

SCANNED

2463/11



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 423743

K. SATISH KUMAR

Licensed Stamp Vendor

LIC.No.15-18-013/2000

REN.No.15-18-016/2009

H.No.5-2-30, Premavathi (V),

Rajendranagar Mandal,

Ranga Reddy District,

Pin.No.5049355156

No. 39450 Date 13/06/2011 Rs. 100

Sold to Santosh

S/o. Shankar

For Modi & Modi Constructions

SALE DEED

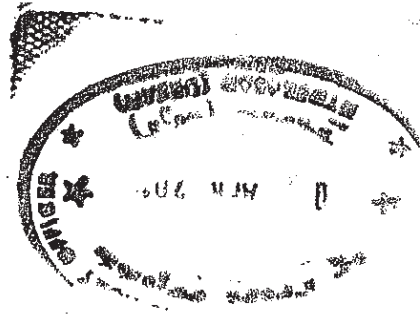
This Sale Deed is made and executed on this the 25th day of June 2011 at SRO, Keesara, Ranga Reddy District by and between:

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 41 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

1. DR. M. S. V. RAMANA, SON OF MR. M. RAMA RAO, aged about 49 years, Occupation: Service.
2. MRS. A. V. R. LAKSHMI, WIFE OF DR. M. S. V. RAMANA, aged about 45 years, Occupation: Housewife, both are residing at Flat No. 301, Balaji Towers, 165A, Moti Nagar, Hyderabad - 500 018., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS



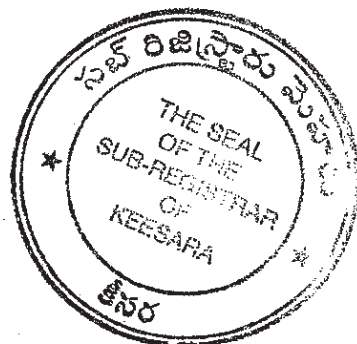
... పుస్తకము 20 // వ సంచిక... 2463
 ... వస్తావేళ మొత్తం కాగితముల సంఖ్య... 9
 ... కాగితము వరుస సంఖ్య... 1

సబ్-రిజిస్ట్రార్

ENCLOSURE

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

Sl No.	Description of fee/duty	In the sum of				
		Stamp	Charges	...	...	Total
1	Stamp duty	100/-		4320	9900	14320/-
2	Registration fee			270	625	895/-
3	User charges					100
4	Total					15315/-



WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135 & 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, S/o. Hanumath Rao
- Shri M. Pravarakya, S/o. Shri Kashinatham

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became the owners of the Schedule Land. Former Owner at serial no. 'f' is the son of Former Owner at serial no. 'a'. Former Owner at serial no. 'g' is the son of Former Owner at serial no. 'b'. Vide proceeding of the Mandal Revenue Officer bearing no. B/1321/2004 dated 15.06.2004 the names of the former Owners at serial nos. a to e were mutated in the revenue records and patta passbooks/title books were issued to them. All the Former Owners have joined together for the execution of above referred sale deeds so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.

For MODI & MODI CONSTRUCTIONS



Partner

.. ఎ పుస్తకము 2011 వ సం॥ 2463

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....9.....

2011 సం॥ 2503 నెల 25 వ తేది ఈ కాగితము వ్రాయు సంఖ్య.....2.....

1933 వ.కా.న. 500 డి మానం 4 వ తేది

వగలు 2 పరియ 3 గంటల మధ్య

కీసర్ నబ్ - రిజిస్ట్రారు అధీనులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను

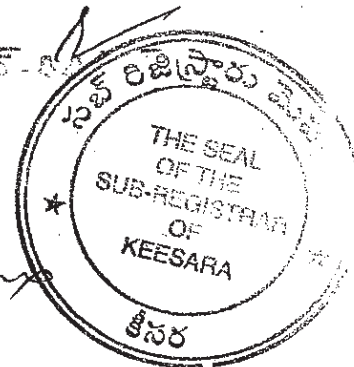
అనుసరించి నమర్చించవలసిన ఫోటోగ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలు చేసే తుదిము

దాఖ 625 / - లు చెల్లించినారు

వ్రాయించినట్లు ఒప్పుకొన్నది

ఎడమ తొడవ నెల



Signature

Name

1/2

On

A/o

5-6-18713 & 4, 2nd floor, Soham mansion,

M.G. Road, Sec'ad, Through GFA at Hyderabad,

of documents, vide GFA no. 12/BGIR/2008,

at. 29.03.08 at SRO, Keesara

R.R. Sir

Signature

Name

1/2

On

A/o

11-18712, Road no. 2, Green Hills Colony,

Saradnagar, Hyderabad.

