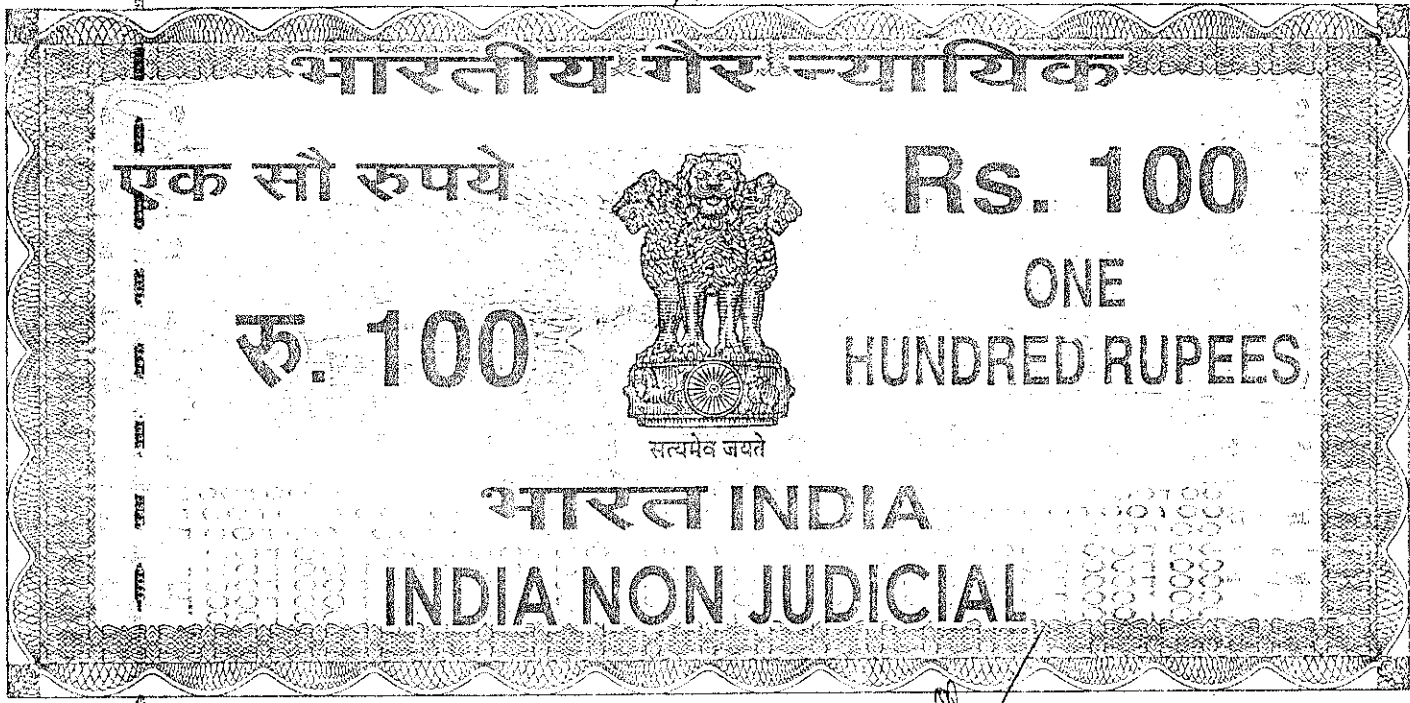


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1396



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH L 219406

Date: 14/12/2007 Rs 100/-
S/o. L. Hallah
For Whom: M/S. Modi & Modi Constructions

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

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 29th day of March, 2008 at Secunderabad by and between:

M/S. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 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.)

