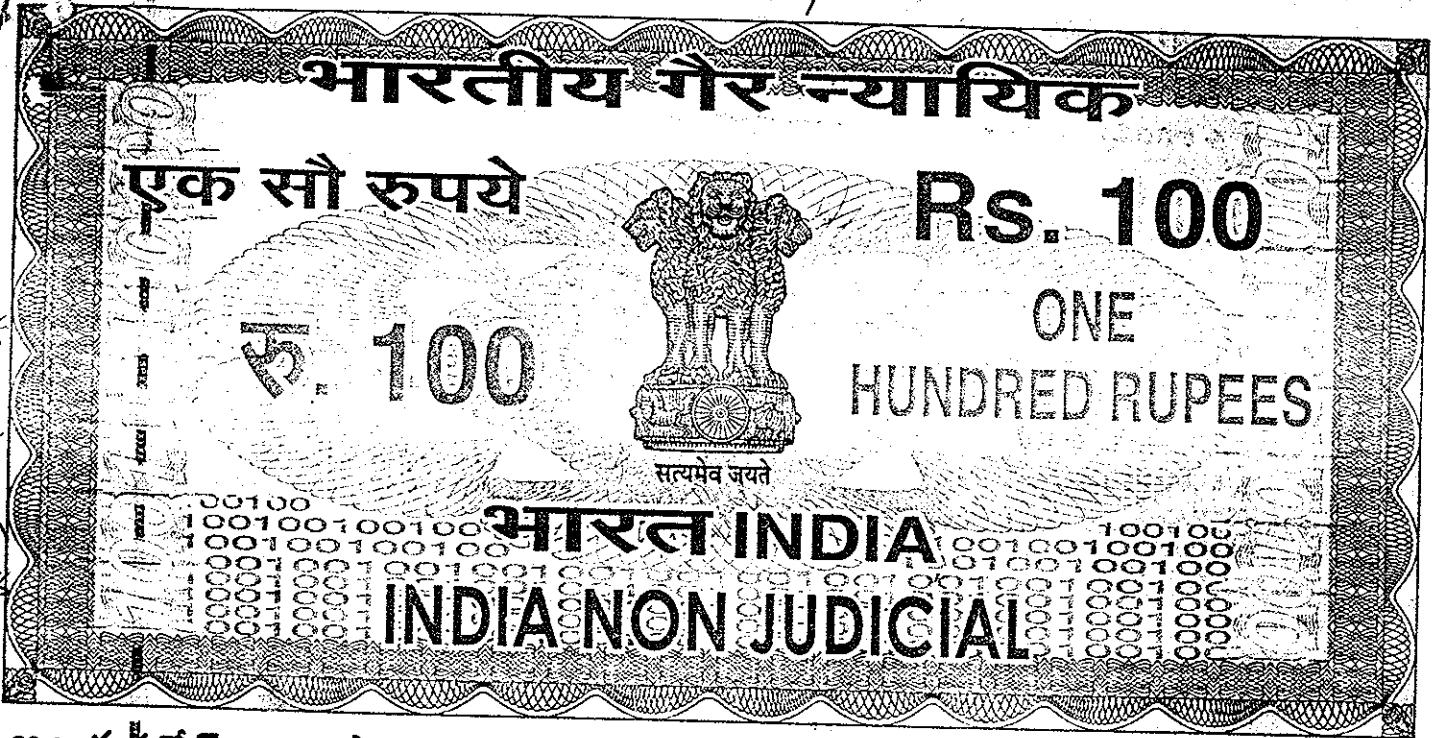


8343/08

SCANNED



585  
285  
566  
9288

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 363773

Date : 21-08-2008 Serial No : 33,249 Denomination : 100

Purchased By :

G. VENKATESH  
S/O G.A. RAO  
SECBAD

*P. Girija*  
Sub Registrar  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :

