

25

द.३०, 19/11/2011

P.30/2011 682

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

[Signature] T 190260

No. 2060 Date 16/11/2010 Rs. 100
 Sold to. Soham
 S/o. D/o. W/o. Sankar
 For Whom. Modi Ventures

K. SATISH KUMAR
 SVL.No.13/2000 R.No.16/2009
 5-2-30, Premavathipet (V),
 Rajendranagar (M), R.R. Dist.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made and executed on this 19th day of December 2010 by and between:

M/S. Gulmohar Gardens Owners Association, a registered society having its office at Sy. no. 93 to 95, Mallapur, Shakti Sai Nagar, Hyderabad and represented by its office bearers as under & hereinafter referred to as the **Association**

1. Mr. Venkataswamy, President, S/o. Late K. Ramulu, aged 44 years, R/o. C 401, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
2. Mr. Ismail Shaik, General Secretary, S/o. Ibrahim Shaik, aged 71 years, R/o. A 312, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
3. Mr. H. Venkata Krishnan, Treasurer, S/o. V. Hariharan, aged 31 years, R/o. C 404 & 405, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.

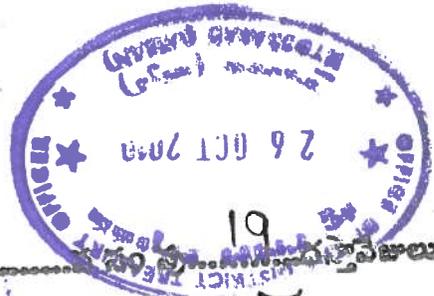
AND

M/S. MODI VENTURES, a partnership firm having its office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its partner Sri Soham Modi, S/o. Sri. Satish Modi, aged 41 years, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad- 34 hereinafter referred as the **DEVELOPER**.

The expressions, ASSOCIATION and DEVELOPER shall mean and include unless it is repugnant to the context, their respective heirs, legal representative, administrator, executor, successor-in-office, assignee, nominee and the like.

For MODI VENTURES
[Signature]
 Partner

[Signature] *[Signature]* *[Signature]*



11వ పుస్తకము 2011
మొత్తము కారితముల సంఖ్య..... 7

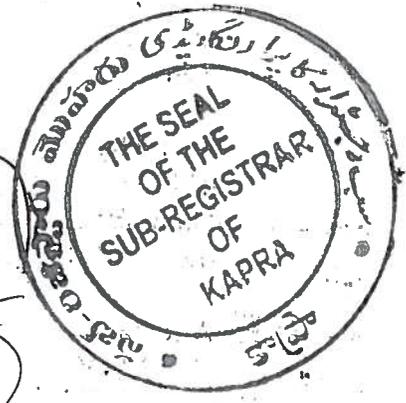
2011 కను దుబువోరి నెల.....వ తేది
ఈ కారితపు వరుస సంఖ్య.....

1032 క.శ. నంద్యాలపేట నుండి.....వ తేది
పగలు..... కుంబం.....

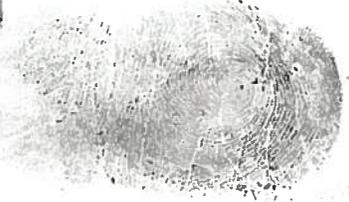
మద్యకాళి నుండి.....
శ్రీ Smail Shaik
రిజిస్ట్రేషన్ నంబరు 1032 వది నుండి 1032 వరకు
అందినవి నమోదు చేయబడినవి గానూ
వ. ను వేతనములు చేసినవి గానూ
రూ. 1000/-

వాసి ఇచ్చినట్లు ఒప్పకొన్నది
ఎడమ బొటన ప్రేలు

నది రిజిస్ట్రారు



MM
MM



Smail Shaik s/o Ibrahim Shaik, Occ: Retd.
R/o A-212, Gulmohar Gardens, Shakti sai Nagar,
Mallapur, Hyderabad.

ఎడమ బొటన ప్రేలు



H. Venkata Raghavan s/o. V. Hanuman
Occ: Seenie - R/o. 1-404 & 405, Gulmohar Gardens
Shakti sai nagar, Mallapur, Hyderabad.

