

ORIGINAL

10/11

దస్తావేజులు మరియు రుసుముల రశీదు
10148

నెం.

శ్రీమతి / శ్రీ L. Rajeshwar Rao and others

ఈ దిగువ వివరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

A

దస్తావేజు స్వభావము	Builder's Contract Agreement		
దస్తావేజు విలువ	2000,000		
స్టాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	P-3/IV/12	7/B/IV/14	
రిజిస్ట్రేషన్ రుసుము	10,000		Receipt
లోటు స్టాంపు (D.S.D.)	9900		366 316
GHMC (T.D.)			
యాజర్ ఛార్జీలు	100		dt 10/11/14
అదనపు షీట్లు			
5 x			
మొత్తం	20000		

RETURNED
23/1/14

(అక్షరాల) Twenty thousand only

తేది 10/11/14

వాపసు తేది _____

రూపాయలు మాత్రమే
సబ్ రిజిస్ట్రారు
పల్లభనగరి

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

4/12

P-3/14

SCANNED

DOU NO: 7/BK IV / 2014

BUILDER'S CONTRACT AGREEMENT

This Agreement for Builder's Contract is made and executed at Hyderabad on this the ¹⁵10 day of January 2014 by and between:

1. L. Rajeshwar Rao S/o. Shri. L. Ananda Rao, aged about 47 years, Occupation: Business, R/o. H. No. 1-1-364/75, Jawaharnagar, RTC X road, Hyderabad.
2. L. Santosh Rao S/o. Sri. L. Rajeshwar Rao, aged about 23 years, Occupation: Student, R/o. H. No. 1-1-364/75, Jawahar Nagar, RTC X Road, Hyderabad
3. L. Sowmika D/o. Sri. L. Rajeshwar Rao, aged about 25 years, Occupation: Student, R/o. H. No. 1-1-364/75, Jawahar Nagar, RTC X Road, Hyderabad
4. K.V. Pavan Kumar S/o. Shri. Sanjeev Rao, aged about 41 years, Occupation: Business, R/o. H. No. 11-1-329, Red Hills, Hyderabad
5. A. Chennakesh S/o. Late Shri. A. Vinod Kumar, aged about 31 years, Occupation: Business, R/o. Plot no. 6, Asbestos Colony, Karkhana, Secunderabad - 500 009
6. Smt. G. Damayanthi W/o. Shri Vaman, aged about 54 years, Occupation: House wife, R/o. H. No. 1-4-242, Jawahar Road, Jagityal, Karimnagar District
7. Ritesh Kumar (HUF) represented by its Karta Shri, Ritesh Kumar S/o. Deendayal aged about 31 years, Occupation: Business, R/o. H. No. 5-9-22/92, Adarsh Nagar, Hyderabad-500 063.

1. *[Signature]*

2. *[Signature]*

3. *[Signature]*

4. *[Signature]*

5. *[Signature]*

6. *[Signature]*

7. *[Signature]*

8. *[Signature]*

9. M. Ramesh

10. *[Signature]*

11. *[Signature]*

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Director

Book - 4 CS Number 4 of 2014 of SRO, Vallabh Nagar

Regular document number 7 of year 2014

Sheet 1 of 7 Sheets

Signature of B Joint SubRegistrar15
Vallabh Nagar

Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 2 and 3 on the 10th day of JAN, 2014 by Sri L.Rajeshwar Rao

Execution admitted by (Details of all Executants/Claimants of Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	SP		 [1508-4-2014-4]M/S	M/S MODI PROPERTIES & INVESTMENTS PVT.LTD REP BY GAURANG MODY H.NO.5-4-187/3,4 FLOOR ,SOHAM MANSION ,, M.G.ROAD,SEC-BAD-500003	
2	FP			M.KRISHNA H.NO.1-4-181,BALAJI NAGAR,JAGITAL, KARIMNAGAR DIST	
3	FP			G.DAMAYANTHI H.NO.1-4-242,JAWAHAR ROAD,JAGITYAL, KARIMNAGAR DIST	
4	FP			RITESH KUMAR REP BY KARTA SHRI RITESH KUMAR H.NO.5-9-22/92,DARSH NAGAR, HYD	
5	FP			M.RAMGOPAL H.NO.1-4-190,BALAJI NAGAR,JAGITYAL, KARIMNAGAR DIST	
6	FP			A.CHENNAKESH P.NO.6,ASBESTOS CLY,KARKHANA, SEC-BAD-500009	



