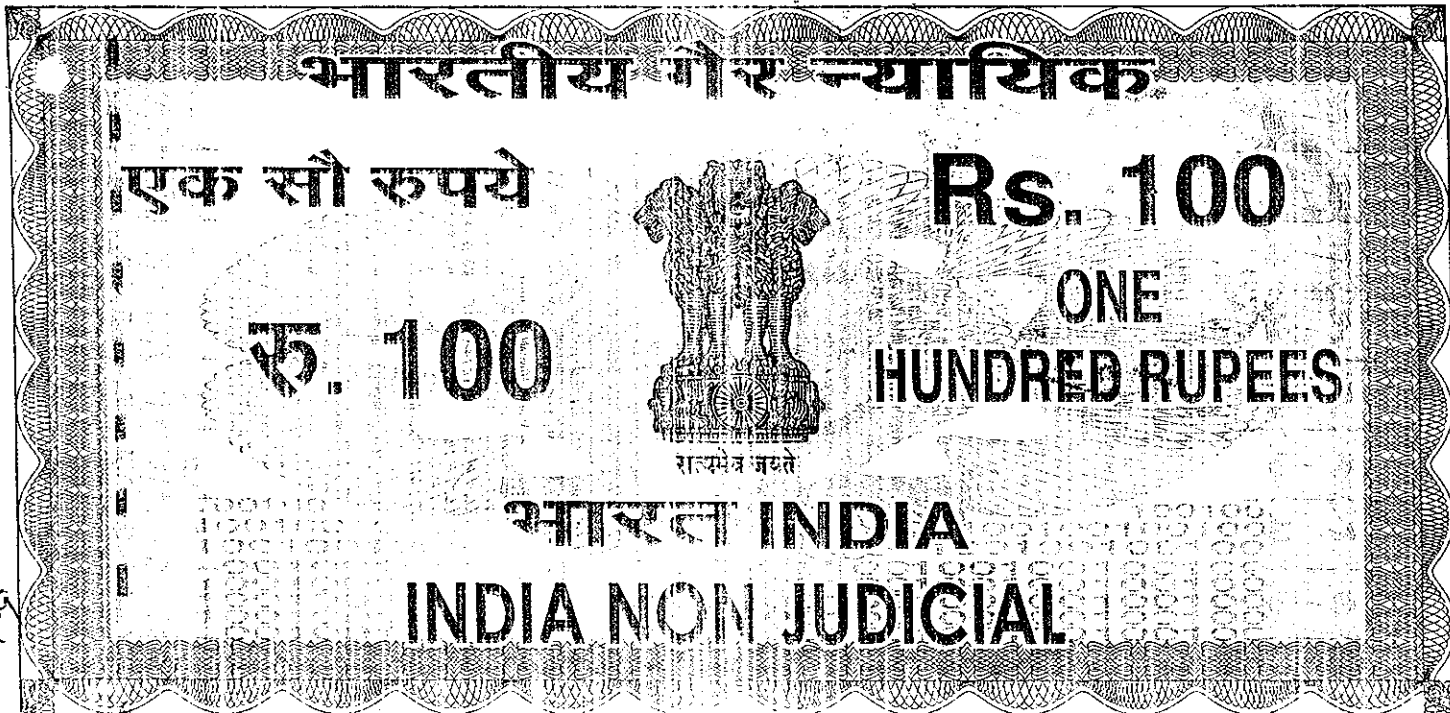


5255/09



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

U 501719

S.No. 5084 Date 05/10/2009 Rs. 100/-  
 sold To Anil Kumar  
 U/o. Director Narayana  
 for Whom Modi & Modi Constructions

*A. Dinesh*  
**A. DINESH**  
**STAMP VENDOR**  
 S.V.L.No. 41/2007,  
 Shankar Nagar, Narayanduguda,  
 CHATKAR SOCIETY, R.R.D.M.

