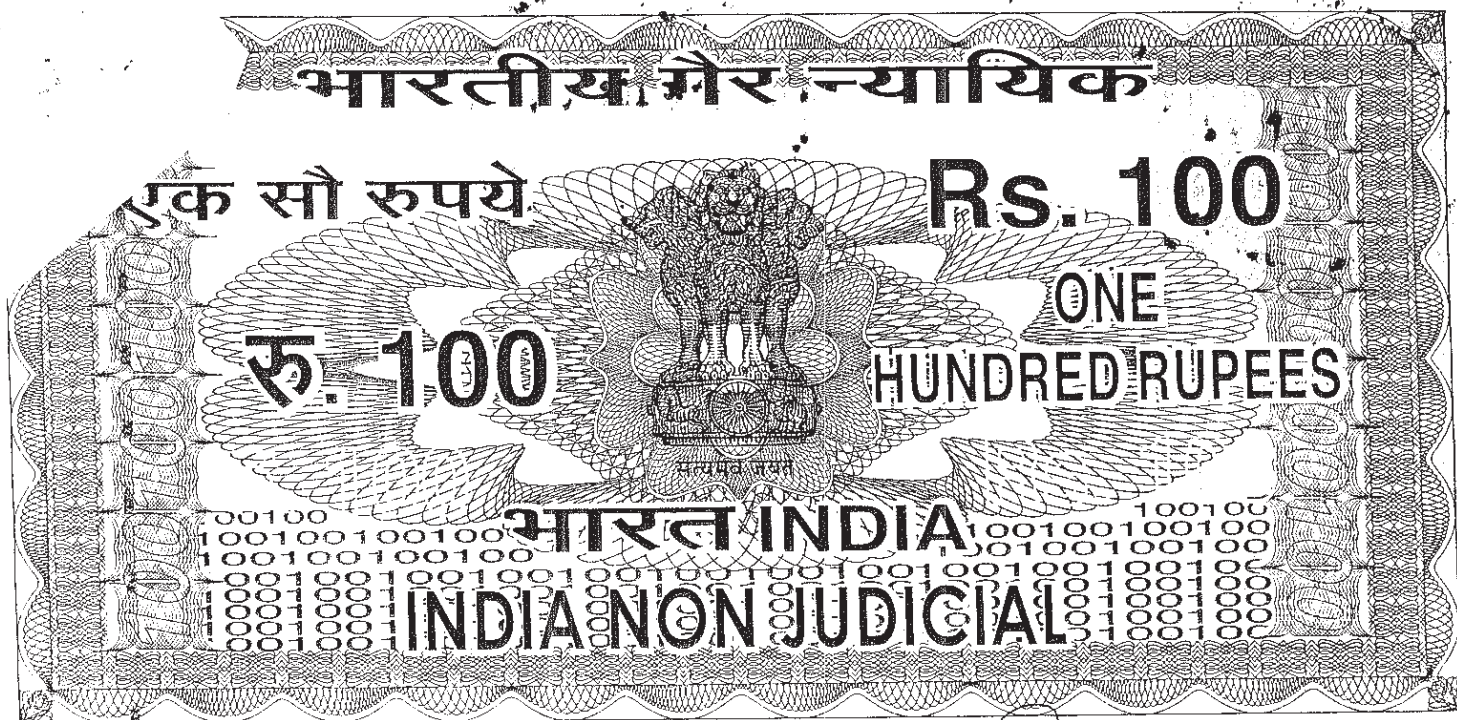


SCANNED

Doc. No. 918/10



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 009052

No. 2661 Date 22/01/2010

Sold to Venkatesh

S/o. Mr. A. K. Roro

For Whom M/s. Modi & Modi Construction

K. SATISH KUMAR

S.V. No. 13/2000, R.No. 16/2009

S-2-30, Premavathipet (Vill),

Rajendra Nagar (MDI), R.R. Dist

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 11 day of March 2010 at SRO, Keesara, Ranga Reddy District by and between:

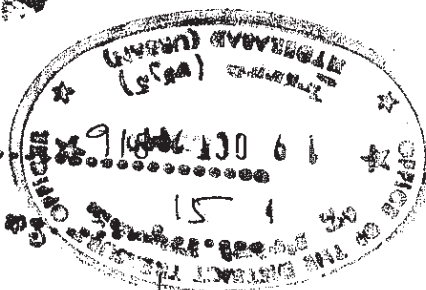
M/S. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

1. MR. B. SHARAD REDDY, SON OF MR. B. NARASIMHA REDDY aged about 30 years, Occupation: Service,
2. MR. B. NARASIMHA REDDY, SON OF. LATE SHRI. B. DATTA REDDY aged about 60 years, Occupation: Service, both are residing at H. No. 1-1-18/110-118, Flat No. G-5, Laxmi Ganapathi Apartments, Jawahar Nagar, RTC 'X' Roads, Hyderabad - 500 020, 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



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
By challan No. 551905 Dt. 11/2/10

I. Stamp Duty:

1. in the shape of stamp papers
2. in the shape of challan
(u/s.41 of I.S. Act. 1899)
3. in the shape of cash
(u/s.41 of I.S. Act. 1899)
4. adjustment of stamp duty
u/s.16 of I.S. Act 1899 if any

Rs 100 / -

Rs. 20560 / -

Rs

Rs

II. Transfer Duty,

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

Rs.