విరూపిందినది

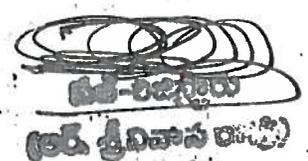
శ్రీ Raghavan

R. Prabhakar Reddy s/o. R. Reddy Occ: Seenie
2-3-64/1/24, Amberpet, Hyderabad.

శ్రీ Raghavan

B. Raghavan s/o. M. Raghavan Occ: Seenie
R/o. 1-5/1, Amberpet, Hyderabad.

2011 కను దుబువోరి నెల.....వ తేది
1932 క.శ. నంద్యాలపేట నుండి.....వ తేది



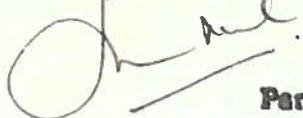
WHEREAS:

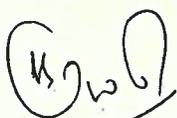
- A. The DEVELOPER and M/s. Sri Sai Builders were the original owners of the land admeasuring Ac. 4-00 Gts., forming a part of Sy. No. 93 to 95, Mallapur Village, Uppal Mandal, R.R. District.
- B. The DEVELOPER is also a owner of the adjoining land admeasuring Ac. 1-08 Gts., which is unrelated in title to the above referred Ac. 4-00 Gts.
- C. The DEVELOPER has developed part of the said Ac. 4-00 Gts. land into a housing complex consisting of 350 flats in 5 blocks (blocks A to E), having obtained sanction for the same in the year 2005. The said project is named 'Gulmohar Gardens'.
- D. The DEVELOPER is presently constructing block F consisting of 40 flats on the balance portion of the said 4 acres and a new block consisting of 115 flats on the said Ac. 1-08 Gts., having obtained sanction for the same in the year 2008.
- E. Gulmohar Gardens Owners Association is a registered society (Registration no. 411/2007) formed for the purpose of maintaining the common amenities at Gulmohar Gardens and to promote social activities amongst its members. The owners of flats in blocks A to E (350 flats) are the members of the Association.
- F. After a series of deliberations and meetings between the Association and the DEVELOPER they have amicably settled their outstanding differences as on date.
- G. The DEVELOPER and the Association hereto are desirous of reducing into writing the terms and conditions of their understanding.

NOW THEREFORE THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS UNDER:

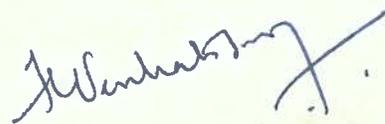
1. The DEVELOPER and Association after a series of deliberations and meetings have jointly agreed to the following:
 - a. The constructions in the new block consisting of 115 flats shall be separated physically from blocks A to E and F by way of a compound wall. The new block shall not share any amenities or access with blocks A to F.
 - b. As a special case the Association shall include the owners of flats in F block (40 flats) as its members and they shall abide by the rules of the Association.
 - c. The Members of F block shall be entitled to use the common amenities along with members of blocks A to E, that have been provided in the said 4 acres of land.
 - d. The DEVELOPER shall at his own cost raise a compound wall at a distance of 40 ft from A block (in its original position) along the length of the new block (without gates or gaps) similar to the compound wall that exists on the other 3 sides of blocks A to F. The said compound wall shall be raised within a period of one month from the date of ratification of this understanding by the General Body of the Association with a further grace period of 15 days. In case of failure to raise the compound wall and till such time the construction of the compound wall is completed the DEVELOPER agrees to pay a penalty of Rs. 1,000/- per day to the Association, after the period mentioned above. The cost approx. Rs. 50,000/-
2. The Association shall get this understanding ratified by its General Bcdy. This understanding shall come into force from the day on which it is ratified by the General Body of the Association

FOR MODI VENTURES


Partner







ఈ పుస్తకము 2011 న సం. ఫి. 19 వ తేది

మొత్తము కారితముల సంఖ్య 7

ఈ కారితపు వరుస సంఖ్య 2

2011 వ సం. ఫి. 19 వ తేది

1932 శా. సం. గ్రా. సం. సంఖ్య 18 వ తేది

వగా. సంఖ్య 2

మద్య కారిత సబ్-రిజిస్ట్రారు కారితము

శ్రీ. Soham Modi

రిజిస్ట్రారు కారితము 1932 శా. సం. సంఖ్య 2

అనుకరించి సమర్పించిన కారితములు

పంపించు వేతిని సూచించు కారితము

వాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన ప్రేలు



Soham Modi
S/o Sohan Modi, Occ: Business
R/o. Plot no. 280, Road no. 5, Jubilee Hills, Hyd.

ఎడమ బొటన ప్రేలు

(Handwritten signature)



Venkataswamy S/o. Late K. Ramulu
Occ: Senior R/o. flat no. C-401,
Gulmohar Gardens, Shakkasainagar, Malleshwara, Hyd.