**AGREEMENT FOR LAND DEVELOPMENT CHARGES**

This Agreement is made and executed on this the 15<sup>th</sup> day of October 2009 at SRO, Keesara, Rang Reddy District 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 39 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

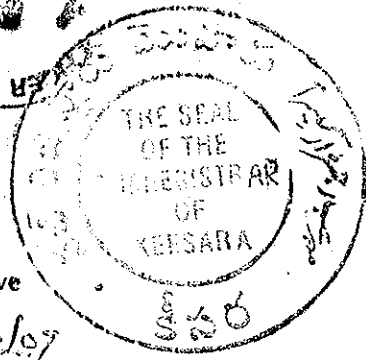
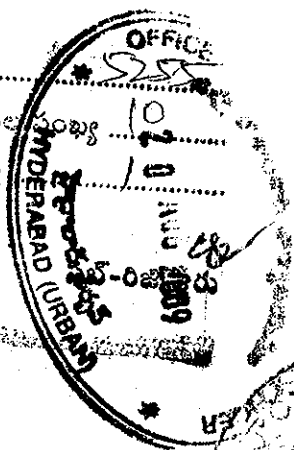
MR. ADITYA JAISWAL, SON OF MR. ASHOK KUMAR JAISWAL aged about 28 years, Occupation: Service, residing at H. No. 3-5-1037, 1<sup>st</sup> Floor, Narayanguda, Hyderabad - 500 029, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

Page 1 of 4

*[Signature]*  
 Partner

1వ పుస్తకము 2009 ను పు



**ENDORSEMENT**

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

By challan No. 174476 dt. 16/10/07

**I. Stamp Duty:**

- 1. in the shape of stamps
- 2. in the shape of cash
- 3. in the shape of cash
- 4. ad valorem stamp duty

Rs 100/-  
 Rs 15310/-  
 Rs  
 Rs

**II. Transfer Duty:**

- 1. in shape of challan
- 2. in the shape of cash

Rs  
 Rs

**III. Registration fees:**

- 1. in the shape of challan
- 2. in the shape of cash

Rs 1000/-  
 Rs

**IV. Other Charges**

- 1. in the shape of challan
- 2. in the shape of cash

Rs 100/-  
 Rs

Total Rs 16510/-

*[Signature]*  
**SUB REGISTRAR  
 KEESARA**

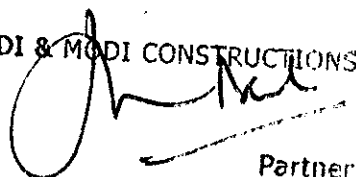
**WHEREAS:**

- A) The Buyer has entered into an Agreement of Sale dated 22<sup>nd</sup> day of July 2009 for purchase of a house along with an identifiable plot of land (plot no. 12) in the project known as Nilgiri Homes, situated at Sy. Nos. 128, 129, 132, 133, 134, 135 & 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. 12 admeasuring 179 sq. yds. under a Sale Deed dated 15.10.2009 registered as document no. 5254/09, 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.

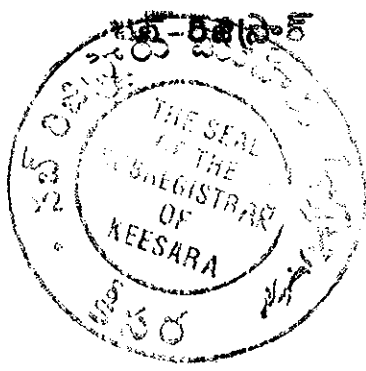
**NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:**

1. The Buyer has agreed to pay a sum of Rs. 15,41,000/- (Rupees Fifteen Lakhs Fourty One 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 has already paid an amount of Rs. 5,21,000/- (Rupees Five Lakhs Twenty One Thousand Only) before entering into this agreement, which is admitting and acknowledged by the builder.
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 10,20,000/- (Rupees Ten Lakhs Twenty Thousand Only) on or before 20.10.2009.
4. The Buyer shall liable to pay the development charges on land 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.

For MODI & MODI CONSTRUCTIONS

  
Partner

2009 వ సం॥ను.....  
 ఎన్నో పేజీల మొత్తం కాగితముల సంఖ్య.....  
 ఈ కాగితము వరుస సెరియల్.....



2009 నుండి.....  
 1980 వ.శ.న.....  
 పేజీలు.....  
 కేసర్ పట్ - రిజిస్ట్రారు ఆఫీసులో  
 కీ. ప్రభాకర్ రెడ్డి  
 రిజిస్ట్రారు బట్టెము 1908లోని సెక్షన్ 32.ఎ ను  
 అనుసరించి నమోదించవలసిన ఫోటోగ్రాఫులు  
 మరియు చేతిముద్రలతో సహా దాఖలు చేసి రుసుము  
 తా.....  
 నాసియిచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ బొటన మేలు

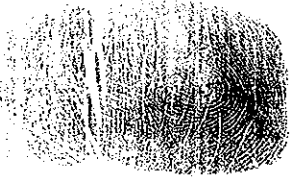
*(Signature)*



ఎడమ బొటన వ్రేలు

Ranjana

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/SPA for presentation  
 of documents, Vide GPA / SPA No. 12/2008/08  
 dated 23.2.08 registerer at SRO, Keesara,  
 Ranga Reddy District.