Rs.

III. Registration fees:

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

Rs. 1000 / -

Rs.

IV. User Charges

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

Rs. 100

Rs

Total Rs 21760 / -

SUB REGISTRAR
KEESARA

WHEREAS:

- A) The Builder is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. No. 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:

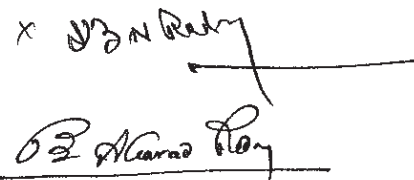
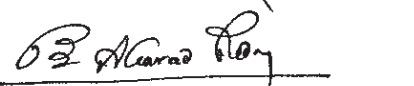
- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham,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

For MODI & MODI CONSTRUCTIONS


Partner

x 


ఈ పుస్తకము 20.10వ సం॥పు.....918.....

వస్తావేజు మొత్తం కాగితముల సంఖ్య.....15.....

ఈ కాగితము వరుస సంఖ్య.....2.....



2010 సం॥పు.....మూర్తి.....నెల.....11.....వ తేది
1931 వ.శ.శ. సం॥ పొల్లగూడె మాసము.....20.....వ తేది
పగలు.....2.....మరియు.....3.....గంటల మధ్య

కీసర్ నబ్ - రిజిస్ట్రారు అఫీసులో
శ్రీ/శ్రీమతి.....K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
అనుసరించి నమోదించబడిన ఫోటోగ్రాఫులు
మరియు చేతిముద్రలతో సహా కాపలు చేసి రుసుము
రూ॥.....1000/-.....లు చెల్లించినారు

ప్రాసియ్యురట్టు ఒప్పుకొన్నది
ఎడమ బొటన వేలు

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/BKV/08
dated 29.3.08 registerer at SRO, Keesara,
Ranga Reddy District.

ఎడమ బొటన వ్రేలు



హాపించినది

D. Veng Reddy

శ్రీ N. Ravi

B. Narasihma Reddy S/o. Late B. Datta Reddy
Occ: Sennie - R/o. 1-1-18/110-118, Flat No. G.5
Laxmi Ganapathi App, Jawahar Nagar, RTC X Road,
Hyderabad.

D. Veng Reddy S/o. Late D. Ram Reddy. Occ: Business
H-No. 1-8-55/4 N. R. Road, Hyderabad

D. Veng Reddy

D. Narayan Reddy.
S/o. Late Ram Reddy
Business Address. Ram Nagar Mathemad,
Hyderabad.

2010 సం॥పు.....మూర్తి.....నెల.....11.....వ తేది నబ్-రిజిస్ట్రారు

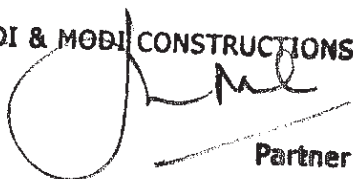
1931 వ.శ.శ. సం॥ పొల్లగూడె మాసము.....20.....వ తేది కీసర్

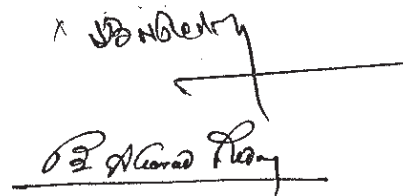
- C) The Builder is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007. The proposed project of development is styled as 'NILGIRI HOMES'.
- D) The Builder in the 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. 31 admeasuring 117 sq. yds. under a Sale Deed dated 11.03.10 registered as document no. 916/10, 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. 31 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. 31 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. 31 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated 11.03.10 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 Villa admeasuring 1467 sq. ft. of built-up area on plot of land bearing plot no. 31 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for an amount of Rs. 20,66,000/- (Rupees Twenty Lakhs Sixty Six Thousand ~~Thousand~~ Only).

For MODI & MODI CONSTRUCTIONS


Partner


Partner

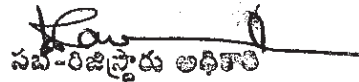
1వ పుస్తకము 2010వ సం॥పు..... 918
 దస్తావేజు మొత్తం కౌగితముల సంఖ్య..... 15
 ఈ కౌగితము వరుస సంఖ్య..... 3

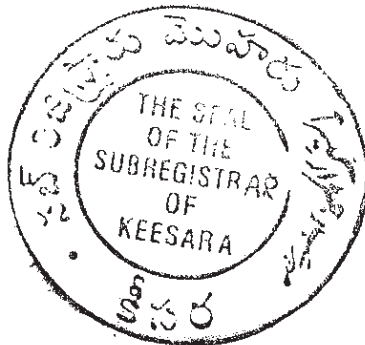
సబ్-రిజిస్ట్రార్

An amount of Rs. 20,560/- towards stamp duty
 including transfer duty, and Rs. 1000/-
 towards registration fee on the Market Value
 of Rs. 20,66,000/- was paid by me
 Party through Challan Receipt No. 551905
 Dated 11/3/10 at SDH Keesara Br Keesara