MODI & MODI CONSTRUCTIONS  
SECBAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 6<sup>th</sup> day of October 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. R. VIVEKANANDA, SON OF LATE SHRI. RAJA RAM GIRIYAN aged about 39 years, residing at Flat No. 303, Bougain Villa Apartment, Dharam Karam Road, Ameerpet, Hyderabad - 500 016, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

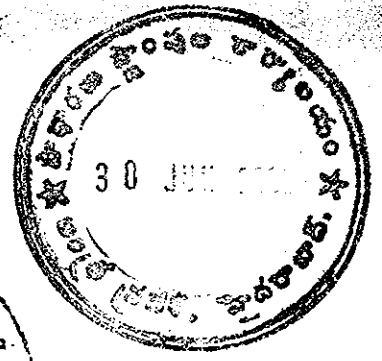
For MODI & MODI CONSTRUCTIONS

*[Signature]*  
Partner

*[Signature]* Page 1

ఉన్నతము 2008 సం॥ పు 8343  
 దస్తావేజు నొత్తము లాగితముల సంఖ్య 9  
 ఈ లాగితముల వరుస సంఖ్య .....

సబ్-రిజిస్ట్రారు



**STATEMENT**

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

By challan No. 919/28 Dt. 6/10/8  
 I. Stamp Duty: 176500

- 1. in the shape of stamp papers Rs. 100
- 2. in the shape of challan  
(u/s. 42 of I.S. Act. 1899) Rs. 17550
- 3. in the shape of cash  
(u/s. 41 of I.S. Act. 1899) Rs.
- 4. adjustment of stamp duty  
u/s. 36 of I.S. Act. 1899, if any Rs.
- II. Transfer Duty:
  - 1. in shape of challan Rs.
  - 2. in the shape of cash Rs.
- III. Registration fees:
  - 1. in the shape of challan Rs. 1000
  - 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: 18750  
 SUB REGISTRAR  
 KEESARA

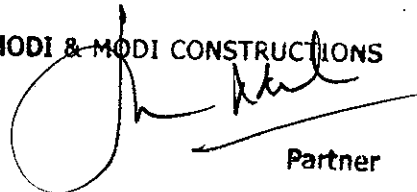
WHEREAS:

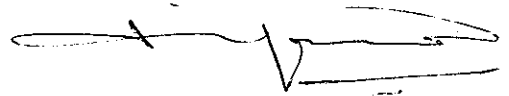
- A) The Buyer has entered into an Agreement of Sale dated 25<sup>th</sup> June 2008 for purchase of a house along with an identifiable plot of land (plot no. 67) in the project known as Nilgiri Homes, situated at Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District. 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. 67 admeasuring 170 sq. yds. under a Sale Deed dated 6.10.08 registered as document no. 8342/08 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 a sum of Rs. 17,65,000/- (Rupees Seventeen Lakhs Sixty Five 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. 12,08,000/- (Rupees Twelve Lakhs Eight Thousand Only) before entering into this Agreement and the Builder admitted and acknowledged the receipt for said consideration.
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 5,57,000/- (Rupees Five Lakhs Fifty Seven Thousand Only) on or before 19.09.2008.
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.
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.

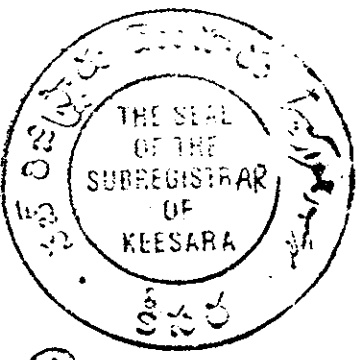
For MODI & MODI CONSTRUCTIONS

  
Partner



విద్యుత్తుకము 2008వ సం॥పు..... 8343  
 స్వామీజు మొత్తం కాగితముల సంఖ్య..... 9  
 ఈ కాగితము వరుస సంఖ్య..... 2