శ్రీమతి

Ranjana Jaiswal  
 Ranjana Jaiswal  
 occ: Housewife - No. 3-5-1037, 9th Floor  
 Narayanaguda, Hyderabad, Representative cum  
 GPA Holder.

1) శ్రీ K. Koteswara Rao S/o. K. Ramesh Reddy occ: Business R/O Nagaraj  
 Keesara (M) R.R.D.M.

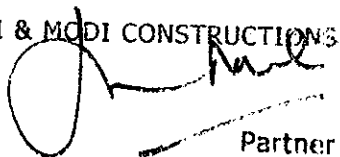
2) Venkat Ramana Reddy S/o. Biji Reddy occ: Service  
 R/o. 11-15/2, Rd No 2, Green Hills Colony  
 Sarovar Nagar, Hyderabad.

2009 నుండి.....  
 1981 వ శ.శ. సం. ....  
 పేజీలు.....  
 కేసర్ పట్ - రిజిస్ట్రారు ఆఫీసులో

*(Signature)*

5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Stamp duty and Registration amount of Rs. 16,410/- is paid by way of challan No. 176476, dated 16.10.2009, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

1వ పుస్తకము 2009 సం|| పు ..... 5255

దస్తావేజు మొత్తము కాగితముల సంఖ్య .....

ఈ కాగితముల వరుస సంఖ్య ..... 3

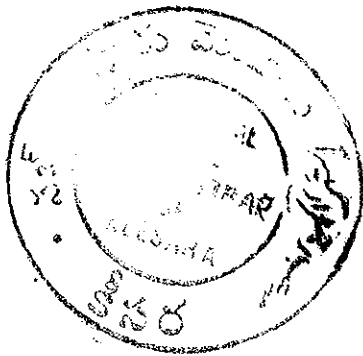
*[Signature]*  
సబ్-రిజిస్ట్రారు

An amount of Rs. 15310 towards stamp duty  
including transfer tax and Re. 1000/-  
towards registration fee on the Market Value  
of Rs. 10,20,000/- was paid by me  
early through 174476  
Dated 6/10/09 at SH Keesara Br Keesara  
*[Signature]*  
Sub-Registrar  
Keesara

1వ పుస్తకము 2009 సం|| (శా.శ. 1931) సం||పు  
S255 మెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్  
నిమిత్తం గుర్తింపు నెంబరు 1030-S255/2009  
ఇవ్వడమైనది.

2009 సం|| అక్టోబర్ నెల..... 21 వ తేదీ

*[Signature]*  
సబ్-రిజిస్ట్రారు అధికారి



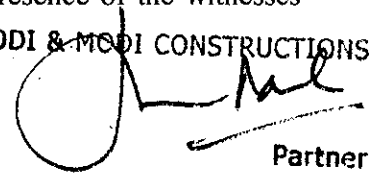
SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 12 admeasuring about 179 sq. yds. in Nilgiri Homes forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot no. 13
South	Plot no. 11
East	30' wide Road
West	Plot no. 18

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

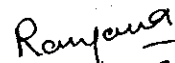


Partner

(Soham Modi)  
BUILDER

WITNESS:


1. 
2. 

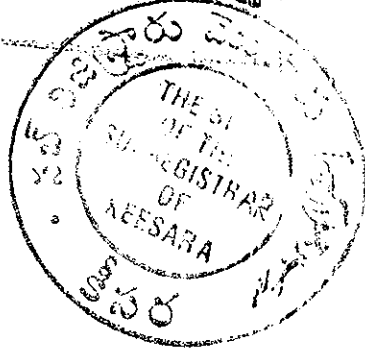
  
BUYER. (GPA HOLDER)

1వ వుత్తరము 2009 స॥ వు ..... 5255

దస్తావేజు మొత్తము కాగితముల సంఖ్య ..... 10

ఈ కాగితముల ఎరుస సంఖ్య ..... 4

  
సబ్-రిజిస్ట్రారు





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

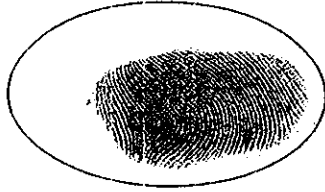
SL.NO.      FINGER PRINT  
IN BLACK  
(LEFT THUMB)

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



VENDOR: / BUILDER:

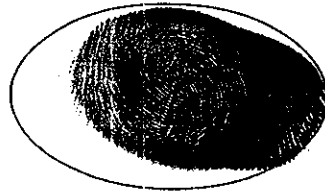
M/S. MODI & MODI CONSTRUCTIONS,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD  
REP. BY ITS PARTNERS.



