



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

311 28/7/08 100:-

G. Venkatesh

G. A. Rao

modi and modi constructions

AGREEMENT FOR LAND DEVELOPMENT CHARGES

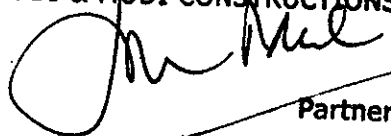
This Agreement is made and executed on this the 16th day of JULY 2008 at Secunderabad by and between:

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

Mrs. G. Renuka, wife of Mr. G. Parshuram aged about 37 years, residing at 104, 1st Floor, GBS Enclave, Tirumalagiri Main Road, Secunderabad - 500 015, 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

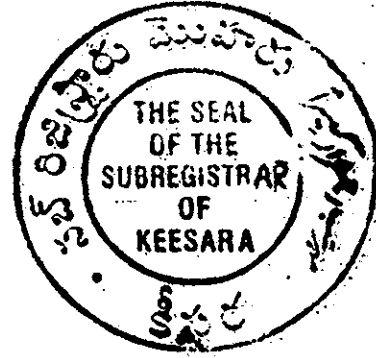

Partner



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1 వున్నకము 2008 నెం|| నె|| 5273
 ప్రతివజు మొత్తము కాగితముల సంఖ్య..... 7
 ఈ కాగితముల వరుస సంఖ్య..... 1

నవ-రిజిస్టరు



REVERSEMENT	
Certificate of sale - following amounts have been paid to the Registrar of this district	
No. of the Certificate: 716675 on 2/2/14	
S.S. No. of the land: 16,30,07A	
Registration Fee	
I. Stamp Duty	
1. In the stamp of papers	Rs 100
2. In the stamp of cash	Rs 16200
3. In the stamp of...	Rs
4. In the stamp of...	Rs
5. In the stamp of...	Rs
II. In the stamp of...	Rs
6. In the stamp of...	Rs
III. In the stamp of...	Rs 1000
7. In the stamp of...	Rs
IV. In the stamp of...	Rs 100
8. In the stamp of...	Rs
Total Rs 17400	

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The Buyer has entered into an Agreement of Sale dated 10th January 2008 for purchase of a house along with an identifiable plot of land (plot no. 72) 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. 72 admeasuring 170 sq. yds. under a Sale Deed dated 16.07.08 registered as document no. 5272/08 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.

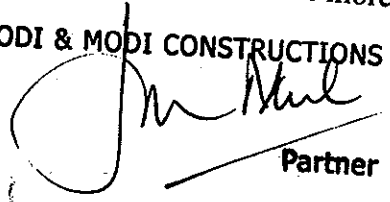
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

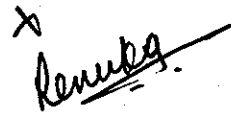
- The Buyer has agreed to pay in advance a sum of Rs. 16,30,000/- (Rupees Sixteen Lakhs Thirty Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
- The Buyer shall pay to the Builder the above said amount for development charges of Rs. 16,30,000/- (Rupees Sixteen Lakhs Thirty Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	4,13,000/-	22.01.2008
II	12,17,000/-	07.03.2008

- 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.
- 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.

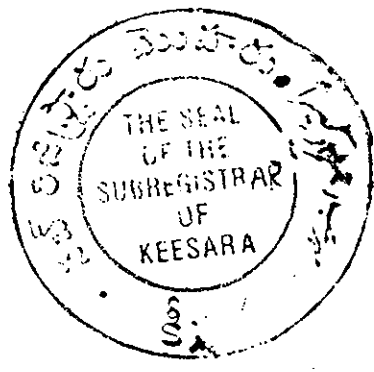
For MODI & MODI CONSTRUCTIONS


Partner

X


2008 సం॥ పుస్తకము నంబరము 5273
 కస్తావేళ మొత్తం కాగితముల సంఖ్య 7
 ఈ కాగితము వరుస సంఖ్య 2