సబ్-రజిస్ట్రార్



2008 సం॥ పు. 6 నెల 6 వ తేది  
 1930 వ.శ.నం. 14 వ తేది  
 పేరులు 1 మరియు 2 గుంటల మధ్య  
 కేసర సబ్ - రజిస్ట్రారు ఆఫీసులో  
 ప్ర/శ్రీ మం. K. Prabhakar Reddy  
 రజిస్ట్రేషన్ పత్రము 1908లోని సెక్షన్ 32.ఎ ను  
 అనుసరించి సమర్పించవలసిన ఘోషాగ్రావులు  
 మరియు వేదిముద్రలతో సహా దాఖలు చేసే రుసుము  
 రూ॥ 1000 లు చెల్లించినారు  
 వ్రాసేయించినట్లు ఒప్పుకొన్నది  
 ఎడమ దాకన ప్రేలు

శ్రీ రజిస్ట్రార్

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. 12/2/2008  
 dated 09.3.08 registerer at SRO, Keesara,  
 Ranga Reddy District.



ఎడమ బాటన ప్రేలు



విరూపంచినది

R. Vivekananda S/o. Late Raja Ram Giriyen  
 Occ: Business - R/o. 303, Bougain Villa Apts,  
 Dharani Karam Road, Amempet, Hyderabad.

1

Venkatarama Reddy S/o. Reddy Reddy  
 Occ: Service R/o. 11-18/2, Green Hills Colony  
 And

2

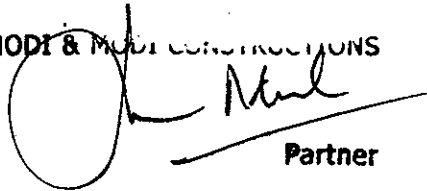
G. Pradeep Kumar S/o. G. Dharm Raj  
 R/o. Buvareddy Sec: Road

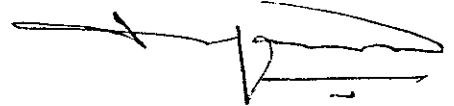
2008 సం॥ పు. 6 నెల 6 వ తేది  
 1930 వ.శ.నం. 14 వ తేది

సబ్-రజిస్ట్రారు  
 కేసర

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. 18,650/- is paid by way of challan No. 919322, dated 6/10/08, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS

  
Partner



పుస్తకము 2008 నంబర్ ..... 8343  
 దస్తావేజు పుస్తకము కాలింగుల నంబర్ ..... 9  
 ఈ కారితముల ద్వారా నంబర్ .....

సబ్-రిజిస్ట్రారు

An amount of Rs. 17550 towards stamp duty  
 including transfer duty and Rs 1000  
 towards registration fee on the Market Value  
 of Rs. 1765000 was paid by me  
 Party through challan Receipt No. 919327  
 dated 6/1/08 at SBH Keesara Br Keesara

Sub-Registrar  
 Keesara

1వ పుస్తకము 2008 నంబర్ (కా.క 1930) నంబర్  
 8343 ద్వారా రిజిస్ట్రారు చేయబడినది. స్వారింగ్  
 నమోదు నుండి నంబర్ 1530-1 83432008  
 జప్తుచేయబడినది.

2008 నంబర్ 6 వ తేదీ

సబ్-రిజిస్ట్రారు కేశర





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 67 admeasuring about 170 sq. yds. forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

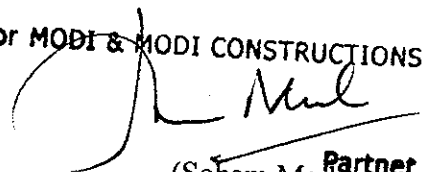
North	Tot-lot area & land scaped garden
South	Plot No. 66
East	Tot-lot area & land scaped garden
West	30' wide road

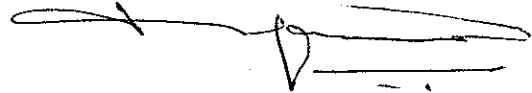
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

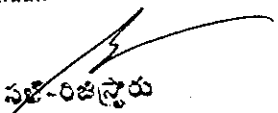
1. 
2. 