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

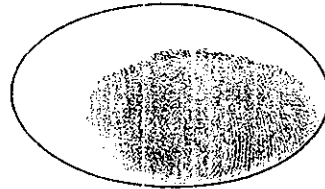
GPA FOR PRESENTING DOCUMENTS  
VIDE DOC NO. 12/BK/IV/2008 DT. 29.03.2008

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD – 500 003.



BUYER:

MR. ADITYA JAISWAL  
S/O. MR. ASHOK JAISWAL  
R/O. H. NO. 3-5-1037, 1<sup>ST</sup> FLOOR,  
NARAYANGUDA,  
HYDERABAD – 500 029.



REPRESENTATIVE:

MRS. RANJANA JAISWAL  
W/O. MR. ASHOK JAISWAL  
R/O. H. NO. 3-5-1037, 1<sup>ST</sup> FLOOR,  
NARAYANGUDA,  
HYDERABAD – 500 029.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner  
SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Ranjana Jaiswal as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

1వ పుస్తకము 2000 ను వు ..... 525

దస్తావేజు మొత్తము కాగితముల సంఖ్య ..... 10

ఈ కాగితముల వరుస సంఖ్య ..... 5

*[Handwritten Signature]*

సబ్-రిజిస్ట్రారు

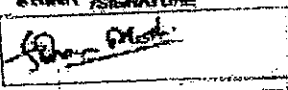


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABMP16725H**

नाम / NAME  
**SONAM SATISH MODI**

पिता का नाम / FATHER'S NAME  
**SATISH KANLAL MODI**


जन्म तिथि / DATE OF BIRTH  
**18-10-1989**

हस्ताक्षर / SIGNATURE  


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

आयकर विभाग / INCOME TAX DEPARTMENT  
 भारत सरकार / GOVT. OF INDIA

PRABHAKAR REDDY K  
 PADMA REDDY KANDI  
 15/01/1974  
 Permanent Account Number  
**AWSP8104E**

हस्ताक्षर / Signature  


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

*Prasanna*

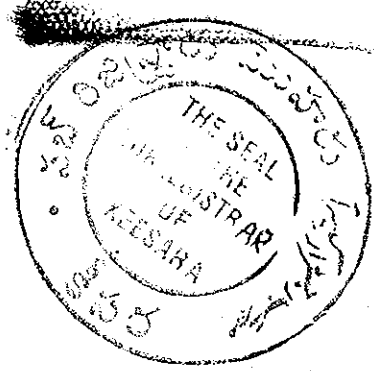
1వ వసతికరము 2009 నం. పు ..... 2255

దస్తావేజు మొత్తము కాగితముల సంఖ్య ..... 10

ఈ కాగితముల చిరునా సంఖ్య ..... 6

*(Handwritten Signature)*

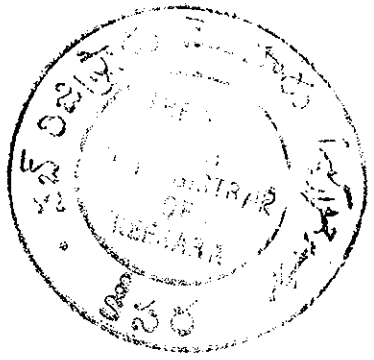
సబ్-రిజిస్ట్రారు





3వ వ్యవస్థకము 2009 నా.పు ..... 5255 .....  
దస్తావేజు యొక్క కాగితముల సంఖ్య ..... 10 .....  
ఈ కాగితముల దారుల సంఖ్య ..... 7 .....