 Sub-Registrar
 Keesara

పుస్తకము 2010 సం॥ (శా.శ. 1931) సం॥పు
 918 మెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1530- 918/2010
 ఇవ్వడమైనది.
 2010సం॥ మార్చి 11వ తేది


 సబ్-రిజిస్ట్రారు అధికారి



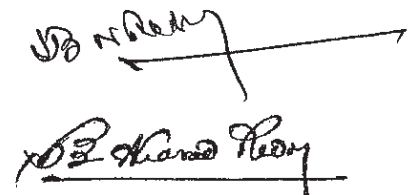
2. The Buyer already paid an amount of Rs. 16,23,000/- (Rupees Sixteen Lakhs Twenty Three Thousand Only) before entering this agreement which is admitted and acknowledged by the builder. The Buyer shall pay to the Builder the balance amount of Rs. 4,43,000/- (Rupees Four Lakhs Fourty Three Thousand Only) in the following manner.

Installment	Amount (Rs.)	Due date of payment
I	2,43,000/-	On completion of flooring
II	2,00,000/-	Completion of bungalow

3. 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.
4. In case the Scheduled House is completed before the scheduled date of completion / delivery mentioned below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in above. The Buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Builder as to completion of the Scheduled House, notwithstanding the installments and due dates mentioned above.
5. 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.
6. The Buyer has handed over the vacant and peaceful possession of the plot of land bearing no. 31 to the Builder for the purpose of construction of the house.
7. The Builder shall construct the house in accordance with the plans and designs and as per specifications annexed hereto as Annexure A & Annexure B respectively. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For MODI & MODI CONSTRUCTIONS


Partner


B. Chandan Reddy

1 వ పుస్తకము 2010 వ సం॥ గు... 912.....
దస్తావేజు మొత్తం కారితముల సంఖ్య..... 15.....
ఈ కారితము వరుస సంఖ్య..... 4.....

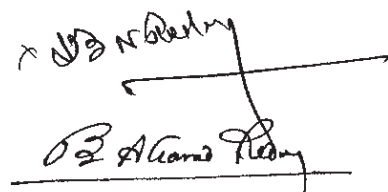
సబ్-రజిస్ట్రార్



9. The Builder shall complete the construction of the house and handover possession of the same on or before 31st July 2010, with a further grace period of 6 months. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said house within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies or account of any other reasons which are beyond the control of the builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
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.

For MODI & MODI CONSTRUCTIONS

Partner


B. A. Kumar Reddy

1 వ పుస్తకము 2010 వ సం॥ పు..... 918

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 15

ఈ కాగితము వరుస సంఖ్య..... 5

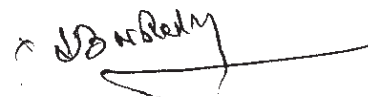
సబ్-రజిస్ట్రార్



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.
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.

For MODI & MODI CONSTRUCTIONS


Partner





1వ పుస్తకము 20.10వ సం॥పు.....918
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....15
ఈ కాగితము వరుస సంఖ్య.....6

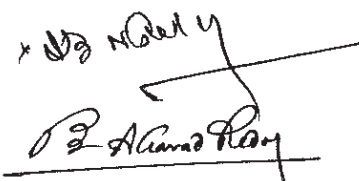
సబ్-రిజిస్ట్రార్



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.
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.
30. Stamp duty and Registration amount of Rs. 21,660/- is paid by way of challan No. 551905, dated 11.3.10, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS

Partner


Partner

1 వ పుస్తకము 20.10 వ సంచిపు.....918.....
దస్తావేజు మొత్తం కొగితముల సంఖ్య.....15.....
ఈ కొగితము వరుస సంఖ్య.....7.....

సబ్-రిజిస్ట్రార్



SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 31 admeasuring about 117 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	30' wide Road
South	30' wide Road
East	Park
West	Plot No. 32

AND

- b) ALL THAT DELUXE VILLA admeasuring 1467 sft. of built-up area to be constructed on the above said plot no. 31 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:

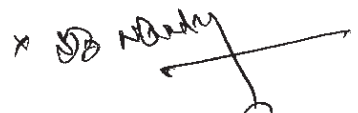
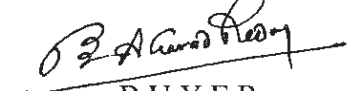
1. 

2. 

For MODI & MODI CONSTRUCTIONS


Partner

(Soham Modi)
BUILDER

x 

BUYER.