8. M. Ramgopal S/o. Shri. Nalakishtam aged about 54 years, Occupation: Business R/o. 1-4-190, Balaji Nagar, Jagityal, Karimnagar District.
9. Smt. Renuka W/o. Shri. M. Ramgopal aged about 46 years, Occupation: Housewife R/o. 1-4-190, Balaji Nagar, Jagityal, Karimnagar District.
10. M. Krishna S/o. Shri. M. Ramesham aged about 51 years, Occupation: Business, R/o 1-4-181, Balaji Nagar, Jagityal, Karimnagar District
11. D. Sridhar Son of Shri. D. Prakash, aged about 39 years, Occupation: Service, resident of H. No. 6-31, Gandhinagar, Siddipet, Medak District and presently residing at # 3452, Glenprosenct, Sanjose, California - CA -95148, USA represented by his ~~General~~ Power of Attorney Holder Shri. M. Krishna, son of Mr. M. Ramesham, aged about 51 years, Occupation: Business, resident of 1-4-181, Balaji Nagar, Jagityal, Karimnagar District. *vide SPA Validated File No. 006/E/2017*
Hereinafter collectively referred to as the **OWNERS** which expression shall mean and include their representatives and assigns of the First Part. *Dt. 3/01/17 at DR. R.E. 288*

AND

M/s. Modi Properties & Investments Pvt. Ltd a company incorporated under companies act 1956 having its registered office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500003 represented by its Director Shri. Gaurang Mody Hereinafter referred to as the **BUILDER** which expression shall mean and include its representatives and assigns of the Second Part.

WHEREAS:

- A. The First Party No. 10 is represented by his special power of attorney holder Mr. M. Krishna being the First Party no.9 herein.
- B. Whereas the Second Party is an experienced and licensed civil contractor/builder.
- C. The First Party has approached the Second Party with a request to provide their services for supervision of construction for the proposed residential complex on the land admeasuring Ac.5-30 gts bearing Sy.No.49 (P), situated at Yapral Village, Malkazgiri Mandal, GHMC Alwal Circle, Hyderabad, Ranga Reddy District.
- D. The Second Party has accepted the request of the First Party and for the same the First Party has to pay a sum of **Rs.20,00,000/-** (Rupees Twenty Lakhs only) towards consultancy charges to the Second Party for the total buildings construction.
- E. The parties are recording the terms of their agreement in writing.

THIS DEED OF AGREEMENT FOR BUILDERS CONTRACT WITNESSES AS FOLLOWS:

1. The Second Party (Builder) has agreed to help execute and supervise the construction work and the entire construction cost shall be borne by the First Party.
2. The Second Party shall not engage/entrust the agreed work of supervision to a third party.
3. The First Party shall make regular payments to the Second Party as per the progress of work.
4. The First Party shall withhold 10% of the agreed charges payable to the Second Party till completion of the entire construction work.

[Handwritten signatures and stamps]

M. Renuka
For Modi Properties & Investments Pvt. Ltd.



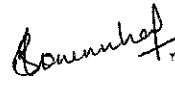


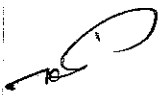

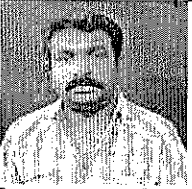
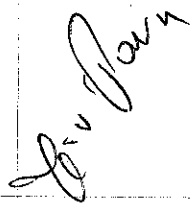

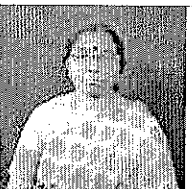
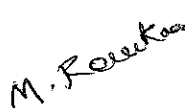

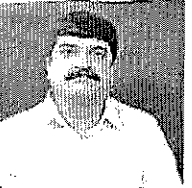


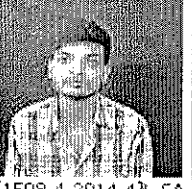
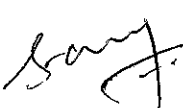
[Other signatures: G. Damodar, M. Krishna, etc.]