సబ్-రిజిస్ట్రార్



2008 సం॥ పుస్తకము నంబరము 5273 వ తేదీ
 1930 వ.శ.శ.నం. కస్తావేళ మొత్తం 7 వ తేదీ
 పేజీలు 1 మొత్తము 2 గొడుగుల మధ్య
 కేసర సబ్-రిజిస్ట్రేషన్ ఆఫీసులో
 క్రి/ప్ర/మంత్రి K. Prabhakar Reddy
 దిబ్బిస్తామి చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి నమర్చించవలసిన షోట్/గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి ఉనుము
 రూ॥ 1000 లు చెల్లించినాడు.

Prabhakar Reddy



లిరుపించినది

Prabhakar Reddy

K. Prabhakar Reddy s/o. C.P. Reddy occ. service
 07 S.H-187/3 & 4, 2nd Floor, Soham mansion,
 M.G. Road, Sec'bad, through attested GPA for
 Presentation of documents vide GPA No. 12/2/08
 Dt 29.03.2008 at SR0, Keesara, R.R. dist

① (KIRAN)

KIRAN s/o LAKSHMINARAYANA SERVICE
 R/o FLAG NO. 101. SRI SAT APTS,
 ASRAO NAGAR 'X' ROADS, HYDERABAD

② Ramalakshmi

Ramalakshmi s/o Venkateshwar Reddy occ. Business
 R/o. 1-54, Krishnanagar, Meersapet, Hyderabad.

Handwritten signature

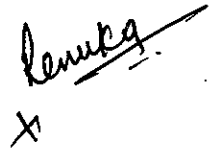
2008 సం॥ పుస్తకము నంబరము 5273 వ తేదీ సబ్-రిజిస్ట్రారు
 1930 వ.శ.శ.నం. కస్తావేళ మొత్తం 7 వ తేదీ పేజీలు

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. 17,300/- is paid by way of challan No. 716675, dated 02-7-08, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS


Partner


X

1 వ పుస్తకము 2008 సం॥ పు... 5273

దస్తావేజు యొక్క మూల విగ్రహముల సంఖ్య... 7

ఈ విగ్రహముల వివర సంఖ్య... 3

[Handwritten Signature]
సబ్-రిజిస్ట్రారు

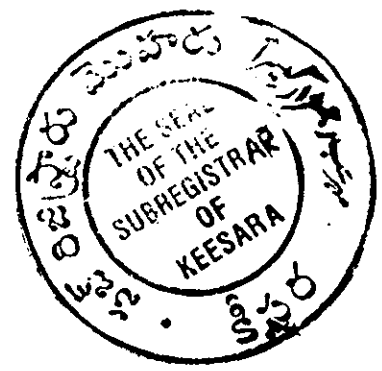
An Amount of Rs. 16200 towards stamp duty
Including transfer duty and Rs. 1000
towards registration fee on the Market value
of Rs. 16,30,000 was paid by me.
Party through challan Receipt No. 216075
dated 2/7/08 at SBH Thumkunta Br. Thumkunta Keesara

[Handwritten Signature]
Sub-Registrar
Shamirpet Keesara

1 వ పుస్తకము 2008 సం॥ (సంఖ్య 1930) సం॥ పు
5273 మొదలుగా రిజిస్ట్రారు చేయబడినది. స్టాంపు
నిమిత్తం గుర్తింపు నెంబరు 11530-1 5273/2008
జన్మకాస్తునది.

2008 సం॥ 2008 సం॥ 16 వ తేదీ

[Handwritten Signature]
సబ్-రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 72 admeasuring about 170 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. 73
South	Plot No. 71
East	30' wide road
West	Plot No. 65

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 CONSTRUCTION



Partner

(Soham Modi)
BUILDER

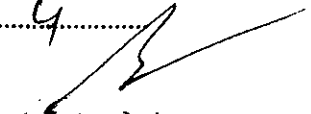


BUYER.

1 వుస్తకము 2008 సం॥ పు 5273 ..