Signature

Name

1/2

On

A/o

1-5/1, Gollaram, Sec'ad

2011 నెల 25 వ తేది

1933 వ.కా.న. 500 డి మానము 4 వ తేది

కీసర

2011 నెల 25 వ తేది

1933 వ.కా.న. 500 డి మానము 4 వ తేది

కీసర

2011 నెల 25 వ తేది

1933 వ.కా.న. 500 డి మానము 4 వ తేది

కీసర

2011 నెల 25 వ తేది

1933 వ.కా.న. 500 డి మానము 4 వ తేది

కీసర

- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 18, admeasuring 179 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,79,000/- (Rupees One Lakh Seventy Nine Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 18, admeasuring 179 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.1,79,000/- (Rupees One Lakh Seventy Nine Thousand Only) issued by Axis Bank Ltd., Service Branch, Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of the Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
7. Stamp duty and Registration amount of Rs. 15,215/- is paid by way of challan No.814557, dated 08.06.2011, drawn on SBH, Keesara Branch, Ranga Reddy District.

(10,625/- challan + 4590/- By cash)

For MODI & MODI CONSTRUCTIONS



ఎ పుస్తకము 2011 వ సం॥ను... 2463
 వస్తావేజా మొత్తం కొరితముల సంఖ్య... 9
 ఈ కొరితము వరుస సంఖ్య... 3

చట్-రిజిస్ట్రార్

"Rs. 9900 towards stamp duty including T.D.
 under section 41 of the I.S. Act 1899.
 and Rs. 625 towards Registration fee on the
 chargeable value of Rs. 179000 were paid by
 the party through Bank. 814557 vide
 challan/DD/BC/Pay order No. 8/6/11 date"


 Sub-Registrar
 Collector U/S 41 of I.S. Act.

పుస్తకము 2011 సం॥ (కా.న. 1933) నెంబర్:
 2463. మొత్తము కొరితము చేయబడినది. ఇచ్చింది
 మొత్తము కొరితము నెంబర్ 1520-2463/2011
 ఇచ్చింది.
 మొత్తము 2500/- సం॥ 25


 L RAVINDER
 చట్-రిజిస్ట్రార్, కీసర



ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT 17 OF 1899.

Doc No. 2463/2011

Date 25/6/11

I hereby certify that the Proper deficit Stamp duty of Rs. 4320/-
 has been levied in respect of this instrument from

on the basis of the Market Value/Consideration of Rs. 179000/-


 Registrar/Collector

Collector the Indian Stamp Act

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 18, admeasuring about 179 sq. yds. forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136 in the project known as "NILGIRI HOMES", situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 19
South	Plot No. 17
East	Plot No. 12
West	30' wide Road

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

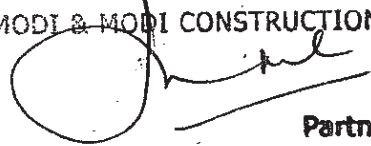
1.



2.



For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR



VENDEE

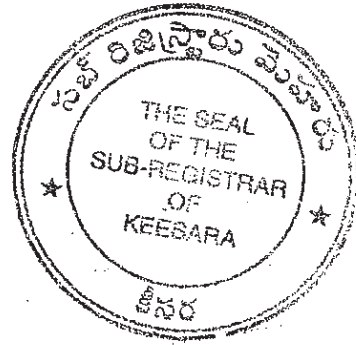


.. ఎ పుస్తకము 20 || వ సం॥ గ్రం. 2463

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 4

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 18, FORMING A PART

IN SURVEY NOS.

128, 129, 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE,

KEESARA

Mandal, R.R. Dist.**VENDOR:**

M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS MANAGING PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

1. DR. M. S. V. RAMANA, SON OF MR. M. RAMA RAO

2. MRS. A. V. R. LAKSHMI, WIFE OF DR. M. S. V. RAMANA

REFERENCE:
AREA:

179

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

Plot No. 19

52'-9"

30' wide Road

30'-6"

Plot No. 18

Plot No. 12

Plot No. 17

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

WITNESSES:

1.

2.

