



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

S.No: 379, Date :17/2/2014, Rs.100/-  
Sold to: SHARAD KADAKIA S/o late. J. M. KADAKIA  
For Whom: SELF & OTHERS R/o. SEC'BAD

M. Jyothilaxmi AZ 328267  
**M. JYOTHILAXMI**  
Licenced Stamp Vendor  
S.V.L.No.59/95, R.L.No.16-06-004 of 2012  
Shop No.1, H.No.1-1-149, 62/A  
Garden Lodge Building,  
St. Mary's Road, SECUNDERABAD-A.P.  
Phone.No.9246840239

AGREEMENT

This Agreement is made and executed on this the 10<sup>th</sup> day of March 2014 at Hyderabad by and between:

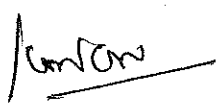
1. **Shri. Rajesh J Kadakia** son of Late Shri. Jayantilal M. Kadakia aged 58 years, Occupation: Business, resident of 5-2-223, Gokul, 3<sup>rd</sup> Floor, Distillery Road, Secunderabad – 500 003 and represented by M/s. Modi Properties & Investments Pvt Ltd represented by its Managing Director Shri. Soham Modi, S/o. Shri Satish Modi, R/o. M.G.Road, Secunderabad - 500 003.
2. **Shri. Sharad J Kadakia** son of Late Shri. Jayantilal M. Kadakia aged 54 years, Occupation: Business, resident of resident of 5-2-223, Gokul, 3<sup>rd</sup> Floor, Distillery Road, Secunderabad - 500 003 and represented by M/s. Modi Properties & Investments Pvt Ltd represented by its Managing Director Shri. Soham Modi, S/o. Shri Satish Modi, R/o. M.G.Road, Secunderabad - 500 003.

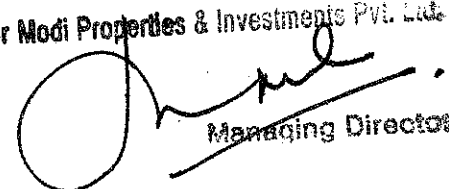
(Hearin after called the Land Owners)

AND

**Hyderabad Metro Rail Ltd** having its office at Metro Rail Bhavan, Saifabad, Hyderabad – 500 004 and represented by its General Manager (LM).

(Hearin after called the Metro Rail Authority).

  
General Manager (Land Management)  
Hyderabad Metro Rail Ltd.  
Saifabad, Hyderabad.

For Modi Properties & Investments Pvt. Ltd.  
  
Managing Director

**WHEREAS:**


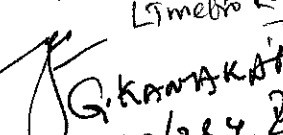
- A. The Land Owners are the owners and the possessors of premises bearing No. 1-10-176, known as "Green Towers" situated at Begumpet Main Road, Opp. Hyderabad Public School, Hyderabad -- 500 016 consisting Parking + Five upper floors on the land area of 3,310 Sq.yds (Hereinafter referred to as the Said Property).
- B. The Metro Rail authorities are developing Metro Rail Project and a part of the project is passing through Begumpet Main Road. As a part of the project a Pier Foundation has to be put up close to the property of the Land Owners. For the purpose the northern side compound wall of the said property has to be demolished so that the foundation of the pier can be constructed. The pier foundation shall be constructed in such a way that only a part of the pier foundation shall be constructed underneath the compound wall of the said property and the column of the pier shall be constructed outside the said property.

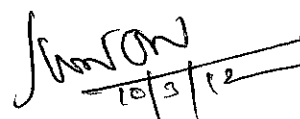
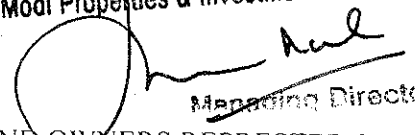
**Now this agreement witnesseth as follows:**

1. The Metro Rail authorities will carry out the work of Pier Foundation near the Said Property of the Land Owners.
2. The Metro Rail authorities shall leave enough space for entry and exit of vehicles and persons in occupation of the Said Property.
3. The Metro Rail authorities shall take all care as to not to damage the other portions of the Said Property which is not required for their work of Pier Foundation.
4. A sum of Rs. 2,15,000/- (Rupees Two Lakhs and Fifteen Thousand only) will be paid to the Land Owners by the Metro Rail Authorities as a compensation cost for reconstruction of the compound wall and the lawn which are getting effected. The above amount will be paid to Shri. Rajesh J. Kadakia and Shri. Sharad J. Kadakia in equal half's.
5. It is specifically agreed that neither Metro Rail Authority nor GHMC/HMDA/any other Government Authority shall be entitled to claim any right of ownership in or upon any part of the land, which is the subject matter of this agreement. Further it agreed that Metro Rail Authority nor GHMC/HMDA/any Government Authority shall claim any easement rights on the said land nor shall any restrictions be placed on the Land Owners' rights to make further constructions and/or additions and alterations to the existing construction which will be in conformity to Building Rules G.O.Ms. No.168, M.A dated 07.04.2012 or relevant rules that are framed from time to time.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the date, month and year mentioned herein above, in the presence of the following witnesses:

WITNESSES:

1.   
C.V. Shankar (Sd/-)  
C.M. L&I M&R  
Paving Stone office (Sd/-)  
Metro Rail Hyderabad
2.   
G. Kadakia  
S.No. 187/384, 2/F, 1st  
Sahakar Nagar, H.G. Road  
Secunderabad - 500 003

  
10/3/12  
General Manager (Land Management)  
Hyderabad Metro Rail Ltd.  
HYDERABAD METRO RAIL LIMITED  
Secunderabad, Hyderabad.  
For Modi Properties & Investments Pvt. Ltd.  
  
Managing Director  
LAND OWNERS REPRESENTED BY THEIR  
AUTHORISED REPRESENTATIVE