1 వ పుస్తకము 20/0 వ సం॥ గ్రంథం..... 918
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 15
ఈ కాగితము వరుస సంఖ్య..... 8

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ANNEXURE – A

SPECIFICATIONS :

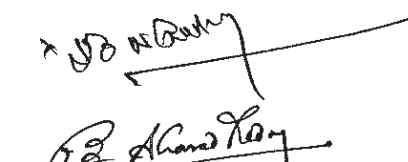
Item	Semi-Deluxe Villa	Deluxe Villa
Structure	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring	Ceramic Tiles	Marble slabs in all rooms
Door frames	Sal wood	Teak 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:

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

For MODI & MODI CONSTRUCTIONS


 (SOHAM MODI)
 VENDOR
 Partner


 VENDEE

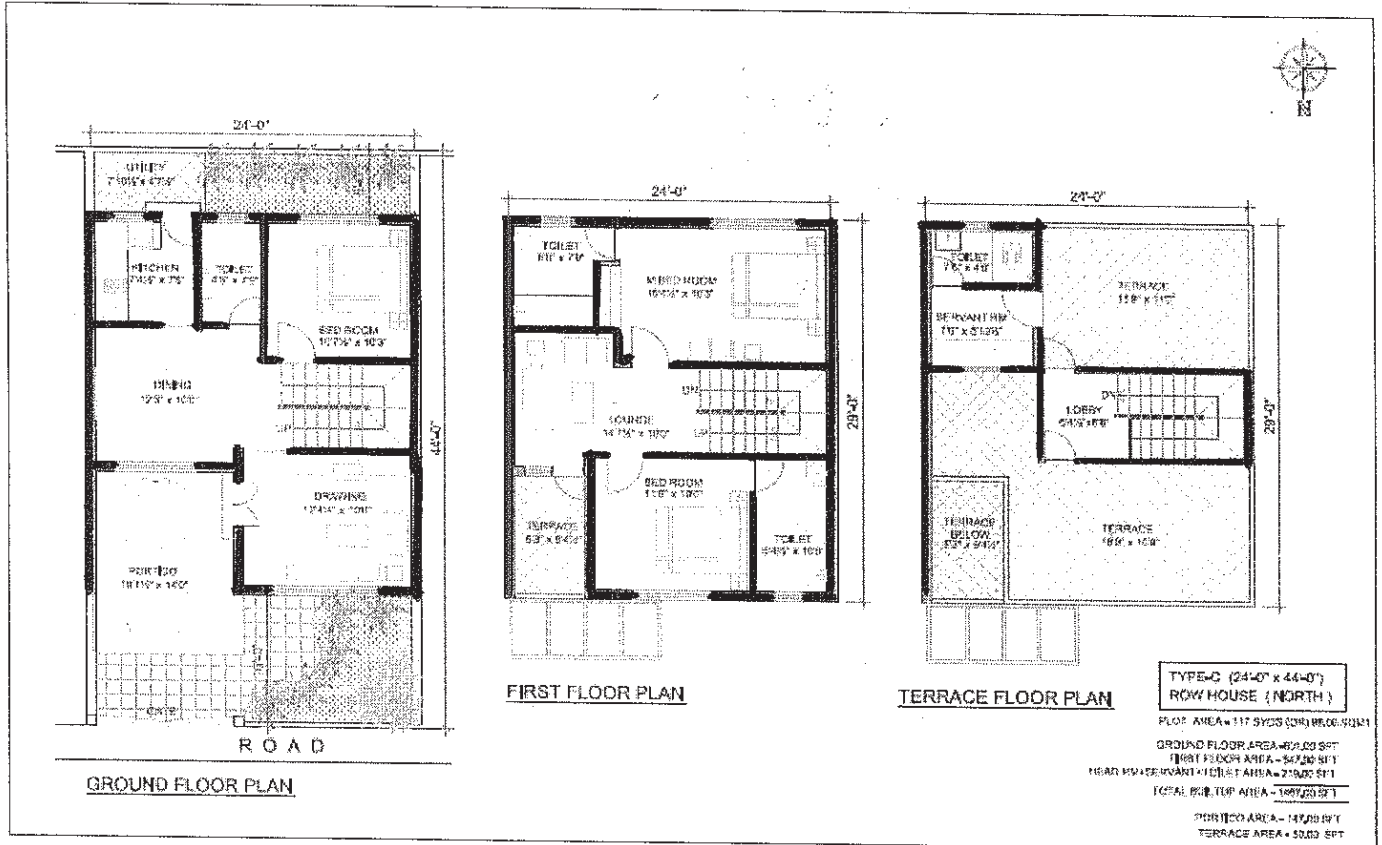
1 వ పుస్తకము 20.10 వ సం॥ గు..... 918
 పస్తావేజు మొత్తం కాగితముల సంఖ్య..... 15
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ANNEXURE -B

PLAN FOR CONSTRUCTION OF DELUXE VILLA ON PLOT NO. 31 ADMEASURING
1467 SFT. OF BUILT-UP AREA.