వస్తావేది మొత్తము లాగితముల సంఖ్య..... 7

ఈ లాగితముల నమోది సంఖ్య 4


సబ్-రిజిస్ట్రారు



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

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

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

SPA FOR PRESENTING DOCUMENTS:

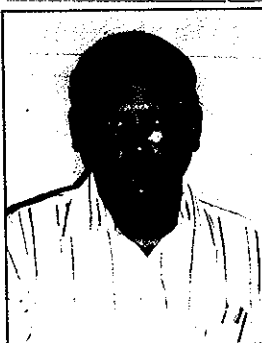
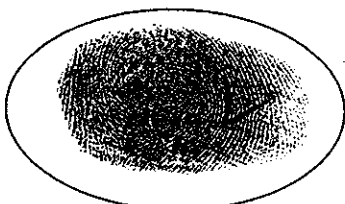
VIDE GPA NO. 2/14/08, Dt. 29.03.08
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.

PURCHASER:

MRS. G. RENUKA
W/O. MR. G. PARSHURAM
R/O. 104, 1ST FLOOR
GBS ENCLAVE, TIRUMALAGIRI MAIN ROAD
SECUNDERABAD - 500 015.

REPRESENTATIVE:

MR. G. ASHOK
S/O. MR. LATE. G. RAMULU
R/O. 3-1-177, S.S. STREET
R.P. ROAD,
SEC-BAD.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. G. ASHOK as I / We cannot appear personally before the Registering Officer in the Office of
Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1 ప్రస్తావనము 2008 సం॥ పు 5273

వస్త్రావేళ మొత్తము తానికనుబంధ సంఖ్య..... 7

ఈ తానికనుబంధముల వివర సంఖ్య 5

[Handwritten Signature]
సవ-రిజిస్టరు

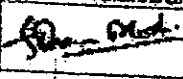


PERMANENT ACCOUNT NUMBER
AEMPM5725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income Tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
DLDAPO11193022002

FRODOLORE HENRY K
 K PALLE HENRY
 2-3-64/1000
 JATSON ROAD
 ANNEKA
 HYDERABAD

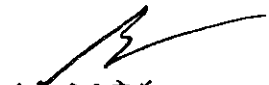
35/07/2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD-2

For MODI & MODI CONSTRUCTIONS


 Partner

1 వుత్తరము 2008 సం॥ పే 5273
దస్తావేజా మొత్తము గాగితముల సంఖ్య..... 7
ఈ గాగితముల వరుస సంఖ్య 6


సహ-రిజిస్ట్రారు



भारत गणराज्य REPUBLIC OF INDIA



Renuka

कार्डिन / Type राष्ट्रीय कोड / Country Code पदसंकेत नं. / Passport No.
IND B 5938905

उपनाम / Surname
SIOHADHA

दिये जाये नाम / Given Name
RENUKA

राष्ट्रीयता / Nationality लिंग / Sex जन्मतिथि / Date of Birth
INDIAN FEMALE 12-12-1970

जन्म स्थान / Place of Birth जारी करने का स्थान / Place of Issue
HYDERABAD - AP

जारी करने की तिथि / Date of Issue समाप्ति की तिथि / Date of Expiry
P.O. HYDERABAD 31-8-2001 30-8-2011

पिता का नाम/कानूनी अभिलेखक / Name of Father/Legal Guardian
SIOHADHA GOVINDAIAH GOUD

माता का नाम / Name of Mother
SIOHADHA BALAMMA

पति या पत्नी का नाम / Name of Spouse
GADAMEI TARUSHARAM - GOUD

पता / Address
4-4-93012

KANDASWAMY LANE

SULTAN BAZAR HYDERABAD

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

कार्डिन नं. / File No.
A 95578/01

Renuka

1 వృత్తము 2008 నంబర్ 5273
వస్తావా మొత్తము లాగితముల సంఖ్య 7
ఈ లాగితముల విలువ సంఖ్య 7

సబ్-రిజిస్ట్రారు