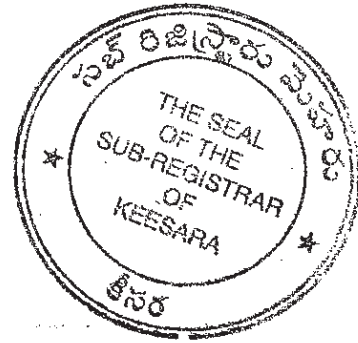
SIG. OF THE BUYER

...పుస్తకము 2011 వ సం॥ నెం... 2463

వస్తావేళ మొత్తం కాగితముల సంఖ్య... 9

ఈ కాగితము వరుస సంఖ్య... 5

సబ్-రిజిస్ట్రార్



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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VENDOR:

M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER
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.

BUYERS:

1. DR. M. S. V. RAMANA
S/O. MR. M. RAMA RAO
FLAT NO. 301
BALAJI TOWERS
165A, MOTI NAGAR
HYDERABAD - 500 018.

2. MRS. A. V. R. LAKSHMI
W/O. DR. M. S. V. RAMANA
R/O. FLAT NO. 301
BALAJI TOWERS
165A, MOTI NAGAR
HYDERABAD - 500 018.

SIGNATURE OF WITNESSES:

1. 
2. 

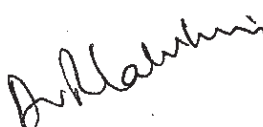
For MODI & MODI CONSTRUCTIONS



Partner
SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

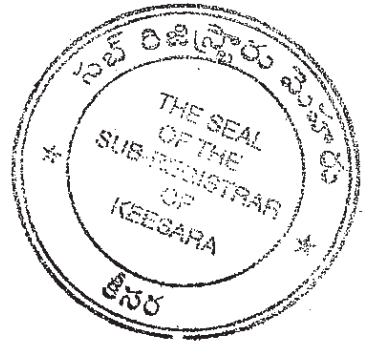


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చస్తావేజా మొత్తం కాగితముల సంఖ్య...9.....

ఈ కాగితము వరుస సంఖ్య...6.....

సబ్-రిజిస్ట్రార్

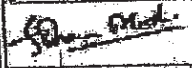


PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम NAME
SOHAN SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर SIGNATURE


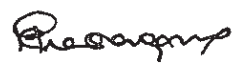
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSRP8104E

Signature



For MODI & MODI CONSTRUCTIONS



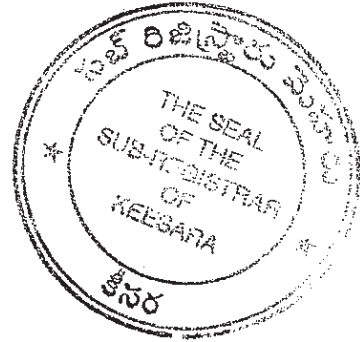
Partner

.. ఎ పుస్తకము 20 || వ సం॥పు.....2463

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....9

ఈ కాగితము వరుస సంఖ్య.....2

సబ్-రిజిస్ట్రార్



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACLPA3305P

नाम /NAME
VENKATA RAMA LAKSHMI ADURI

पिता का नाम /FATHER'S NAME
SATYANARAYANA MURTHY ADURI

जन्म तिथि /DATE OF BIRTH
07-05-1966

हस्ताक्षर /SIGNATURE
A.V.L. Lakshmi

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

Aduri

Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Venkata Rama Lakshmi	Wife	07/05/66	39
3	Anusha	Daughter	25/09/90	15

DIG R.R. DIGV.
DPL Mod Nagar
10/12/2003

कार्यालय आयकर विभाग, आंध्र प्रदेश
 कार्यालय आयकर विभाग, आंध्र प्रदेश

M. S. Ramana

HOUSEHOLD CARD

Card No : PAPI584194D0034

F.P Shop No : 194

पेड़ : मूलजालारि . सत्य वेणकट

Name of Head of Household : Manjuluri . Satya Venkata Ramana

पति/पति : डॉ. रामा राव

Father/Husband Name : Dr. Rama Rao

प्राप्त/प्राप्त : 01/07/1961

वय/वय : 44

वृत्ति/Occupation : Employee-Private

घर/घर : 13-1-239/301

स्ट्रीट/Street : MOTHU NAGAR

Colony : MOTHU NAGAR

Ward No. : 28/ Ward-28

Municipality : कुकटपल्ली / Kukatapally

ज़िला/District : रंगा रेड्डी / Ranga Reddy

Annual Income (Rs.) : 900,000

LPG Consumer No. : 602702/(Double)