For MODI & MODI CONSTRUCTIONS

(Signature)
Partner

(SOHAM MODI)
VENDOR

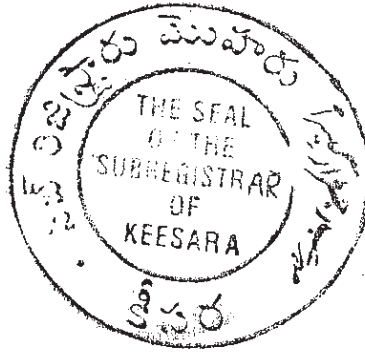
(Signature)
(Signature)
VENDEE

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దస్తావేజు మొత్తం కాగితముల సంఖ్య 15

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సబ్-రిజిస్ట్రార్

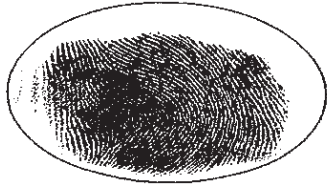


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

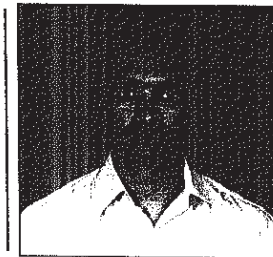
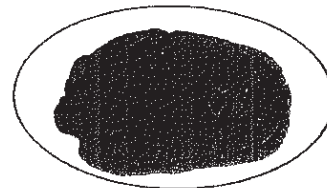
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNERS.

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



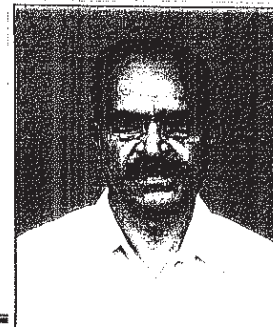
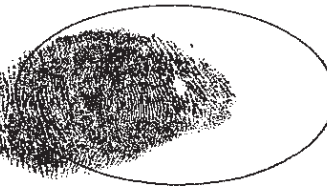
GPA FOR PRESENTING DOCUMENTS
VIDE DOC NO. 12/BK/IV/2008 DT. 29.03.2008

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



BUYERS:

1. MR. B. SHARAD REDDY
S/O. MR. B. NARASIMHA REDDY
R/O. H. NO. 1-1-18/110-118,
FLAT NO. G-5,
LAXMI GANAPATHI APARTMENTS,
JAWAHAR NAGAR,
RTC'X' ROADS,
HYDERABAD - 500 020.



BUYER CUM REPRESENTATIVE:

2. MR. B. NARASIMHA REDDY
S/O. LATE SHRI DATTA REDDY
R/O. H. NO. 1-1-18/110-118,
FLAT NO. G-5,
LAXMI GANAPATHI APARTMENTS,
JAWAHAR NAGAR,
RTC'X' ROADS,
HYDERABAD - 500 020.

SIGNATURE OF WITNESSES:

- 1.
- 2.

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

SIGNATURE OF THE REPRESENTATIVE

For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF EXECUTANTS

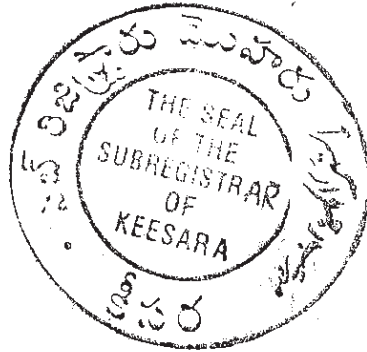
SIGNATURE OF BUYER

1 వ పుస్తకము 20/0వ సం॥పు..... 918

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ఈ కాగితము వరుస సంఖ్య..... 11

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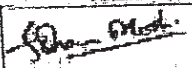


PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SOHAN SATESH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
15-10-1989

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
AWSP8104E

Signature




918
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 ఈ కారితము వరుస సంఖ్య..... 12

సబ్-రజిస్ట్రార్



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

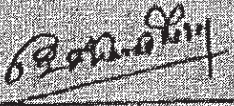
B SHARAD REDDY

BAIMEDI NARASIMHA REDDY

23/06/1979

Permanent Account Number

AJFPR1933F

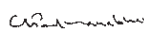
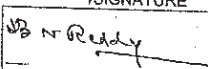

Signature

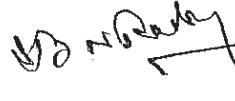


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ఈ కాగితము వరుస సంఖ్య 13

పబ్-రిజిస్ట్రార్



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AEDPB7395A	
	नाम /NAME NARASIMHA REDDY BAIMEDI	
	पिता का नाम /FATHER'S NAME DATTA REDDY BAIMEDI	
	जन्म तिथि /DATE OF BIRTH 20-12-1950	
हस्ताक्षर /SIGNATURE		मुख्य आयकर आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

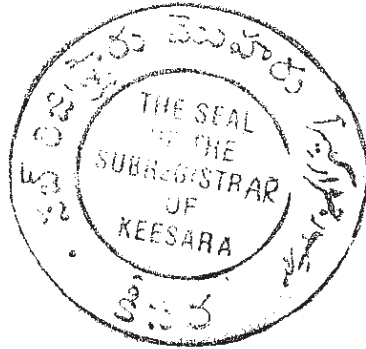


इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बसहेर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

