.05.08 referred herein above are and shall be interdependent agreements.
- I) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the house and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall construct for the Buyer a Detached House admeasuring 1946 sq. ft. of built-up area on plot of land bearing plot no. 50 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 24,80,000/- (Rupees Twenty Four Lakhs Eighty Thousand Only).
2. The Buyer shall pay to the Builder the above said consideration of Rs. 24,80,000/- (Rupees Twenty Four Lakhs Eighty Thousand Only) in the following manner:

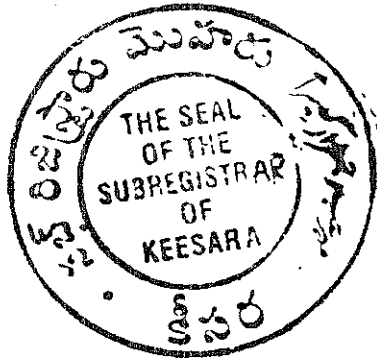
For MODI & MODI CONSTRUCTIONS


Partner



1 వుత్తరము 2008 సం॥ పు 1549
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ఈ లాగితముల పురుష సంఖ్య... 2


సబ్-రిజిస్ట్రారు



Installment	Amount (Rs.)	Due date of payment
I	8,15,000/-	05.05.2008
II	6,25,000/-	On completion of footings
III	10,40,000/-	On completion of construction bungalow

3. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
4. In case the Scheduled House is completed before the scheduled date of completion / delivery mentioned below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in above. The Buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Builder as to completion of the Scheduled House, notwithstanding the installments and due dates mentioned above.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the plot of land bearing no. 50 to the Builder for the purpose of construction of the house.
7. The Builder shall construct the house in accordance with the plans and designs and as per specifications annexed hereto as Annexure A & Annexure B respectively. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For MODI & MODI CONSTRUCTION


Partner



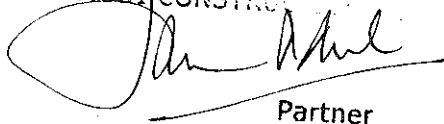
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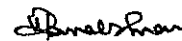
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9. The Builder shall complete the construction of the house and handover possession of the same on or before 31st December 2009 with a further grace period of 6 months. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said house within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies or account of any other reasons which are beyond the control of the builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
10. The Builder upon completion of construction of the house shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the house provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
11. The Buyer upon taking possession of the house shall own and possess the same absolutely and to the exclusion of the Builder and shall have no claims against the Builder on any account including any defect in the construction.
12. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said house.
13. The Buyer shall not be allowed to alter any portion of the house that may change its external appearance without due authorization from the Builder and / or Association / Society In-charge of maintenance for an initial period ending upto 2020 and all the houses in the project of Nilgiri Homes shall have a similar elevation, color, scheme, compound wall, landscaping, trees etc. for which the Buyer shall not raise any obstructions / objections.
14. The Builder shall deliver the possession of the completed house together with the redelivery of the plot of land to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Nilgiri Homes project.

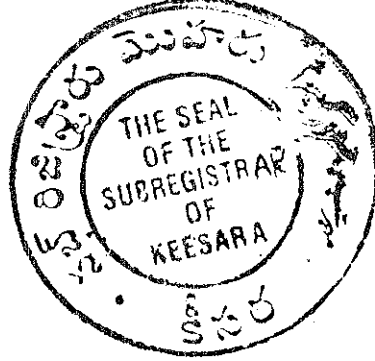
For MODI & MODI CONSTRUCTION


Partner



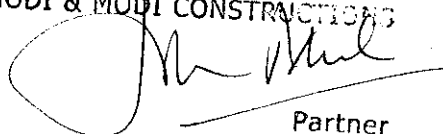
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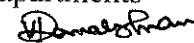
ఫో-రిజిస్ట్రారు