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Regular document number 7 of year 2014

Sheet 2 of 7 Sheets

Signature  Joint SubRegistrar15
Vallabhnagar

7	FP		 [1508-4-2014-4]L.SC	L.SOWMIKA H.NO.1-1- 364/75,JAWAHARNAGA R,RTC ROAD, HYD	
8	FP		 [1508-4-2014-4]D.SF	D.SRIDHAR REP BY GPA M.KRISHNA H.NO.1-4-181,BALAJI NAGAR,JAGITAL, KARIMNAGAR DIST. <i>vide GPA validation File No: 006/E/2014 Dt: 3/1/14 at D.R.R. Road</i>	
9	FP		 [1508-4-2014-4]K.V.	K.V.PAVAN KUMAR H.NO.11-1-329,RED HILLS, HYD	
10	FP		 [1508-4-2014-4]REN	RENUKA H.NO.1-4-190,BALAJI NAGAR,JAGITYAL, KARIMNAGAR DIST	
11	FP		 [1508-4-2014-4]L.R.R	L.RAJESHWAR RAO H.NO.1-1- 364/75,JAWAHARNAGA R,RTC ROAD, HYD	
12	FP		 [1508-4-2014-4]L.SA	L.SANTOSH RAO H.NO.1-1- 364/75,JAWAHARNAGA R,RTC ROAD, HYD	



5. The amount payable shall be subject to TDS and Service Tax.
6. The Second Party shall be solely responsible for the quality and safety aspects of the proposed construction.
7. The First Party shall pay for the manpower employed at the recommendation of the Second Party for construction of the proposed complex. The First Party shall be responsible for the safety of such man power employed.
8. The Second Party shall at all times have its personal deployed at site to ensure quality of construction, safety and structural stability of the complex.

SCHEDULE OF THE PROPERTY

All that part and parcel of agricultural land admeasuring about Ac.5-30 gts of land forming part of Sy. No. 49, situated at Yapral Village, Malkazgiri Mandal, Ranga Reddy District under S.R.O, Vallabh Nagar and bonded by:

North: HUDA approved lay-out
South: Sy. No. 49 (P)
East : Water body
West: 100' wide main road

IN WITNESS WHEREOF the parties have signed this deed of Agreement of Builder's Contract with their own free will and consent on this day, the month and year fir above mentioned.

WITNESSES:

1. 

2. 


1. 

3. 

5. 

7. 

9. 


11. 

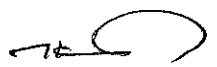
OWNERS

2. 


4. 

6. 

8. 

10. 

For Modi Properties & Investments Pvt. Ltd.


BUILDER


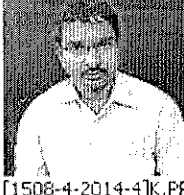


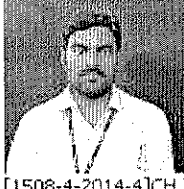

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Regular document number 7 of year 2014

Sheet 3 of 7 Sheets

Signature of R Joint SubRegistrar15
Vallabh Nagar

Identified By Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1508-4-2014-4]K.PF	K.PRABHAKAR REDFDY H.NO.5-1-187/, FLOOR SOHAM MODI ,M.G.ROAD HYD,	
2		 [1508-4-2014-4]CH.F	CH.RAMESH H.NO.1-3- 176/B/25,KARADIGUA,H YD	

10th day of January ,2014

R Subramanyam
Signature of Joint SubRegistrar15
Vallabh Nagar

Endorsement:

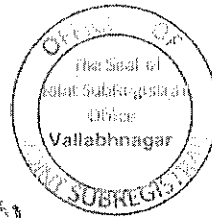
Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of i.s Act	Cash	Stamp Duty u/s 16 of i. act	DD/BC/ Pay Order	
Stamp Duty	100	9900	0		0	10000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	10000	0		0	10000
User Charges	NA	100	0		0	100
Total	100	19900	0		0	20100

Rs. 9900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 2000000/- was paid by the party through Challan/BC/Pay Order No ,366316 dated ,10-JAN-14.

Date

10th day of January ,2014

R Subramanyam
Signature of Registering Officer
Vallabh Nagar



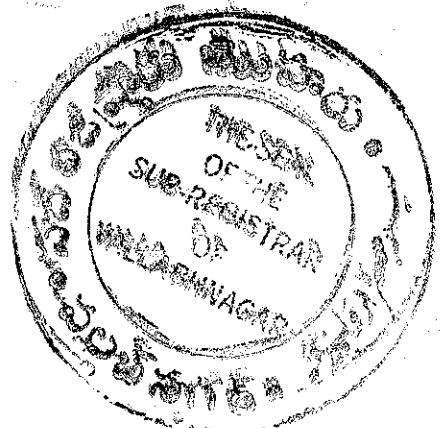
సంఖ్య 2014 నం./ శాస 1935వ నిబంధన

07 నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది. నిబంధన

నిమిత్తం గుర్తింపు నెంబరు 1508-D-07-2014

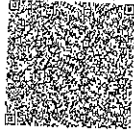
తేదీ. 20/1/14.