నిరూపించినది

1. కె. ప్రకాశ్ కుమార్ రెడ్డి

K. Prakash Kumar Reddy S/o. K. P. Reddy
Occ: Senior R/o. 2-3-64/1/24, Amberpet
Hyderabad.

2. బి. రాజ్ కుమార్

B. Rajkumar S/o. Muralidhar Rao
Occ: Senior R/o. 1-5/1, Alwal. Sec 604.

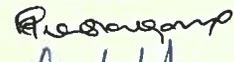
Handwritten signature and stamp

2011 వ సం. ఫి. 19 వ తేది

1932 శా. సం. గ్రా. సం. సంఖ్య 18 వ తేది

3. The Developer assures the Association and all its members that the road connecting Gulmohar Gardens to the main road on its northern side along with the gate and security kiosk are and shall always be available for common use to the residents of Gulmohar Gardens. The Developer further assures that it is sufficiently entitled to provide such a road, gates and kiosk.
4. The Developer assures the Association and its members that the title of all the flats in Gulmohar Gardens is legally consistent and valid. The Developer has given a general indemnity against any claims in the sale deed executed in favour of the flat owners. The Developer hereby specifically and further indemnifies all the flat owners of Gulmohar Gardens against any claims that may arise due to the construction and sale of F block.
5. This memorandum of understanding is executed in two originals each for DEVELOPER and the ASSOCIATION.

WITNESSES:

1. 
2. 

Block C flat 213
Gulmohar gardens
, Hallapur

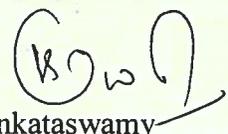
cell - 9849485016.

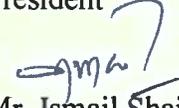
FOR MODI VENTURES
FOR MODI VENTURES,

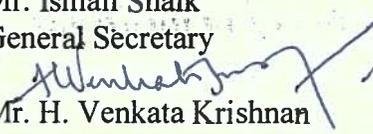

Partner

Soham Modi,
Managing Partner

for **Gulmohar Gardens Owners Association,**


Mr. Venkataswamy
President


Mr. Ismail Shaik
General Secretary


Mr. H. Venkata Krishnan
Treasurer

19
 మొత్తము కారితముల పరిష్కారము
 ఈ కారితపు పరుగు పరిష్కారము

MARKET VALUE Rs; 50000/-

~~నా-రిజిస్ట్రార~~

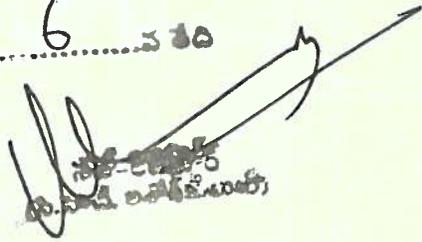
ENDORSEMENT

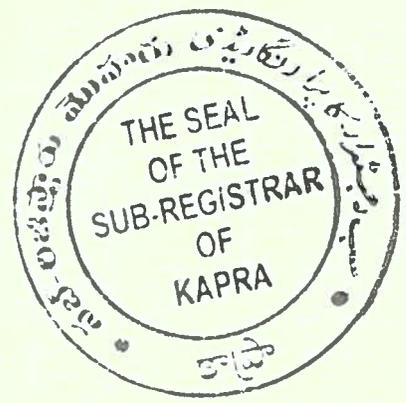
That the following amounts have been paid in respect of this document:
 Challan No. 924/2011 Dt. 2.2.11

- I. Stamp Duty:
- 1. in the shape of stamp papers Rs. 100/-
 - 2. in the shape of challan (u/s. 41 of I.S. Act. 1899) Rs. 2400/-
 - 3. in the shape of cash (u/s. 41 of I.S. Act. 1899) Rs. —
 - 4. adjustment of stamp duty u/s. 16 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 Rs 3600/-


 SUB REGISTRAR
 KAPRA

19వ ఫిబ్రవరి 2011 సం. / కా.క. 1933వ
 నెంబరు 19 నెంబరు రిజిస్ట్రారు చేయబడిన
 స్టాంపు విముక్తి గుర్తింపు నెంబరు 1526
 19/2/2011
 2011 సం. ఫిబ్రవరి 19 నెంబరు 6వ తేదీ


 నా-రిజిస్ట్రార
 కపరా



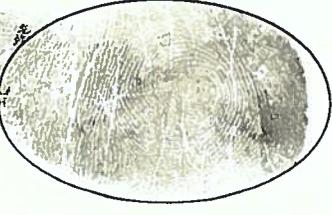
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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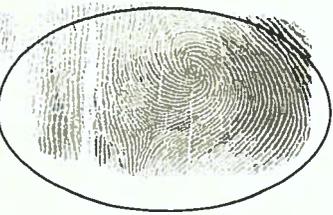


ASSOCIATION:
M/S. GULMOHAR GARDENS OWNERS ASSOCIATION, HAVING ITS OFFICE AT SY. NO. 93 TO 95, SHAKTI SAI NAGAR MALLAPUR, HYDERAAD REPRESENTED BY TIS OFFICE BEARERS:

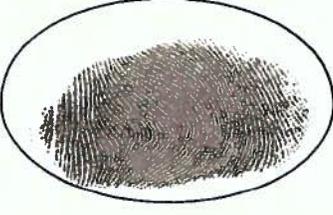
1. MR. VENKATASWAMY
S/O. LATE K. RAMULU
R/O. C-401, GULMOHAR GARDENS
SHAKTISAI NAGAR, MALLAPUR
HYDERABAD



2. MR. ISMAIL SHAIK
S/O. MR. IBRAHIM SHAIK
R/O. A-312, GULMOHAR GARDENS
SHAKTISAI NAGAR, MALLAPUR
HYDERABAD



3. MR. H. VENKATA KRISHNAN
S/O. MR. V. HARIHARAN
R/O. C-404 & 405
GULMOHAR GARDENS
SHAKTISAI NAGAR, MALLAPUR
HYDERABAD



DEVELOPER:
M/S. MODI VENTURES
HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003. REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI

SIGNATURE OF WITNESSES:

1.

2.

SIGNATURE OF EXECUTANTS

For MODI VENTURE:

Partner

1/10 వ తుది కమిషన్ 2011 ప సం త్స 19

మొత్తము కారితముల సంఖ్య..... 7

ఈ కారితపు పత్రము సంఖ్య..... 4

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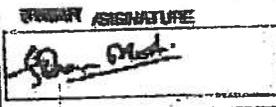
[Faint handwritten signature]

PERMANENT ACCOUNT NUMBER
AEWSP1872EH

नाम / NAME
SHAM SATEH MODI

पिता का नाम / FATHER'S NAME
SATEH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


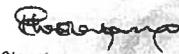
Chief Commissioner of Income-tax, Andhra Pradesh

WITNESS NO. 1

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




WITNESSES NO. 2

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

B M RAJ KUMAR
MUKUND RAO
03/01/1978
 Permanent Account Number
AIOPR9833L

हस्ताक्षर / SIGNATURE




इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
 कृपया सूचित करें / लौटाएँ :
 आयकर सेवा सेवा इकाई, एन एस डी एल
 तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड
 एस. बी. मार्ग, लोअर 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
 3rd Floor, Trade World, A Wing,
 Kamala Mills Compound,
 S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
 email: tininfo@nsdl.co.in

11వ పుస్తకము 2011 వ సంవత్సరము 19
మొత్తము కాగితముల సంఖ్య
ఈ కాగితపు పనుల సంఖ్య

~~శ్రీ-రవిశ్రావు~~



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE

DLRAP02976392010



SHAIK ISMAEL
SHAIK BRAHIM
308 E BLOCK
MAY FLOWER PARK
MALLAPUR
RR DIST

Signature
Issuer: 01/07/2010

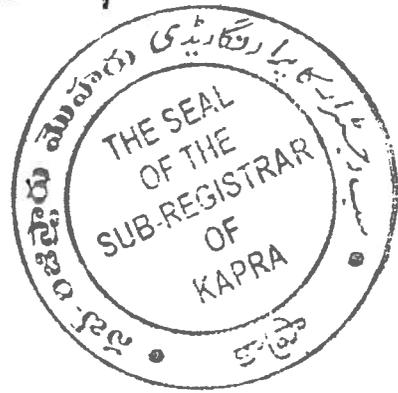
Issuing Authority
RTA-RANGA REDDY(E)

21వ ప్రకటన: 2011) 19

మొత్తము కొగిరముల సంఖ్య.....

ఈ కొగిరపు పరుస సంఖ్య.....

~~సబ్-రజిస్ట్రార్:~~



Handwritten signature or initials in a circle.

భారత ఎన్నికల సంఘము
భారత ఎన్నికల సంఘము
ELECTION COMMISSION OF INDIA
IDENTITY CARD
YZK1032317



ఎలెక్టరు పేరు : వెంకట స్వామి కి
Elector's Name : Venkata Swamy K
తండ్రి పేరు : రామయ్య
Father's Name : Ramulu
లింగము / Sex : పు / M
పుట్టిన తేదీ / Date of Birth : XX/XX/1967

ఆదాయ విభాగం
INCOME TAX DEPARTMENT
H VENKATA KRISHNAN
VENKATRAMAN HARIHARAN
14/02/1978
Permanent Account Number
ABSPH2998D

भारत सरकार
GOVT. OF INDIA



Signature

Handwritten signature: Venkata...

ప్రస్తుతము 20 |వ నం పు 19దస్తావేతాలు

మొత్తము కాగితముల సంఖ్య..... 7

ఈ కాగితపు వరుస సంఖ్య..... 7

~~నకి-రిజిస్ట్రారు~~