For ~~MODI &~~ MODI CONSTRUCTIONS

  
(Soham Modi) <sup>Partner</sup>  
BUILDER




అక్షరముల సంఖ్య ..... 8343  
దస్త్రము విస్తారము లాక్షణముల సంఖ్య ..... 9  
ఈ లాక్షణముల పేరును సంఖ్యు ..... 9

  
సహ-రిజిస్ట్రారు



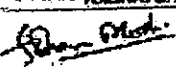


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABLPM6725H**


नाम / NAME  
**SONAM SATISH MODI**

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


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

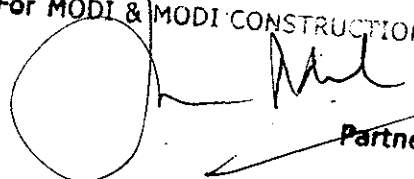
हस्ताक्षर / SIGNATURE  


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

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

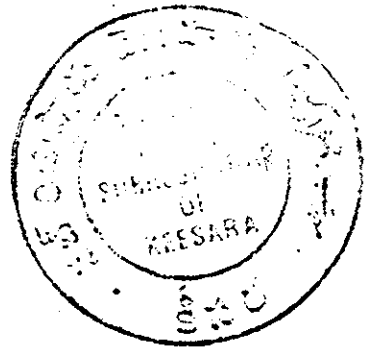
PRABHAKAR REDDY, K  
 PADMA REDDY, KANDI  
 16/01/1974  
 Permanent Account Number  
**AWSPP8104E**

हस्ताक्षर / Signature  


For MODI & MODI CONSTRUCTIONS  
  
 Partner

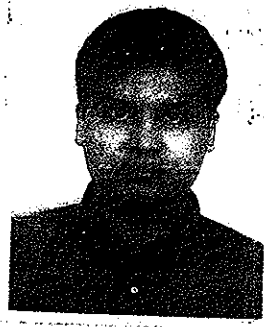
పుస్తకము సంఖ్య నంబు ..... ౪౩౪౩  
పల్లెటూరు పేరును జాగ్రహించు సంఖ్య..... ౭  
ఈ గ్రంథమున పేరును సంఖ్య..... 6

సభ్యుని

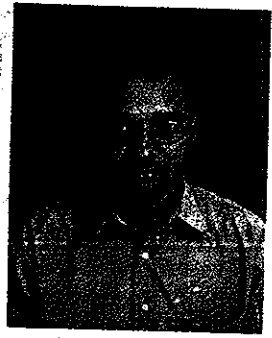
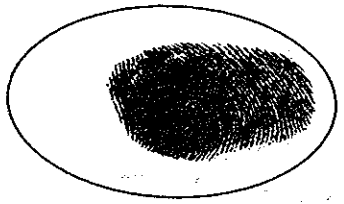


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

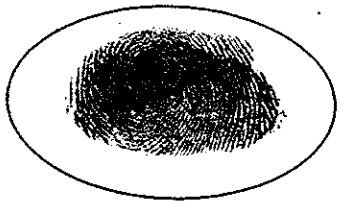
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	--	--



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



**GPA FOR PRESENTING DOCUMENTS:**  
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. R. VIVEKANANDA  
SON OF LATE SHRI. RAJA RAM GIRIYAN  
R/O. FLAT NO. 303  
BOUGAIN VILLA APARTMENT  
DHARAM KARAM ROAD  
AMEERPET  
HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

*[Handwritten signatures of witnesses]*

For MODI & MODI CONSTRUCTIONS  
*[Handwritten signature]*  
SIGNATURE OF EXECUTIVE Partner

*[Handwritten signature]*

పుస్తకము 2006 సం॥ పు ..... 8343 ..  
విస్తారము మొత్తము గాగితముల సంఖ్య..... 9 .  
ఈ గాగితముల విలువ సంఖ్య ..... 5