1 వ పుస్తకము 20/0 వ సం॥పు.....918.....
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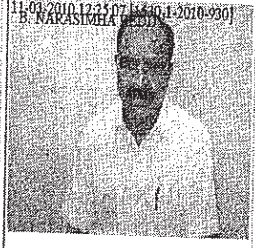
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Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 930/2010 of SRO: 1530(KEESARA)

11/03/2010 12:26:04

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	Manual Enclosure	Manual Enclosure	(CL) B. SHARAD REDDY R/O. H.NO 1-1-18/110-118, F.NO G-5, LAXMI GANAPATHI APTMTS, RTC X ROADS, HYD	
2			(CL) B. NARASIMHA REDDY R/O. H.NO 1-1-18/110-118, F.NO G-5, LAXMI GANAPATHI APTMTS, RTC X ROADS, HYD	<i>B. Narasimha Reddy</i>
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI O/O. 5-4-187/3 & 4, II FLOOR, SOHAMMANSION, M.G. ROAD, SEC-BAD.	

B. Narasimha Reddy
B. Narasimha Reddy

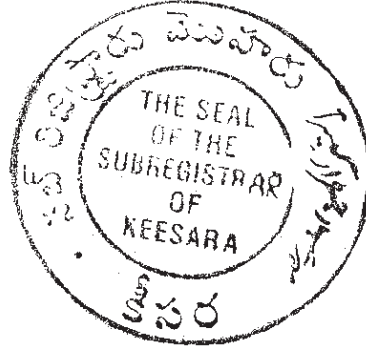
Witness
Signatures

B. Narasimha Reddy
Operator
Signature

B. Narasimha Reddy
Subregistrar
Signature

1 వ పుస్తకము 20.10 వ సంచిక..... 918
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 ఈ కాగితము వరుస సంఖ్య..... 15

చుట్-రెజిస్ట్రార్



Doc No. 917/10



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 009051

No. 2660 Date 23/01/2010

Sold to Venkatesh

S/o. D/o. W/o. G. A. Rao

For Whom M/s. Modi & Modi Construction

K. SATISH KUMAR
S.V.L. No. 13/2000, R.No. 16/2009
5-2-30, Premavathipet (Vill),
Rajendra Nagar (Mdl), R.R. Dist

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 11th day of March' 2010 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 39 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

1. MR. B. SHARAD REDDY, SON OF MR. B. NARASIMHA REDDY aged about 30 years, Occupation: Service,
2. MR. B. NARASIMHA REDDY, SON OF. LATE SHRI. B. DATTA REDDY aged about 60 years, Occupation: Service, both are residing at H. No. 1-1-18/110-118, Flat No. G-5, Laxmi Ganapathi Apartments, Jawahar Nagar, RTC 'X' Roads, Hyderabad - 500 020, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

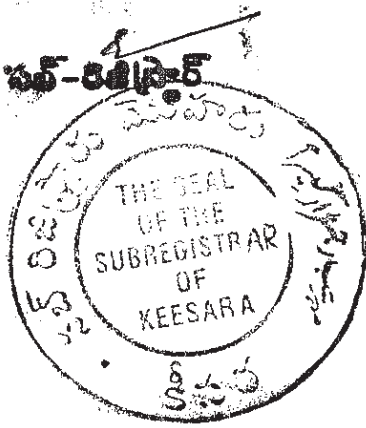
For MODI & MODI CONSTRUCTIONS

Page 1

Partner

[Signature]

[Signature]



ENDORSEMENT

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

By challan No. 251/2012 Dt. 20/10/2012

I. Stamp Duty:

- | | |
|--|----------|
| 1. in the shape of stamp papers | Rs. 10 |
| 2. in the shape of challan
(u/s. 41 of I.S. Act. 1899) | Rs. 2500 |
| 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. 13700

SUB REGISTRAR
KEESARA

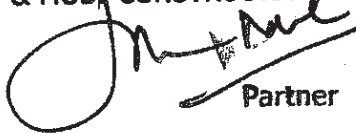
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 17.06.2009 for purchase of a house along with an identifiable plot of land (plot no. 31) in the project known as Nilgiri Homes, situated at Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District. As per the terms and conditions of the said agreement of sale, the Buyer has agreed to pay development charges on land to the Builder at the time of registration of the Sale Deed, along with the consideration mentioned in the sale deed.
- B) The Buyer has purchased plot of land bearing plot no. 31 admeasuring 117 sq. yds., under a Sale Deed dated 11.03.10 registered as document no. 916/10 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. 12,60,000/- (Rupees Twelve Lakhs Sixty 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 already paid an amount of Rs. 12,60,000 /-(Rupees Twelve Lakhs Sixty Thousand Only) before entering this agreement which is admitted and acknowledges by the builder.
3. 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