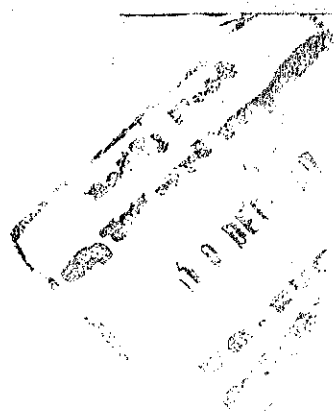
AND

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

For MODI & MODI CONSTRUCTIONS
[Signature]
Partner

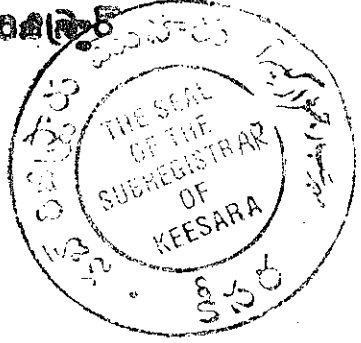
[Signature]

1920 వ సం॥... 2357.....
 చట్టవేళ మొత్తం కాగితముల సంఖ్య.....
 ఈ కాగితము వరుస సంఖ్య.....



1920 వ సం॥... నెల 27.....
 1920 వ.శా.శ. చెట్ల..... మాసం 9..... వ తేది
 పగలు 2..... మరియు 3..... గంటల మధ్య
 కీసర సబ్-రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి..... Mr. Mohan Modi.....
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు మరియు
 పేలివముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ॥.....లు చెల్లించినారు
 వ్రాసియిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన ప్రేలు

సబ్-రిజిస్ట్రార్



శ్రీ. S. Satish Modi occ. Business
 R/o. 5-6-187/3 & 4, 2nd floor, Boham
 Mansion, M. G. Road, Sec'bad.



ఎడమ బొటన ప్రేలు



శ్రీ. Krishna Gaybe occ. Service
 R/o. Flat no. 02, Krupa Deep 2pte
 Kamala Nagar, ECIL Post, Hyderabad.

నిరూపించినది
 0 శ్రీ. K. P. Reddy occ. Service
 R/o. 2-3-64/10/15, Amberpet, Hyderabad.

0 శ్రీ. K. Ramesh occ. Service
 R/o. 1-10-58, H.S. Colony, P.P. Mandal, Hyderabad.

2007 వ సం॥... నెల 27..... వ తేది
 సబ్-రిజిస్ట్రారు

WHEREAS:

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

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

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

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

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

For MODI & MODI CONSTRUCTIONS


Partner



1 వ పుస్తకము నంబరు 2357.....
 దస్తావేజు మొత్తము రూపాయల సంఖ్య..... 7.....
 ఈ రూపాయల వరుస సంఖ్య..... 2.....

నబ్-రిజిస్ట్రారు

ENDORSEMENT
 that the following amounts have
 been received in respect of this document:
 Bill No. 2357 of 2007
 Date: 2.3.2007

1. in the shape of stamp papers	Rs. 100
2. in the shape of challan (u/s. 41 of L.S. Act 1899)	Rs. 19.90
3. in the shape of cash (u/s. 41 of L.S. Act 1899)	Rs.
4. adjustment of stamp duty u/s. 16 of L.S. Act 1899, if any	Rs.
Transfer Duty:	
1. in shape of challan	Rs.
2. in the shape of cash	Rs.
Registration fees:	
1. in the shape of challan	Rs. 100
2. in the shape of cash	Rs.
IV. User Charges	
1. in the shape of challan	Rs. 100
2. in the shape of cash	Rs.

Total Rs. 1,100

[Signature]
 SUB REGISTRAR
 KEESARA

1వ పుస్తకము 2007 సం॥ (కా.క.1899) సం॥
 2357 నెంబరుగా రిజిస్టరు చేయబడినది. స్టాంప్
 విముక్తం గుర్తింపు నెంబరు 1580-1...2357...2007
 ఇవ్వడమైనది
 2007 సం॥...నెంబరు...నెంబరు...వతేది

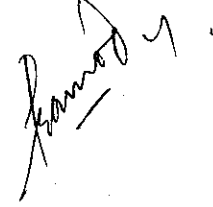
[Signature]
 నబ్-రిజిస్ట్రారు అధికారి



5. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the house under this agreement, or the sale deed, and/or the agreement for construction.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
8. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
9. Stamp duty and Registration amount of Rs. 21,000/- is paid by way of challan No. 706978, dated 29-03-08, drawn on SBH, Keesara Bx, Hyderabad. R.C. Dist.