16. The Buyer shall not cut, maim, injure, tamper or damage any part of the structure of any part of the house nor shall the Buyer make any additions or alterations in the house without the written permission of the Builder and / or any other body that may be formed for the purposes of maintenance of the Nilgiri Homes Project.
17. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Nilgiri Homes project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
18. The Builder shall have the right to construct other houses and provide necessary common amenities and facilities on the Scheduled Land that is required under the scheme of development of Nilgiri Homes and the Buyer shall not make any objection or interruption nor make any claims to the proposed constructions etc. It is further, hereby specifically declared that roads, passages, drainage, water pipelines, sewerage connections, electric cables, transformer room, recreational facilities, gardens etc. which are for the common enjoyment of the occupants of Nilgiri Homes shall be enjoyed jointly in common by the occupants, owners or the buyers of the respective houses without any hindrance or objection of any kind whatsoever.
19. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the house under this agreement, or the sale deed, and/or the agreement for Land development charges.
20. The Buyer shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association.
21. That the Buyer shall become a member of the association / society which shall be formed to look after the maintenance of the Nilgiri Homes Project and shall abide by its rules. Until the society / association is formed the Buyer shall pay to the Builder such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers etc., as may be determined by the Builder. If the Buyer ever fails to pay maintenance charges for his/her house, the association shall be entitled to disconnect and stop providing all or any services to the scheduled house including water, electricity, etc. The Buyer shall pay a sum of Rs. 40,000/- & 60,000/- for row houses & independent houses respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments

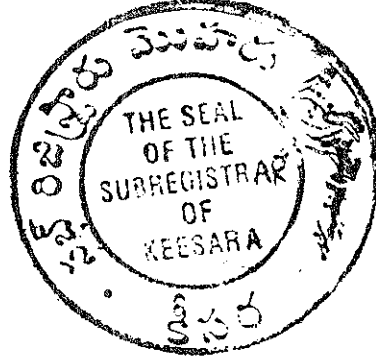
For MODI & MODI CONSTRUCTIONS


Partner



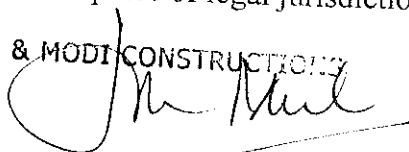
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లాభముల వయస్ సంఖ్య 6

పద-రజిస్ట్రారు



22. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement or forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
23. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 10% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said house to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
24. The Buyer shall impose all the relevant conditions laid down in this agreement in respect of usage, maintenance, alterations, membership of the association / society etc. upon the transferee, tenant, occupier or user of the house. However, even if such conditions are not laid down expressly by the Buyer or if laid down are inconsistent with the conditions laid down under this agreement, such agreements made by the Buyer shall be subject to terms and conditions contained under this agreement and such inconsistent terms and conditions laid down by the Buyer shall be deemed to be void. Further, such transferee / tenant / occupier etc., shall be bound by the terms and conditions contained under this agreement.
25. That the Buyer or any person through him shall keep and maintain the house in a decent and civilized manner. The Buyer shall further endeavor and assist in good up-keeping and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / buyers of the Nilgiri Homes. To achieve this objective the Buyer, inter-alia shall not (a) Throw dirt, rubbish etc. in any open place, compounds roads etc. no meant for the same. (b) Use the house for any illegal, immoral, commercial & business purposes. (c) Use the house in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / buyers of Nilgiri Homes. (d) Store any explosives, combustible materials or any other materials prohibited under law.
26. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
27. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.


For MODI & MODI CONSTRUCTION

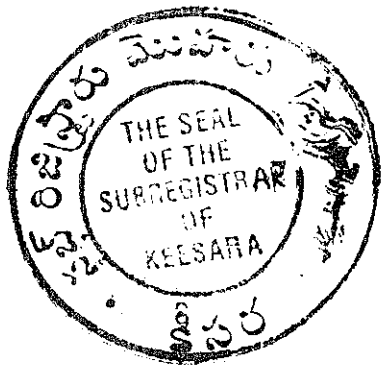


Partner



సంఖ్య 2008 నంబర్ 3549
మొత్తం లాభముల సంఖ్య 14
లాభముల పనుల సంఖ్య 7


మంజులక్ష్మి



28. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
29. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
30. Stamp duty and Registration amount of Rs. 25,800/- is paid by way of challan No. 789,266, dated 23.05.08, drawn on State Bank of Hyderabad, Keesara Branch, Ranga Reddy District.

SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 50 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132,133,134,135 and 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 51
South	Plot No. 49
East	Plot No. 57
West	30' wide road

AND

- B) ALL THAT DETACHED HOUSE admeasuring 1946 sft. of built-up area to be constructed on the above said plot no. 50 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:

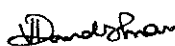
WITNESSES:

1. 

2. 

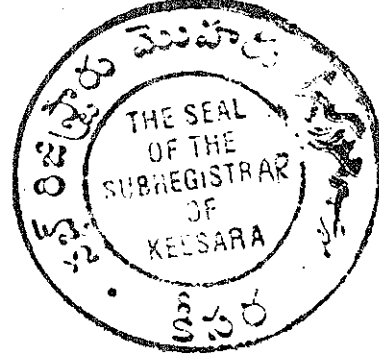
For MODI & MODI CONSTRUCTION


Partner
(Soham Modi)
BUILDER


BUYER.