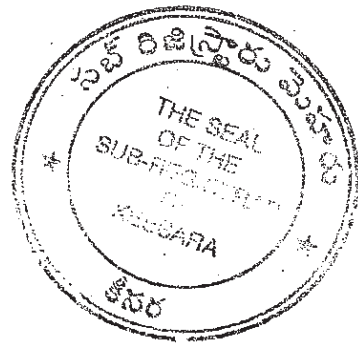
LPG Dealer Name : Deepak Gas Agency P. HPC

.. పి బుద్ధకము 2011 వ సం॥ను... 2463

చస్తావేజా మొత్తం కాగితముల సంఖ్య... 9

ఈ కాగితము పరుస సంఖ్య... 8

సర్-రిజిస్ట్రార్



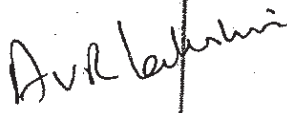
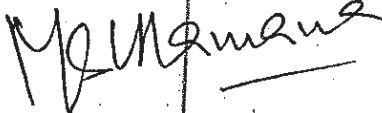
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002508/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

This report prints the Photos and FPs taken on 25/06/2011
14:49:54

Report Date: 25/06/2011 14:52:34

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) A.V.R. LAKSHMI R/O. FLAT NO-301, BALAJI TOWERS, 165A,MOTI NAGAR, HYDERABAD-18	
2			(CL) DR. M.S.V. RAMANA R/O. FLAT NO-301, BALAJI TOWERS, 165A,MOTI NAGAR, HYDERABAD-18	

Identified by
Witness 1
Witness 2

Photos and TIs
captured by me

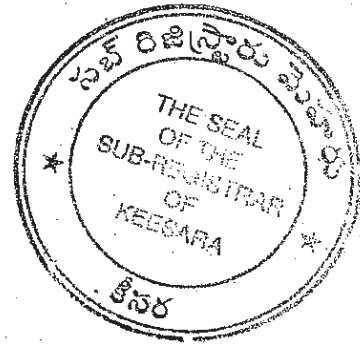
Capture of Photos and TIs
done in my presence

. ఎ పుస్తకము 20// వ సం॥పు...2463.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....9.....

ఈ కాగితము వరుస సంఖ్య.....9.....

సర్-రెజిస్ట్రార్





Page/ 11

THE PROPERTY. WE

DATE & TIME of Generation of EC: 01-07-2011 11:46:39

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సం. నుండి సం. ౯ వరకు 1 వ ప్రశ్నకు మరియు అందుకు సంబంధించిన ఇతర ప్రశ్నలలో ఏదయినా అన్వయ కోసం సంబంధించిన తాత్పర్య చారిత్రాత్మక సమాచారం ఈ క్రింద ఎన్నోసార్లు చదవడం తాత్పర్య చారిత్రాత్మకంగా నేను ప్రోత్సహించుచున్నాను.

Sl.No.	(a) Description of Property	Date of (E)xecution (F)Registration ದತ್ತವೇಷಾ ಛಾಪುಹುದು ಸಿದ್ಧ ಬೆಲೆಗೊಳಿಸಿದ ದಿನ	(b) Nature & Value of Document ದತ್ತವೇಷಾ ಪ್ರಕಾರ ಮತ್ತು ಮೊದಲು ಬಿಡು	Names of Parties / ಪಕ್ಷೀ ವ್ಯಕ್ತಿಗಳು Executants (EX) and Claimants (CI) ಕಾರಿ ವ್ಯಕ್ತಿಗಳು ಮತ್ತು ಪಕ್ಷೀ-ದಾರಿಗಳು	Ref. to Document Entry ದತ್ತವೇಷಾ ಟ್ರಾಸಿ ಮೊದಲ	
					Vol.No./Page No. ವಾಲ್ಯೂಂ/ಪುಟ	Document No./Year ದತ್ತವೇಷಾ ನಂ./ಸಂ.
3335 30095 (1)	VIII/COL: RAMPALLE RAMPALLYERS1000 W-B: 0-0 SURVEY: 128 129 132 133 134 135 136 PLOT: 18 HOUSE: / EXTENT: 179 SQ.Yds Boundaries: [N]: PLOT NO 19 [S] PLOT NO 17 [E]: PLOT NO 12 [W]: 30' WIDE ROAD LINK DOCT: 1516,4836/2002# 1516,6095/2005# 1516,7972/2004# 1516,8657/2004#	(R) 25-06-2011 (P) 25-06-2011 (B) 25-06-2011	0101 Sale ಶೇಖರ Mkt. Value: Rs. 179000 Gross Value: Rs. 179000	1 (EX)/M/S. MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI 5 (CI)/DR. K.S.V. RAMANA 6 (CI)/A.V.R. LAKSHMI	0/0	2463 / 2011 of SRO KEESARA 1