విద్యుత్తుకము 2010 వ సం॥ 917

వస్త్రావేజు మొత్తం కాగితముల సంఖ్య 7

ఈ కాగితము వరుస సంఖ్య 7

2010 సం॥ 1931 వ.శ.సం. 20

పదాలు 1 మరయు గంటల వ్యక్తి

కీసర్ నబ్ - రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను

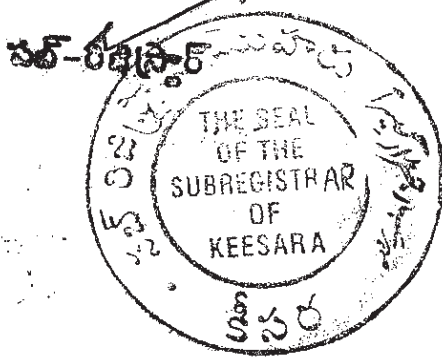
ఆమోదించి సమర్పించవలసిన ఛాట్ గ్రాఫులు

మరయు పేరిముక్రంత సహ దాఖలు చేసి రుసుము

రూ॥ 1000 లు చెల్లించినాడు

ప్రాసియన్చినట్లు ఒప్పుకొన్నది

అదియే బాటస వేలు



Prabhakar Reddy

Prabhakar Reddy

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/BKV/08 dated 29.3.08 registerer at SRO, Keesara Ranga Reddy District.

విదమ బొటన వ్రేలు



రూపించినది

D. Reddy

B. Narasimha Reddy S/o. Late B. Datta Reddy
Occ: Signie - R/o. 1-1-18/110-118 Flat No. G-5
Laxmi Annapathi Apts, Jawahar Nagar, RTC's Road
Hyderabad.

D. Venk Reddy, S/o D Ram Reddy, Occ: Business
H. No 1-8-55/4 NRD Road Rajendrapuram
Hyd-30

D. Narayan Reddy

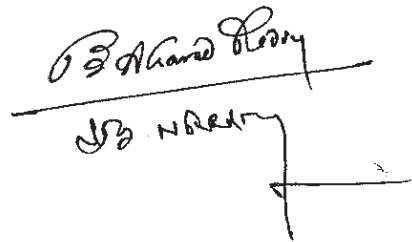
% late. Ram Reddy
Business - Janesh Nagar Ram Nagar Sule,
Hyderabad - Hyd -

2010 సం॥ 1931 వ.శ.సం. 20

5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
6. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the house under this agreement, or the sale deed, and/or the agreement for construction.
7. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
8. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
9. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
10. Stamp duty and Registration amount of Rs. 13,600/- is paid by way of challan No. SS 1304 dated 11.03.10 drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS


Partner


Partner

1 వ పుస్తకము 20/0 వ సం॥ పు..... 7/7
 వస్తావేజు మొత్తం కొగితముల సంఖ్య..... 9
 ఈ కొగితము వరుస సంఖ్య..... 3

సబ్-రజిస్ట్రార్

An amount of Rs. 12500 towards stamp duty
 including transfer duty and Rs. 1000
 towards registration fee on the Market Value
 of Rs. 126000 was paid by me
 Party through challan Receipt No. 551904
 dated 11/11 at SDH Keesara Br Keesara

Sub-Registrar
 Keesara

పుస్తకము 20/0 సం॥ (శా.శ. 1931) సం॥ పు
 ... మొదలుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 7500- 9/7/2010
 ఇవ్వడమైనది.
 20/0 సం॥ ... నెం॥ 11 వ తేది

సబ్-రజిస్ట్రార్ అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 31 admeasuring about 117 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

North	30' wide Road
South	30' wide Road
East	Park
West	Plot No. 32

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:

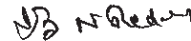
WITNESS:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


(Soham Modi)
BUILDER Partner


BUYER.

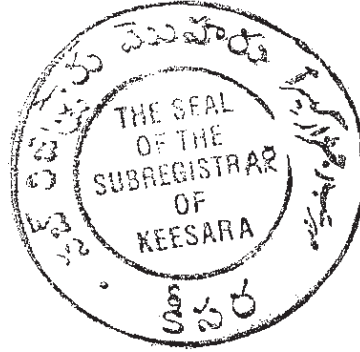


1 వ పుస్తకము 20/10 వ సం॥ 917.....

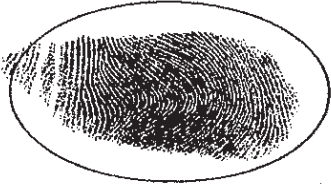
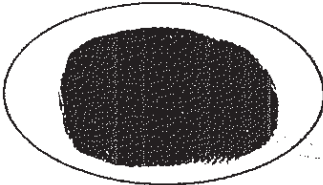
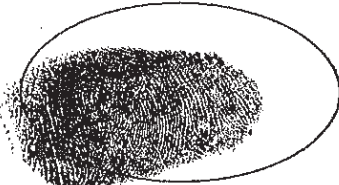
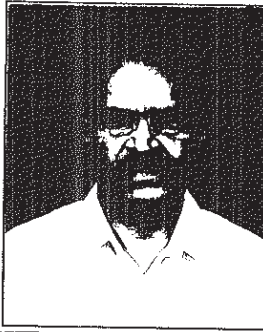
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 4