ప్రకము 2008 సం॥ త్రి 3549
సాక్షి మొత్తం కారితముల సంఖ్య 14
ఈ కారితముల వరుస సంఖ్య 8

సబ్-రిజిస్ట్రారు

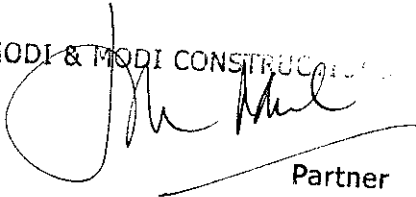


ANNEXURE - A

SPECIFICATIONS:

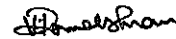
Item	Description
Structure	RCC
Walls	4"/6" solid cement blocks
External painting	Exterior emulsion
Internal painting	Smooth finish with OBD
Flooring	Marble slabs in all rooms
Door frames	Teak wood
Doors	Panel doors with branded hardware
Electrical	Copper wiring with modular switches
Windows	Powder coated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

For MODI & MODI CONSTRUCTION



Partner

(SOHAM MODI)
BUILDER



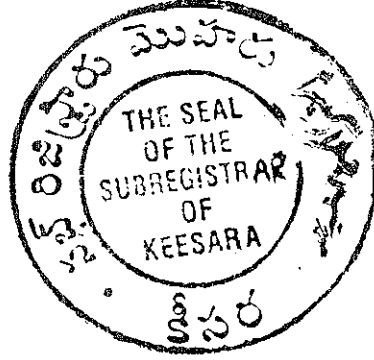
BUYER

1 ప్రస్తుతము 2008 సం॥ పేజీ 2549

ఉన్నా వేజు మొత్తము కాగితముల సంఖ్య 14

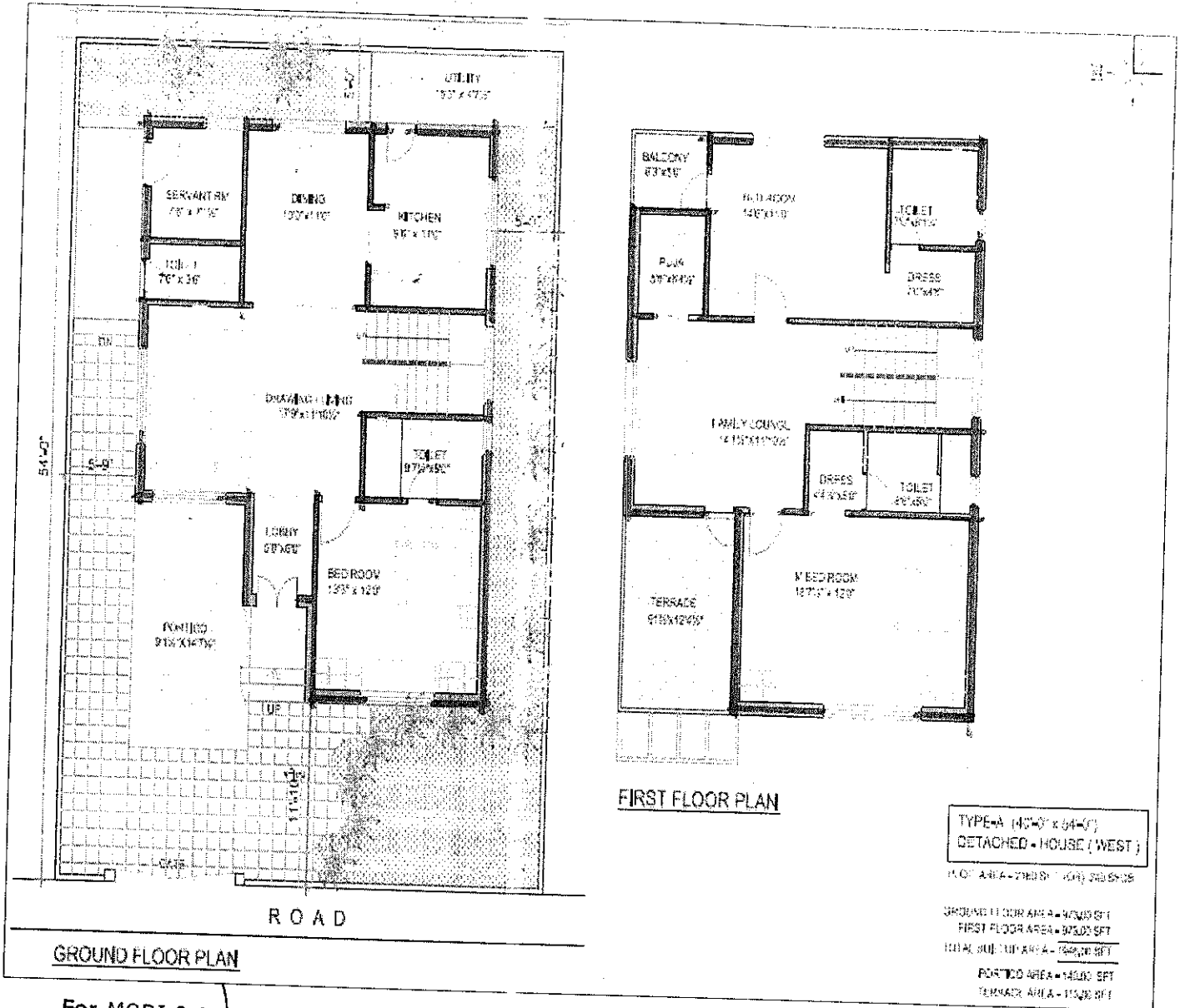
ఈ కాగితముల వరుస సంఖ్య 9


సబ్-రిజిస్ట్రారు



ANNEXURE - B

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 50 ADMEASURING
1946 SFT. OF BUILT-UP AREA.



For MODI & MODI CONSTRUCTION

 (SOHAM MODI)
 BUILDER Partner


 BUYER

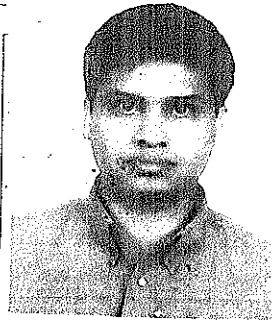
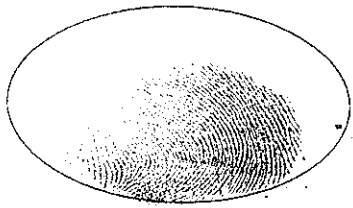
1 వస్తకము 2018 పంపు పై
దస్తావేజు మొత్తము కాగితముల సంఖ్య/.....
ఈ కాగితముల పుస్తక సంఖ్య 10

సబ్-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
--------	--	--	--



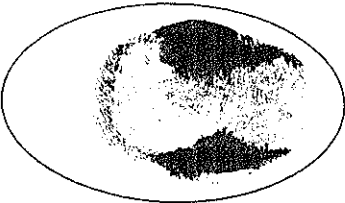