+20 towards EC-Free against Cash Refund No. 676

SUB-REGISTRAR OFFICE
KESARA
1915

OFFICE SEAL & DATE/COMPONENTS/INITIALS / 24

250



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 39649 Date 13/06/2011 Rs. 100

Sold to Santosh

S/o. B/s. Sri Shankar

For Modi & Modi Constructions

K. SATISH KUMAR 423742

Licenced Stamp Vendor
LIC.No.15-18-013/2000
REN.No.15-18-018/2009
H.No.5-3-11 The Hyderabad (M).
District Registrar's Office,
Ranga Reddy District,
Pin No.501305

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 25th day of June 2011 at SRO, Keesra, Ranga 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 41 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

1. DR. M. S. V. RAMANA, SON OF MR. M. RAMA RAO, aged about 49 years, Occupation: Service.
2. MRS. A. V. R. LAKSHMI, WIFE OF DR. M. S. V. RAMANA, aged about 45 years, Occupation: Housewife, both are residing at Flat No. 301, Balaji Towers, 165A, Moti Nagar, Hyderabad - 500 018., 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




WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 6th day of May 2011 for purchase of a house along with an identifiable plot of land (plot no. 18) in the project known as Nilgiri Homes, situated at Sy. No. 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. 18, admeasuring 179 sq. yds. under a Sale Deed dated 25.06.2011 registered as document no. _____ 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. 14,21,000/- (Rupees Fourteen Lakhs Twenty 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. 13,92,000/-(Rupees Thirteen Lakhs Ninety Two Thousand Only) before entering into this agreement, which is admitting and acknowledged by the builder.
3. The Buyer shall pay the balance to the builder an amount of Rs. 29,000/-(Rupees Twenty Nine Thousand Only) on or before 1st July 2011.
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


A/R Lakshmi

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.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 18, admeasuring about 179 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 in the project known as "NILGIRI HOMES", situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto and bounded on:

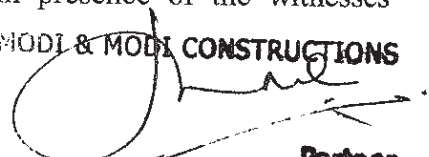
North	Plot No. 19
South	Plot No. 17
East	Plot No. 12
West	30' wide Road

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



Partner
(Soham Modi)
BUILDER

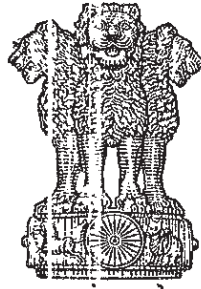


BUYER

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध్ర प्रदेश ANDHRA PRADESH

3967 Date 13/06/2011
Sold to Suresh
Shan For
Modi & Modi Constructions

K. SATISH KUMAR

Licensed Stamp Vendor

LIC.No.17-19-010/2009

REN.No.17-19-010/2009

H.No.17-19-010/2009 (V).

Hyderabad, Andhra Pradesh

Phone No. 9786

W 423744

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 25th day of June 2011 at SRO, Keesara, Ranga 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 41 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

1. DR. M. S. V. RAMANA, SON OF MR. M. RAMA RAO, aged about 49 years, Occupation: Service.
2. MRS. A. V. R. LAKSHMI, WIFE OF DR. M. S. V. RAMANA, aged about 45 years, Occupation: Housewife, both are residing at Flat No. 301, Balaji Towers, 165A, Moti Nagar, Hyderabad - 500 018. 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

M. S. V. Ramana
A. V. R. Lakshmi

WHEREAS:

- A) The Builder is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135 & 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- Shri M. Hanumath Rao, S/o Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, S/c. Hanumath Rao
- Shri M. Pravarakya, S/o. Shri Kashinatham