సబ్-రిజిస్ట్రార్

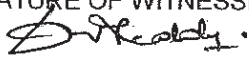


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS. MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC NO. 12/BK/IV/2008 DT. 29.03.2008</u> 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.
			<u>BUYERS:</u> 1. MR. B. SHARAD REDDY S/O. MR. B. NARASIMHA REDDY R/O. H. NO. 1-1-18/110-118, FLAT NO. G-5, LAXMI GANAPATHI APARTMENTS, JAWAHAR NAGAR, RTC'X' ROADS, HYDERABAD – 500 020.
			<u>BUYER CUM REPRESENTATIVE:</u> 2. MR. B. NARASIMHA REDDY S/O. LATE SHRI DATTA REDDY R/O. H. NO. 1-1-18/110-118, FLAT NO. G-5, LAXMI GANAPATHI APARTMENTS, JAWAHAR NAGAR, RTC'X' ROADS, HYDERABAD – 500 020.

SIGNATURE OF WITNESSES:

1.

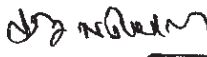


2.



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

SIGNATURE OF THE REPRESENTATIVE



For MODI & MODI CONSTRUCTIONS



Partner

SIGNATURE OF EXECUTANTS



X

SIGNATURE OF BUYER



1 వ పుస్తకము 2010 వ సం॥ గ్రంథం..... 9.7
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 5

సబ్-రెజిస్ట్రార్



स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम NAME
SONAM SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर SIGNATURE


मुख्य 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

15/01/1974

Permanent Account Number
AWSP8104E

हस्ताक्षर SIGNATURE


10062008

1 వ పుస్తకము 20/0 వ సం॥ 917
దస్తావేజు మొత్తం కాగితముల సంఖ్య 9
ఈ కాగితము వరుస సంఖ్య 6

సబ్-రిజిస్ట్రార్



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

B SHARAD REDDY

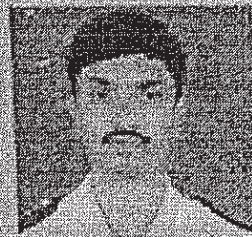
BAIMEDI NARASIMHA REDDY

23/06/1979

Permanent Account Number

AJFPR1933F


Signature



వ పుస్తకము 2010 వ సం॥పు..... 917
రస్తావేజు మొత్తం కార్గితముల సంఖ్య..... 9
ఈ కార్గితము వరుస సంఖ్య..... 7

సబ్-రిజిస్ట్రార్





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Radha Reddy	Wife	28/08/62	43

[Signature]
24/08/2005
కాన్ఫిరమేషన్ సంతకం/వేలిముద్ర
జారీ చేయు తేది ఎమ్.ఆర్.ఓ. / ఎ.ఎస్.ఓ.

HOUSEHOLD CARD

Card No : PAP158315000497
F.P Shop No : 150
పేరు : బామేడే నరసింహ రెడ్డి
Name of Head of Household : Bameedee Narasimha Reddy
తండ్రి/భర్త పేరు : దత్త రెడ్డి లేట్
Father/ Husband Name : Datta Reddy Late
పుట్టిన తేదీ/Date of Birth : 20-12-1950
వయస్సు/Age : 55
వృత్తి/Occupation : Employee-Govt.
ఇంటి నెం./House No. : 1-8-149/C
వీధి /Street : RAJENDRA NAGAR
Colony : NIRD ROAD
Ward No. : వర్డ్ 19/ Ward-19
Municipality : రాజేంద్రనగర్ / Rajendranagar
జిల్లా /District : రంగ రెడ్డి / Ranga Reddy
Annual Income (Rs.) : 126,000
LPG Consumer No. : 608410/(Double)
LPG Dealer Name : Kamala Gas Bahudur , HPC



[Signature]

పట్టావళి కమిషన్ వసూలు..... 917.....
పట్టావళి కమిషన్ కార్యముల సంఖ్య..... 9.....
ఈ కార్యము వరుస సంఖ్య..... 8.....

సబ్-రిజిస్ట్రార్

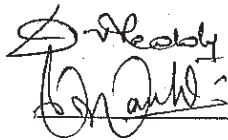


Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000931/2010 of SRO: 1530(KEESARA)

11/03/2010 12:25:37

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	Manual Enclosure	Manual Enclosure	(CL) B. SHARAD REDDY R/O. H.NO 1-1-18/110-118, F.NO G-5,LAXMI GANAPATHI APTMTS, RTC X ROADS, HYD	
2			(CL) B. NARASIMHA REDDY R/O. H.NO 1-1-18/110-118, F.NO G-5,LAXMI GANAPATHI APTMTS, RTC X ROADS, HYD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI O/O. 5-4-187/3 & 4, II FLOOR, SOHAMMANSION, M.G. ROAD, SEC-BAD.	



Witness
Signatures


Operator
Signature


Subregistrar
Signature

1 వ పుస్తకము 200 వ సం॥ గ్రంథం..... 917.....
దస్తావేజు మొత్తం కారితముల సంఖ్య..... 99.....
ఈ కారితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్