BUILDER:

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 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.



PURCHASER:

MR. V. RAMAKRISHNAN
S/O. MR. G. VENKATASUBRAMANYAN
R/O. FLAT NO. 303-B
STERLING WHITE FIELDS
WHITE FIELDS
KONDAPUR
HYDERABAD.

SIGNATURE OF WITNESSES:

[Handwritten signatures of witnesses]

For MODI & MODI CONSTRUCTIONS
[Handwritten signature]
SIGNATURE OF EXECUTIVE PARTNER

1 వృత్తకము 2008 సం॥ పు 3549
దస్తవేది మొత్తము లాగితముల సంఖ్య 14
ఈ లాగితముల వదున సంఖ్య 1

సహ-రిజిస్ట్రారు

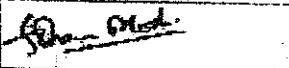


PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1980

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
DLDAP011193822002

PROBATIONER
R PRADEEP
2-3-4-5-6-7-8-9-10
JOINTLY ISSUED
HYDERABAD

35/07/2002 **DUPLICATE**
 Licencing Authority
 RTA-HYDERABAD-2

For MODI & MODI CONSTRUCTION


 Partner

1 ప్రస్తావనము 2008 కలం నెంబర్ 3549
దస్తావేజు మొత్తము తాగితముల సంఖ్య 14
ఈ తాగితముల వరుస సంఖ్య 12

నట-03స్థారు



Income Tax PAN Services Unit, LTISL
Plot No. 3, Sector II, CBD Belapur,
Navi Mumbai - 400 614.
या यादें खं यात या केंद्रात स्थित आहे/कायदा :
आयकर सेवा केंद्र, LTISL
प्लॉट नं. ३, सेक्टर २, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

V RAMAKRISHNAN
G VENKATASUBRAMANIAN
28/05/1971
Permanent Account Number
ADKPV9389G