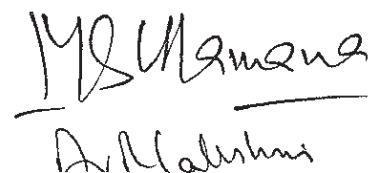
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became the owners of the Schedule Land. Former Owner at serial no. 'f' is the son of Former Owner at serial no. 'a'. Former Owner at serial no. 'g' is the son of Former Owner at serial no. 'b'. Vide proceeding of the Mandal Revenue Officer bearing no. B/1321/2004 dated 15.06.2004 the names of the former Owners at serial nos. a to e were mutated in the revenue records and patta passbooks/title books were issued to them. All the Former Owners have joined together for the execution of above referred sale deeds so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Builder herein.

For MCDI & MCDI CONSTRUCTIONS



Partner


A. Maheshwari

- C) The Builder is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007. The proposed project of development is styled as 'NILGIRI HOMES'.
- D) The Builder in the scheme of the development project have planned that the prospective buyers will eventually become the absolute owner of the identifiable land (i.e., plot of land) together with the independent house constructed thereon.
- E) The Buyer has purchased plot of land bearing plot no. 18, admeasuring 179 sq. yds. under a Sale Deed dated 25.06.2011 registered as document no. _____ in the Office of the S.R.O. Keesara, Ranga Reddy District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction and Agreement for Land Development Charges with the Builder for construction of a house on the plot of the land.
- F) The Buyer has inspected all the documents of the title of the Builder in respect of the Scheduled Land and the plot of land bearing plot no. 18 and also about the capacity, competence and ability of the Builder to construct the house thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Nilgiri Homes.
- G) The Buyer is desirous of having a house constructed for him by the Builder on plot of land bearing no. 18 as a part of the development project taken up by the Builder and the Builder is willing to undertake the said construction of the house.
- H) The Buyer as stated above had already purchased the plot of land bearing no. 18 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 25.06.2011, referred herein above are and shall be interdependent agreements.
- I) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the house and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall construct for the Buyer a deluxe bungalow admeasuring 1971 sq. ft. of built-up area on plot of land bearing plot no. 18 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for an amount of Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only).

For MODI 3 MODI CONSTRUCTIONS

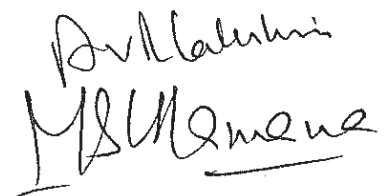
Partner




10. The Builder upon completion of construction of the house shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the house provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
11. The Buyer upon taking possession of the house shall own and possess the same absolutely and to the exclusion of the Builder and shall have no claims against the Builder on any account including any defect in the construction.
12. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said house.
13. The Buyer shall not be allowed to alter any portion of the house that may change its external appearance without due authorization from the Builder and / or Association / Society In-charge of maintenance for an initial period ending upto 2020 and all the houses in the project of Nilgiri Homes shall have a similar elevation, color, scheme, compound wall, landscaping, trees etc. for which the Buyer shall not raise any obstructions / objections.
14. The Builder shall deliver the possession of the completed house together with the redelivery of the plot of land to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Nilgiri Homes project.
16. The Buyer shall not cut, maim, injure, tamper or damage any part of the structure of any part of the house nor shall the Buyer make any additions or alterations in the house without the written permission of the Builder and / or any other body that may be formed for the purposes of maintenance of the Nilgiri Homes Project.
17. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Nilgiri Homes project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.

For MODI & MODI CONSTRUCTIONS

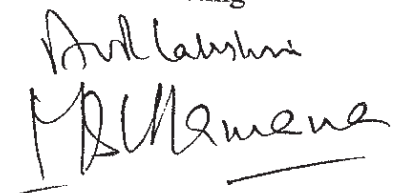

Partner


Partner

18. The Builder shall have the right to construct other houses and provide necessary common amenities and facilities on the Scheduled Land that is required under the scheme of development of Nilgiri Homes and the Buyer shall not make any objection or interruption nor make any claims to the proposed constructions etc. It is further, hereby specifically declared that roads, passages, drainage, water pipelines, sewerage connections, electric cables, transformer room, recreational facilities, gardens etc. which are for the common enjoyment of the occupants of Nilgiri Homes shall be enjoyed jointly in common by the occupants, owners or the buyers of the respective houses without any hindrance or objection of any kind whatsoever.
19. 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 Land development charges.
20. The Buyer shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association.
21. That the Buyer shall become a member of the association / society which shall be formed to look after the maintenance of the Nilgiri Homes Project and shall abide by its rules. Until the society / association is formed the Buyer shall pay to the Builder such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers etc., as may be determined by the Builder. If the Buyer ever fails to pay maintenance charges for his/her house, the association shall be entitled to disconnect and stop providing all or any services to the scheduled house including water, electricity, etc. The Buyer shall pay a sum of Rs. 40,000/- & 60,000/- for row houses & independent houses respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments
22. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
23. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 10% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said house to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