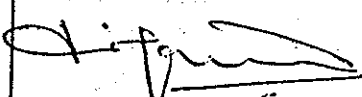

సబ్-రెజిస్ట్రారు





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Prapulla	Wife	20/02/73	33
3	Druthina	Daughter	21/03/94	12
4	Dhruvin	Son	18/06/00	6


  
 వాణిజ్యము సంరక్షణ/వరిముద్ర 15/02/2016  
 వాణిజ్యము DPL Incharge

### HOUSEHOLD CARD

Card No : PAP167773400737

F.P Shop No : 734

పేరు : రాజారాం. వివేకానంద

Name of Head of Household : Rajaram. Vivekananda

తండ్రి/భర్త పేరు : రాజారాం గిరియన్

Father/ Husband name : Rajaram Giriyan

పుట్టిన తేదీ/Date of Birth : 05/02/1969

వయస్సు/Age : 37

వృత్తి /Occupation : Employee-Private

ఇంటి.నెం./House No. : 7-1-53.53A&53B/303

వీధి /Street : D.K.ROAD

Colony : AMEERPET

Ward : వార్డ్ 7

Circle : సర్కిల్ 7

Circle VII

జిల్లా /District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 50,000

LPG Consumer No. (1) : 46185/(Double )

LPG Dealer Name (1) : Adi Malik Enterprises,IOC

LPG Consumer No. (2) : /

LPG Dealer Name (2) :



వస్తుకరము 2019 నెంబర్ ను ..... 8343  
ఉస్టాదజు మొక్తబుల గానికరముల నెంబర్ ..... 9  
ఈ గానికరముల వరుస నెంబర్ ..... 7

సభ్యురజిస్ట్రారు



## WITNESSES NO. 1

Customer Relations Division



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:

5-4-187/3&4, IIInd Floor,

M.G Road, Secunderabad-500003.

Ph:040-66335551, 040-27544058

[www.modiproperties.com](http://www.modiproperties.com)

Resi.Add.:

# 11-187/2, Road No.2,

Green Hills Colony,

Saroor Nagar,

Hyderabad.

Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

## WITNESSES NO. 2



इस कार्ड के खोने पाने पर कृपया सूचित करें / लौटारें :  
आयकर सैन सेवा इकाई, एन एस डी एल  
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,  
एस. बी. मार्ग, लॉअर पारेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
1st Floor, Times Tower,  
Kanala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

ಶಿಕ್ಷಣ ಸಂಸ್ಥೆ  
ವಿದ್ಯಾರಣ್ಯ  
ಕೆ.ಎಸ್.ಎಸ್.ಎಸ್.

8343

7

ಪರಿಶೀಲಿಸಿ





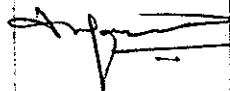
ಕೆ.ಎಸ್.ಎಸ್.ಎಸ್. ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ ಕೆ.ಎಸ್.ಎಸ್.ಎಸ್.



# Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 009288/2008 of SRO: 1530(KEESARA)

06/10/2008 13:38:35

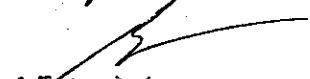
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1		 <small>06-10-2008 13:38:33 [1530-1-2008-9288] R VIVEKANANDA</small>	(CL) R VIVEKANANDA F NO 303 BOUGAIN VILLA ATPSAMEERPET HYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.MODI & MODI CONSTRUCTIONS 5-4-187/3 & 4 II ND FLOORSOHAM MANSION M.G.ROAD SEC- BAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S.MODI & MODI CONSTRUCTIONS 5-4-187/3 & 4 II ND FLOORM.G.ROAD SEC-BAD	

Witness  
Signatures

Operator  
Signature

Subregistrar  
Signature

పుస్తకము సంఖ్య ..... 8343 .....  
అస్తావేజు వివరము ..... 9 .....  
ఈ కారితము ..... 9

  
సబ్-రజిస్ట్రారు