R Subramanyam
ఆర్. సుబ్రామణ్యం
జాయింట్-నల్ రిజిస్ట్రారు - 15
వల్లభనగర్





గట్టు దమయంతి
Gattu Damayanthi
పుట్టిన సం./YoB: 1959
స్త్రీ Female



7510 3161 6745

అధార్ - అధార్ - సామాన్యమానవుడి హక్కు





విరుసామా:
W/O: గట్టు వామన్, 1-4-229,
కృష్ణ నగర్ జగిత్యాల, జగిత్యాల,
జగిత్యాల, కరీంనగర్
ఆంధ్ర ప్రదేశ్, 505327



Address:
W/O: Gattu Vaman, 1-4-229,
Krishna Nagar Jagtial, Jagtial,
Jagtial, Karim Nagar
Andhra Pradesh, 505327

Aadhaar - Aam Aadmi ka Adhikar

1431342/04
ANDHRA PRADESH
DRIVING LICENSE
DEPARTMENT OF TRANSPORTS
DR. RAMA KUMAR GOPALA
DIN DAVAL GUPTA
1956
MAHARAJA ROAD
HYD
03-2004
DEERABAD

భారత ప్రభుత్వం
Government of India
రామ్ గోపాల్ మండాల
Ram Gopal Manchala
పుట్టిన సంవత్సరం / Year of Birth: 1956
పురుషుడు / Male
6498 9301 6381

అధార్ - సామాన్యని హక్కు

మండాల కృష్ణ
Manchala Krishna
పుట్టిన సం./DOB: 03/04/1951
పురుషుడు / Male
2666 6647 5556



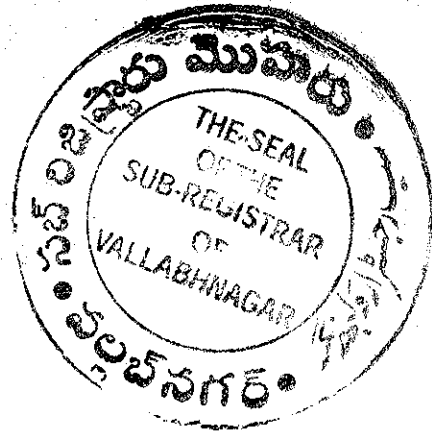

అధార్ - సామాన్యని హక్కు

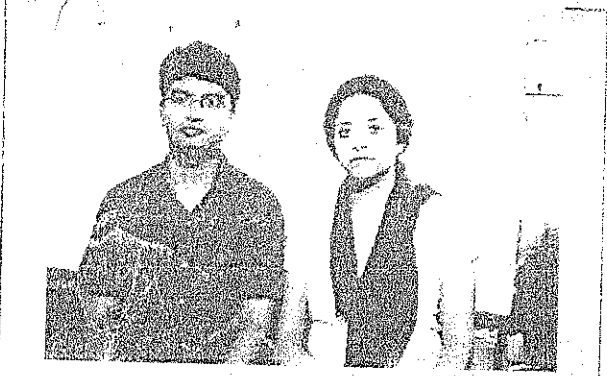
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Regular document number 7 of year 2014

Signature of Joint SubRegistrar15
Vallabhnagar

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Family Members Details

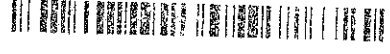
No	Name	Relation	Date of Birth	Age
2	Rama Devi	Mother	25/12/64	42
3	Dathri	BROTHER	28/02/89	17
4	Sinduri	Wife	16/08/83	23

(Handwritten signature)