V Ramakrishnan
Signature

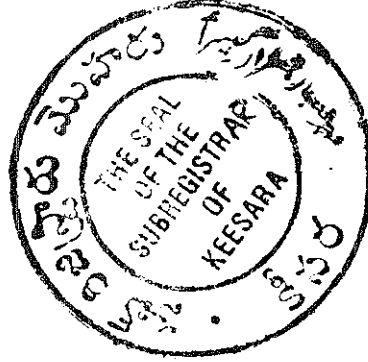
V Ramakrishnan

1 ఫిబ్రవరి 2008 సం॥ పే 2008

దస్తవేదిక నెంబర్లు కిందివలె సంఖ్యలు..... 14

ఈ కారణముల వారు సంఖ్య 13



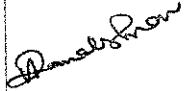
నవ-08/08



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

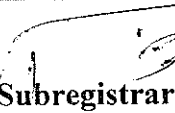
C.S.No./Year: 004405/2008 of SRO: 1530(KESARA)

23/05/2008 14:53:34

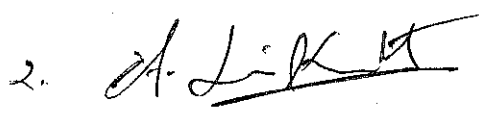
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) V.RAMAKRISHAN R/O.FLAT NO 303 B,WHITE FEILDKONDAPUR,HYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] MODI & MODI CONSTRUCTIONS OFFICE AT 5-4- 187/3&4,11 FLOOR SOHAM MANM.G.ROAD SECUNDERABAD	
3	Manual Enclosure	Manual Enclosure	(EX) MODI & MODI CONSTRUCTIONS OFFICE AT 5-4-187/3&4 11 FLOOR SOHAM MANM.G.ROAD SECUNDERABAD	

Witness
Signatures


Operator
Signature

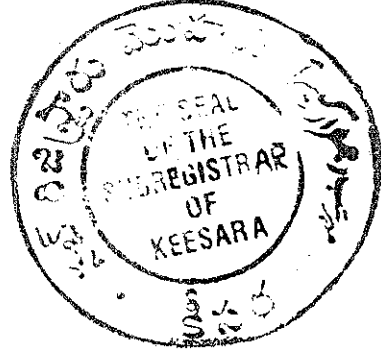

Subregistrar
Signature

1. 

2. 