For MODI & MODI CONSTRUCTIONS


Partner

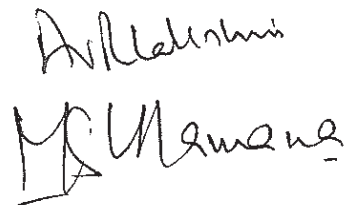


24. The Buyer shall impose all the relevant conditions laid down in this agreement in respect of usage, maintenance, alterations, membership of the association / society etc. upon the transferee, tenant, occupier or user of the house. However, even if such conditions are not laid down expressly by the Buyer or if laid down are inconsistent with the conditions laid down under this agreement, such agreements made by the Buyer shall be subject to terms and conditions contained under this agreement and such inconsistent terms and conditions laid down by the Buyer shall be deemed to be void. Further, such transferee / tenant / occupier etc., shall be bound by the terms and conditions contained under this agreement.
25. That the Buyer or any person through him shall keep and maintain the house in a decent and civilized manner. The Buyer shall further endeavor and assist in good up-keeping and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / buyers of the Nilgiri Homes. To achieve this objective the Buyer, inter-alia shall not (a) Throw dirt, rubbish etc. in any open place, compounds roads etc. no meant for the same. (b) Use the house for any illegal, immoral, commercial & business purposes. (c) Use the house in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / buyers of Nilgiri Homes. (d) Store any explosives, combustible materials or any other materials prohibited under law.
26. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
27. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
28. 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.
29. 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.

For MODI & MODI CONSTRUCTIONS



Partner



SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 18, admeasuring about 179 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 in the project known as "NILGIRI HOMES", situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 9
South	Plot No. 7
East	Plot No. 12
West	30' wide Road

AND

- b) ALL THAT DELUXE BUNGALOW admeasuring 1971 sft. of built-up area to be constructed on the above said plot no. 18 as per the agreed specifications given in detail in Annexure A and as per the plan enclosed as Annexure B.

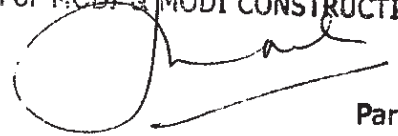
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.

2.

For MCDI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
BUILDER



BUYER.

ANNEXURE - A

SPECIFICATIONS:

Item	Semi-Deluxe Villa	Deluxe Villa
Structure	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring	Ceramic Tiles	Marble slabs in all rooms
Door frames	Sal wood	Teak wood
Doors	Main door -Panel and Other doors – Flush doors	Panel doors with branded hardware
Electrical	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum or UPVC open-able / sliding windows with grills	Powder coated aluminum or UPVC open-able windows with grills
Sanitary	Raasi / Johnson Pedder or similar make	Parryware / Hindware or similar make
C P fittings	Branded C P fittings	Branded ceramic disk quarter turn
Staircase railing	MS railing within MS banister	MS railing within wooden banister
Kitchen platform	Granite slab, 2 ft dado & SS sink	Granite slab, 2 ft dado & SS sink
Plumbing	GI & PVC pipes	GI & PVC pipes
Bathrooms	7' dado	7' dado with designer tiles
Water supply	24 hr water supply through community tank with 2,000 lts individual overhead tank in each villa. Separate drinking water connection in kitchen.	24 hr water supply through community tank with 2,000 lts individual overhead tank in each bungalow. Separate drinking water connection in kitchen.

Note:

- Choice of 2 colours for interiors, 2 combinations of bathroom tiles & sanitary fittings shall be provided.
- Changes to external appearance and colors shall not be permitted.
- Fixing of grills to the main door or balconies shall not be permitted.
- Change of doors or door frames shall not be permitted
- Changes in walls, door positions or other structural changes shall not be permitted.
- Only select alterations shall be permitted at extra cost.
- Specifications / plans subject to change without prior notice.