09/05/2006
 వ్యక్తిగత వివరాలు/Details
 వ్యక్తిగత వివరాలు/Details

HOUSEHOLD CARD

Card No : PAPI67888601176
 P.P Shop No : 380
 పేరు : అమ్మనబోలు.చెన్నాలేశ
 Name of Head of Household : Ammanabolu.Chennaiesh
 తండ్రి/భర్త పేరు : వినోద్ కుమార్
 Father/ Husband name : Vinod Kumar
 పుట్టిన తేదీ/Date of Birth : 08.09/1980
 వయస్సు/Age : 26
 వృత్తి /Occupation : Own Business
 ఇంటి.నెం./House No. : 60
 వీధి /Street : KARKHANA
 Colony : ASBESTOS COLONY
 Ward : కాండ్ 4/ Ward- 4
 Circle : ఎస్కె 8 / Circle VIII
 జిల్లా /District : హైదరాబాదు / Hyderabad
 Annual Income (Rs.): 100.000
 LPG Consumer No. : /G0128/(Double)
 LPG Dealer Name : Model Gas Service.HPC



భారత ప్రభుత్వం
 Government of India

మంచాల రేణుక
 Manchala Renuka



పుట్టిన సంవత్సరం/Year of Birth: 1981
 లింగం / Female



3932 9355 4609

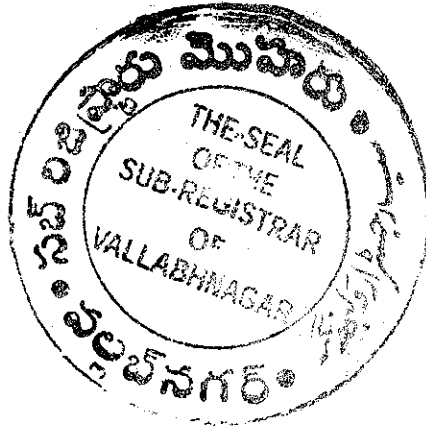
ఆధార్ - సామాన్యని హక్కు

Book - 4 CS Number 4 of 2014 of SRO, Vallabhnagar

Regular document number 7 of year 2014

Signature of Joint SubRegistrar15
Vallabhnagar

Sheet 5 of 7 Sheets




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LINGAMPALLY SANTHOSH RAO
RAJESHWAR RAO LINGAMPALLY

01/07/1989
Permanent Account Number
AGTPL0071F

Santhosh
Signature




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LINGAMPALLY SOWMIKA
RAJESHWAR RAO LINGAMPALLY

05/10/1987
Permanent Account Number
AGTPL0079P

Sowmiika
Signature



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



20567/HW/1992

K V PAVAN KUMAR
K.S. SANJEEVA RAO
HNO: 30-265/25/13/1
GEETHA NAGAR
R K PURAM
MALKA GIRE
RANGA REDDY - 500056

[Signature]
Signature

[Signature]
Licencing Authority
RTA RANGAREDDY EAST

Issued On: 27/12/2012


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

C BAMESH
NARSING RAO CHANDRAGIRI

21/07/1979
Permanent Account Number
AKRPR1896C

[Signature]
Signature



Pranavrup

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABEPL7208G

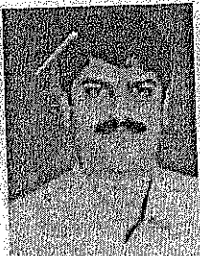
नाम / NAME
RAJESWAR RAO LINGAMPELLI

पिता का नाम / FATHER'S NAME
ANANDA RAO LINGAMPELLI

जन्म तिथि / DATE OF BIRTH
01-06-1965

हस्ताक्षर / SIGNATURE
[Signature]

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



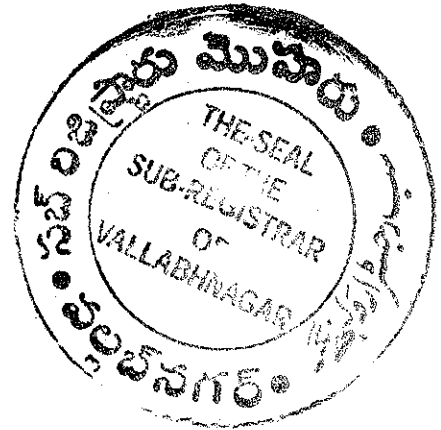
ANDHRA PRADESH
DRIVING LICENCE

GEETHA NAGAR
R K PURAM
MALKA GIRE
RANGA REDDY - 500056

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RTA RANGAREDDY EAST

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Signature of Joint Sub Registrar 15
Vallabh Nagar



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAURANG J MODY
JAYANTILAL MOJILAL MODY
24/11/1967
Permanent Account Number
AIZPM3748A



Signature

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