1 శ్చక్రము 2008 సం॥ వై 2549
దస్త్రము కారితముల సంఖ్య 14
ఈ కారితముల వరుస సంఖ్య 14

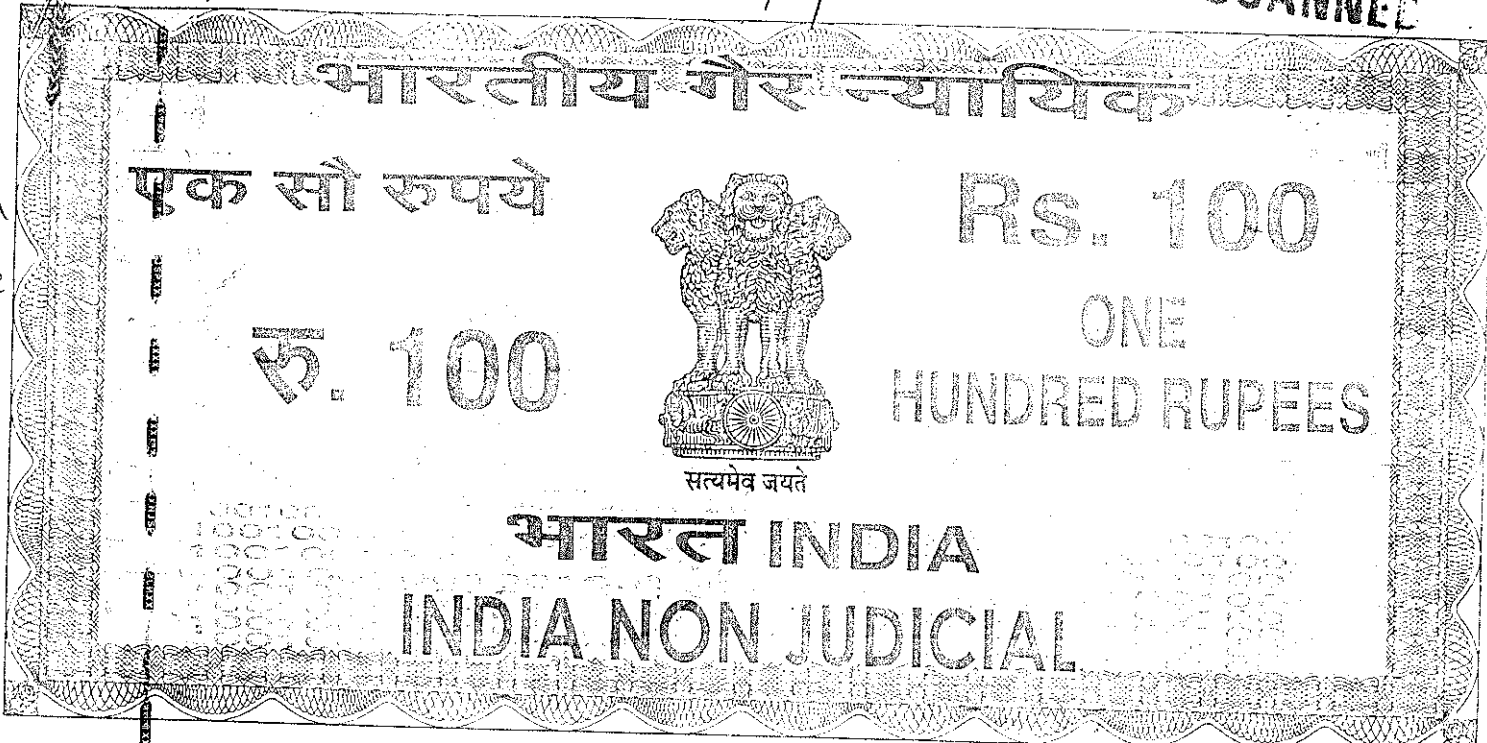
నవ-రిజిస్ట్రారు



3548/08

B:U SCANNED

CR
74
10
209



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3815-15/08 100
 Sold to: G. Venkatesh
 by: G. A. Rao
 for: Whara Modi and Modi Constructions

L. Chitambar
P 532017

LEELA G CHIMALG
 STAMP VENDOR
 N 12/3/08
 5-4-76/A, Ullas Ranigummi
 SECUNDERABAD-500 00

AGREEMENT FOR LAND DEVELOPMENT CHARGES

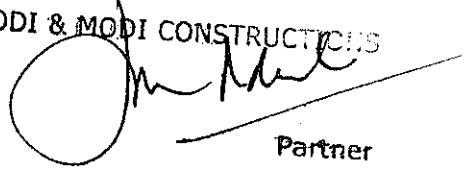
This Agreement is made and executed on this the 23rd day of May 2008 at Secunderabad by and between:

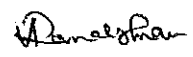
M/S. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, Occupation: Business, hereinafter referred to as the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

AND

MR. V. RAMAKRISHNAN, SON OF MR. G. VENKATASUBRAMANYAN aged about 36 years, residing at Flat No. 303-B, Sterling White Fields, White Fields, Kondapur, 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


 Partner



వి పుస్తకము 2008 వ సం॥పు... 324డి.....

కప్రానేజి మొత్తం కాగితముల సంఖ్య..... 8

మూలకాగితము వరుస సంఖ్య.....

2008 APR 2008

నం-02(10)-08

2008 సం॥ నెం 23 వ తేది

1930 సం॥ నెం 9 వ తేది

పదాలు 2 చరియ 3 గంటల మధ్య

డిసర్ సబ్ - రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి..K...Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను

ఆనుసరించి సమర్పించవలసిన తాబోగ్రాపులు

మరియు వేలిముద్రంతో నహా దాఖలు చేసి రుసుము

రూ॥ 1000/- లు చెల్లించినారు.

ప్రాసెసుయ్యేనట్లు ఒప్పుకోస్తుంది

విషయ బోధన చేసి



Prabhakar Reddy

Prabhakar Reddy

S/o K.P Reddy, occ: service

(1) 5-4-183/344, 2nd floor, Soham mansion, M.G. Road, Sec'bad, through attested GPA for presentation of documents. vide GPA no 12/2/08 at SHO, Keesara, R.R. Dist.



విషయ బోధన చేసి *Prabhakar Reddy*

V. Ramakrishnan S/o. G. Venkatasubramanyam
R/o. 303-B, Sterling white fields,
White fields, Kondapur, Hyderabad.



కొప్పించినది

P. Pradeep P. Pradeep S/o. P. Dhanraj occ: service
R/o. 1-10-263, new Banerjolly, Sec'bad.

A. Lakshmi A. Lakshmi, KANTH S/o. A. Jagananna occ: service
(1) 5-4-183/344, Soham mansion, m.g. Road, Sec'bad

Prabhakar Reddy

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. 50) 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. 50 admeasuring 240 sq. yds. under a Sale Deed dated ~~23.5.08~~ registered as document no. 3547/08, 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.

