

Secunderabad by and between:

M/S. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 002 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

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

Partner

FOR MODE & MODE CONSTRUCTIONS

Page 1

చెన్నిపేట్ మొత్తం కాగితముల సంత్య్యం........... ఈ రాగితము వరుస్త సంఖ్యక 38-04 (A)-5 డ్రిల్లో ప్రాంత్రికి మార్చికి 1989 a. 8. 8. 73. a & & పగలు...2.....మరిడ్మమ. చే.....గంటల మద్య KEESARA కీసర సబ్-రిజిస్టారు ఆఫీసులో 3/3 x 3 Hr. Mohan Mod) ర్జిడ్మేషస్ చట్టను 1908 లోని సెక్షన్ కెవి.ఎను లనునరించి సమర్పించపఱమేన భోట్ భావులు మరియు ప్రవుబడ్లతో సహా దాణ్లుచేసి రుసువుు (Mul. So. Sotish Mode Occ. Business Plo. 5-4-18)/38,4, and flaor, Scham Mansion, M. G. Road, Secisad. හා!! | 000 / හා සිවුංඩත්ර బ్రాసీయిచ్చిన**ట్లు ఒప్పు**కొన్నద్ని ఎడమ బొటన టేలు 🤇 Mo. flar No. 02, krupe Deep 2pts ఎడమ బోతున డ్రోలు మియ్హాలు 1. Kamela Nagar, Ecil Post, Hyderabad. Flasherque So C. & Reday Occi Service 20. 2-3-64/10/eu, Amberper, Hudwalood. නි**රා සි**ංඩු**සු** Diren %. Comachandrois 800. Sutiress No. 1-10-58, Hz colony, P. G. Mondeli, Hoderales

3007 వ సం!!...మార్కెట్స్.....నెల..ఎ.ఎ తేదీ నట్-రిజిస్తారు

WHEREAS:

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

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

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

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

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

For MODI & MODI DONSTRUCTIONS

Bartner

Page 2

1503550 1085 1015 5 2 257 దస్వావేజు మొత్తము కాగితముల సంఖ్య...... ఈ రాగితము వరుస సంఖ్య...... 🛴 ... వట్-రిటిస్టారు ENGORELY ENT that the following amounts have has No. 196918 occument 8.8. H dres gp Duly in the sport of the pippers Rs.\OD g in the character states Rs. 19,900 te/s.41 of 1.311 (17509) 3. In the six 4.1 ± 15 (u/s.41 of Ed. 1 (2000) Rs. 4. adjustment on the medicity u/s.16 of LS. ACC.1699, if any Rs. Transfer Duty: Rs. 13. in shape of challan Rs. 2, in the shape of cash A. Begistration fees: Rs. \000 1. in the shape of challan Rs. 2, in the shape of cash IV. User Charges Rs. 00 1. in the shape of challan Rs. 2. In the shape of cash SUB REGISTRAR KEESARA

1వ పుస్తకము 2008 సం11 (శా.క.1878) సం11 నిమిత్తం గుర్తింపు సెంబరుగా రీజీష్టరు చేయబడికుది. స్కానింగ్ నిమిత్తం గుర్తింపు సెంబరు 1580-1...2-357.....2008 ఇవ్వడస్పేనది 2008 సం11....మెల్లె.........నల2-ని........వతేది సబ్-రిజిస్టోరు అధికారి



*

- 5. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the house under this agreement, or the sale deed, and/or the agreement for construction.
- 6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
- 7. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm. Joint Stock Company or any Corporate Body.
- 8. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
- 9. Stamp duty and Registration amount of Rs. 21,000/- is paid by way of challan No. 706928, dated 99 03 08, drawn on SBH, Keesaya & Hyderabad. R.C. 0188.

FOR MODE & MODE CONSTRUCTIONS

Partner

Page 3

1808రాలు కాగ్రామం ప్రాంతి ప్ర

SUBREGISTHAR OF THE STAR OF THE STAR OF THE STAR OF THE STAR OF THE SUBREGISTHAR OF THE STAR OF THE ST

SCHEDULED PLOT

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

North

Plot No. 57

South East Plot No. 55 30' wide road

West

Plot No. 49

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

For MODI & MODI CONSTRUCTIONS

mus.

(Soham Modi) BUILDER

WITNESS:

1. Property

2.

h

నబ్-రిజిస్తారు



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

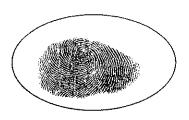




BUILDER:

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 PARTNER

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





BUYER:

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

SIGNATURE OF WITNESSES:

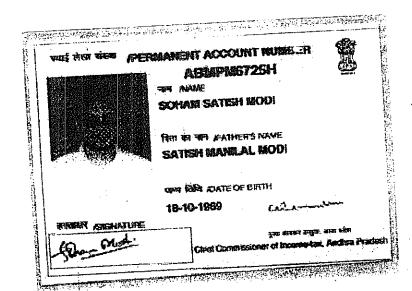
Rosalons

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE EXECUTANTS

कर्ज-ठक्षाकुट



For MODI & MODI CONSTRUCTIONS

Partner

18 () Summer State Company State Company

65746909<6IND7405268M1710168<<<<<<<<<

GAJBE दिये अपये जाना /Given Names INDIAN

भारत गुगराज्य REPUBLIC asis /Country Code

INDIA

Ë

G5746909 पारत्योर्ट मं. /Passport No. CF.