For MODI & MODI CONSTRUCTIONS

(SOHAM MODI)
VENDOR

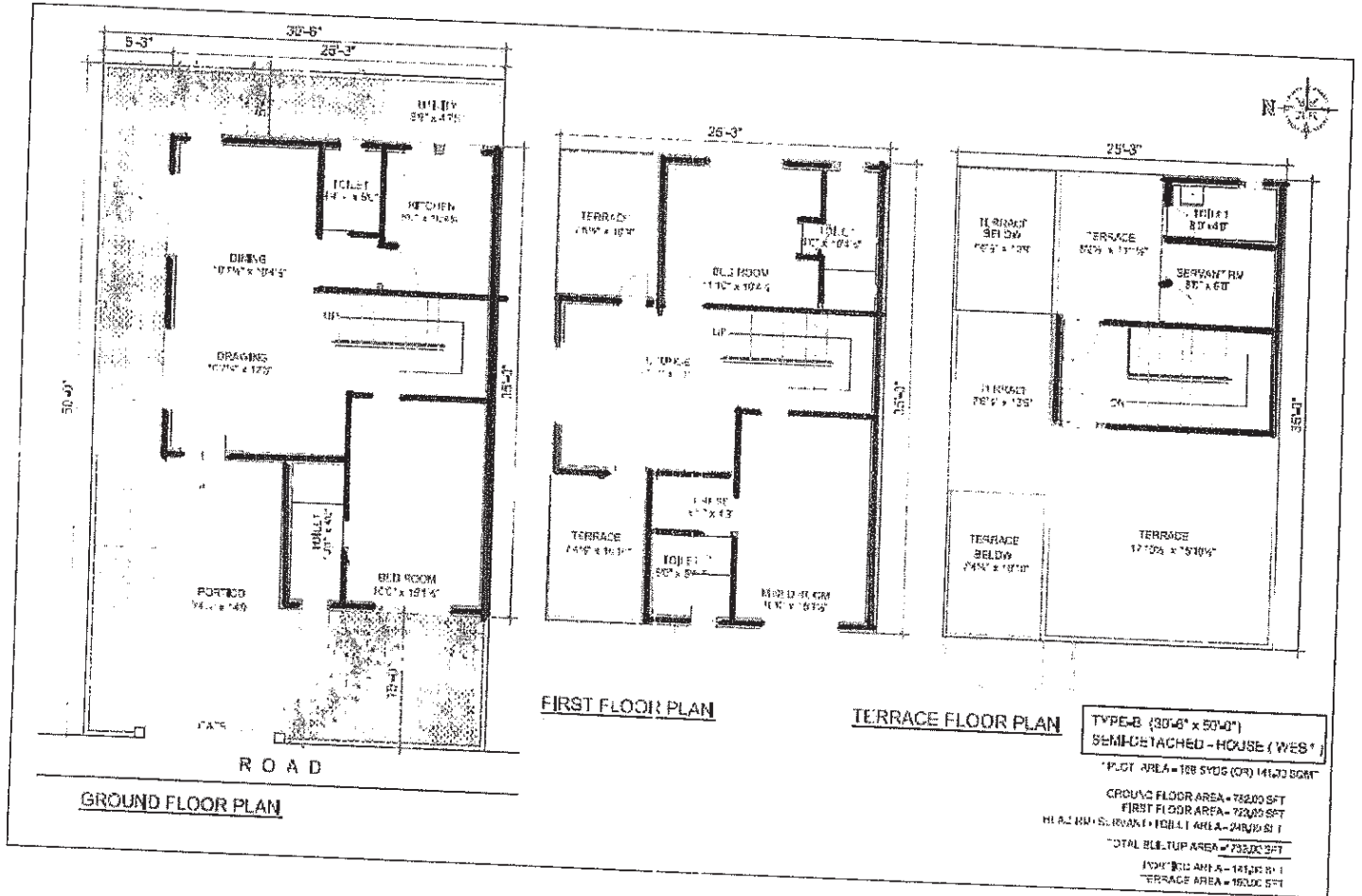
Partner

Y. M. Y. Y. Y.

VENDEE

ANNEXURE - B

PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 18 ADMEASURING
1971 SFT. OF BUILT-UP AREA.



For MODI & MODI CONSTRUCTIONS

Partner

(SOHAM MODI)
VENDOR

MSM
Dr. K. K. K. K.
VENDEE