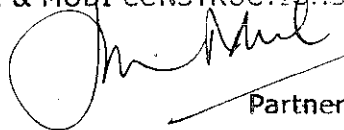
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

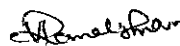
1. The Buyer has agreed to pay in advance a sum of Rs. 21,80,000/- (Rupees Twenty One Lakhs Eighty Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer shall pay to the Builder the above said amount for development charges of Rs. 21,80,000/- (Rupees Twenty One Lakhs Eighty Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	4,95,000/-	20.03.2008
II	16,85,000/-	05.05.2008

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



1 వ పుస్తకము నెంబర్ 3548
 దస్తావేజు వాతావరణ కారితముల పేరు 8
 ఈ కారితముల పేరు రూపు 2

[Signature]
 డిప్యూటీ-రిజిస్ట్రారు

REIMBURSEMENT	
Certified that the following amounts have been paid in respect of this document	
By Challan No. 789262 Dt. 23/5/08	
a. In Keesara, the basic of the m.v./ registration of R.S.	
b. Stamp Duty	
1. In the shape of stamp papers	Rs. 100
2. In the shape of challan (Sec 41 of U.S. Act, 1899)	Rs. 21700
3. In the shape of cash (Sec 41 of U.S. Act, 1899)	Rs.
4. In the shape of stamp duty (Sec 41 of U.S. Act, 1899, if any)	Rs.
c. In the shape of	
1. In the shape of challan	Rs.
2. In the shape of cash	Rs.
d. In the shape of	
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 22900	

[Signature]

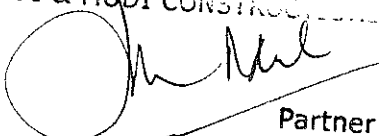
1 వ పుస్తకము 2008 సం॥ (కా.శ 1930) సం॥పు 3548 పరిధిలోగా రిజిస్ట్రారు చేయబడినది. స్టాంపింగ్ సాధనం గుర్తింపు నెంబర్ 11530-1 3548/2008 ఉత్పత్తినైవది.

2008 సం॥ *[Signature]* నెం 27 తేది

[Signature]
 డిప్యూటీ-రిజిస్ట్రారు ఆధికారి



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. 22,500/- is paid by way of challan No. 789267, dated 23.5.08, drawn on SBH, Keesara, R. R. District.

For MODI & MODI CONSTRUCTION

Partner



1 ప్రస్తుతము 2009 సం॥ పు 3548
దస్తావేజు యొక్క యీ లాగితముల సంఖ్య 3
ఈ లాగితముల వరుస సంఖ్య 3

శుభ-విజ్ఞాపన




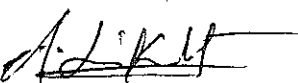
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 50 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:

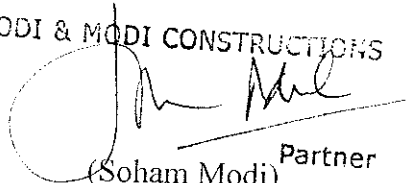
North	Plot No. 51
South	Plot No. 49
East	Plot No. 57
West	30' wide road

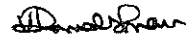
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


(Soham Modi) Partner
BUILDER



BUYER.

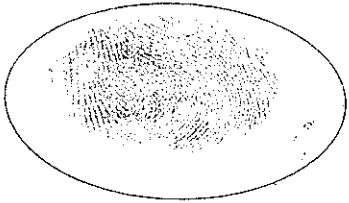
1 ప్రస్తుతము 2008 నవంబరు 2548
దస్తావేజు మొత్తము కారితముల సంఖ్య 8
ఈ కారితముల కుటుంబ సంఖ్య 4

సబ్-రజిస్ట్రారు



**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:

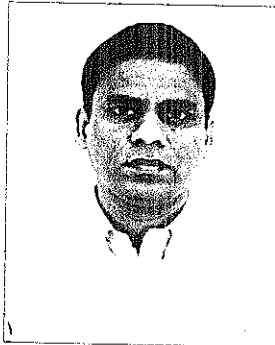
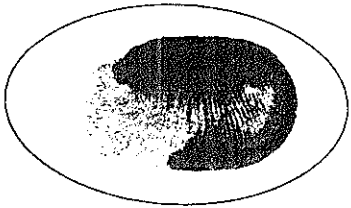
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

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.