१९१% द्वास, भारत गणराज्य के साङ्ग्यति के नाम पर, उन सब से जिनका इस बात में शरीकार हा, यह प्रार्थना एवं अपेक्ष की जाती है कि वे वाहक की बिना रोक-टोक, आजारी से अने नतने हैं, और उसे १र तरह की ऐसी सहावता और सुरक्षा प्रदान करें िसर्वा उते अञ्चलकता हो ।

These are to request and require in the name of the freedent of the republic of india all those whom it may concean to allow the bearer to pass freely without let or mindeance. And to approach him of the every assistance and frotection 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



र्गी. राजया P. RAJAIAH कर्ते पासपोर्ट अधिकारी For Passport Officer BEZIAIZ/Hyderabadi

HYDERABAD

with date and Place of issue

पंजीकरण

HYDERABAD

THE SERVE OF ISSUE OF ISSUE

Place of Birth

3

26/05/1974

हिदेशों, में १४वें १४वें भारतीय नागरिकों को सलाक दी बाती है कि में अपने को निकटतम

शिक्षत है क्षेत्रके भए उंत्रीकृत करता से I

16/10/2017

ush Refu /Date of Expiry

युष्ट्र शासपोर्ट प्रदेश्त सरकार की सभ्यति है। पासपोर्ट अपि ार्ध से इस पासपोर्ट के संदुर्घ में काई भूषना गितन पर निसन इसे सुपुर्द करना शामिल है, उसका तुल्द अनुशतन किया जाए।

वह पामधेर्ट इत्क द्वारा किसी भी देश से बाहर न भेजा आए। यह पामपोर्ट पारक या उसके द्वारा प्राणिकृत व्याप्त के लक्के में ही होना चाहिए। इसमें किसी भी प्रकार के फेरकरण वा विकृत नहीं किया जाना सर्व≮ए ।

दालकोर्ट भूम चाना, भोरी हो जाना या मध्य हो अने पर आपनी शिकें रात्तकार भारत में निकटनम परणपेर्ट उत्तरकारों को (तथा चरि धाराज विदेश में हो) विकटनम भारतीय विशान को और स्वतंत्रम चुंदेशस को हो आती चाहिए। निक्केंपिक पूछताछ के प्रण्यात ही प्रतिसूक्त प्रमत्योर्ट जारी

REGISTRATION

LIMAN CRITTERS RESIDENT ABROAD ARE ADVISED TO REGIS-1 3. THE MEGIVES AT THE BEARGET INDIAN MISGEIN / POST.

CAUTION
THE PASSAGET IS THE PROPERTY OF THE GOVERNMENT OF INDIALARY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSAGET AUTHORITY REGARDING THIS PASSAGET, INCLUDING BEMARG FOR ITS SCHEENDER, SHOULD BE COMPLIED WITH IM-

MEDIATELY.

PASSITUEL SHOULD NOT HE SENT OUT OF ANY COUNTRY BY POST,
IT SHOULD BE IN THE CUSTODY BITHER OF THE HOLDER OR OF
A PERSON AUTHORISED BY THE HOLDER, IT MUST NOT BE ALTERED OF MUTILATED IN ANY WAY.

LOTE, THERE OR DESTRUCTION OF PASSFORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSFORT AUTHORITY IN IMPORTANT OF THE DEALER IS ABBOAD TO THE DEALERST (RESONAND AT THE DEALER FOR ABBOAD AT THE DEALER POLICE, ONLY AFFER EXPANSIVE ENGINEER OF THE DEAL PROPERTY PASSFORT HE ESSISE.

पति या पत्नी का नाम /Name of Spouse SULBHA GAJBE <u>2</u> FLAT N KAMALA NAGAR HYDERABAD 500062 yerl armoid का स. oft इस्तक जारी होने का स्थान एवं लिथि (Old Passport No. B2422944 08/000

HYDF01911607

ात्ता का नाम /Name of Mother GAJBE SUMAN

दिसाका नाम्कान्त्री अभिभावय GAJBE KRISHNA

APTS

KRUPADEEP

Industr 206 2 2011 20 mm July 27 moore డస్మావేజు మొక్కడు అగికుముల సంఖ్య...... ఈ కాగితము వరున సంఖ్య.......

వ్యక్త-రిజిస్త్రారు