For MODI & MODI CONSTRUCTIONS


Partner

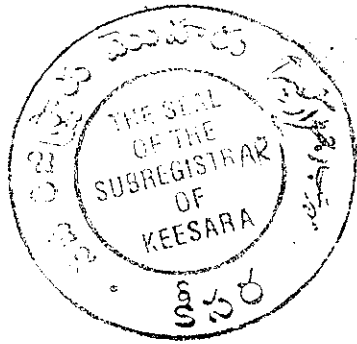


క్ర.సం. 2357

దస్తవేల వెళ్ళుము లాగితముల సంఖ్య 7

ఈ లాగితము వరుస సంఖ్య 3

సబ్-రిజిస్ట్రారు



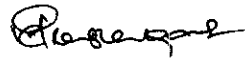

SCHEDULED PLOT

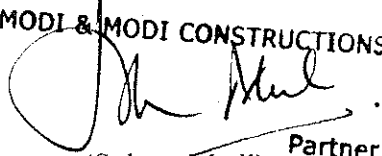
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 56 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

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

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

WITNESS:

1. 
2. 

For MODI & MODI CONSTRUCTIONS

(Soham Modi) Partner
BUILDER


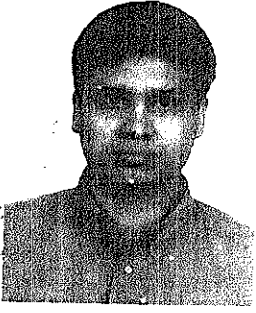



BUYER.

1. పేరు.....
2. దస్తావేజు మొత్తము తాగితముల సంఖ్య.....
3. ఈ తాగితము వరుస సంఖ్య.....

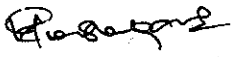
వబ్-రెజిస్ట్రారు



**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
			<u>BUILDER:</u> 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
			<u>BUYER:</u> MR. PRAMOD GAJBE S/O. MR. KRISHNA GAJBE R/O. FLAT NO. 02 KRUPA DEEP APARTMENTS KAMALA NAGAR ECIL POST HYDERABAD.

SIGNATURE OF WITNESSES:

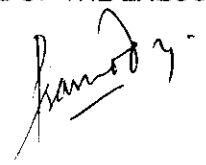
1. 

2. 

For MODI & MODI CONSTRUCTIONS


Partner

SIGNATURE OF THE EXECUTANTS



1 కె.ఎస్.ఆర్. నంబరు 2357
దస్తావేజు మొత్తము కారితముల సంఖ్య 7
ఈ కారితము వరుస సంఖ్య 5

సబ్-రిజిస్ట్రారు



प्राई लेख संख्या / PERMANENT ACCOUNT NUMBER
A31AP16725H

नाम / NAME
SONAR SATESH MODI

पिता का नाम / FATHER'S NAME
SATESH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
Sonar Sateh

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

For MODI & MODI CONSTRUCTIONS

Sonar Sateh

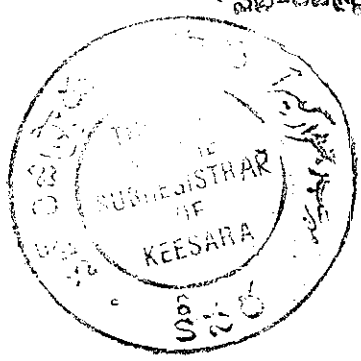
Partner

1. దస్తావేజు నింజాన సంఖ్య.....2357.....

2. దస్తావేజు మొత్తము కారితముల సంఖ్య.....7.....

3. ఈ కారితము వరుస సంఖ్య.....6.....

సబ్-డివిజన్



1. పంపిణీ చేసిన తేదీ: 2023/07/07
2. పంపిణీ చేసిన మొత్తం: 2
3. ఈ పంపిణీ చేసిన సందర్భం: 2

వల్-రిజిస్ట్రారు