  
సహ-రిజిస్ట్రార్



THIS PROPERTY IS THE PROPERTY OF THE GOVERNMENT OF  
INDIA AND IS BEING OFFERED FOR SALE BY THE  
GOVERNMENT OF INDIA THROUGH THE OFFICE OF THE  
DIRECTOR GENERAL OF SUPPLIES AND MATERIEL, NEW DELHI.  
THE PROPERTY IS BEING OFFERED FOR SALE BY  
PUBLIC AUCTION AND THE SALE WILL TAKE PLACE  
ON THE 18th DAY OF JULY 1994 AT 11.00 AM  
AT THE COURT HOUSE, NEW DELHI.  
THE PROPERTY IS BEING OFFERED FOR SALE  
AS A WHOLE AND NOT IN LOTS.  
THE PROPERTY IS BEING OFFERED FOR SALE  
ON THE CONDITION THAT THE BUYER SHALL  
BE RESPONSIBLE FOR ALL TAXES AND  
CHARGES IN CONNECTION WITH THE SALE.  
THE BUYER SHALL BE RESPONSIBLE FOR  
OBTAINING ALL NECESSARY CLEARANCES  
AND APPROVALS FROM THE CONCERNED  
AUTHORITIES.  
THE PROPERTY IS BEING OFFERED FOR SALE  
ON THE CONDITION THAT THE BUYER SHALL  
BE RESPONSIBLE FOR ALL TAXES AND  
CHARGES IN CONNECTION WITH THE SALE.  
THE BUYER SHALL BE RESPONSIBLE FOR  
OBTAINING ALL NECESSARY CLEARANCES  
AND APPROVALS FROM THE CONCERNED  
AUTHORITIES.

ASHOK KUMAR JAISWAL

RAJLAKSHI JAISWAL

3-5-1037 UPSTAIRS

BARAYANGUDA HYDERABAD 029

5752211

13/09/1994

HYDERABAD

HYDE02282103

.....

.....

Subscribed and S. in  
My presence of Rajlaxmi Jaiswal  
this 18th day of July 1994 in the County of Delaware  
State of OH

COMMISSION EXPIRES DEC 31 2003  
WILL EMBLISSE

1వ ఘట్టము కుంభి సు. పు ..... 255  
దస్తావేజు మొత్తము కౌగితముల సంఖ్య ..... 10  
ఈ కౌగితముల వరుస సంఖ్య ..... 8

28/

వజ్-రిజిస్ట్రారు

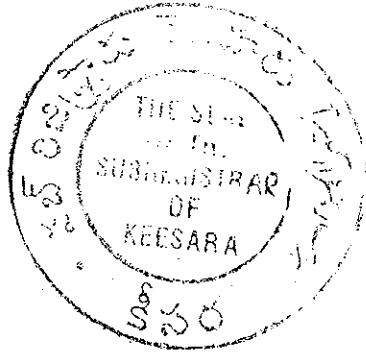






దేవుల గణాంకం ..... 255  
దస్తావేజు మొత్తము కౌగితముల సంఖ్య ..... 10  
ఈ కౌగితముల వరుస సంఖ్య ..... 9

*SR*  
సబ్-రజిస్ట్రారు



**चेतनीकरण**

दस्तावेजों में खरी वही भारतीय नागरिकों को स्वयं ही जारी है कि वे अपने को निरक्षण भारतीय मिशन / पोस्ट पर दर्ज करवाया जाता है।

**चेतनापूर्वी**

यदि भारतीय नागरिक स्वयं ही भारतीय है। भारतीय अधिकारी से ही भारतीय के संबंध में कोई सूचना मिलेगी या किसी अन्य सूत्रों द्वारा मिलेगी है, उसका प्रकाश प्रकाशित किया जायेगा। यदि भारतीय के संबंध में कोई सूचना मिलेगी तो भारतीय अधिकारी को सूचना दी जायेगी। भारतीय अधिकारी को सूचना दी जायेगी। भारतीय अधिकारी को सूचना दी जायेगी।

भारतीय नागरिकों को सूचना दी जायेगी। भारतीय अधिकारी को सूचना दी जायेगी। भारतीय अधिकारी को सूचना दी जायेगी। भारतीय अधिकारी को सूचना दी जायेगी। भारतीय अधिकारी को सूचना दी जायेगी।

**REGISTRATION**

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

**CAUTION**

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY. PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

पिता का नाम/कानूनी अधिकारी /Name of Father/Legal Guardian

**PADAM PRASAD JAISWAL**

माता का नाम /Name of Mother

**URMILA JAISWAL**

पति या पत्नी का नाम /Name of Spouse

**ASHOK KUMAR JAISWAL**

पता /Address

**H.NO. 3-5-1037 UPSTAIRS**

**NARAYANGUDA**

**HYDERABAD AP**

पुराने पासपोर्ट का नं. और इसके जारी होने का स्थान एवं तिथि / Old Passport No. with date and Place of Issue

**S753234**

**13/09/1994**

**HYDERABAD**

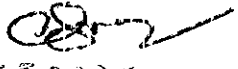
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