PURCHASER:

MR. V. RAMAKRISHNAN
S/O. MR. G. VENKATASUBRAMANYAN
R/O. FLAT NO. 303-B
STERLING WHITE FIELDS
WHITE FIELDS
KONDAPUR
HYDERABAD.

SIGNATURE OF WITNESSES:

(Handwritten signatures of witnesses)


For MODI & MODI CONSTRUCTIONS

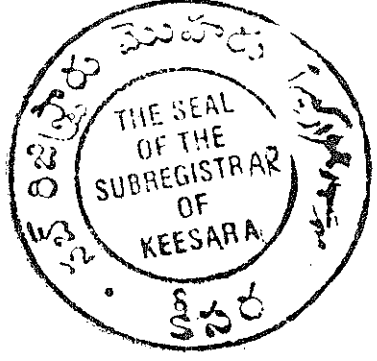
(Handwritten signature of executant)

SIGNATURE OF EXECUTANTS ^{Partner}

(Handwritten signature)

1 వుత్తరము 2008 నెంబర్ 3548
రస్తావజు మొత్తము లాగి కేసుల సంఖ్య
ఈ లాగి తముల చదున సంఖ్య


సబ్-రెజిస్ట్రారు



PERMANENT ACCOUNT NUMBER
ABMP16726H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

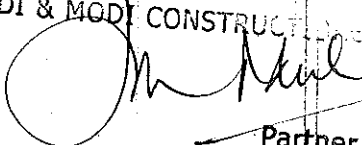
हस्ताक्षर / SIGNATURE
Sonam Modi

मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
 DL/DAP011193022002

प्रमाणित किया है /
क प्रमाणित किया है /
2-3-4/2002
जाति / जाति /
HYDERABAD

30/07/2002 **DUPLICATE**
 Licensing Authority
 RTA-HYDERABAD-02

For MODI & MODI CONSTRUCTION

 Partner

1 వృత్తకము 2008 నంబు పే 2548
దస్తావేజు మొత్తము
ఈ కాగితముల వరుస నంబు 6

నబ-రిజిస్ట్రారు



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
या कार्ड ग्राहक या को याने पावले किंवा हरकत/पहचान
अथवा पत्र पोचत नाही, UTIISL
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नावी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

V RAMAKRISHNAN
G VENKATASUBRAMANIAN
28/05/1971
Permanent Account Number
ADKPV9389G



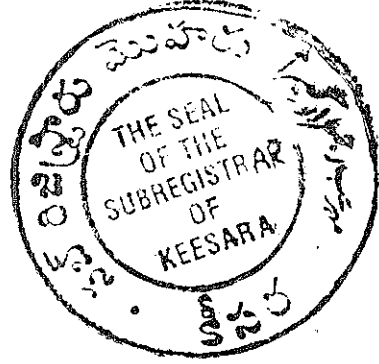
V. Ramakrishnan
Signature



V. Ramakrishnan

1 వుత్తరము 2008 సం॥ పు 2598
దస్తావేజు మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితముల వరుస సంఖ్య 7


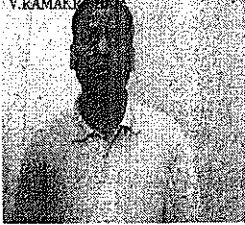
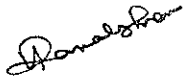
నబ్-రిజిస్ట్రారు



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

C.S.No./Year: 004404/2008 of SRO: 1530(KESARA)



23/05/2008 14:53:17

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) V.RAMAKRISHAN R/O.FLAT NO.303 B,STRLING WHITE FIELDS KONDAPUR HYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] MODI & MODI CONSTRUCTIONS OFFICE AT 5-4- 187/3&4,11 FLOOR SOHAM MANM.G.ROAD SECUNDERABAD	
3	Manual Enclosure	Manual Enclosure	(EX) MODI & MODI CONSTRUCTIONS OFFICE AT 5-4- 187/3&4 11 FLOOR SOHAM MANM.G.ROAD SECUNDERABAD	

Witness
Signatures

Operator
Signature

Subregistrar
Signature

1. 
2. 

1 ప్రస్తుతము 2008 నంబర్ 3548
దస్త్రీ వేజు మొత్తము లాగితముల సంఖ్య 8
ఈ లాగితముల వరుస సంఖ్య 1

సబ్-రిజిస్ట్రారు

